



Processing PIM / ~~TA~~ / BC / Am Master Checklist



RRD001N18N

Document Number: RDC-143151

Date Received: 8/09/2010

CATEGORY NZSFC CONTRACTOR INSPECTOR

1 B I NA NA PIM/BC BARREY IAN

PIM/BC Application No.

No 65805

Valuation No. 06580-393-01

Owner: Macpath Holdings LTD

Property File No. 32728

Project Location: 32A Nikau Street - Springfield - Rotorua

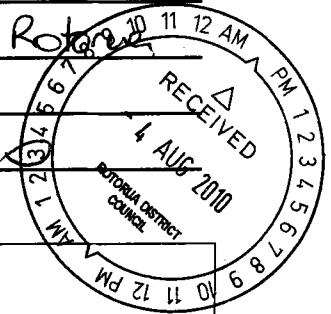
Description of Work: First Erect New Dwelling

PIM Issued:

11/8/10

BC Issued:

7/9/10



PIM Tracking Record:

Hazard/Caution/ Information (as noted on file)	NA - GUEIW					
Processing	Referral Date (Building Services)	Name	Signature	Date Reviewed	Early Notification or PIM suspension	
Building Services	5/8/10	D Holder		5/8/10	Y	(N)
Admin Assistant - Building	5/8/10	A Kelly		6/8/10	Y	N
Planning Leo B	6/8/10	Sina		9/8/10	Y	(N)
Resource Engineer	9.8.10	D	D	10/8/10	Y	(N)
Pollution Control					Y	N
Development Contributions No			D	10/8/10	Y	(N)
Regulatory/Geothermal					Y	N
Environmental Health					Y	N
Recreation & Community					Y	N

BC Tracking Record

	Date Reviewed	Name	Suspend Consent	Approval Signature	Date of Approval
Building Consent	24-8-10	C Wiggins	(Y) N		2-9-10

Records sent to applicant and TA. Administration to complete on issue (included or x / not)	Plans	<input checked="" type="checkbox"/>	Supporting documentation	<input checked="" type="checkbox"/>	Section 37 Notice	
	PIM	<input checked="" type="checkbox"/>	Building Consent	<input checked="" type="checkbox"/>	Section 36 Notice	
Name	Signature		Date 7/9/10			

PIM ENDORSEMENTS

300 a ☐ b c d e g h i j k l f
 302 a b c d e g h i j k l m
 n o p q r s ☐ t ☐ u v w1 w2 w3
 x y ☐ z ☐ f
 304 a b c f
 306 a b c d e g h i j k l m
 n o f
 308 a b ☐ c d e f
 312 a ☐ b c d e g ☐ h i j k l m
 n o p q f
 314 ☐ a b c d e g h i j k ☐ l m
 f
 316 ☐ a b c d e g h i j k f
 318 a b c d e g h i j k f
 320 ☐ a b c d e g h i j f
 322 a b f
 324 a b c d e g h i j k f
 330 a b c d f
 336 a b f
 338 a b c d e g f
 340 a b c f

342 a b c f
 344 ☐ a b c d e g h i j k l
 m n o p q r s t u f
 346 ☐ a f
 348 a b c d e g h i ☐ j k l
 m n o p q r s t u v w
 x y z f
 350 a b c d e g f
 352 a b c f
 354 a b c f
 356 a b c d e g h f
 358 ☐ a ☐ b c d f
 360 a b c d f
 362 a f
 364 a f
 366 a b c d f
 368 a b f
 370 a b c f
 372 a b f
 374 a b f
 376 a b ☐ c f

BUILDING SECTION Please record any thing that may be relevant to the processing Building Officer	
PLANNING SECTION (Section 37 Notice) Please record considerations and reasons for decisions	
Zone <u>Residential B</u>	
Any notified plan changes / proposed Designations relevant? (check RDC web site)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>
Any relevant Planning Land Features that may impact on whether planning consent require.	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>
Check all Planning PIM-standard statements-(Circle any relevant) <i>special zoning provisions SP / Scheduled site / Building on uncompleted subdivision / Development / Road widening / Appendix A sites / Service lanes / Special Height controls (airport, Maori Villages) / Airport noise / height issues / reserve contribution required for permitted activity / Hazardous substances / Contamination etc</i>	
Proposal may affect Marae (can be on an adjacent site) (Liaise with Director Kaupapa Maori)	
Outcome.....	
The proposal requires resource consent or other planning consent (early notification if yes)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>
No resource consent or other planning consent is required for the proposal <input checked="" type="checkbox"/> The proposal is a permitted activity and enough info is provided to demonstrate all relevant performance standards are met, site plan sighted, height and daylighting planes checked, all required parking and turning, reserve contribution needs to be picked up for permitted activities etc <input type="checkbox"/> Existing use rights apply (why)..... <input type="checkbox"/> Proposal in accordance with designation..... <input type="checkbox"/> Other reason.....	
The proposal requires resource consent under Rule / s..... of the Operative District Plan (note the rules and reasons why consent required)	
Resource consent has been applied for on..... The consent number is.....	
The planner processing the application is	

The proposal is in accordance with Resource Consent numbered RC..... Which was granted on		
Please ensure you are familiar with any consent conditions and ensure all are complied with.		
The proposal is not in accordance with Resource Consent numbered RC..... Provide details of conditions not met and info required. (early notification)	Y	N
N/A		
The proposal requires outline plan approval as the site is designated for the purpose of		
There is insufficient information with the application to determine whether resource consent is required of otherwise. The following information is required. (early notification)		
N/A		
The proposal may affect an historic place (let Building know ASAP for section 39 notification) The site is listed	Y	N
in Appendix A of the District Plan, Number.....The site is registered NZHPT, site.....		
Free Text		

RESOURCE ENGINEER Please record considerations and reasons for decisions		
<i>302 F Refer to Property File for Notice on Easement "Right to Drain Sewerage" affecting this property - Copy attached.</i>		
ENGINEERING POLLUTION CONTROL Please record considerations and reasons for decisions		
Circle		
Grease trap required	Y	N
ENGINEERING (Development Contribution Notice) Please record considerations and reasons for decisions		
Circle		
Development contribution applies (early notification)	Y	N
Copy of Development contribution notice attached (early notification)	Y	N
N/A		
GEO THERMAL Please record considerations and reasons for decisions		
ENVIRONMENTAL HEALTH Please record considerations and reasons for decisions		
Officers will contact the applicant to complete Health application and information booklet	Y	N
RECREATION AND COMMUNITY Please record considerations and reasons for decisions		
The applicant requires the approval of the Parks and Recreational Manager to carry out works proposed in the vicinity of Council vegetation.	Y	N
The applicant requires the approval of the Parks and Recreational Manager to shift / replace Council vegetation that will be effected by the proposal. The applicant shall pay / carry out compensation / remedial work as instructed	Y	N

Building Consent Processing Section:

Date sent	Work outsourced to: (list below)	Due Back	Received Back

Building Consent Endorsements:

200 a b c d e g h i j k
l m n o p q r s t u f

201 a b c d e g h i j k
l m n o p q r s t u

202 v f
a b c g j
l o f

203 a b c d e g¹ g² g³ h i j
k l¹ l² l³ m n o p q r¹ r²
r³ s¹ s² t u v w x y z f

19

FREE TEXT:

07 SEP 2010

MACPATT HOLDINGS LIMITED
54 MATIPO AVENUE
POMARE
ROTORUA 3015

Rotorua District Council
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand
P: 07 348 4199
F: 07 346 3143
E: mail@rdc.govt.nz
W: www.rdc.govt.nz

File Ref: P32728
Building Consents no: 65805

Dear Sir/Madam,

BUILDING CONSENT

Address of Project: 32A NIKAU STREET

Please find enclosed your Building Consent and its relevant Plans and Specifications.

You should take time to read the Conditions that are attached to your Building Consent and Plans, including the stamps on those plans.

You should also be aware that in some instances although you have received your Building Consent, there may still be outstanding issues regarding land use, etc. You will need to finalise these before you undertake any building work.

However, if you have received your Resource Consent (if required), your Project Information Memorandum and have satisfied all the Conditions set out in those documents, then you are free to start your building work.

Remember, you need to arrange for all the inspections that have been estimated and are listed as Conditions to your Building Consent. You will need to give Council a minimum of 48 hours notice of requiring an inspection. Remember also that you or your agent/builder, etc, needs to also attend and/or be on site for any inspection.

"Please remember also to quote your Building Consent No. 65805 when making any inspection bookings." The direct dial number for inspections is 3495646.

We wish you well with your project and look forward to working alongside you to achieve a satisfactory completion of your project.

Please feel free to phone Council's Building Services should you require further information.

Yours faithfully



D. Holder
Building Services Manager

Building Consent No: 65805

Section 51, Building Act 2004

Issued: 07 Sep 2010

Agent

MACPATT HOLDINGS LIMITED
54 MATIPO AVENUE
POMARE
ROTORUA 3015

Rotorua District Council
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand
P: 07 348 4199
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E: mail@rdc.govt.nz
W: www.rdc.govt.nz

Owner

MACPATT HOLDINGS LIMITED
54 MATIPO AVENUE
POMARE
ROTORUA 3015

The Building

Property ID: 32728
Street Address: 32A NIKAU STREET, SPRINGFIELD
Valuation number: 06580 393 01
Legal Description: LOT 1 DP402175

First point of contact for communications with council building consent authority:
RDC Building Services – Direct Dial 349 5646

Building Work

The following building work is authorised by this consent:

Project is for: ERECT NEW DWELLING/GARAGE
Intended Use: DWELLING
Intended Life: Indefinite but not less than 50 years

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This building consent is subject to the following conditions:

Conditions.....

IMPORTANT ENDORSEMENTS

Section 52 Building Act 2004 (Lapse of Building Consent).

A Building Consent lapses and is of no effect if the building work to which it relates does not commence within 12 months of the date of issue unless prior arrangements are made with the Building Consent Authority.

ENERGY WORKS CERTIFICATE (GAS OR ELECTRICAL)

Energy works certificate to be supplied for any gas or electrical installation prior to issue for CCC.

INSPECTIONS BY BUILDING CONSENT AUTHORITY

AS A CONDITION OF THIS CONSENT PLEASE CALL FOR THE FOLLOWING INSPECTIONS:-

Siting, Footings, Foundations and Reinforcing.

Prefloor plumbing and drainage.

Concrete Floors (Pre pour)

Pre-wrap all fixings to framing and roof structure (access to be provided).

Fire walls - Any fire wall is required to have inspection prior to having cladding/ wrap installed

Wrap/Cavity battens - all battens, flashings etc (access to be provided).

Half high brick inspection.

Pre-line building including insulation and internal side of fire walls

Pre-line plumbing - when under test including internal stacks.

At completion of work authorised by this consent the Building Act requires you to apply for a Code of Compliance Certificate within two years of the Building Consent being issued.

STANDARD ENDORSEMENTS

Permission to undertake building work in accordance with the approved plans and specifications. All work must comply with the provisions of the Building Code. Any alterations from the original plans and specifications must have prior written approval from the Building Control Manager.

