


DESTINATION ROTORUA 	Building Consent File – Front Cover	Ref: TP 03 – FP 04 Ver: 01 Issued: 30 May 2007 Doc No: IT-639924 1 of 1
BC No. 10 - 61045	RESOURCE CONSENT REQUIRED	Parcel 5403/52
Owner: Mac-Whit 01/4/98 Ltd	Valuation No.	Property No. P32728
Date Received: 20.9.07	CCC Date:	32A N. Kau St

Building Consent File – Front Cover

Ref: TP 03 - FP 04
Ver: 01
Issued: 30 May 2007
Doc No: IT-639924
1 of 1

BC No. 112 - 61045

Parcel 5403/52

Owner: Mac-Box 01/4/98 Ltd

Property No. P32728

Date Received: 20. 9-07

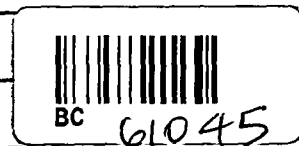
CCC Date:

32A Nikau St

PROJECT DESCRIPTION / COMMENTS: Connect water & reroute sewer line.

BC 61045
PD

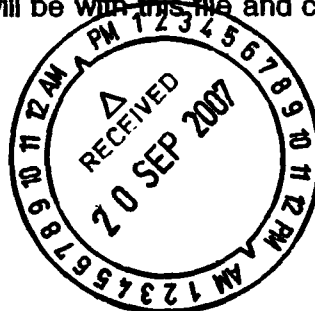
THIS BUILDING CONSENT RELATES TO BC No :



PD


THIS BUILDING CONSENT RELATES TO BC No.:

NB: The inspection cards are kept with the inspection file in the Building Services offices.



LARGE PLANS HELD IN PLAN TUBE



	<p style="text-align: center;">Processing PIM / BC Master Checklist</p> <p style="text-align: center;">CONSENT REQUIRED</p>	Ref: TP 03 - TFO
		Ver: 3
		Issued: 27 Aug 07
		Page 1 of 8

CATEGORY	NZSFC	CONTRACTOR	INSPECTOR	INSPECTOR	PROCESSOR
1A(i)	NA	NA	BARRY	BILL	Ian

PIM/BC Application No.	Valuation No.
Owner: MOC PATT Hldgs Ltd	Property File No. P32728

Project Location: 37 A N. Kow St

Description of Work: Connect water & reroute sewer line.

Date Received: 28-9-07	Date Due: 24-10-07
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1 st Suspension:	2 nd Suspension:
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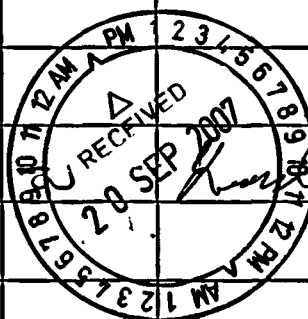
Processing Resumed:	Resumed:
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Allocated by:	Date Issued: 19/10/07
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PIM Issued: 11/10/07	BC Issued: 28/10/07
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Tracking Record:

Hazard/Caution/ Information (as noted on file)	Easement		Who to deal with		
Processing	Reviewed By	Date Received	Time Taken	Signed-Off	Date
Admin Assistant - Building	SR	25/9/07	10am	SR	19/10/07
Planning Res B.	rm.	26-9-07	5min	gh	26-9-07
Resource Engineer	BK	28,9,07	10	BK	28,9,07
Pollution Control					
Hazardous Substances					
Development Contributions	BK	28,9,07	1	BK	28,9,07
Regulatory/Geothermal					
Environmental Health					
Recreation & Community					
Building	Ian	17.10.07			14-10-07
Disabled Persons					
Other					



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 w 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 f
314 a b c d e g h f
316 a b c d e f
318 a b c d e g h i f
320 a b c d e g h i f
322 a b f
324 a b c d e g h i j k f
326 a b c d e g h i j k f
328 a b c d e g h i j k l m
n o f
330 a b c d f
332 a b c d e g h i j k f
334 a b c d e g h i f
336 a b f
338 a b c
340 a b c f
342 a b c f
344 a b c d e g h i j k 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 c f
374 a b c f
376 a b c f

consent no:

15 ✓

FREE TEXT:

63-070-54

date:

356 f:

07/07/07

209-7-2007

326(f) No sediment, silt or other material shall be permitted to discharge off site

320(f) the construction of the chamber/manhole on the end of the existing sewerage lateral shall be done in accordance with RCEIS.

Building Consent Processing Section:

[illegible]

Summary of Information to be Recorded on BC:
Insert notes, records of conversations, information requests, reasons for suspensions
Admin Assistant – Building
<i>Information Received</i>
Planning
<i>Information Received</i>
Resource Engineer:
<i>Information Received</i>
Pollution Control:
<i>Information Received</i>
Hazardous Substances:
<i>Information Received</i>
Development Contributions:
<i>Information Received</i>

Geothermal:
<i>Information Received</i>
Environmental Health:
<i>Information Received</i>
Recreation & Community:
<i>Information Received</i>
Building:
<i>Information Received</i>

PROCESSING CHECKLIST

Building Act		P, F, N/A	Comments:
	Application Form Completed Correctly?	P	
1	Sec 31 – Has a PIM been issued for the project?	P	
2	Sec 36 - Has a Development Contribution Notice been attached to the PIM? <i>Check PIM</i>	NA	
3	Sec 37 - Has a Certificate pursuant to Sec 37 of the BA 2004 been attached to the PIM requiring that a Resource Consent be obtained before building work may commence? <i>If so apply a building consent condition to this effect.</i>	P	
4	Sec 39 - Are there any issues associated with Historic Places Trust? <i>If so ensure that Historic Places Trust notification has occurred.</i>	NA	
5	Sec 46 – Is the application of a nature that requires it to be sent to the NZFSC DRU. <i>Refer to Gazette notice 24th March 05 & updates.</i>	NA	

