

The below information is only correct as at: 18/12/2024 3:16:52 PM

Application Key Information - Building Consent

A. Application details

Application number:	BC23-010204
Type of application:	Building Consent
Responsible officer:	Neil Mullen
Description:	Timber pole retaining wall to replace failing block wall
Activity list	Building Consent Estimated Value of Building Work Simple Building Work Statistics of Building Consent
Site address:	170 Kawaha Point Road Kawaha Point Rotorua 3010
Decision	Application Granted

B. Checklists

Referrals - Circulation Checklist

Status: Draft:

Item	Notes/Comments	Status
Building Consent Referrals		
Engineering		Yes
Ext. Engineering		No
Pollution Control		No
Planning		Yes
Geothermal		No
Licensing		No
Sport and Rec		No
Building		No
FENZ		No
Heritage NZ Pouhere Taonga		No

BC Processing - CP 08 Outdoor Structures

Status: Draft:

Item	Notes/Comments	Status
Building Act		
Owners approval for BC - ensure that any private or confidential information is blanked out or removed	letter of authority provided, no confidential information identified,	Pass
PIM issued? (subject to conditions)	BC only - No PIM applied for.	N/A

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Sec 26-28 Warnings and bans	Timber retaining wall only, no W&B products used.	N/A
Sec 36 - Has a Development Contribution Notice been attached to the PIM?	DC not applicable to retaining wall BC	N/A
Section 37 notice issued?	Planning notes that PBA required. Sec 37 notice to be issued on granting of BC if PBA has not been granted by this time.	Pass
Sec 39 - Are there any issues associated with Historic Places Trust?	no HPT issues associated	N/A
Sec 67 - Is the building consent subject to a waiver or modification?	No waiver applied for - Form 2 checked.	N/A
Sec 72 - Natural hazards – (Erosion, Falling Debris, Inundation, Subsidence, Slippage)	No natural hazards identified that concern the replacement of a retaining wall	N/A
Sec 75 - Is the building constructed on 2 or more allotments?	Retaining wall is constructed 300mm within boundary of 170 kawaha point road	N/A
Sec 84 –LBP’s or Owner Builder/Designer listed for Restricted building Work	No owner builder/designer RBW included on application	N/A
Sec 112 – Alteration to existing building	Sec 112 does not apply, replacement of retaining wall on boundary only.	N/A
Sec 112 (2) Where work wouldn’t proceed if compliance with the code was required	Sec 112(2) does not apply	N/A
Sec 113 - Specified intended life? Condition BC, create information notice	New retaining wall only - 50 years applies.	Pass
Sec 115 – Does this application involve a change of use?	No change of use proposed	N/A
Sec 363 COPU required as part of the building consent?	no CPU required - Residential only.	N/A
Sec 362V - Is the building a household unit being constructed by or on behalf of a property developer for the purpose of sale?	Sec 362V does not apply - no on seller involved	N/A
Check council records	Council records checked, no issues identified concerning the replacement of boundary retaining wall.	N/A
Site plan mirrors that of C.T. and location of existing building similar to G.V?	Plans checked & confirm all match	Pass