Any endorsement on Plans and Specifications form part of this approval.

The owner of the property is responsible for the correct siting of buildings or additions in accordance with the approved building consent through the use of one or a combination of the following:

- o Existing boundary pegs
- o Boundary reinstatement (monumentation) survey
- o A siting certificate from a Licensed Cadastral Surveyor
- o Boundary offset survey with accompanying certificate from a Licensed Cadastral Surveyor

Plumbing and drainage work to be carried out by licensed tradesperson only. Plumber/Drainlayer is required to be on site for any plumbing and drainage inspections.

Type 1 Domestic Smoke Alarm System Clause F7 Warning Systems:

- Requires that an appropriate means of detection and warning for fire must be provided with each household unit.
- Smoke alarms shall be located on the escape routes on all levels within household units.
- On all levels containing the sleeping spaces, the smoke alarms shall be located either:

a) in every sleeping space; or

b) within three metres of every sleeping space. In this case, the smoke alarms must be audible to sleeping occupants on the other side of closed doors.

- Smoke alarms must be fitted with a hush facility having a minimum duration of 60 seconds.

- These will be required on all new dwellings and retrospectively fitted in dwellings when, and if, a Building Consent for additions or alterations is applied for.

A Code Compliance Certificate will not be issued until the smoke alarms have been installed and seen operating.


During processing every endeavour is made to assess the correct number of inspections. Should additional inspections be necessary for re checks, staged inspections and the like Council reserves the right to seek payment for these prior to the issue of Code Compliance Certificate.

Signed for and on behalf of the Council:

Name: Helen Ferguson

Position: Building Services Administration.

Signed: _____



Date: 07 SEP 2010

24 August 2010

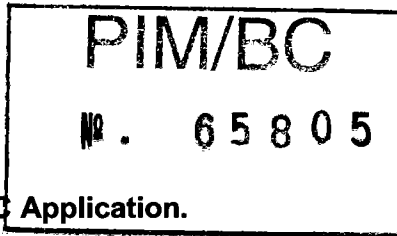
RDC-139650

MACPATT HOLDINGS LIMITED
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Dear Sir or Madam:



Request for Further Information on PIM / BC Application.

Building Consent Number: 65805 P 32728
Project Location: 32A NIKAU STREET, SPRINGFIELD
Project Description: ERECT NEW DWELLING/GARAGE

You may or may not be aware that the Building Act 2004 now requires a territorial authority to be satisfied on reasonable grounds that the provisions of the Building Act will be met if the building work were properly completed in accordance with the plans and specifications that accompany the building consent application.

As code compliance certificate will be issued against the approved plans and specifications it is now imperative that the plans and specifications clearly reflect code compliance.

Having assessed your plans and specifications, we require the following additional details / amendments to ensure compliance is properly demonstrated and enable building consent to be issued;

1. Your floor slab sheet 4 does not show the floor thickenings as required by the roof truss design. Please amend the slab details to comply with the truss design.
New sheets 4 & 6 received 30-8-10
- ✓ 2. Details are required to be shown on the plans of the venting of the drains.
on New sheet 1 received 2-9-10
- ✓ 3. Details are required to be shown on the plans of the sump and disposal of storm-water from the hand stand area. *New sheet 1 of 9 received 30-8-10*

Two copies of all further information is required to be lodged together and shall include a reference clearly indicating how and where this information has been provided and can be found within the documents. Amended/updated plans that were originally signed by the Design Engineer must be resigned prior to submission to Council.

We appreciate that requests for those items may be frustrating but unless compliance can be clearly demonstrated building consent cannot be issued. We have suspended building consent processing until the above information is provided. Please be assured of our earliest attention to completion of processing and issue of building consent on receipt of this information. Further information is required within 28 working days.

Yours sincerely


Colin Wiggins
Building Officer

*All three questions answered OK
CW 2-9-10*



PIM/BC



Domestic Dwelling Processing Checklist

No

65805

Ref: CP103

Ver: 07

Issued: 18 June 09

IT-641275

Page 1 of 8

C Wiggins

Processor Name:		Building Consent No. 65805			
Building Act		Comments/ reason for decision			
1	PIM issued? (subject to conditions)	(P)	F	N/A	attached
2	Sec 36 - Has a Development Contribution Notice been attached to the PIM?	P	F	(N/A)	see PIM.
3	Section 37 notice issued?	P	F	(N/A)	" PIM.
4	Sec 39 - Are there any issues associated with Historic Places Trust?	P	F	(N/A)	" PIM
6	Sec 67 - Is the building consent subject to a waiver or modification?	P	F	(N/A)	None shown
7	Sec 72 - Land subject to natural hazards.	P	F	(N/A)	None known.
8	Sec 75 - Building on 2 or more allotments.	P	F	(N/A)	see PIM
9	Sec 84 - LBP's listed for Restricted building Work	P	F	(N/A)	Not enforceable yet
10	Sec 113 - Specified intended life. Apply a condition that the building is to be removed, altered or demolished on or before end of specified life if life is less than 51 years.	P	F	(N/A)	50+
11	Sec 269 - Does the application involve any certified building methods or products?	P	F	(N/A)	None shown
12	Sec 364 - Is the building a household unit being constructed by or on behalf of a property developer for the purpose of sale?	P	F	(N/A)	Not stated as such
13	If this is an alteration, have records been checked to reconcile proposal against existing?	P	F	(N/A)	New House
Specification		Comments/ reason for decision			
14	Job specific specification	(P)	F	N/A	attached
Ground Works / Siting / Site Preparation		Comments/ reason for decision			
15	Distances to boundaries & other buildings on the site	(P)	F	N/A	sheet 1 of 9
16	Special features of land or ground conditions (Engineer Design)?	P	F	(N/A)	None shown
17	Is wind zone correctly specified for the site?	(P)	F	N/A	PIM states low, Design uses Mod
18	Contours on site plan	(P)	F	N/A	Sheet 1
Footings/ Foundation/ Piles		Comments/ reason for decision			
19	Footings size, depth in ground (pile or insitu-concrete)	(P)	F	N/A	Sheets 4, 5, & 5A.
20	Reinforcing size and cover	(P)	F	N/A	" 4 & 5A.
21	Foundations relevant to cladding type and no of storey's	(P)	F	N/A	" 5A.
22	Load paths (point load from roof structure)	(P)	F	N/A	" 4 & 5A
23	Masonry block work	P	F	(N/A)	None shown
24	Tanking to foundation walls, drainage (internal/ external)	P	F	(N/A)	" "
25	Sub floor bracing calculations	P	F	(N/A)	concrete slab
26	Pile connection details	P	F	(N/A)	" "

Footings/ Foundation/ Piles Continued					Comments/ reason for decision
27	Timber pile size, grade & treatment	P	F	N/A	
28	Up lift for verandah posts (calculations for volume of footing)	P	F	N/A	
Bearers					Comments/ reason for decision
29	Bearer size, spans, grade, spacing, treatment specified?	P	F	N/A	
Floor Joists					Comments/ reason for decision
30	Joist grade, treatment, size, spacing	P	F	N/A	
31	Lateral support, blocking & midspan-blocking	P	F	N/A	
32	Load paths been considered?	P	F	N/A	
33	Has direction of services been considered?	P	F	N/A	
34	Are non-load bearing walls (with or without bracing elements) adequately supported?	P	F	N/A	
35	Double joists provided under load bearing walls	P	F	N/A	
36	Cantilever joist grade, sizes & spans	P	F	N/A	
37	Stringer/ trimmer size, grade & fixing	P	F	N/A	
Flooring					Comments/ reason for decision
38	Flooring thickness and clearance to ground	P	F	N/A	
Subfloor spaces					Comments/ reason for decision
39	Ventilation	P	F	N/A	
40	Access and crawl space	P	F	N/A	
Concrete floor					Comments/ reason for decision
41	Floor height above finished ground level	(P)	F	N/A	Sheet 1 of 9
42	Hard fill detailed (< 600 mm in depth)	(P)	F	N/A	" 4 & 5A.
43	DPM detail	(P)	F	N/A	" 4 & 5A.
44	Slab thickness & thickenings	(P)	F	N/A	Sheet 4
45	Reinforcing and its support	(P)	F	N/A	" 4
46	Shrinkage Control Joints	(P)	F	N/A	" 4
Wall Framing					Comments/ reason for decision
47	Bottom plate fixings	(P)	F	N/A	Sheet 4
48	Framing treatment/ grade	(P)	F	N/A	Spec's & Sheet 5A & 5F
49	Framing setout appropriate for the cladding system?	(P)	F	N/A	" 5A
50	Stud height, size & spacing in relation to wind zone correct?	(P)	F	N/A	Sheet 5 of 9 by scale
51	Top plate, lintel fixings / connections for uplift	(P)	F	N/A	" 8
52	Top plate for load bearing/ bracing (diaphragm ceiling)	(P)	F	N/A	" 5A.
53	Lintel size & grade	(P)	F	N/A	" 2 @ spec's
54	Nogs behind apron flashing, up stand to deck.	(P)	F	N/A	" 5F

Bracing/Walls/Ceiling				Comments/ reason for decision	
55	Wall bracing elements & fixings identified & detailed (Are wall bracing elements clear of showers?)	<input checked="" type="radio"/> P	F	N/A	Sheets 5D & 7
56	Wall bracing schedule, calculations & distribution	<input checked="" type="radio"/> P	F	N/A	attached
57	Diaphragms/ diaphragm ceiling	<input checked="" type="radio"/> P	F	N/A	sheet 7
Roof Bracing				Comments/ reason for decision	
58	Bracing (space, plane or ceiling plane)	<input checked="" type="radio"/> P	F	N/A	sheet 6
Roof Framing				Comments/ reason for decision	
59	Buildable truss layout/ design statement	<input checked="" type="radio"/> P	F	N/A	sheet 6 &
60	Have load paths been correctly addressed?	P	<input checked="" type="radio"/> F	N/A	further info required
61	Ceiling joist & runner spacing, size, span, grade,	P	F	<input checked="" type="radio"/> N/A	None used - truss roof
62	Beam, spans & sizes (hip, valley, ridge, verandah)	P	F	<input checked="" type="radio"/> N/A	" "
63	Treatment of structural members	<input checked="" type="radio"/> P	F	N/A	Truss design
64	Do rafter spacing, spans, size & grade,	P	F	<input checked="" type="radio"/> N/A	None used
65	Purlin spacing's, span, size, grade, <i>Butterns</i>	<input checked="" type="radio"/> P	F	N/A	sheet 5 of 9
66	Roof framing fixings (truss, purlin beams, rafters etc)	<input checked="" type="radio"/> P	F	N/A	sheets 5, 5B & Truss design
67	Ceiling batten spacing, span, size	<input checked="" type="radio"/> P	F	N/A	" 5
Roof Cladding				Comments/ reason for decision	
68	Roof type, profile and pitch	<input checked="" type="radio"/> P	F	N/A	sheet 5
69	Roofing underlay (spreaders over concrete tiled roof, requirement for anti ponding bds <17°)	<input checked="" type="radio"/> P	F	N/A	" 5 & 5A
70	Have details & flashings been provided for the hips, ridges, valleys, aprons & barges?	<input checked="" type="radio"/> P	F	N/A	" 5B
71	Stop end details	P	F	<input checked="" type="radio"/> N/A	None used
72	Roof penetrations	<input checked="" type="radio"/> P	F	N/A	sheet 5B & A4 sheet
73	Internal metal gutter capacity & overflow	<input checked="" type="radio"/> P	F	N/A	None used
74	Durability (differing materials are compatible, coatings applicable for corrosion zone)	<input checked="" type="radio"/> P	F	N/A	all sheets & specs
Membrane Roofs/Gutters				Comments/ reason for decision	
75	Membrane type and pitch	P	F	N/A	HA / None used
76	Substrate thickness & treatment	P	F	N/A	
77	Gutter capacity & overflow	P	F	N/A	
Exterior Cladding				Comments/ reason for decision	
78	Risk matrix assessed	<input checked="" type="radio"/> P	F	N/A	sheet 3
79	Type of cladding/ claddings	<input checked="" type="radio"/> P	F	N/A	sheet 3
80	Building wrap specified appropriate & compatible with cladding. (air barrier) Refer E2, Table 23.	<input checked="" type="radio"/> P	F	N/A	sheet 5A.
81	Construction details for the drained cavity system	<input checked="" type="radio"/> P	F	N/A	" 5A
82	Have drainage paths been considered?	<input checked="" type="radio"/> P	F	N/A	" 5 & 5A