6	Sec 67 - Is the building consent subject to a waiver or modification? <i>If so provide explanation for basis, & advise Chief Executive, Dept. of Building & Housing.</i>		
7	Sec 72 - Is land subject to natural hazards? <i>If so, identify hazards & document processes required, i.e. impose conditions, notify appropriate authorities, apply Sec 72, etc.</i>		
8	Sec 75 - Is the building constructed on 2 or more allotments? <i>If there are no party walls, or the allotments have been amalgamated, exempt from section 75 Certificate.</i>		
9	Sec 84 - Is any part of the work Restricted building Work? <i>If so ensure LBP is nominated and qualified. Not applicable until 2009.</i>		
10	Sec 112 - Is the application for an alteration to an existing building. <i>Will the altered building comply as near as reasonably practical to a new building.</i>		
11	Sec 113 - Does the building have a specified intended life? <i>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.</i>		
12	Sec 114 - Is the proposed work a change in use, extension of life or subdivision of an existing building <i>If so has the owner provided appropriate written notification & addressed all other BA & BC requirements. Has a Fire Analysis been provided, if not suspend application. Peer review all jobs over \$500,000</i>		
13	Sec 118 - Are access and facilities for the disabled required? <i>If members of the public are to be permitted to enter the building on payment of fees or otherwise, access & facilities for the disabled will be required.</i>		
14	Earthquake Prone Building - Is the building listed on the TA Register for Earthquake Prone Buildings? <i>Check register or if the building is considered to be a potential risk then request an assessment be undertaken by a chartered professional engineer.</i>		
15	Sec 269 - Does the application involve any certified building methods or products? <i>If so check registers to ensure that these are current.</i>		
16	Sec 363 - Is the building a public building covered by Sec 362 A? (Condition BC). Is a COPU required as part of the building consent? <i>Request application from applicant.</i>		
17	Sec 364 - Is the building a household unit being constructed by or on behalf of a property developer for the purpose of sale? <i>If so ensure that a condition is applied requiring the developer to obtain CCC before on-selling or allowing occupation of the property.</i>		
18	Does the application include any alternative solutions? <i>If so document the assessment and decision making process on appropriate section at front of Checklist.</i>		
19	If this is an alteration, have records been checked to reconcile proposal against existing?		
20	Is a new compliance schedule required or does existing CS require amending? <i>Follow Internal process. Suspend if no CS maintenance program provided.</i>		
21	Have any Producer Statements been supplied with the application to provide reasonable grounds that proposed work will comply with NZBC. <i>Refer to Internal procedure for assessing Producer Statements. Is peer review supplied / required.</i>		

22	Has supporting documentation been supplied with proprietary products or systems? <i>Eg manufacturers installation specifications, durability statements, calculations, test reports, certificates)</i>					
Producer Statements						
Acceptance Guidelines 1. PS will be accepted from approved persons recognised as having appropriate technical competence / qualifications / experience / history within their specific discipline. 2. 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 returned to applicant to obtain peer review.						
Circle Statement Type: PS 1 – Design PS 2 – Design Review			Comments:			
Circle Category:	PSI	CALCS	SPECS	DRAWINGS	PS2	Producer Statements formatted as below
Category:						
Structural						
Civil						
Fire						
Hydraulic						
Glazing						
Heating						
Backflow						
Architectural						
Geotechnical						
Plumbing						
Drainage						
Weathertightness						
Air-Conditioning						
Mechanical						
Soil Reports						
Fire Reports						
Inspection & Maintenance Procedure						
Do engineering calculations reference the plans and specifications?			Comment:			

P = Pass = Compliance with the Building Code
F = Fail = Non-compliance with the Building Code – further information required
NA = Not Applicable

Producer Statements:

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

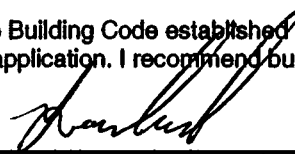
- A written statement
- Header with 'Producer Statement'
- Who is issuing the Producer Statement (suitably qualified and author of Producer Statement)
- The Producer Statement must be addressed for the attention of the Rotorua District Council
- The applicable Building Consent number must be recorded
- Who has completed or designed the work identified (qualifications to undertake the work required)?
- The product name and specifications for application of product used
- 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 (copy of the policy attached to the Producer Statement)
- The author's name and signature
 - Qualifications
 - Address
 - Registration Number
 - Membership of Professional Organisation
- Date the Producer Statement was produced.

Notes:	
	12.10.07
	Don Iyer has current licence

By signing this I am satisfied on reasonable grounds that compliance with the Building Code established if building work is constructed according to these approved documents that accompany this application. I recommend building consent be issued.

Name: la

Signature: 

Date: 17.10.07

19 OCT 2007

MAC PATT HOLDINGS LTD
54 Matipo Avenue
Rotorua 3201

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: P

Building Consents no: 61045

Dear Sir

BUILDING CONSENT

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.

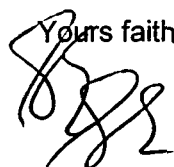
However, if you have received your Resource Consent (if required), your Project Information Memorandum and have satisfied all the Conditions set out in those documents, then you are free to start your building work.

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. 61045 when making any inspection bookings."