Specification		
Job specific specification	Specs provided all relevant to scope of works.	Pass
B1 - Structure – Site Requirements		
Wind zone assessment	High wind zone - not applicable to retaining wall replacement	Pass
EQ zone assessment	EQ zone 2	Pass
Geotechnical assessment	Geotech assessment provided, plans designed to Geotech recommendations	Pass
Critical platform/floor height (condition consent)	No CFL required	N/A
Potential for proposed site work to damage other property	Retaining replacement unlikely to damage other property outside the scope of works as retaining wall is on boundary supporting a driveway	N/A
Contours/heights/cut/fill details	For retaining wall design only. retaining wall to be filled with free draining fill.	Pass
Distance to other buildings on site & boundaries	retaining wall on boundary with neighboring driveway	Pass
Construction monitoring for ground modification	no ground modification included on plans	N/A
B1 - Structure – Concrete Foundations and Floors		
Scope assessment e.g. within scope or NZS:3604	No concrete foundation included on plans	N/A
Concrete foundation design (Type of foundations, correct size, Correct steel - size, grade, centers, SED	No concrete foundation included on plans	N/A
Concrete floor/s design (Standard xxx, codemark, SED, hardfill, reinforcing)	No concrete floors included on plans	N/A
DPM to concrete floors	No concrete foundation included on plans - DPM not required	N/A
Load thickenings	Not applicable to scope of works	N/A
Control/free joints	No concrete floors included on plans	N/A
Foundation/block walls (Standard xxx, SED, reinforcing, control joints)	None included on plans	N/A
Concrete strength	20MPa as per Geotech report for footings of timber retaining poles	Pass
Footing design for uplift resistance	no uplift resistance required within scope of works.	N/A
B1 - Structure – Timber Foundations and Floors/Decks		
Floor load (KPA)	does not apply to retaining wall	N/A

Timber piles/poles (Size, Connections, Subfloor bracing)	250 SED H5 poles @ 1.2 spacings proposed.	Pass
Bearers (Grade, span and LD, centers)	none included on plans	N/A
Stringers (Grade, span and LD, centers, fixings)	no stringers included on plans	N/A
Floor Joists Layout (Grade, span, centers, cantilevered)	No floor joists included on plans	N/A
Support for: Load points/walls, under braced walls, Non load bearing walls	no load bearing walls included on plans	N/A
Floor Joist Support (Lateral support, withstand barrier loads)	no floor joists included on plans	N/A
Flooring/decking/CLT etc (Type, support - including for ply substrates, SED, Height above floor)	no timber foundations included on plans	N/A
Penetrations to Joists (SED, other)	no timber foundations included on plans	N/A
Sub floor bracing	no timber foundations included on plans	N/A
Sub floor fixings (Pile to bearer, bearer to joist)	no timber foundations included on plans	N/A
Barrier design - connection to floor/deck (SED, other)	no barrier connected to flooring included on plans	N/A
B1 - Structure – Walls		
Concrete columns and beams (Type, construction details)	no concrete columns included on plans	N/A
SED Structural frames - steel and or timber (Type, construction details)	No frames included on plans	N/A
Timber posts or poles (Type, construction details)	SED PS1 SED 250 H5 poles @ 1.2m crs as per engineers design	Pass
Wall panels - concrete tilt and or CLT (Type, construction details)	No wall panels included on plans	N/A
Masonry walls (SED or Std, construction joints, within scope of std)	no masonry walls included on plans	N/A
Concrete strength	20mpa in footings only, complies with NZS 3604 Sec 4.5	Pass
Girt construction - timber or steel (SED compliance path, grade, centers)	no girts included on plans	N/A
Wall framing – load bearing (Grade, span, centers, nogs - suit cladding)	no load bearing walls included on plans	N/A

Wall framing – non load bearing (Grade, span, centers, nogs - suit cladding)	SED PS1 200x50 H4 treated timber rails, as per engineers design, joints to be staggered. Retaining wall design to NZS 4219 appendix provisions	Pass
Bottom plate connections (including brace panels)	not required for retaining wall BC	N/A
Lintels and beams (Spans, supporting documents)	no lintels or beams included on plans	N/A
Uplift fixings (Top plate to studs, lintels, beams)	no uplift fixings included on plans	N/A
Bracing calculations (Wind demand, EQ demand, Dimensions/wings etc)	no bracing included on plans	N/A
Bracing Lines	no bracing included on plans	N/A
Brace fixing Information	no bracing required for retaining wall	N/A
Barrier design (Connection to floor, cantilevered)	Connection to SED poles as per engineer design	Pass
B1 - Structure – Post Fire Stability		
Fire wall adjacent to other property maintain stability post fire (#kn face load)	not required for retaining wall	N/A
B1 - Structure – Roof		
Truss roof (Buildable truss layout, design statement)	No roof construction included on plans	N/A
Rafters (Size, spacing, spans & grade)		N/A
SED frames/rafters		N/A
Beam, spans & sizes (hip, valley, ridge)		N/A
Eaves and gable verges		N/A
Ceiling joist & runner spacing, size, span, grade		N/A
Verandah beams		N/A
Purlin spacing's, span, size, grade		N/A
Roof framing fixings (truss, purlin beams, rafters etc.)		N/A
Ceiling batten spacing, span, size		N/A
Bracing (space, plane or ceiling plane/diaphragm)		N/A
Specific Engineer Design – Roof structure and or bracing		N/A