83	Flashing details provided for window & door openings	(P)	F	N/A	sheet 5C of 9
84	Internal and external corner details are provided	(P)	F	N/A	standard brick details.
85	Junctions between differing claddings are detailed	(P)	F	N/A	sheet 5C
86	Have parapets/enclosed deck barrier junctions/flashings been detailed?	P	F	(N/A)	None used
87	Construction/movement/shrinkage joints been detailed relevant to cladding	P	F	(N/A)	" "
88	Wall/soffit junctions	(P)	F	N/A	sheet 5A & 5B
89	Brick ties, lintels & shelf angle size and treatment	(P)	F	N/A	5A.
90	Are all fixings relevant for bracing & or corrosion zone?	(P)	F	N/A	" 5, 5A & spec
91	Timber profiles have appropriate weather grooves	P	F	(N/A)	None used
92	All plaster/coating systems are a complete and approved system (endorse BC to ensure statement provided on completion)	P	F	(N/A)	" "
Enclosed decks					Comments/ reason for decision
93	Timber treatment, grade, size span & spacing (2 kpa)	P	F	N/A	N/A / None shown
94	Substrate and falls	P	F	N/A	
95	Threshold/ upstand details	P	F	N/A	
96	Stormwater drainage & overflow relief	P	F	N/A	
97	Membrane/ tanking type and traffic protection				
98	Flashing details for the barrier/wall junction	P	F	N/A	
Kitchen/ Laundry/ Bathroom					Comments/ reason for decision
99	Kitchen facilities (sink, cooker, refrigeration, benches)	(P)	F	N/A	sheet 2
100	Laundry facilities	(P)	F	N/A	" 2
101	Impervious finishes to walls/ floors	(P)	F	N/A	" 5F & spec p3
102	Wet area timber floor. (In wet areas where maintenance of an impervious coating cannot be assured plywood or timber flooring that has been treated to a min. of H3.1 shall be used (ref. NZS 3602: 2003 sec. 10.3.1)	P	F	(N/A)	concrete floor
103	Shower type (tiled or proprietary cubicle) If tiled shower, have construction details been provided for the tiling substrate and waterproofing membrane.	(P)	F	N/A	sheet 5F & spec
104	Has provision been made to contain accidental overflow damage to adjoining household units? If multi-unit dwelling, Refer E3, section 2.0 'Overflow'.	P	F	(N/A)	no adjoining house.
Ventilation					Comments/ reason for decision
105	Passive ventilation	(P)	F	N/A	sheet 2 & 3
106	Mechanical ventilation (ducted to exterior)	P	F	(N/A)	None shown
Insulation					Comments/ reason for decision
107	Insulation walls (<30% glazing, solid construction)	(P)	F	N/A	sheet 8 schedule method
108	Insulation ceiling (25mm air gap to skillion)	(P)	F	N/A	" 5
109	Insulation floor (heated floors, enclosed perimeter)	P	F	(N/A)	standard concrete slab - sheet 5A
110	Insulation glazing	(P)	F	N/A	sheet 8 double glazed

Glazing				Comments/ reason for decision	
111	Glazing (NZS 4223 Part 3, shower doors, doors and windows)	(P)	F	N/A	Specs & sheet 3.
Water Supplies				Comments/ reason for decision	
112	Potable water	(P)	F	N/A	is being applied for (PIM)
113	Hot water heating design (all relevant valves, venting requirements, water temperature)	(P)	F	N/A	sheet 1 & 5E
Sanitary Plumbing (NZBC G13)				Comments/ reason for decision	
114	Specific installation std noted	(P)	F	N/A	G 12 in form 2
115	Waste pipe size / gradients	(P)	F	N/A	sheet 1 of 9.
116	Waste pipe length / venting (stacks, multi fixtures to discharge pipe)	P	(F)	N/A	further info required
Sanitary Drainage				Comments/ reason for decision	
117	Correct lateral and depth to allow gravity feed	(P)	F	N/A	sheet 1 New Connection
118	Drainage pipe size / gradients	(P)	F	N/A	"
119	Drainage pipe length / ventilation	P	(F)	N/A	further info required
120	Overflow relief gully (ORG)	(P)	F	N/A	sheet 1 of 9
121	Access/ inspection/ rodding points or chambers (entering or exiting under slab)	(P)	F	N/A	" 1
Stormwater Drainage				Comments/ reason for decision	
122	External gutters	(P)	F	N/A	sheet 5
123	Downpipes (per m2 of roof)	(P)	F	N/A	" 1
124	Are sump details provided (E1 surface water control for hardstand areas)?	P	(F)	N/A	further info required
125	Approved lateral or soak hole size been specified for catchment? (50m of roof a soak is required to meet RDC requirements).	(P)	F	N/A	sheet 1 council connection
Effluent Disposal Systems				Comments/ reason for decision	
126	Has Regional Council approval been granted.	P	F	(N/A)	council connection
127	Specific design (in accordance with regional plan)	P	F	(N/A)	council connection
Internal Stairs / Landings / Handrails/ Barrier				Comments/ reason for decision	
128	Location of handrails (more than 2 risers)	P	F	N/A	N/A
129	Stair riser and going (tread)	P	F	N/A	N/A
130	Landing dimensions (400mm clearance in front of door opening onto the landing)	P	F	N/A	N/A
131	Barrier design (B1 assessment)	P	F	N/A	N/A
ELECTRICAL				Comments/ reason for decision	
132	Electrical plan (optional) Smoke alarms (compulsory)	(P)	F	N/A	sheet 9A
Control of fire spread				Comments/ reason for decision	
133	<ul style="list-style-type: none"> Fire rated walls, floors Bottom plate/stud fixing details Cantilevered foundation/ slab detail 	P	F	(N/A)	None required

	<ul style="list-style-type: none"> Combustible claddings (non-combustible when within 1m of boundary). Ordinary timber products do not meet the requirements of Table 7.5 NZBC C Docs, if using brick fire wall detail then internal side needs to have 16mm fireline as per Monier detail. Eaves encroachment (Roof/eaves extends to within 650mm of a boundary, the eaves and supporting wall needs to be fire rated 30/30/30.) Clause 7.8.5 NZBC C Docs Specific design (Firth system or NZS 4229 available) 	P	F	N/A	None required
AIRBORNE AND IMPACT SOUND					Comments/ reason for decision
139	Acceptable solution or specific design	P	F	N/A	Sheet 2.

P = Pass = Compliance with the Building Code

F = Fail = Non-compliance with the Building Code – further information required

NA = Considered but Not Applicable to this Project

Acceptance Guidelines

- PS will be accepted from approved persons recognised as having appropriate technical competence / qualifications / experience / history within their specific discipline.
- The author's competence will directly relate to the scope of work covered by their statement. If author's acceptability cannot be determined then the statement & all necessary documentation required to determine competence shall be peer reviewed by an approved contractor.

Circle Statement Type:

PS 1 – Design

PS 2 – Design Review

Comments:

Category: (circle)	PSI	CALCS	SPECS	DRAWINGS	PS2	Producer Statements formatted as below & architectural plans are signed by Engineer
Structural						
Geotechnical						
Weathertightness						
Other						
Other						

Producer Statements:

A Producer Statement requires the following as a minimum requirement to be accepted by the Rotorua District Council:

- ☐ A written statement
- ☐ Header with 'Producer Statement'
- ☐ Who is issuing the Producer Statement (suitably qualified and author of Producer Statement)
- ☐ The Producer Statement must be addressed for the attention of the Rotorua District Council
- ☐ Who has completed or designed the work identified (qualifications to undertake the work required)?
- ☐ The product name and specifications for application of product used (where applicable)
- ☐ What parts/clauses of the Building Code the work relates to
- ☐ Full legal description of the site where the work will be undertaken
- ☐ Clearly identifying what part of the building consent work is covered by the Producer Statement
- ☐ Provide the sum of Provisional Indemnity Insurance held
- ☐ The author's name and signature

- ☐ Qualifications
- ☐ Address
- ☐ Registration Number
- ☐ Membership of Professional Organisation
- ☐ Date the Producer Statement was produced.

Technical Literature Criteria

1. Rotorua District Council will accept technical literature in assessing compliance with the Building Code. Technical literature includes, but is not limited to:
 - Buildable truss plans and associated documentation
 - Appraisal certificates
 - Proprietary product certificates (Solid Fuel Heater, Tanking, Plaster Systems etc.)
 - Certificates for alarm/sprinkler systems
2. Technical literature requires the following as a minimum to be accepted by the Rotorua District Council:

<input type="checkbox"/> Who has issued the technical literature	<input type="checkbox"/> Product name	<input type="checkbox"/> Name and signature
<input type="checkbox"/> Address of property where work undertaken	<input type="checkbox"/> Registration/license number (where applicable)	
<input type="checkbox"/> Description of application (where applicable)	<input type="checkbox"/> Address of author	
<input type="checkbox"/> Date		

Notes on Acceptance of Producer Statement and/or Technical Literature (Reasons for Your Decision to Accept from a particular author):

*Mitch Truss design including 3 lintels.
Gib Ezy brace Calcs.*

Alternative Solutions

- Alternative solutions involving structural, geotechnical, fire, weather tight, acoustic, HVAC, energy efficiency and fire design will be peer reviewed by a contractor/specialist
- Before finalizing a decision of whether to accept or refuse an alternative solution the processor will obtain a peer review from their Team Leader/Technical Leader
- In making a decision, the Building Officer may give consideration to (but is not limited to) comparison with acceptable solutions, other documents, standards, best practice guides, publications, expert opinion, determinations, in-service history, product certification – compliance with Building Code objectives. Consideration may also be given to industry guidance provided in BRANZ Bulletin #456 (Dec 2004).