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: 61045
Section 51, Building Act 2004
Issued: 19 Oct 2007

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

MAC PATT HOLDINGS LTD
54 Matipo Avenue
Rotorua 3201

The Building

Property ID:

Street Address:

Valuation number:

Legal Description:

Building Name:

First point of contact for communications with council building consent authority:
RDC Building Services

Building Work

The following building work is authorised by this consent:

Project is for: CONNECT WATER & REROUTE SEWER LINE
Intended Use:

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 CONDITIONS.

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.

Section 364 Building Act 2004 (Residential Property Developer)1. A Residential Property Developer commits an offence if the Residential Property Developer does either or both of the following things before a Code Compliance Certificate is issued in relation to a household unit: a) completes a sale of the household unit; b) allows a purchaser of the household unit to enter into possession of the household unit. 2. Subsection (1) does not apply if the Residential Property Developer and the purchaser of the household unit enter into a written agreement, in the prescribed form, that the Residential Property Developer may do either or both of the things referred to in that subsection before a Code Compliance Certificate is issued in relation to the household unit concerned. 3. A person who commits an offence under this section is liable to a fine not exceeding \$200,000. Offences relating to administration of the Act.

INSPECTIONS BY TERRITORIAL AUTHORITY.

Siting, Footings, Foundations and Reinforcing.

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

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.

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 for part of this approval.

The owner of the property is responsible for the correct siting of buildings or additions in relation to boundary pegs.

Any deficiency not specifically drawn to the attention of the builder or owner by the Building Official shall not be deemed to have been approved.

The use is limited to that stated on the Building Consent. Any change of use would require a separate approval.

Plumbing and drainage work to be carried out by licensed tradesperson only.

Site to be left in a clean and tidy condition.

A minimum of 1.2 metres clear access is to be maintained at all times for pedestrian access along public ways/footpaths.

POLLUTION CONTROL

Soil-Sediments Contaminant's Control At the commencement of the project control the discharge of Soil/Sediments off the project's work site, by constructing entrapment works such as earth bunds, silt fences, and settlement ponds etc, so that when it rains you are not allowing these soils/sediments to be discharged off site into water ways (Network Utility Operator's drainage systems). This also means that no soils/sediments are to leave the construction site via wheeled vehicles. Clean up any of the projects sites soil or sediment discharges left on footpaths, roads, cesspits, gutters etc.

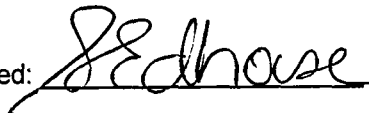
Footpath Damage Construct a formed entrance way to protect footpaths from damage and get vehicles to use the formed entrance way. Do not let vehicles damage the network op.

Project Trade Waste's Control Avoid the likelihood of Trade Wastes contaminating site's ground , groundwater, water ways (storm water drains) per NZBC G14.3.1. Do not allow Project Trade Waste's discharge where these trade waste contaminants are likely to be flushed to the water ways (storm water drains). If you wish to discharge trade wastes into the Network Utility Operator's sewer you will need the Operator's permission from a Pollution Control Officer (Network Utility Operator).

Signed for and on behalf of the Council:

Name: Sharon Edhouse

Position: Building Services Administration.

Signed: 

Date: 19 OCT 2007

01 OCT 2007

MAC PATT HOLDINGS LTD
54 Matipo Avenue
Rotorua 3201

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

File Ref: P
Building Consents no: 61045

Dear Sir/Madam

Project Information Memorandum No: 61045

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 (theses 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 even though you may have already received your Building Consent."

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

Project Information Memorandum No: 61045

Section 34, Building Act 2004

Received: 25 Sep 2007

Issued: 01 Oct 2007

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

MAC PATT HOLDINGS LTD
54 Matipo Avenue
Rotorua 3201

Site Information

Property ID:

Street Address:

Valuation number

Legal Description::

Project Information

Project is for

Intended Use

Intended life:

Value of Work:

Number of Stages:

CONNECT WATER & REROUTE SEWER LINE

Indefinite but not less than 50 years

500

PIM Status

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

Conditions.....

INSPECTIONS BY TERRITORIAL AUTHORITY

SUBJECT TO BUILDING CONSENT CONDITIONS

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

SPECIAL FEATURES OF LAND

NO INFORMATION IDENTIFIED

No information concerning special features of the land has been identified.

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

(Except within 50mtrs of a bore, Steam vent, mud pool or other fume source. Building elements will be required to be of specific design)

WATER/URBAN SUPPLY

SUPPLY AVAILABLE

The proposed building work is to be sited on land which the Council has identified in its records as being within a Public Urban Water Supply.

SEWERAGE

CONNECTED TO SYSTEM

The proposed building work is to be sited on land which the Council has identified in its records as having a connection to a Public Sewerage System administered by the Council and As Built connection details are attached (Services Plan).

THE CONSTRUCTION OF THE CHAMBER/MANHOLE ON THE END OF THE EXISTING SEWERAGE LATERAL SHALL BE DONE IN ACCORDANCE WITH RCEIS.

STORMWATER DISPOSAL

NO SEDIMENT, SILT OR OTHER MATERIAL SHALL BE PERMITTED TO DISCHARGE OFF SITE.

WATER SUPPLY

APPLICATION FOR APPROVAL

Should a connection to this water supply be required, an application is to be made to Council's Utilities Network Manager for approval. Restrictions or conditions as to water usage may be imposed. Please be advised that this application may not be approved.

LAND USE CONSENTS

CONDITIONS IMPOSED

The proposed building work is in accordance with the Land Use Consent granted and includes conditions imposed that required compliance and/or approval which must be obtained before the building work may be undertaken.