B1 - Structure – Supporting Documents		
Specific Engineer Design	PS1 provided by Ashley Bowtell, CPEng Geotechnical Engineer #1018456 Current CM2 nominated inspection schedule included, PS1 author accepted.	Pass
B2 - Durability		
Timber treatment (all)	Durability statement provided, timbe to comply with B2/AS1 table 1A	Pass
Concrete and masonry	to comply with NZS 3101 Part 1 Sec 3	Pass
Steel fixings and fastenings	To comply with corrosion zone B & timber treatment requirements - NZS 3602 Sec 4.4	Pass
Engineered elements	none included on plans	N/A
Cladding (walls, roof, deck)	none included on plans	N/A
Wood panel elements (ply flooring/substrate etc.)	none included on plans	N/A
Material compatibility	no material compatibility issues identified	N/A
Microclimatic considerations	none included on plans	N/A
Specific Engineer Design	none included on plans	N/A
C1-6 - Protection - Prevention		
Fixed appliances – outdoor fires	no fixed appliances included on plans	N/A
C1-6 Protection from Fire - MOE		
Attached to building? Consider this section if yes	Protection from fire not required for boundary retaining wall	N/A
Compliance path assessed (C/AS2, C/VM 2 etc.)		N/A
Escape path lengths		N/A
Number of exits		N/A
C1-6 Protection from Fire - External		
Property rating	Protection from fire not required for boundary retaining wall	N/A
Fire rating to avoid spread of fire to other property vertically or horizontally across a relevant boundary		N/A
Combustible claddings (non-combustible when within 1m of boundary)		N/A

Eaves encroachment (Roof/eaves extends to within 650mm of a boundary, the eaves and supporting wall needs to be fire rated 30/30/30.)		N/A
An open 2 sided building <40m square requires Life rating of 30 minutes if closer than 300mm to boundary using C/AS 2 as a means of compliance		N/A
An open sided building >40m square requires the primary elements to be fire rated to 30min where closer than 1m to boundary and can only be approved using C/AS 2 as a means of compliance (Life rating of 30min)		N/A
D1 – Access Routes		
Vehicle access	access route not applicable to boundary retaining wall only	N/A
Access route		N/A
Approach and enter through main entrance of building or other accessible rooms/spaces		N/A
Slip resistance (Wet & dry, relevant to activity)		N/A
Stairs		N/A
Landings to ramps and stairs		N/A
Barriers and handrails		N/A
Width of access routes (Appropriate for use group)		N/A
D2 – Mechanical Installation for Access		
D2 – Mechanical Installation for Access	Not applicable to outdoor structures	N/A
E1 – Surface Water		
Run off and sediment control during construction	only as required, minimal earthworks proposed for retaining wall installation. removal of old wall & material will happen before new wall & back fill installation.	Pass
Stormwater drainage (Correct lateral, pipe size, gradient, junctions, cover)	no new SW drainage included.	N/A
Soakholes	no soak holes included on plans	N/A