Alternative Solutions – Reasons for Decisions and or other considerations

The following listed and attached
checklists have been completed to support
justification for issuing the building consent

By signing this I am satisfied on reasonable grounds that compliance with the Building Code is established if building work is constructed according to the approved documents that accompany this application. All RFI requests have been addressed and the reasons for these have been recorded on the RFI letter in each instance. I recommend building consent be granted.

☒ Number of inspections recorded on job card

Name: C Wiggins Signature: C Wiggins Date: 2-9-10

TEAM LEADER CHECKLIST

- | | |
|--|---|
| <input checked="" type="checkbox"/> Section 37 Notice issued | <input checked="" type="checkbox"/> Category recorded on job card |
| <input checked="" type="checkbox"/> Alternative solutions peer reviewed and approved | <input checked="" type="checkbox"/> Approved plans are clearly identifiable |
| <input checked="" type="checkbox"/> Checklists have BC Number and Processor recorded | <input checked="" type="checkbox"/> Specified Systems are identified |
| <input checked="" type="checkbox"/> Checklists are complete | |

*Tick each box where applicable – where one of the above items does not relate to this BC
put a cross in the appropriate box*

By signing this I am satisfied on reasonable grounds that compliance with the Building Code is established if building work is constructed according to the approved documents that accompany this application. Building Consent can now be granted on receipt of the appropriate fees and levies are paid.

Name: C Wiggins Signature: C Wiggins Date: 2-9-10

CP 03 V 07

8 of 8
IT-641275

Issued 18 June 09

ROTORUA DISTRICT COUNCIL

DESTINATION

ROTORUAROTORUA DISTRICT
COUNCIL**BUILDING SERVICES - A DIVISION OF ENVIRONMENTAL SERVICES**Private Bag RO 3029
Rotorua
New Zealand

Facsimile No: (07) 349 0993

Telephone No: (07) 348 4199

FACSIMILE TO: Ken Ingles

TELEPHONE NO: _____ FACSIMILE NO: 3501124

FROM: Colin Wiggins RDC DATE: 26-8-10

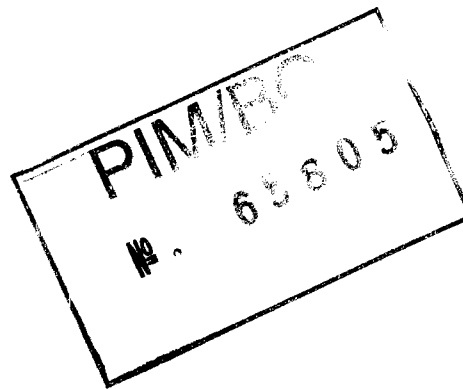
PAGES (includes this one): 2 FILE REF/BC NO: _____

This information is intended only for the use of the individual named above. If you are not the intended recipient of this facsimile you are asked to pass this message to the correct person immediately. If pages are missing or are not clear please contact the sender. Thank you.

MESSAGE:

as requested 26-8-10 per 34 Nikau St

Sent 26-8-10



BUILDING CONSENT LAYOUT

CARTERS

**MANUFACTURING
CAMBRIDGE**

07 823 7312

07 823 7297 Fax

JOB No FC4412

Client: J.Patterson

Job Name: Nikau Str.

Address: 34 Nikau Street
Rotorua

Pitch: 25.0

Roof Material: Metal Tile

Soffit Overhang: 600 mm

Wind Area: High

Snow Load: 0 kPa

Trusses And Rafters At 900 Centres
Unless Stated Otherwise.

This layout is to be read in conjunction
with the Architectural plans.

DRAWN BY Andre Schaefer

DATE 27/07/10

PAGE 2 of 2

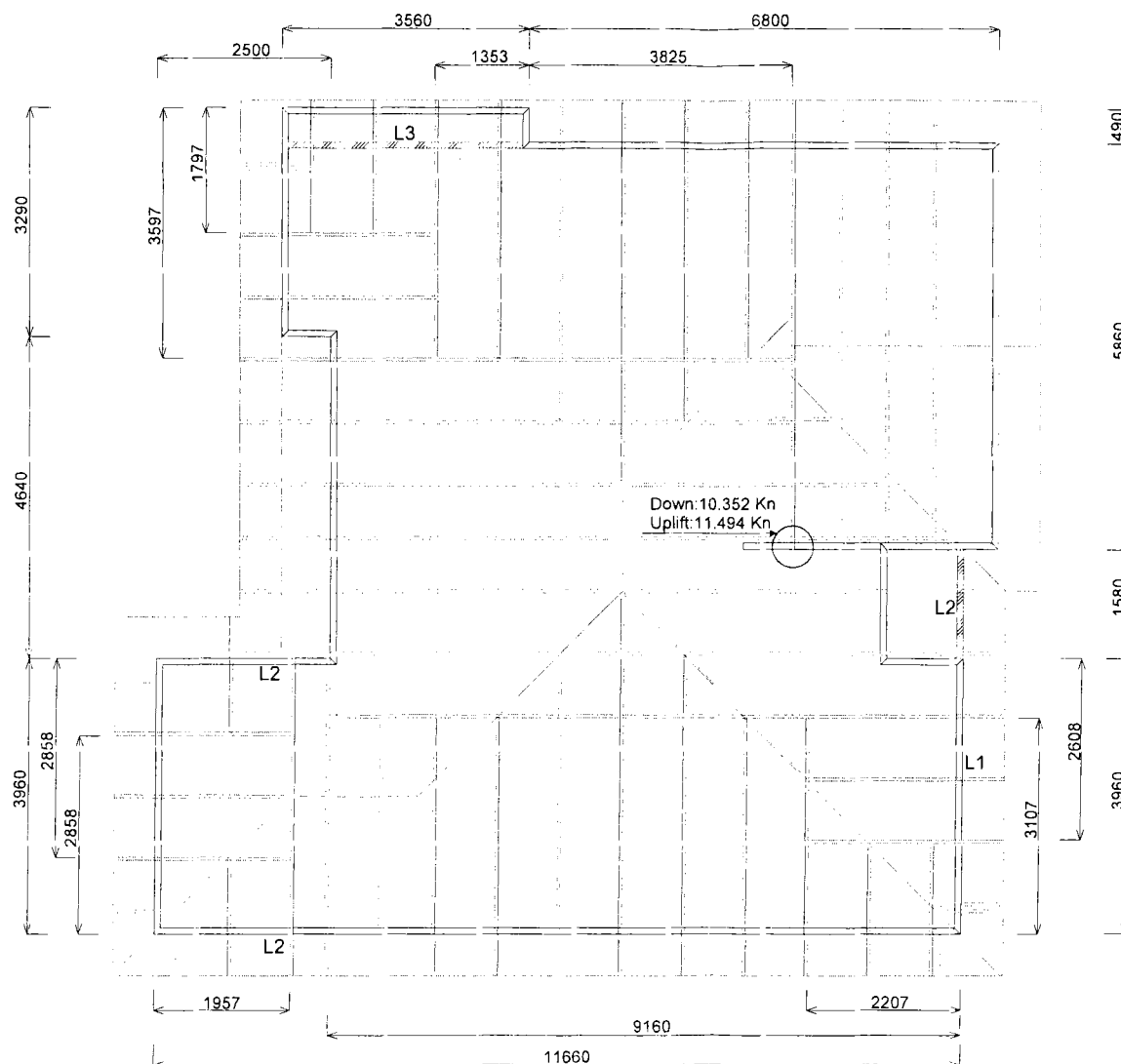
These lintels have been sized using
the GANGLAM 04/2008 and
FLITCH BEAM 12/2007
selection manuals from MiTek NZ Ltd.

HYSPAN and HY90 lintels have been
sized using designIT v4.0.2 NZ software or
selection manuals, HYSPAN Edition 3
and HY90 08/2006, as provided by
CHH futurebuild.

Unless otherwise stated the timber grade
for all lintels is MSG8. Lintels not shown
are to be selected as per NZS3604 1999.

All walls shown on this layout are
considered to be load bearing.

LINTEL	SIZE	LENGTH
L1	240x90 Hy90	
L2	150x90 Hy90	
L3	240x90 Hy90	



FAX to 350 1124
Ken

NOTIFICATION OF POINT LOADS TO INTERNAL WALLS
IN EXCESS OF 10kN.
Ref. Internal Load-Bearing Concrete Floor Slabs 03/2006 MiTek NZ Ltd.

See Page 1 for
Labelled Truss Layout

11 AUG 2010

File Ref: P32728
Building Consents No: 65805

Rotorua District Council
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand
P: 07 348 4199
F: 07 346 3143
E: mail@rdc.govt.nz
W: www.rdc.govt.nz

MACPATT HOLDINGS LIMITED
54 MATIPO AVENUE
POMARE
ROTORUA 3015

Dear Sir/Madam

PROJECT INFORMATION MEMORANDUM NO: 65805

Address of Project: 32A NIKAU STREET SPRINGFIELD

Please find enclosed your Project Information Memorandum.

Your Project Information Memorandum (PIM) conditions are usually related to land use issues and council utilities, i.e., sewer, water, storm-water, roading, etc, and also issues related to the Resource Management Act and the District Plans. It does not refer to structural or Building Code issues (these are addressed in your Building Consent).

You will need to meet all the conditions of your PIM before starting your building work.

Please note:

"Your Project Information Memorandum is not a 'Building Consent' and is not an authority to commence building work."

That authority is contained within the conditions of the Building Consent.

Should you have trouble understanding any of the conditions of your PIM then you should phone Council on (07) 348 4199 and ask to speak with the relevant division of Council (i.e. Planning, Engineering, Health etc) and seek clarification from them.

Yours faithfully



D Holder
Building Services Manager

Encl.

Project Information Memorandum No: 65805

Section 34, Building Act 2004

Received: 04 Aug 2010

Issued: 11 Aug 2010

DESTINATION

ROTORUA

ROTORUA DISTRICT
COUNCIL

Rotorua District Council
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand
P: 07 348 4199
F: 07 346 3143
E: mail@rdc.govt.nz
W: www.rdc.govt.nz

Owner

MACPATT HOLDINGS LIMITED
54 MATIPO AVENUE
POMARE
ROTORUA 3015

Site Information

Property ID: 32728
Street Address: 32A NIKAU STREET
SPRINGFIELD
Valuation number 06580 393 01
Legal Description:: LOT 1 DP402175

Project Information

Project is for
Intended Use ERECT NEW DWELLING/GARAGE
Intended life: DWELLING
Value of Work: Indefinite but not less than 50 years
120,000

Conditions.....

PROJECT INFORMATION MEMORANDUM STATUS

SUBJECT TO THE BUILDING CONSENT BEING ISSUED

The proposed building work may be undertaken, subject to the provisions of the Building Act 2004, and any endorsement of the Building Consent.

SPECIAL FEATURES OF LAND

LOW WIND ZONE

The proposed building work is to be sited on land which Council has identified as being in a low wind zone.

