

## Building Consent: BC23-010204

Date issued: 30 August 2023

### Owner

Name:	Laura A Forlong
Address:	170 KAWAHA POINT ROAD KAWAHA POINT ROTORUA 3010

### The Building

Property number:	107709
Property address:	170 Kawaha Point Road Kawaha Point Rotorua 3010
Valuation number:	06542 586 00
Legal description:	Lot 2 DPS 47200

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

Name:	Bsk Consulting Engineers Limited
Address:	PO BOX 23 ROTORUA 3040
Email address:	liam@bsk.co.nz

### Building Work

The following building work is authorised by this consent:

Project is for:	Timber pole retaining wall to replace failing block wall
Intended use	Acillary
Intended life	Indefinite but not less than 0 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.

All building work associated with this building consent must comply with the NZ Building Code.

📍 Civic Centre, 1061 Haupapa Street, Private Bag 3029,  
Rotorua 3046, New Zealand

☎ +64 7 348 4199 | ✉ [info@rotorualc.nz](mailto:info@rotorualc.nz)

🌐 [rotorualakescouncil.nz](http://rotorualakescouncil.nz)

**This Building Consent is subject to the following conditions:**

**Phone 07 349 5646 to book inspections.**

**Inspections**

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.

Final

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

**Inspections by a 3rd party person**

Engineering

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 Councils ability to undertake further inspections.

### Geotechnical 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.

### **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.

#### 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

#### 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.

#### 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.

#### As Built Drainage Plan

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

### **Compliance Schedule**

A Compliance Schedule is not required for the building

**Attachments**

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

Certificate – Section 37 Notice (Resource Consent required)

**ADDITIONAL FEES**

**During consent processing Council estimates the number, type and grouping of inspections required to complete a project.**

**Should additional inspections be required to confirm compliance with the approved Building Consent/Building Code, Council reserves the right to seek payment for these prior to the issue of Code Compliance Certificate.**

**Processing of As-built plans received may also attract a fee payable prior to the issue of Code Compliance Certificate.**

Signed for and on behalf of the Council:



Darrell Holder  
Kaihautu Whakawhanake Whare - Manager, Building Services

30 August 2023