Soak holes, soakage fields & drainage trenches clear of structures and or slopes on site	retaining drainage noted to connect to existing SW line. SW appears to drain to lake, no concerns about additional soakage requirements	Pass
External gutter size (capacity per down pipe/m2 roof)	no gutters included on retaining wall design	N/A
Overflow outlet or 10mm offset	not applicable to scope of works	N/A
Down pipe size	no DP included on plans	N/A
Sump details (E1 surface water control for hardstand areas)?	no sumps included on plans	N/A
Drainage behind retaining walls (outfall)	drainage details included for retaining wall, slotted drainage pipe with filter sock connecting to existing SW drain. Lined with filter fabric & granular backfill to be installed complies with provisions of NZS 4229 appendix A.	Pass
Stormwater concentrated by buildings or site works disposed of so as to not to cause nuisance to other property as a result of a 10% AEP event.	existing SW disposal,	Pass
Specific Design - Surface water	no E1 SED proposed.	N/A
E2 – External Moisture		
Connection through existing cladding	boundary retaining only, not connected to dwelling. E2 does not apply	N/A
DPM under slab	boundary retaining only, not connected to dwelling. E2 does not apply	N/A
Moisture barrier to retaining wall	boundary retaining only, not connected to dwelling. E2 does not apply	N/A
Key roof to wall junctions (barges terminating at wall junction etc.)	boundary retaining only, not connected to dwelling. E2 does not apply	N/A
Penetrations to wall cladding (louvres, pipes, braces, brackets etc.)	boundary retaining only, not connected to dwelling. E2 does not apply	N/A
E2 – External Moisture – Membrane Roof/Deck/Gutter		
Timber support spacing (2 kpa for decks)	No membrane roof, deck or gutter included on plans	N/A
Substrate type, thickness & treatment		N/A
Gradient of substrate - fit for purpose (Deck or gutter)		N/A
Fixings of substrate		N/A
Ventilation to structural cavity/plenum		N/A

Membrane / tanking type and traffic protection		N/A
Maximum area of membrane (Max 40m ²)		N/A
Threshold/ upstand details		N/A
Stormwater drainage & overflow relief		N/A
E2 – External Moisture – Roof Cladding		
Roof type, profile and pitch	no roof included on plans	N/A
Thermal expansion provision (over length)		N/A
Roofing underlay (spreaders over concrete tiled roof, requirement for anti-ponding bds <17°)		N/A
Flashings details for hips, ridges, valleys, aprons, barges		N/A
Stop end details		N/A
Roof penetrations		N/A
Internal metal gutter (Capacity, outlet/overflow, fall, support)		N/A
E3 – Internal Moisture		
E3 – Internal Moisture	Not applicable to outdoor structures	N/A
F1 – Hazardous Agents on Site		
Contaminated land (check property file/planning comments – HAIL sites, asbestos may be present where old buildings demolished on site)	no contaminated land issues found associated with this site	N/A
F2 – Hazardous Building Materials		
Glazing to NZS:4223	No hazardous material issues identified on plans, no glazing or potential asbestos.	N/A
Glazing to NZS:4223 (Barriers - top or interlinked rails)		N/A
Specific Engineer Design - Glazing		N/A
Asbestos - alterations (Identification process, mitigation process, clearance certificate required?)	no asbestos issues identified within scope of works	N/A
F3 – Hazardous Substances and Processes		

F3 – Hazardous Substances and Processes	Not applicable to outdoor structures	N/A
F4 – Safety from Falling		
Fall barrier protection	fall barrier protection provided at top of retaining wall,	Pass
Barrier not required where incompatible with intend use of an area, some construction sites or where remote locations the route served presents similar hazards	barrier is required	N/A
Construction methodology including height	SED construction methodology - design complies with provisions of E2/AS1 fig 2(a), max height of 1.8m referenced on plans. posts fixed @ 1.2m crs to SED poles with M12 bolts	Pass
Specific engineering design - Safety from falling	SED PS1 provided, construction methodology within perimeters of E2 performance criteria.	Pass
F5 – Construction and Demolition Hazards		
Restricted access/ barriers/ hoardings and fences (consideration given to type, location, other activities in close proximity)	restricted access as required, boundary retaining wall only,	Pass
F6 – Visibility in Escape Routes		
F6 – Visibility in Escape Routes	Not applicable to outdoor structures	N/A
F7 – Warning Systems		
Required where attached to dwelling	F7 is not applicable to scope of works.	N/A
Location of any type 1 alarm	not required for boundary retaining wall application only.	N/A
F8 – Signs		
F8 – Signs	Not applicable to outdoor structures	N/A
F9 – Restricting Access to Residential Pools		
Use separate checklist	No pool included on plans	N/A
G1 – Personal Hygiene		
G1 – Personal Hygiene	Not applicable to outdoor structures	N/A
G2 – Laundering		
G2 – Laundering	Not applicable to outdoor structures	N/A
G3 – Food Preparation & Prevention of Contamination		
G3 – Food Preparation & Prevention of Contamination	Not applicable to outdoor structures	N/A