EARTHQUAKE ZONE A

The proposed building work is to be sited on land which Council has identified as being Earthquake Zone A.

CORROSION ZONE 4

Building elements will be required to be of specific design if within 50mtrs of a bore, steam vent, mud pool or other fume source.

Refer to property file information notice on Easement "Right to Drain Sewerage" affecting this property - copy attached.

ENVIRONMENTAL HEALTH

ASSESSMENT OF NOISE

During the construction phase of this development the consent holder shall ensure that all civil and building contractors shall operate their plant and equipment in accordance with NZS 6803P Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work. These provisions are to be adopted in accordance with the Rotorua District Plan, Appendix K Noise Standards.

ACCESS/VEHICLE CROSSING

ACCESS FROM FORMED ROAD

The proposed building work is to be sited on land which the Council has identified in its records as being able to have vehicular access from a formed road or street under the control or ownership of the Rotorua District Council.

URBAN RESIDENTIAL RD 13 STANDARDS

The vehicle crossing shall comply with, and if necessary be upgraded to, Councils RD13 standards (attached). Note: If the vehicle crossing requires upgrading, a Road Corridor Access Request (attached) is required to be completed and returned to Resource Engineers for approval prior to the commencement of works on the crossing. Processing will take a maximum of 15 working days and is free of charge. Plans showing the location of the works will also be required.

STORMWATER DISPOSAL

SYSTEM AVAILABLE BUT NEW CONNECTION REQUIRED

The proposed building work is to be sited on land which Council has identified as being within an area serviced by a public stormwater system owned by Council. However this section is not presently connected to this system so an application form attached is required for approval to have a new connection installed. Note all costs are payable by the applicant.

Please include with your application form Engineering plans showing profiles of the ground and stormwater levels and if required written permission from any adjoining owners of land through which the connection must pass.

SEDIMENT CONTROL

During the construction phase of the project no sediment, silt or other material shall be permitted to discharge off site. Please install silt fences, bunds and/or detention ponds at the beginning of site works. Note that the discharge of contaminants (silt etc) off site contravenes Section 15 of the Resource Management Act and you may be subject to an infringement fine of up to \$1000.00.

URBAN WATER SUPPLY

SUPPLY AVAILABLE BUT NEW CONNECTION REQUIRED

The proposed building work is to be sited on land which Council has identified as being within an area serviced by a Public Urban Water Supply administered by Council. However this section is not presently connected to this supply so an application form attached is required for approval to have a new connection installed. Note all costs are payable by the applicant.

SEWERAGE DISPOSAL

SYSTEM AVAILABLE BUT NEW CONNECTION REQUIRED

The proposed building work is to be sited on land which Council has identified as being within an area serviced by a public sewerage system owned by Council. However this section is not presently connected to this system so an application form attached is required for approval to have a new connection installed. Note all costs are payable by the applicant.

Please include with your application form Engineering plans showing profiles of the ground and sewer levels and if required written permission from any adjoining owners of land through which the connection must pass.

INFORMATION REQUIRED FOR BUILDING CONSENT BUILDING SERVICES

NZ BUILDING CODE

Sufficient details to clearly show how the building work is to comply with the New Zealand Building Code are required. (The use of the Rotorua District Council check list may assist you.)

PERMITTED ACTIVITY

ROTORUA DISTRICT PLAN

The proposed building work is a Permitted Activity under the Rotorua District Plan. No Resource Consent is required.

PERFORMANCE STANDARDS

RESIDENTIAL B

The activity is permitted subject to compliance with the performance standards and requirements of the Residential B zone.

COMPULSORY PLANNING STATEMENTS

DISTRICT PLAN

The District Plan does not indicate any proposed road widening, proposed service lane, designations, scheduled sites or protected historic buildings, sites or trees on the land the building work is proposed.

NOT A DEVELOPMENT

The proposal is not a development as defined in the District Plan.

DEVELOPMENT CONTRIBUTIONS

Development Contribution Not Applicable.

Signed for and on behalf of the Council:

Name: Ann Kelly

Position: Building Services Administration

Signed:  _____

Date: 11 AUG 2010

In TRIM

Received

4 AUG 2010

Rotorua District Council
Customer Centre

Coner

PIM/BC

PIM / APPLICATION No. 65805

DATE RECEIVED

DATE ISSUED

SITE FILE No. P32728

Form 2

APPLICATION FOR PROJECT INFORMATION MEMORANDUM AND/OR BUILDING CONSENT

Section 33 or Section 45, Building Act 2004

THE BUILDING

Street address of building:

[for structures that do not have a street address, state the nearest street intersection and the distance and direction from that intersection]

32A NIKAU ST

ROTORUA.

Legal description of land where building is located:

[state legal description as at the date of application and, if the land is proposed to be subdivided, include details of relevant lot numbers and subdivision consent]

Subdivision Consent (if applicable)

Valuation No. 06580 393 01 Lot No. 1

DP# 4402175 Section

Block Survey District

Building name: Dwelling

Location of building within site/block number:

[include nearest street access]

Number of levels: ONE

[include ground level and any levels belowground]

Level/unit number:

[insert level/unit number if applicable]

Area: 125.48 m²

[total floor area; indicate area affected by the building work if less than the total area]

Current, lawfully established, use:

[include number of occupants per level and per use if more than 1]

Year first constructed:

[insert year, approximate date is acceptable e.g. c1920s or 1960-1970]

Expected completion date: NOV/2010

[insert month year]

OFFICE USE ONLY

Administratively Complete

Cost Category 12.

Name Coner OBrien

Date 4 Aug 2010.

Signature Coner OBrien

VETTED

Complete / Incomplete / Exempt

Name W. Hester

Date 4/8/10

Signature

THE OWNER

Name of owner:

[include preferred form of address, eg,
Mr, Miss, Dr, if an individual]

MACPATT HOLDINGS LTD.

Contact person:

[insert mailing address]

JOHN PATTERSON

54 MATIPO AVE

Street address/registered office:

[insert street address/registered office]

54 MATIPO AVE

ROTORUA

Phone numbers: 3473114

Landline: _____ Daytime: _____

Mobile: 0274751034 After Hours: _____

Facsimile number: _____

Email address: raynmac@extra.co.nz

Website:

[website address if applicable]

The following evidence of ownership attached to this application:

[current copy of Certificate of Title less than 6 months old, lease, agreement for sale
and purchase, or other document showing full name of legal owner(s) of building]

AGENT

Name of agent:

[include preferred form of address, eg,
Mr, Miss, Dr, if an individual]

Contact person:

[insert contact name]

Mailing Address:

[insert mailing address]

Street address/registered office:

[insert street address/registered office]

Phone numbers: _____

Landline: _____ Daytime: _____

Mobile: _____ After Hours: _____

Facsimile number: _____

Email address: _____

Website: _____

[website address if applicable]

Relationship to owner: _____

[state details of the authorisation from the owner to make the application on the
owner's behalf]

First point of contact for communications
with the council/building consent authority:

[all invoices and refunds related to this
application will be directed to this person in
all instances]

APPLICATION

I request that you issue a ~~project information memorandum~~/project information memorandum and building consent/building consent) *[delete which is not applicable]* for the building work described in this application

If you do not want information contained in this application to be made available for purposes of marketing please tick the box ☒
Signature of *[owner/agent on behalf of and with the authority of the owner]*

Date: 4-8-2010

☒ A separate vetting check sheet has been completed and attached by the Applicant. *[compulsory]*
Available from council or online at council web page.

To be completed in lieu of Authorisation Letter

I, _____ as owner of the above property,

authorise _____ to act as my agent.

Signature _____ Date _____

THE PROJECT

Description of the building work:
[provide sufficient description of building work to enable scope of work to be fully understood]

ERECT NEW DWELLING

Will the building work result in a change of use of the building?

If Yes, provide details of the new use:
[provide description of new use]

Yes ☐ No ☐ *[if in doubt, please check information brochure]*

List building consents previously issued for this project (if any):
[list who issued the consent, the date of issue and the consent number]

Intended life of the building if less than 50 years: _____

Estimated value of the building work on which the building levy will be calculated (including goods and services tax):

[state estimated value as defined in section 7 of the Building Act 2004]

\$ 120,000

Number of Toilet Pans: 2
(Commercial properties only)

PROJECT INFORMATION MEMORANDUM

The following matters are involved in the project

☒ Subdivision

☐ Alterations to land contours

☐ New or altered connections to public utilities

☐ New or altered access for vehicles

☒ Disposal of stormwater and wastewater

☒ New or altered locations and/or external dimensions of buildings

☐ Building work over or adjacent to any road or public place

☐ Building work over any existing drains or sewers or in close proximity to wells or water mains

☐ Other matters known to the applicant that may require authorisations from the territorial authority: *[specify]*

BUILDING CONSENT

The following plans and specifications are attached to this application:

The building work will comply with the building code as follows: *[Delete this section if this is an application for a PIM only]*

Clause

[which of the following clauses will be involved in the proposed building work?]

☒ Applicable ☒ Not Applicable

Means of compliance

[refer to the relevant compliance document(s) or detail of alternative solution in the plans and specifications]

Proposed inspections

[state means of inspection. Note PS4 or certification may be required]