CONSENT NUMBER 63-07-054 GRANTED DATE 9/7/2007.

DEVELOPMENT CONTRIBUTIONS

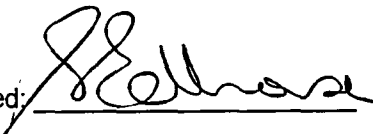
Development Contribution - Not Applicable.

Signed for and on behalf of the Council:

Name:

Position: Building Services Administration

Signed:



Date: 01 OCT 2007

SA ✓ 43 P / 538



PIM / APPLICATION No. _____

DATE RECEIVED ^{NO} - 61045

DATE ISSUED _____

SITE FILE No. 32728

**RESOURCE
CONSENT
REQUIRED**

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. not through yet Lot No. 64

DPS 3893 Section _____

Block _____ Survey District _____

Building name: _____

Location of building within site/block number:
[include nearest street access]

Number of levels: _____
[include ground level and any levels belowground]

Level/unit number: _____
[insert level/unit number if applicable]

Area: n/a 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: _____
[insert month year]

THE OWNER

Name of owner:

*[include preferred form of address, eg, Mr, Miss, Dr, if an individual]*Mac Pat Holdings Ltd

Contact person:

*[insert contact name]*JOHN PATTERSON

Mailing address:

*[insert mailing address]*54 MATIPO AVE
ROTORUA

Street address/registered office:

*[insert street address/registered office]*11

Phone numbers:

Landline:

3473114

Daytime:

Mobile:

0274751034

After Hours:

Facsimile number:

3473114

Email address:

raynmac@stra.co.nz

Website:

[website address if applicable]

The following evidence of ownership is attached to this application:

*[current copy of certificate of title, lease, agreement for sale and purchase, or other document showing full name of legal owner(s) of the 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]*OwnerFirst 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]*

THE PROJECT

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

connect New water connection
2 route sewer line
to comply with GARDC for subdivision application

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

Yes ☐ No ☒

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

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]

\$500 -

Number of Toilet Pans: 1
(Commercial properties only)

BUILDING PRACTITIONERS

Builder:

Business/name: _____ Address: _____

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

Email: _____ Registration/qualification: _____

Designer/Architect:

Business/name: _____ Address: _____

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

Email: _____ Registration/qualification: _____

Plumber/Gas Fitter:

Business/name: TBA Lewis Plumbing or Castle corp. Address: _____

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

Email: _____ Registration/qualification: _____

Drainlayer:

Business/name: Martin Spreen Address: _____

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

Email: _____ Registration/qualification: _____

Electrician:

Business/name: _____ Address: _____

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

Email: _____ Registration/qualification: _____

BUILDING PRACTITIONERS**Structural Engineer:**

Business/name: _____ Address: _____

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

Email: _____ Registration/qualification: _____

Engineer (identify practice college):

Business/name: _____ Address: _____

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

Email: _____ Registration/qualification: _____

Head Contractor/Site Manager

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: _____

Other:

Business/name: _____ Address: _____

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

Email: _____ Registration/qualification: _____

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

Clause <i>[which of the following clauses will be involved in the proposed building work?]</i>	Means of compliance <i>[refer to the relevant compliance document(s) or detail of alternative solution in the plans and specifications]</i>	Proposed inspections <i>[state means of inspection. Note PS4 or certification may be required]</i>
<input type="checkbox"/> B1 Structure	<input type="checkbox"/> B1/AS2 <input type="checkbox"/> NZS 3604 <input type="checkbox"/> NZS 4203 <input type="checkbox"/> NZS 4229 <input type="checkbox"/> Other _____ <i>[Specify]</i>	<input type="checkbox"/> Council <input type="checkbox"/> Engineer <input type="checkbox"/> Other _____ <i>[Specify]</i>
<input type="checkbox"/> B2 Durability	<input type="checkbox"/> B2/AS1 <input type="checkbox"/> NZS 3101 <input type="checkbox"/> NZS 3602 <input type="checkbox"/> NZS 3604 <input type="checkbox"/> Other _____ <i>[Specify]</i>	<input 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 type="checkbox"/> D1 Access Routes	<input type="checkbox"/> D1/AS1 <input type="checkbox"/> NZS 4121 <input type="checkbox"/> NZS 4121 <input type="checkbox"/> Other _____ <i>[Specify]</i>	<input 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 type="checkbox"/> E1 Surface water	<input type="checkbox"/> E1/AS1 <input type="checkbox"/> AS/NZS3500.3 <input type="checkbox"/> Other _____ <i>[Specify]</i>	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ <i>[Specify]</i>
<input type="checkbox"/> E2 External moisture	<input type="checkbox"/> E2/AS1 <input type="checkbox"/> Specific design & testing	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ <i>[Specify]</i>
<input type="checkbox"/> E3 Internal moisture	<input type="checkbox"/> E3/AS1 <input type="checkbox"/> Other _____ <i>[Specify]</i>	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ <i>[Specify]</i>
<input type="checkbox"/> F1 Hazardous substances etc	<input type="checkbox"/> F1/AS1 <input type="checkbox"/> Other _____ <i>[Specify]</i>	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ <i>[Specify]</i>
<input type="checkbox"/> F2 Hazardous building materials	<input type="checkbox"/> F2/AS1 <input type="checkbox"/> NZS 4223 <input type="checkbox"/> Other _____ <i>[Specify]</i>	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ <i>[Specify]</i>
<input type="checkbox"/> F3 Hazardous substances	<input type="checkbox"/> F3/AS1 <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 <input type="checkbox"/> 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>
<input type="checkbox"/> F7 Warning systems	<input type="checkbox"/> F7/AS1 <input type="checkbox"/> AS/NZS 1668 <input type="checkbox"/> NZS 4512 <input type="checkbox"/> NZS 4515 <input type="checkbox"/> Other _____ <i>[Specify]</i>	<input type="checkbox"/> Council <input type="checkbox"/> Engineer <input type="checkbox"/> Other _____ <i>[Specify]</i>
<input type="checkbox"/> F8 Signs	<input type="checkbox"/> F8/AS1 <input type="checkbox"/> Other _____ <i>[Specify]</i>	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ <i>[Specify]</i>
<input type="checkbox"/> G1 Personal hygiene	<input type="checkbox"/> G1/AS1 <input type="checkbox"/> Other _____ <i>[Specify]</i>	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ <i>[Specify]</i>

<input type="checkbox"/> G2 Laundering	<input type="checkbox"/> G2/AS1	<input type="checkbox"/> Other _____ [Specify]	<input type="checkbox"/> Council	<input type="checkbox"/> Other _____ [Specify]
<input type="checkbox"/> G3 Food preparation and prevention of contamination	<input type="checkbox"/> G3/AS1	<input type="checkbox"/> Other _____ [Specify]	<input type="checkbox"/> Council	<input type="checkbox"/> Other _____ [Specify]
<input type="checkbox"/> G4 Ventilation	<input type="checkbox"/> G4/AS1	<input type="checkbox"/> AS/NZS 1668.2 <input type="checkbox"/> Other _____ [Specify]	<input 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 type="checkbox"/> G7 Natural light	<input type="checkbox"/> G7/AS1	<input type="checkbox"/> Other _____ [Specify]	<input 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 type="checkbox"/> G9 Electricity	<input 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 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 type="checkbox"/> H1 Energy efficiency	<input 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 type="checkbox"/> Council	<input type="checkbox"/> Other _____ [Specify]

(Strike out where not applicable)

[illegible]

Document Set ID: 547405
Revision: 1, Version Date: 22/01/2010

MATERIALS USED (identify materials used. Required for Department of Building and Housing records)

What materials will be used for the:

Floor

1 ☐ Timber 2 ☐ Concrete 3 ☐ Wood Products

4 ☐ Other Specify: _____

Framing

1 ☐ Timber 2 ☐ Concrete 3 ☐ Steel 4 ☐ Aluminium

5 ☐ Other Specify: _____

Roof

1 ☐ Steel sheeting 2 ☐ Steel tiles 3 ☐ Concrete tiles 4 ☐ Shingles

5 ☐ Aluminium 6 ☐ Other Specify: _____

Internal

1 ☐ Plaster board 2 ☐ Fibrous Plaster 3 ☐ Wood Products

4 ☐ Other Specify: _____

External Cladding

1 ☐ Brick 2 ☐ Concrete 3 ☐ Concrete block 4 ☐ Cement board

5 ☐ Plaster 6 ☐ Timber 7 ☐ Steel 8 ☐ Aluminium

9 ☐ XPS 10 ☐ Other Specify: _____

Energy

Energy source _____

Cooking: _____

Insulation _____

Connection to or disconnection from:

☐ Council water supply (Please attach "Application for Water Connection" form.) ☐ Council sewerage

COMPLIANCE

The specified systems for the building are as follows: *[specified systems are defined in regulations]*

The following specified systems are being altered, added to, or removed in the course of the building work: *[specify]*

There are no specified systems in the building. ☐

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:

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

This image shows a single page of white paper with horizontal black ruling lines. The lines are evenly spaced and run across the width of the page, leaving small margins at the top and bottom. There are no vertical margin lines or other markings on the page.

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

[Signature] Date: 20-9-05

COUNCIL USE ONLY

CONSENT CONDITIONS / COMMENTS	

This image shows a single page of white paper with horizontal black lines, resembling notebook paper. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

BCO	P&D	CONSULTANT	PLANNER	EHO	NZFS

Site Inspection Calculation Sheet

Building Consent No <u>61045</u>	Client
Property File No <u>72728</u>	Address

PROCESSING	NUMBER REQUIRED ¼ hr (\$40.00)	TIME REQUIRE D (Quantity)	TOTALS in Dollars
Processing Hrs ADMIN			
Processing Hrs INSPECTOR			
SUB TOTAL			
Minus Fees Paid			
SUB TOTAL			
Further information			
TOTAL TO BE CARRIED TO BOTTOM OF SHEET			
INSPECTIONS	GUIDE ONLY - DEPENDENT ON COMPLEXITY & SIZE OF PROJECT.	No of Inspections	No of ¼ HR Increments
a. Siting, Footings, Foundations	3	0.75	
a. Retaining Walls	2/3	0.5-0.75	
b. Subfloor Bracing & Fixing	2	0.5	
c. Pre-floor P&D	2	0.5	
d. Concrete Floor Building	2	0.5	
e. Pre-Wrap	3	0.75	
g. Wrap Only	2	0.5	
g. Wrap/Cavity Battens	3	0.75	
h. ½ High Brick	2	0.5	
i. Bond Beams (One Block)	2	0.5	
i. Bond Beams (Full Basement)	3	0.75	
j. Precast Concrete Work	2	0.5	
k. Stucco - Pre Plaster on site	3	0.75	
l. Exterior Cladding	3	0.75	
m. Preline Building	3	0.75	
n. Preline P&D	2	0.5	
o. Wet Areas/Tanking/Basements	2	0.5	
p. Postline (Addition)	2	0.5	
p. Postline (New Dwelling)	3	0.75	
q. Sanitary & Stormwater Drainage (Alteration - New Conn)	2	0.5	
q. Sanitary & Stormwater Drainage (New Dwelling)	3	0.75	
u. Solid Fuel Burners	2	0.5	
r. Enclosed Decks	2	0.5	
s. Disconnection drainage	2	0.5	
t. Swimming Pools (Pool fencing)	3	0.75	
v. Final Inspection	4/5	1.0-1.25	1
Other			
TOTAL INSPECTIONS			
Minus Inspections Allowed			
SUB TOTAL			
Add invoice from top if any			
SUB TOTAL			
Minus allocated loss			
TOTAL			<i>no charge</i>

COUNCIL USE ONLY

ESTIMATED TOTAL VALUE OF WORK

\$ 1000 - ~~1000 -~~ _____ gst inclusive

Project floor area 119. m²

FEE PAYABLE

Consent deposit	
Project Information Memorandum	-\$ <u>35.00</u> ✓
Building Administration	\$ <u>80.00</u> ✓
Technical Processing	\$ <u>40.00</u> ✓
Industry Levy (DBH)	\$ _____
Industry Levy (BRANZ)	\$ _____
Developmental Contribution	
<u>Inspection deposit</u>	\$ <u>20.00</u> ✓
_____	\$ _____
_____	\$ _____
_____	\$ _____
Certificate of Title	\$ <u>15.00</u> ✓
Producer Statements	\$ _____
Compliance Schedules	\$ _____
Rural Number	\$ _____
Vehicle Crossing	\$ <u>—</u>
Street Damage	\$ <u>—</u>
Water Connection	\$ _____
Sewer Connection	\$ _____
Other(s) <u>CCC</u>	\$ <u>36.50</u> ✓
Total consent deposit	\$ <u>226.50</u> ✓
Consent fee balance	
Inspections	\$ _____
Other(s)	\$ _____
Total balance payable	\$ _____

Lodgement deposit	\$ <u>226.50</u>
Date paid	<u>20/9/07.</u>
Receipt No.	<u>2008 53534</u>
Consent fee balance	\$ _____
Date paid	_____
Receipt No.	_____

Granted by Alta Hoffman

Signature [Signature]

Date 19-10-07

Issued by [Signature]

Signature [Signature]

Date 19/10/07.

Please complete

Forward any refunds or further invoices to:



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



Search Copy

R.W. Muir

Registrar-General
of Land

Identifier SA43D/538
Land Registration District South Auckland
Date Issued 10 August 1989

1989-61045

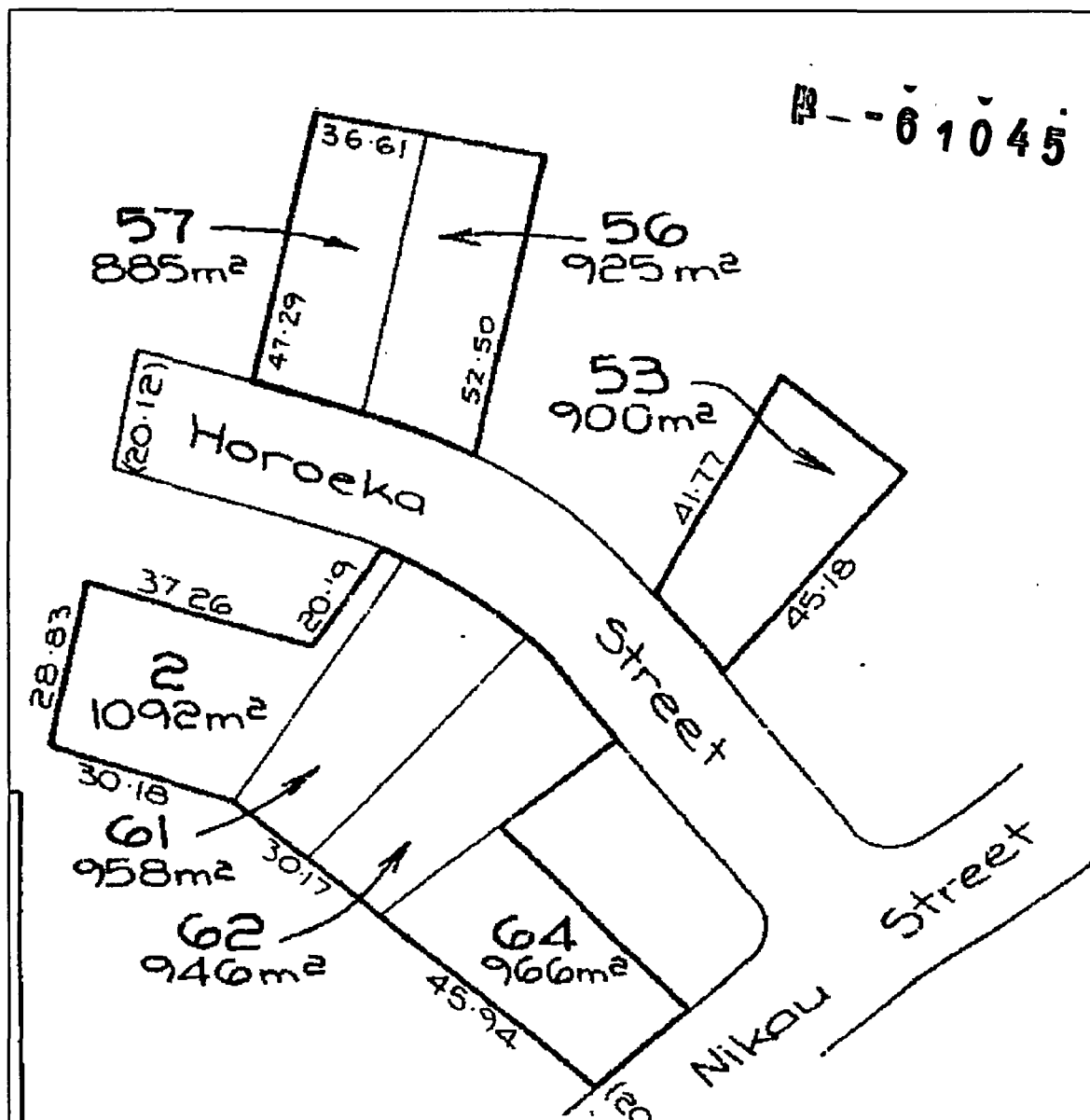
Prior References
SA25C/878

Estate	Fee Simple
Area	966 square metres more or less
Legal Description	Lot 64 Deposited Plan South Auckland 3893

Proprietors
MACPATT HOLDINGS LIMITED

Interests
Subject to Section 15 Rotorua Town Lands Act 1920

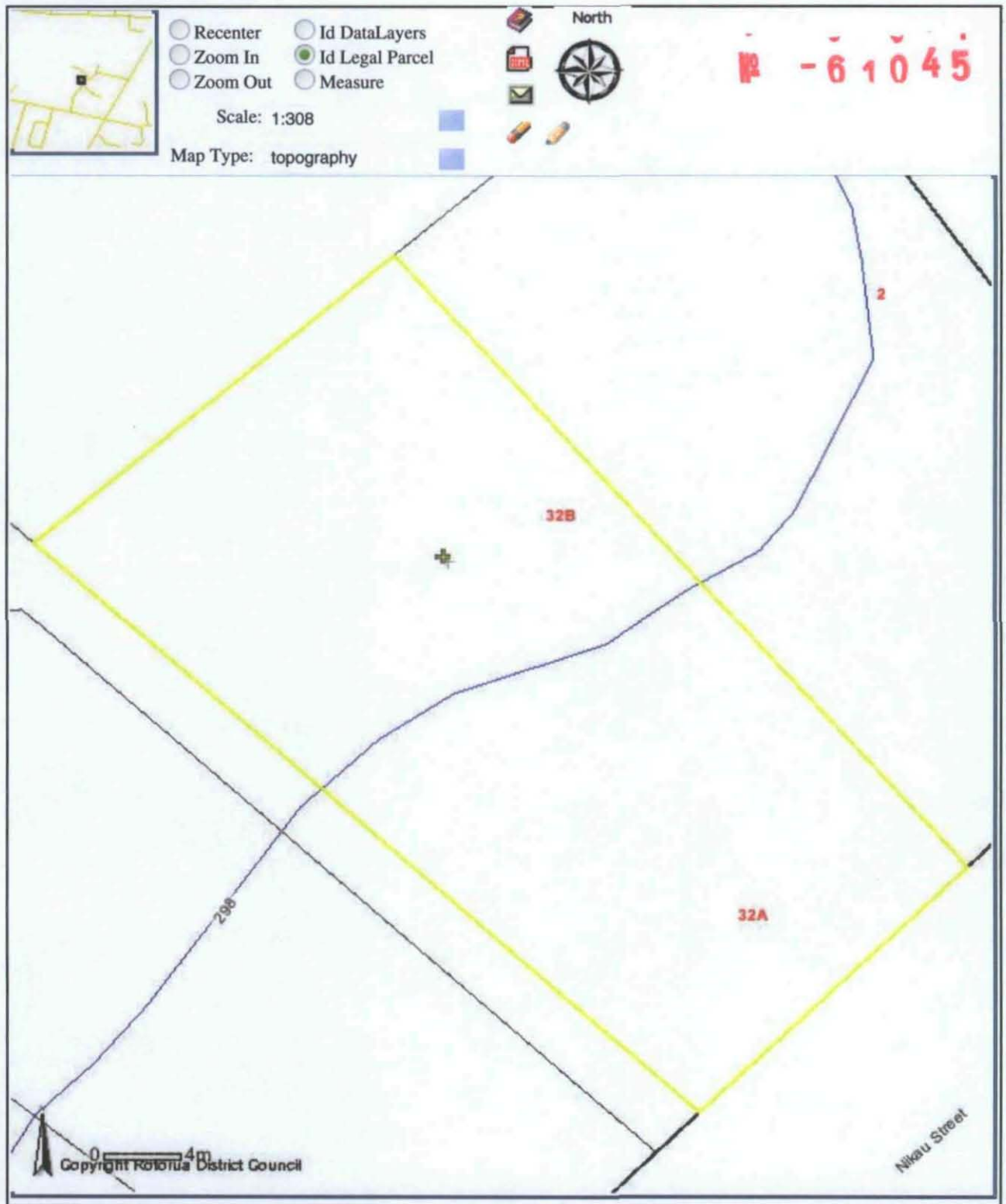
**RESOURCE
CONSENT
REQUIRED**



**RESOURCE
CONSENT
REQUIRED**



RESOURCE
CONSENT
REQUIRED



RESOURCE
CONSENT
REQUIRED



Drawing No. 07554-Sch-1.0 20 June 2007

Scheme Plan of Lots 1 and 2

32 Nikau Street
ROTORUA
Zone Residential B

Prepared for
PatMac Holdings

Heights are on Council Datum
SSMH SH 6928
LL 296.14
IL 294.49

0 2 4 6 8 10
metres

Scale 1:200 on A2

MEMORANDUM OF EASEMENTS

Purpose	Serv. Ten.	Shown	Dom. Ten.
Right to convey Water, Electricity, Gas, Telecommunications & Computer Media, and right to drain sewage	Lot 1	C	Lot 2
Right to drain Sewage	Lot 1	B	Lot 2

MEMORANDUM OF EASEMENTS IN GROSS

Purpose	Serv. Ten.	Shown	Grantee
Right to drain Sewage	Lot 1	A	Rotorua District Council

Total Area 967 m²

Comprised in CT SA43D/538

I, Symon Pieter Stamm, being a person entitled to practice as a licensed cadastral surveyor, certify that:
a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002;
b) This dataset is accurate, and has been created in accordance with that Act and those Rules.

Signature Date

Field Book p Traverse Book p

Reference Plans

Examined Correct

Approved as to Survey by Land Information New Zealand on

Deposited by Land Information New Zealand on

File Received Instructions

Lot 62 DPS 3893

Lot 65 DPS 3893

Lot 63 DPS 3893

Lot 66 DPS 3893

Lot 2
600 sq m
Site area 533 sq m

Lot 1
367 sq m

Existing sewer lateral to be cut and plugged and reused for Lot 1

Redirect existing overhead power and telecom underground along Easement C to Lot 2

Construct new sewer lateral for Lot 2 from new manhole along Easements B & C

Construct new water toby and connection to Lot 2 along Easement C

Construct new SW connection for Lot 1

Remove existing garage

Construct new SS manhole with chamber to SS16 and if less than 1.0m deep otherwise to SS8 and within Easement A on the existing line.

Extend existing apron to vehicle crossing to RD 13 standard

Garage to be removed

conc. path to be removed

Existing water lateral to be cut and plugged and reused for Lot 1

Tree

Tree

Fire Hydrant

Powerpole

SSMH SH 6928
LL 296.14
IL 294.49

SSMH SH 6928
LL 296.14
IL 294.49

SSMH SH 6928
LL 296.14
IL 294.49

SSMH SH 6928
LL 296.14
IL 294.49

Note: The purpose of this plan is to indicate a proposal for obtaining Resource Consent. Areas, dimensions and positions are approximate only and subject to the deposit of a Land Transfer Plan. Positions of existing services are taken from various records as well as field findings. Stamm Surveys hereby notifies that no liability is accepted for damage or consequences caused by other parties assuming that areas, dimensions or positions shown on this plan are accurate.

RESOURCE
CONSENT
REQUIRED

61045

TERRITORIAL AUTHORITY ROTORUA DISTRICT COUNCIL

Surveyed by STAMM SURVEYS LTD (Symon Stamm, File 07 554)

Scale 1:200 DATE May 2007

LAND DISTRICT:
SOUTH AUCKLAND

LOTS 1 AND 2 BEING SUBDIVISION OF LOT 64 DPS 3893

COPYRIGHT © STAMM SURVEYS LTD
Symon Stamm, MNZIS
Registered Surveyor

PO Box 707 (Office: 10 Railway Road)
ROTORUA, Ph Mobile 0274 777 878
Ph (07) 348 3279 Facsimile (07) 348 3234
e-mail: stamm@nzsurveys.co.nz

File Received Instructions



Drawing No. 07554-Sch-1.0 20 June 2007

Scheme Plan of Lots 1 and 2

32 Nikau Street
ROTORUA
Zone Residential B

Prepared for
PatMac Holdings

Heights are on Council Datum
SSMH SH 6928
LL 296.14
IL 294.49

0 2 4 6 8 10
metres

Scale 1:200 on A2

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Total Area 967 m²

Comprised in CT SA43D/538

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Signature _____ Date _____

Field Book _____ p. Traverse Book _____ p.

Reference Plans _____

Examined _____ Correct _____

Approved as to Survey by Land Information New Zealand on _____

Deposited by Land Information New Zealand on _____

File Received Instructions _____

Lot 62 DPS 3893

Lot 65 DPS 3893

Lot 63 DPS 3893

Lot 66 DPS 3893

Lot 2
600 sq m

Site area 533 sq m
Weatherboard House
with iron roof

6+4 DPS 3893

RESOURCE
CONSENT
REQUIRED

Note: The purpose of this plan is to indicate a proposal for obtaining Resource Consent. Areas, dimensions and positions are approximate only and subject to the deposit of a Land Transfer Plan. Positions of existing services are taken from various records as well as field fixing. Stamm Surveys hereby notifies that no liability is accepted for damage or consequences caused by other parties assuming that areas, dimensions or positions shown on this plan are accurate.

61045

LAND DISTRICT :
SOUTH AUCKLAND

LOTS 1 AND 2 BEING SUBDIVISION OF LOT 64 DPS 3893

TERRITORIAL AUTHORITY ROTORUA DISTRICT COUNCIL

Surveyed by STAMM SURVEYS LTD (Symon Stamm, File 07 554)

Scale 1:200 DATE May 2007

COPYRIGHT © STAMM SURVEYS LTD
Symon Stamm, MNZIS
Registered Surveyor

PO Box 707 (Office: 10 Railway Road)
ROTORUA Ph Mobile 0274 777 878
Ph (07) 348 3279 Facsimile (07) 348 3234
e-mail: stamm@nzsurveys.co.nz

	<h1>Building Consent File – End Cover</h1>	Ref: TP 03 – TF 03
		Ver: 01
		Issued: 30 May 2007
		Doc No: IT-639930
		1 of 1

END OF BUILDING CONSENT FILE

TP 03 – TF 03

BC No. _____