G4 – Ventilation		
G4 – Ventilation	Not applicable to outdoor structures	N/A
G5 – Interior Environment		
G5 – Interior Environment	Not applicable to outdoor structures	N/A
G6 – Airborne & Impact Sound		
G6 – Airborne & Impact Sound	Not applicable to outdoor structures	N/A
G7 – Natural Light		
F7 – Warning Systems	Not applicable to outdoor structures	N/A
G8 – Artificial Light		
G8 – Artificial Light	Not applicable to outdoor structures	N/A
G9 – Electricity		
Compliance path	No G9 requirements for retaining wall construction	N/A
G9 – Electricity alternative solution		N/A
G10 – Piped Services		
G10 – Piped Services	Not applicable to outdoor structures	N/A
G11 – Gas as an Energy Source		
Compliance path – outdoor fire	No gas installation included on plans	N/A
G12 – Water Supplies		
G12 – Water Supplies	Not applicable to outdoor structures	N/A
G13 – Foul Water		
G13 – Foul Water	Not applicable to outdoor structures	N/A
G14 – Industrial Liquid Waste		
G14 – Industrial Liquid Waste	no liquid waste included on plans	N/A
G15 – Solid Waste		
G15 – Solid Waste	Not applicable to outdoor structures	N/A
H1 – Energy Efficiency		
H1 – Energy Efficiency	Not applicable to outdoor structures	N/A
Other considerations		
Other considerations	No other considerations apply	N/A

C. List of Referrals:

Referral Description	Referral date	Referral Response	Commentary
Building - Engineering (Internal)	01/08/2023	Reviewed. No Feedback required.	No LD Engineer comments
Building - Planning (Internal)	01/08/2023	Does not comply with requirements	At this stage just needs Permitted Boundary Activity Application

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			<p>provided wall is outside of 5m frontage to Grand Vue Road as Retaining Wall and Barrier Fence will be over the 2m allowance in height.</p> <p>Have spoken to Liam and confirmed as he was aware of a PBA but needed to know which affected parties were required.</p>
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D. Application key information:

Question	Answer
Number of start dwellings	
Select what type of Simple Building Work you will undertake	Retaining wall
Description of Building Work (Provide sufficient information below to enable scope to be fully understood)	Timber pole retaining wall to replace failing block wall
Select the activity type for your project	Simple Building Work
Are you an agent filling in this application on behalf of someone else?	No
Are you acting on behalf of?	NA
National Multiple Use Approval or Modular Component Manufacturer?	No
If Yes, provide NMU number or MCM Registration Number	
Estimated Original Value Of Building Work (If this is a Building Consent Amendment do NOT amend this figure.	15000.000000
Building type for the intended use of the building	Non-building Construction
Nature of the Building Work	New Construction
Unit count - the number of new dwellings consented	
Floor Area - the Gross New Floor Area Created Created under this consent	
Current, lawfully established, use	Ancillary
Building category	Residential 1
Will the building work include any restricted building work?	No
Restricted Building Work Design or Build by owner?	Not applicable
Will the building work result in a change of use of the building?	No
Building Name	Retaining wall
Intended life of the building if 50 years or less (years)	
Location of building within site/block number	
Level/Unit number	
Geographic Area	
s72 (s73) Building on land subject to natural hazards	No