<input checked="" type="checkbox"/> B1	Structure	<input checked="" type="checkbox"/> B1/AS2 <input checked="" type="checkbox"/> NZS 3604 <input type="checkbox"/> AS/NZS1170 <input type="checkbox"/> NZS 4229 <input type="checkbox"/> Other _____ <i>[Specify]</i>	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Engineer <input type="checkbox"/> Other _____ <i>[Specify]</i>
<input checked="" type="checkbox"/> B2	Durability	<input checked="" type="checkbox"/> B2/AS1 <input type="checkbox"/> NZS 3101 <input type="checkbox"/> NZS 3602 <input checked="" type="checkbox"/> NZS 3604 <input type="checkbox"/> Other _____ <i>[Specify]</i>	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Engineer <input type="checkbox"/> Other _____ <i>[Specify]</i>
<input type="checkbox"/> C1-4	Fire	<input type="checkbox"/> C1/AS1 <input type="checkbox"/> Other _____ <i>[Specify]</i>	<input type="checkbox"/> Council <input type="checkbox"/> Engineer <input type="checkbox"/> Other _____ <i>[Specify]</i>
<input checked="" type="checkbox"/> D1	Access Routes	<input checked="" type="checkbox"/> D1/AS1 <input type="checkbox"/> NZS 4121 <input type="checkbox"/> NZS 4121 <input type="checkbox"/> Other _____ <i>[Specify]</i>	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Engineer <input type="checkbox"/> Other _____ <i>[Specify]</i>
<input type="checkbox"/> D2	Mechanical installations for access	<input type="checkbox"/> D2/AS1 <input type="checkbox"/> NZS 4332 <input type="checkbox"/> EN 81 <input type="checkbox"/> EN 115 <input type="checkbox"/> Other _____ <i>[Specify]</i>	<input type="checkbox"/> Engineer <input type="checkbox"/> Other _____ <i>[Specify]</i>
<input checked="" type="checkbox"/> E1	Surface Water	<input checked="" type="checkbox"/> E1/AS1 <input type="checkbox"/> AS/NZS3500.3 <input type="checkbox"/> Other _____ <i>[Specify]</i>	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Other _____ <i>[Specify]</i>
<input checked="" type="checkbox"/> E2	External Moisture	<input checked="" type="checkbox"/> E2/AS1 <input type="checkbox"/> Specific design & testing	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Other _____ <i>[Specify]</i>
<input checked="" type="checkbox"/> E3	Internal Moisture	<input checked="" type="checkbox"/> E3/AS1 <input type="checkbox"/> Other _____ <i>[Specify]</i>	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Other _____ <i>[Specify]</i>
<input type="checkbox"/> F1	Hazardous Agents on Site	<input type="checkbox"/> F1/AS1 <input type="checkbox"/> Other _____ <i>[Specify]</i>	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ <i>[Specify]</i>
<input checked="" type="checkbox"/> F2	Hazardous Building Materials	<input checked="" type="checkbox"/> F2/AS1 <input type="checkbox"/> NZS 4223 <input type="checkbox"/> Other _____ <i>[Specify]</i>	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Other _____ <i>[Specify]</i>
<input type="checkbox"/> F3	Hazardous Substances and Processes	<input type="checkbox"/> F3/AS1 <input type="checkbox"/> Other _____ <i>[Specify]</i> <input type="checkbox"/> NZS 3604 <input type="checkbox"/> Other _____ <i>[Specify]</i>	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ <i>[Specify]</i>
<input type="checkbox"/> F4	Safety from Falling	<input type="checkbox"/> F4/AS1 FSP Act <input type="checkbox"/> Other _____ <i>[Specify]</i>	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ <i>[Specify]</i>
<input type="checkbox"/> F5	Construction and Demolition Hazards	<input type="checkbox"/> F5/AS1 <input type="checkbox"/> Other _____ <i>[Specify]</i>	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ <i>[Specify]</i>
<input type="checkbox"/> F6	Lighting for Emergency	<input type="checkbox"/> F6/AS1 <input type="checkbox"/> Other _____ <i>[Specify]</i>	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ <i>[Specify]</i>

The building work will comply with the building code as follows: [Continued]

Clause	Means of compliance	Proposed inspections
<input checked="" type="checkbox"/> F7 Warning Systems	<input checked="" type="checkbox"/> F7/AS1 <input type="checkbox"/> AS/NZS 1668 <input type="checkbox"/> NZS 4512 <input type="checkbox"/> NZS 4515 <input type="checkbox"/> Other _____ [Specify]	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Engineer <input type="checkbox"/> Other _____ [Specify]
<input type="checkbox"/> F8 Signs	<input type="checkbox"/> F8/AS1 <input type="checkbox"/> Other _____ [Specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [Specify]
<input checked="" type="checkbox"/> G1 Personal Hygiene	<input checked="" type="checkbox"/> G1/AS1 <input type="checkbox"/> Other _____ [Specify]	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Other _____ [Specify]
<input checked="" type="checkbox"/> G2 Laundering	<input checked="" type="checkbox"/> G2/AS1 <input type="checkbox"/> Other _____ [Specify]	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Other _____ [Specify]
<input checked="" type="checkbox"/> G3 Food preparation and prevention of contamination	<input checked="" type="checkbox"/> G3/AS1 <input type="checkbox"/> Other _____ [Specify]	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Other _____ [Specify]
<input checked="" type="checkbox"/> G4 Ventilation	<input checked="" type="checkbox"/> G4/AS1 <input type="checkbox"/> AS/NZS 1668.2 <input type="checkbox"/> Other _____ [Specify]	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Other _____ [Specify]
<input type="checkbox"/> G5 Interior environment	<input type="checkbox"/> G5/AS1 <input type="checkbox"/> Other _____ [Specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [Specify]
<input type="checkbox"/> G6 Airborne & Impact Sound	<input type="checkbox"/> G6/AS1 <input type="checkbox"/> Other _____ [Specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [Specify]
<input checked="" type="checkbox"/> G7 Natural Light	<input type="checkbox"/> G7/AS1 <input type="checkbox"/> Other _____ [Specify]	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Other _____ [Specify]
<input type="checkbox"/> G8 Artificial Light	<input type="checkbox"/> G8/AS1 <input type="checkbox"/> NZS 6703 <input type="checkbox"/> Other _____ [Specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [Specify]
<input checked="" type="checkbox"/> G9 Electricity	<input checked="" type="checkbox"/> G9/AS1 <input type="checkbox"/> Other _____ [Specify]	By certification only
<input type="checkbox"/> G10 Piped Services	<input type="checkbox"/> G10/AS1 <input type="checkbox"/> NZS 5261 <input type="checkbox"/> Other _____ [Specify]	By certification only
<input type="checkbox"/> G11 Gas as an energy source	<input type="checkbox"/> G11/AS1 <input type="checkbox"/> Other _____ [Specify]	By certification only
<input checked="" type="checkbox"/> G12 Water Supplies	<input checked="" type="checkbox"/> G12/AS1 <input type="checkbox"/> AS/NZS 3500.1 <input type="checkbox"/> AS/NZS 3500.4 <input type="checkbox"/> Other _____ [Specify]	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Other _____ [Specify]
<input checked="" type="checkbox"/> G13 Foul Water	<input checked="" type="checkbox"/> G13/AS1 <input type="checkbox"/> AS/NZS 3500.2 BS 5572 <input type="checkbox"/> Other _____ [Specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [Specify]
<input type="checkbox"/> G14 Industrial Liquid Waste	<input type="checkbox"/> G14/AS1 <input type="checkbox"/> Other _____ [Specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [Specify]
<input type="checkbox"/> G15 Solid Waste	<input type="checkbox"/> G15/AS1 <input type="checkbox"/> Other _____ [Specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [Specify]
<input checked="" type="checkbox"/> H1 Energy Efficiency	<input checked="" type="checkbox"/> H1/AS1 <input type="checkbox"/> NZS 4218 <input type="checkbox"/> NZS 4243 <input type="checkbox"/> ALF Design Manual <input type="checkbox"/> NZS 4214 <input type="checkbox"/> Other _____ [Specify]	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Other _____ [Specify]

CHANGES NOT REQUIRED
LESS 30%

WAIVER/MODIFICATION TO NZ BUILDING CODE REQUIRED FOR FOLLOWING PARTS OF CODE:Supporting documentation attached as follows *[please list]***COMPLIANCE SCHEDULE***The specified systems for the building are as follows: [specified systems are defined in regulations]*

Any system installed from below to be accompanied by procedures for inspection and routine maintenance. [Council to vet and verify in first column.]		COUNCIL	Applicant to complete				
			Existing	New	Altered	Added	Removed
There are no specified systems in the building <input checked="" type="checkbox"/>							
Specified Systems Prescribed by Building Act 2004 Compliance Schedule Handbook 25 May 2007							
ss1	Automatic systems for fire suppression	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ss2	Automatic or manual emergency warning systems for fire or other dangers (other than a warning system for fire that is entirely within a household unit and serves only that unit)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ss3	Electromagnetic or automatic doors and windows						
	ss3/1 Automatic doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ss3/2 Access controlled doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ss3/3 Interfaced fire or smoke doors or windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ss4	Emergency lighting systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ss5	Escape route pressurisation systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ss6	Riser mains for use by fire services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ss7	Automatic back-flow preventers connected to a potable water supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ss8	Lifts, escalators, travelators, or other systems for moving people or goods within buildings						
	ss8/1 Passenger carrying lifts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ss8/2 Services lifts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ss8/3 Escalators and moving walks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ss9	Mechanical ventilation or air conditioning systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ss10	Building maintenance units providing access to exterior and interior walls of buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ss11	Laboratory fume cupboards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ss12	Audio loops or other assistive listening systems						
	ss12/1 Audio loops	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ss12/2 FM radio frequency systems and infrared beam transmission systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ss13	Smoke control systems						
	ss13/1 Mechanical smoke control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ss13/2 Natural smoke control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ss13/3 Smoke curtains	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ss14	Emergency power systems for a system or feature specified in any of specified systems 1–13	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ss14/1 Emergency power systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ss14/2 Signs in relation to any specified systems 1–13	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE SCHEDULE [Continued]

		COUNCIL	Existing	New	Altered	Added	Removed
ss15	Other fire safety systems of features						
*	ss15/1 Systems for communicating spoken information intended to facilitate evacuation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
*	ss15/2 Final exits	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
*	ss15/3 Fire separations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
*	ss15/4 Signs for communicating information	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
*	ss15/5 Smoke separations.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ss16	Cable cars	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* Only include where one or more of ss1 - 6, 9 or 13 are included.

ATTACHMENTS

The following documents are attached to this application:

☐ Certificate attached to project information memorandum

☒ Plans and specifications [list] _____

☐ Project information memorandum

☐ Development contribution notice.

BUILDING PRACTITIONERS

Builder:

Business/name: GORDON (John)

Address: 36 CHAPMAN PLACE

Phone: _____ Mobile: 0274924550 After hours: _____ Facsimile: _____

Email: _____ Registration/qualification: _____

Designer/Architect:

Business/name: KILLYWARRA DESIGN LTD

Address: 419 PUKERANGA RD.

Phone: 350 1101 Mobile: — After hours: — Facsimile: 350 1124

Email: _____ Registration/qualification: _____

Structural Engineer:

Business/name: N/A

Address: _____

Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____

Email: _____ Registration/qualification: _____

Engineer (identify practice college):

Business/name: N/A

Address: _____

Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____

Email: _____ Registration/qualification: _____

BUILDING PRACTITIONERS

Head Contractor/Site Manager/Site Lead

Business/name: _____

Address: _____

Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____

Email: _____ Registration/qualification: _____

Plumber/Gas Fitter:

Business/name: _____

Address: _____

Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____

Email: _____ Registration/qualification: _____

Drainlayer:

Business/name: _____

Address: _____

Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____

Email: _____ Registration/qualification: _____

Electrician:

Business/name: _____

Address: _____

Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____

Email: _____ Registration/qualification: _____

Other:

Business/name: _____

Address: _____

Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____

Email: _____ Registration/qualification: _____

Other:

Business/name: _____

Address: _____

Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____

Email: _____ Registration/qualification: _____

Other:

Business/name: _____

Address: _____

Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____

Email: _____ Registration/qualification: _____

Other:

Business/name: _____

Address: _____

Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____

Email: _____ Registration/qualification: _____

COUNCIL USE ONLY

ESTIMATED TOTAL VALUE OF WORK

\$ 120 000

GST inclusive

Project floor area 125.48 m²

FEE PAYABLE

Consent deposit

Project Information Memorandum \$ 515.00 ✓

Building Administration \$ 260.00 ✓

Technical Processing \$ 675.00 ✓

Industry Levy (DBH) \$ 236.40 ✓

Industry Levy (BRANZ) \$ 120.00 ✓

Developmental Contribution 12 / A

\$ _____

\$ _____

Certificate of Title \$ 15.00 ✓

Producer Statements \$ _____

Compliance Schedules \$ _____

Rural Number \$ _____

Vehicle Crossing \$ 2000.00 ✓

Street Damage \$ 500.00 ✓

Water Connection \$ _____

Sewer Connection \$ _____

Other(s) \$ _____

Total consent deposit \$ 1465.00

Inspections \$ 1312.50 ✓

Processing 225.00 ✓

Peer Review _____

N Z F S _____

Total balance payable \$ 4393.90

Lodgement deposit \$ 1465.00

Date paid 4/8/10

Receipt No. 201126646

Consent fee balance \$ _____

Date paid _____

Receipt No. _____

PIM/BC

No. 65805

Granted by **C Wiggins**

Signature C Wiggins

Date 2-9-10


Issued by **H Ferguson**

Signature H Ferguson

Date 7/9/10

Please complete

Forward any refunds or further invoices to:

	<h2 style="margin: 0;">Site Inspection Calculation Sheet</h2>	CPF 24
		Ver:2
		Issued 5 March 2010
		1 of 1
		IT-640161

Site Inspection Calculation Sheet

Building Consent No 65 805		Client 110		<div style="transform: rotate(-15deg); border: 2px solid black; padding: 10px; display: inline-block;"> PIM/BC 9.5 5 hrs </div>
PROCESSING	NUMBER REQUIRED ¼ hr	TIME REQUIRED (Quantity)	TOTALS in Dollars	
Processing Hrs INSPECTOR			750	
Processing Fees Paid			675	
SUB TOTAL			75	
Further information			150	
TOTAL PROCESSING COST			225	
INSPECTIONS	GUIDE ONLY – DEPENDENT ON COMPLEXITY & SIZE OF PROJECT.		No of Inspections	No of ¼ HR Increments
a. Siting, Footings, Foundations	3	0.75	1	3
a. Retaining Walls	2/3	0.5 – 0.75		
b. Subfloor Bracing & Fixing	2	0.5		
c. Pre-floor P&D	2	0.5	1	2
d. Concrete Floor Building	2	0.5	1	2
e. Pre-Wrap <200->300->etc	3	0.75-1.0-1.25	1	4
g. Wrap Only	2	0.5		
g. Wrap/Cavity Battens	3	0.75	1	3
h. ½ High Brick	2	0.5	1	2
i. Bond Beams (One Block- full basement)	2	0.5 – 0.75		
j. Precast Concrete Work	2	0.5		
k. Stucco – Pre Plaster on site	3	0.75		
m. Preline Building	3	0.75	1	3
n. Preline P&D	2	0.5		
o. Wet Areas/Tanking/Basements	2	0.5		
p. Postline (Addition - New Dwelling)	2	0.5 – 0.75	1	3
q. Sanitary & Stormwater Drainage (Alteration / New Conn - New Dwelling)	2	0.5 – 0.75	1	3
u. Solid Fuel Burners	2	0.5		
r. Enclosed Decks – membrane roofs/gutters	2	0.5		
s. Disconnection drainage	2	0.5		
t. Swimming Pools (Pool fencing)	3	0.75		
v. Final Inspection (add time for paper work for minor consents ¼ hr)	4/5	1.0-1.25	1	4
Building officer desk top review (allow 5 min each allocated inspection, dwellings/ commercial only)			1	4
CCC Assessment (not required for garages, carports and minor works)				2
Other			10	35
TOTAL NUMBER OF INSPECTIONS			10	1312-30
Plus Travel				
TOTAL INSPECTION COST				



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



R. W. Muir
Registrar-General
of Land

Search Copy

Identifier 406803
Land Registration District South Auckland
Date Issued 17 September 2008

PIM/BC
No 65805

Prior References
SA43D/538

Estate Fee Simple
Area 365 square metres more or less
Legal Description Lot 1 Deposited Plan 402175
Proprietors
MacPatt Holdings Limited

Interests

Subject to Section 15 Rotorua Town Lands Act 1920

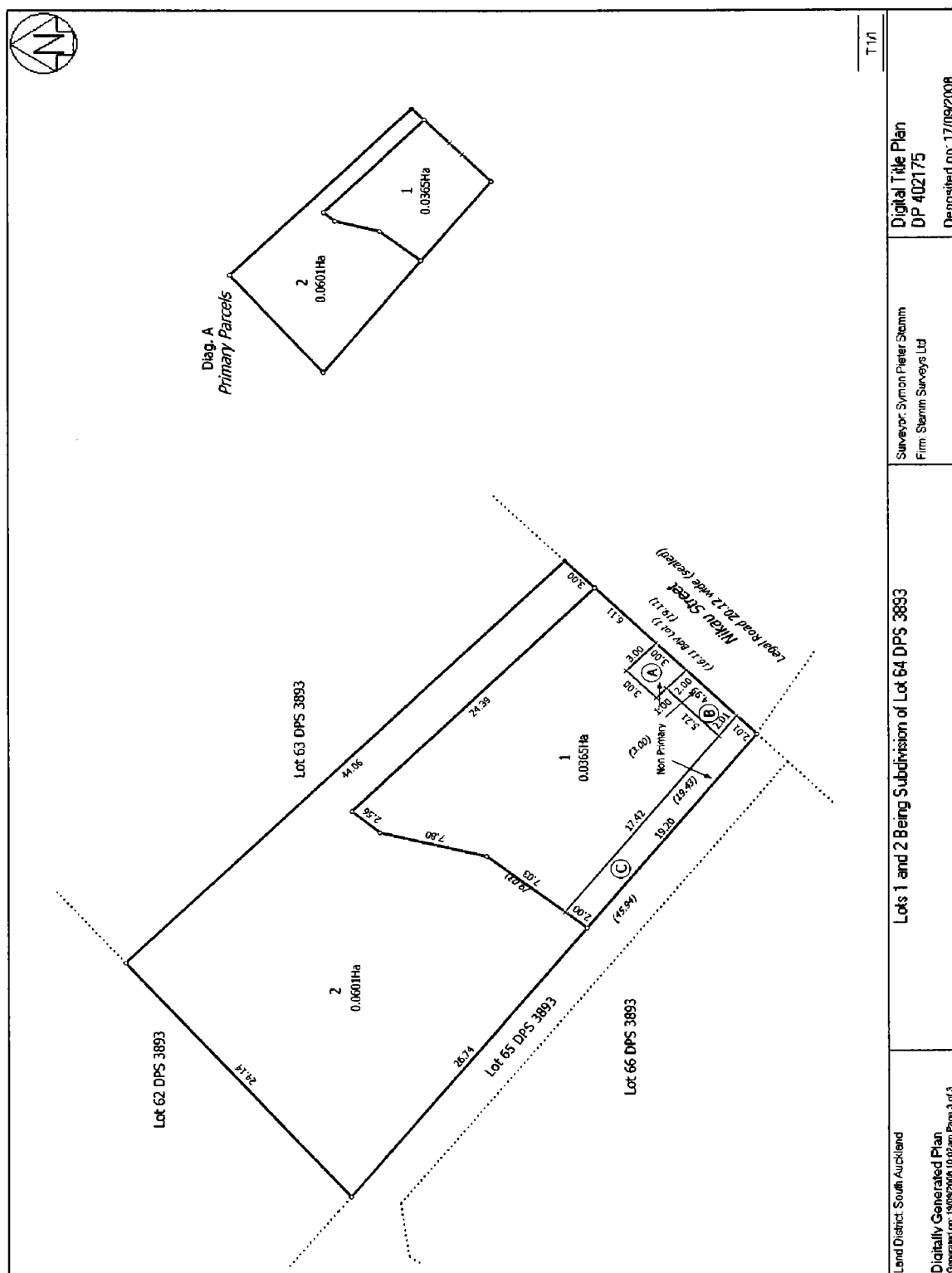
Subject to a right to drain sewage over parts marked B and C and a right to convey water, electricity, gas, telecommunications and computer media over part marked C on DP 402175 created by Easement Instrument 7939475.2 - 17.9.2008 at 9:00 am

The easements created by Easement Instrument 7939475.2 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to drain sewage in gross over part marked A on DP 402175 in favour of Rotorua District Council created by Easement Instrument 7939475.3 - 17.9.2008 at 9:00 am

The easement created by Easement Instrument 7939475.3 is subject to Section 243 (a) Resource Management Act 1991

8045800.1 Mortgage to ANZ National Bank Limited - 9.4.2009 at 9:21 am



Habitable Building Vetting Checklist

For initial completion by the applicant

Ref: CV 01

Ver:5

Issued 5 March 2010

RDC-66524

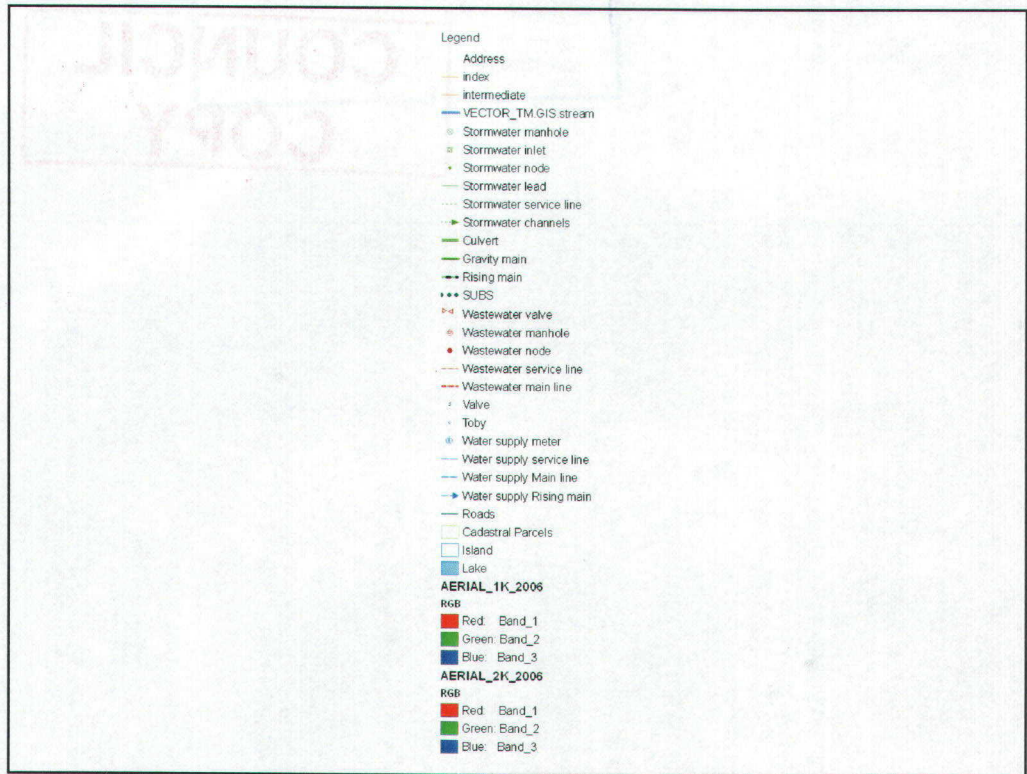
Page 1 of 3

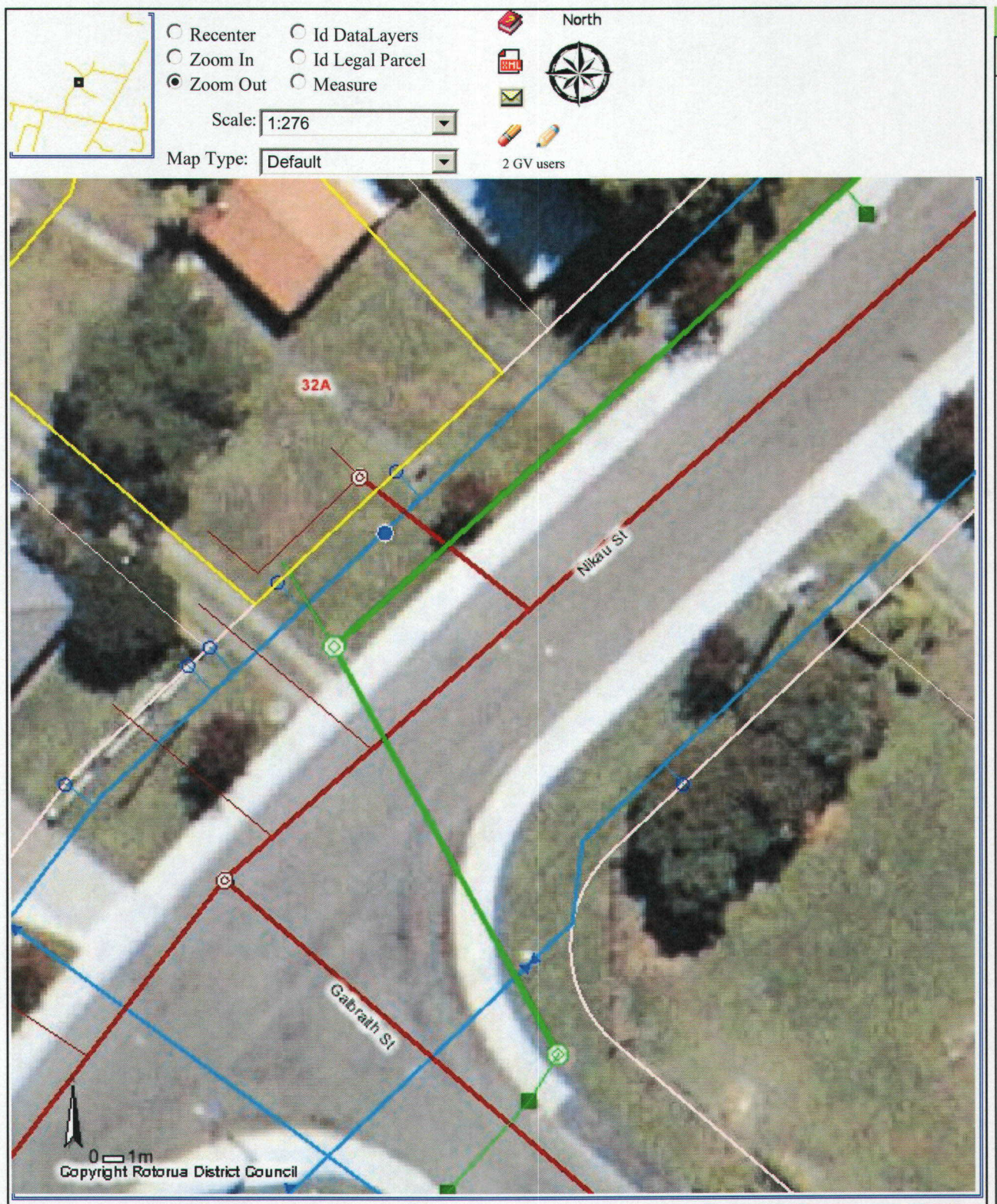
Copies Rqd	ADMINISTRATION CHECKLIST <i>To be completed by Customer Service Centre</i>			Complete
2	Geyserview printout (contour plan) checked with Applicant for Correctness			✓
1	Blue Front and Back cover sheets completed <i>Ensure the property address is put on the Front sheet</i>			NA
1	Green PIM/BC Master cover has been completed			✓
1	Site Inspection Card completed			✓
1	Applicant Inspection card complete			✓
1	Form 6 (Application for Code Compliance Certificate) attached to Applicant Inspection Card			✓
	Form 2 administratively complete and front cover signed appropriately			✓

Document	Description	Applicant to Complete	Plan/Spec No.	RDC USE ONLY		
Address	32A NIKAU ST.	(S) N/A	N/A	(P) F	N/A	
Building Consent Application Form 2 completed and signed		(S) N/A	N/A	(P) F	N/A	
Documents						
	Two sets of plans specifications, reports, calculations, producer statements etc ✓	(S) N/A		(P) F	N/A	
	All plans drawn to clearly to recognize metric scale (no pencil or red ink) ✓	S N/A		(P) F	N/A	
	Separate A3 (minimum size) floor plan for works >10k ✓	S N/A		(P) F	N/A	
	Current certificate of title no more than 6 months old	S N/A		(P) F	N/A	
	Bracing calculations ✓	S N/A		(P) F	N/A	
	E2 Risk Matrix for each elevation 3	S N/A	3	(P) F	N/A	
	H1 Assessment (calculation method)	(S) N/A	8	(P) F	N/A	
	Buildable truss layout	S N/A	✓	(P) F	N/A	
	Bracing fixings	S N/A	5d SA	(P) F	N/A	
	Specific design calculations and producer statement	S N/A		P F	N/A	
	Tanking specifications and appraisal certificates (e.g. wet area showers, membrane roofing, basements)	S N/A	S F	(P) F	N/A	
	Exterior cladding specification	S N/A	5	(P) F	N/A	
	Job specific specifications (non generic)	S N/A		(P) F	N/A	
Site Plan (Recommended Scale 1:100 1:200 1:500 1:1000)						
	Distances to boundaries indicated for proposed work	S N/A	Δ	(P) F	N/A	
	Accurate site plan showing street name, boundary dimensions and north point	S N/A		(P) F	N/A	
	Locations of all existing and proposed buildings and distances between them	S N/A	1	(P) F	N/A	
	Existing services	S N/A		(P) F	N/A	
	Alterations to land contours (cut and fill)	S N/A		(P) F	N/A	
	Easements and public drains	S N/A		(P) F	N/A	
	New SS and stormwater drainage (inc gradients, inspection points, vents and drain sizes)	S N/A		(P) F	N/A	
	Invert levels for drainage lateral	S N/A		(P) F	N/A	

Site Plan continued (Recommended Scale 1:100 1:200 1:500 1:1000)									
	Finished floor level (datum)	SA	S	N/A	↑	(P)	F	N/A	
	Contours provided		S	N/A	↓	(P)	F	N/A	
	Vehicle Crossing		S	N/A		(P)	F	N/A	
Floor Plans (Recommended Scale 1:20 1:50 1:100)									
	Dimensions of proposed building work		S	N/A	↑	(P)	F	N/A	
	Contain all walls, doors and fixtures for each room		S	N/A		(P)	F	N/A	
	Bracing layout with unique identifier		S	N/A		(P)	F	N/A	
	Indication of use of rooms		S	N/A		(P)	F	N/A	
	Dimensions of windows and doors		S	N/A	(2)	(P)	F	N/A	
	Lintel sizes and grade (MSG)		S	N/A		(P)	F	N/A	
	Plumbing fixtures		S	N/A	1	(P)	F	N/A	
	Ventilation to enclosed spaces (e.g. laundry in cupboard, enclosed toilet etc)		S	N/A		P	F	(N/A)	
	Smoke alarm(s) location		S	N/A	↓	(P)	F	N/A	
Elevations (Recommended Scale 1:20 1:50 1:100)									
	Cladding types clearly indicated and their locations		S	N/A	↑	(P)	F	N/A	
	Windows (safety windows where appropriate)		S	N/A		(P)	F	N/A	
	Roof (roofing material)		S	N/A	(3)	(P)	F	N/A	
	Day lighting angles indicated		S	N/A		(P)	F	N/A	
	Ground levels at building and boundary		S	N/A		(P)	F	N/A	
	Roof pitch and material		S	N/A	↓	(P)	F	N/A	
Pile Plan (Recommended Scale 1:20 1:50 1:100)									
	Location and type of piles		S	N/A		P	F	N/A	
	Subfloor bracing calculations		S	N/A		P	F	(N/A)	
	Foundation sizes and concrete strength		S	N/A	(NA)	P	F	(N/A)	
	Connection details, types and centers		S	N/A		P	F	(N/A)	
	Anchor or brace piles (sub floor bracing for decks at more than 2m from the building)		S	N/A		P	F	(N/A)	
	Treatments (including MSG where appropriate)		S	N/A	↓	P	F	(N/A)	
Timber Floor (Recommended Scale 1:20 1:50 1:100)									
	Joists and bearers including connections and spacing		S	N/A	↑	P	F	(N/A)	
	Size, treatments and grading (e.g. MSG 8)		S	N/A		P	F	(N/A)	
	Flooring material and thickness		S	N/A	NA	P	F	(N/A)	
	Insulation and enclosing of perimeter		S	N/A		P	F	(N/A)	
	Ventilation of subfloor space		S	N/A		P	F	(N/A)	
	Access to subfloor space		S	N/A	↓	P	F	(N/A)	
Slab Foundation (Recommended Scale 1:20 1:50 1:100)									
	Size and depth of foundations		S	N/A	↑	(P)	F	N/A	
	Reinforcing and concrete strength		S	N/A		(P)	F	N/A	
	Floor thickness and any thickenings		S	N/A	(4)	(P)	F	N/A	
	Construction joints/ saw cuts		S	N/A		(P)	F	N/A	
	DPM and fill		S	N/A	↓	(P)	F	N/A	
Blockwork (Recommended Scale 1:20 1:50 1:100)									
	SED/ NZS 3604 or 4229		S	N/A	↑	P	F	(N/A)	
	Reinforcing and concrete strength		S	N/A	(4)	P	F	(N/A)	
	Control joints		S	N/A	↓	P	F	(N/A)	

<u>Applicant</u>		<u>RDC</u>
S = Supplied (2 copies)		P = Pass
N/A = Not Applicable		F = Not supplied – further information required N/A= Not Applicable







Caution: This plan is for the purpose of indicating RDC assets of water, sewerage and stormwater services only. It is not to be used as a site plan for building purposes. All services are indicated in good faith, however additional services may have been installed that do not appear on this plan. Position measurements are subject to reasonable tolerances and depth of cover may have changed after installation. Service locations were not recorded relative to one another and display is indicative only. Verify locations prior to excavating with machinery. A Road Opening Notice is required for excavation work within the road reserve. All valves, hydrants and manholes must be kept clear and accessible at all times. Failure to do so may affect Council or Fire Service response for maintenance or emergency purposes.

Warning: Check for other underground services.

Refer to disclaimer in the LIM document for further data limitations.