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Estimated number of hours for assessment	4.000000
s75 (s77) Construction on 2 or more allotments	No
s37 (Resource consent) Notice	Yes
s36 (Development contribution) Notice	No
Financial Contribution Required?	
Financial Contribution Amount (\$)	
Original Building work to commence by	30/08/2024
Building work to commence by	15/01/2025
Lapsed date	
Historic Building Clock Off Days (Total)	
Determined (Granted) Date	
Effective (Issued) Date	
Development type	
Number of removed dwellings	
One bedroom dwellings added	
Two bedroom dwellings added	
Three bedroom dwellings added	
Four bedroom dwellings added	
Five + bedrooms dwellings added	
Dwellings added (with # bedrooms unknown or to be confirmed)	
Is this for public housing?	
Responsible Processor	
Original CCC application due date	17/08/2025
CCC application due date	30/06/2025
CCC Issued	
Historic CCC Clock Off Days (Total)	
Lodged Clock Off	

E. Conditions:

Siting, Footings, Foundations

Siting, Footings, Foundations

The property boundary must be identified prior to the siting inspection being undertaken, if no boundary markers/pegs are available then refer to the siting requirement within the “special endorsement section” of this document (Fences and other buildings are not a satisfactory marker and reliance on the location of these structures is not guaranteed). If the building is not located as per the approved documents then a variation must be approved by Council prior to arranging this inspection.

The foundation and footings must be clear of debris and all reinforcing in place and supported, where DPM is placed this needs to have all joints taped and any penetrations sealed to the product.

Notes:

FinalFinal

Ensure that all building work has been completed in accordance with the Building Consent and all certificates from appropriate parties have been obtained.

Notes:

Geotechnical ReportGeotechnical Report

The applicant shall comply with the recommendations of the Geotechnical Report and the owner shall retain the same Consultants, or other approved Geotechnical Engineer or engineering geologist to carry out the necessary inspections.

A producer statement or certificate and supporting documentation that includes but is not limited to date, scope, outcome of inspection and other relevant information is to be submitted to Council on completion of this work.

Notes:

EngineeringEngineering

The design engineer or their representative shall be retained by the owner to monitor

INSPECTION SCHEDULE

The following hold points shall be observed prior to or during construction. No further work shall proceed until the Engineer is satisfied that each hold point has been fulfilled.

- Set-out detail
- Certification of timber pole and timber lagging
- Pole hole depths and pole installation
- Subsoil drain pipe location, lagging, filter cloth

and confirm that the building work monitored complies with the building consent/code. Where another integral element such as a damp proof membrane under a concrete floor that is being inspected, then this element must also be inspected and certified. A producer statement and supporting documentation that includes but is not limited to date, scope, outcome of inspection and other relevant information is to be submitted to Council immediately on completion of this work. Where it is proposed to issue a producer statement after multiple inspections it will be necessary to provide interim certification with supporting information to allow the project to continue. Failure to provide this information in a timely manner may adversely affect Council's ability to undertake further inspections.

Notes:

Section 52 Building Act 2004 (Lapse of Building Consent)

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.

Notes:

As Built Drainage Plan

As Built Drainage Plan

As built drainage plan to be supplied by contractor on completion of work

Notes:

Siting

Siting

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;

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

Notes:

Plumbing and Drainage

Plumbing and Drainage

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

Notes:

Completion of Work

Completion of Work

At completion of work authorised by this consent the Building Act requires you to apply (use form 6) for a Code of Compliance Certificate as soon as practicable after the Building work is completed.

Notes:

A Compliance Schedule is not required for the building

A Compliance Schedule is not required for the building

Notes:

Copies of the following documents are attached to this building consent: (if you have added this condition then you also need to include one of either b, c, or d)

Attachments

Copies of the following documents are attached to this building consent:

Certificate – Section 37 Notice (Resource Consent required)

Notes: