

BC Only 630/627

BUILDING SERVICES - BUILDING CONSENT

APPLICATION NO:

31173

VALUATION NO:

06580/273.02

OWNER:

Balme Family Trust

PROPERTY NO:

P29570

PROJECT LOCATION:

32 Olonga Rd

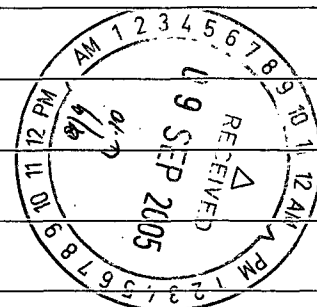
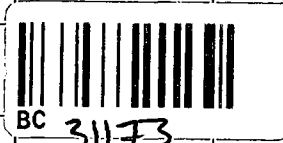
DESCRIPTION OF WORK:

Install Skive

CHECK APPLICATION - BUILDING OFFICER:

DATE RECEIVED:	14.9.05	DUE DATE:	12.10.05
DATE SUSPENDED:		DATE ISSUED:	24.9.05

PROCESSING	REVIEW	DATE	TIME TAKEN	APPROVED	DATE
Hazard					
Administration			40	CM	14.9.05
Building			25	CW	22-9-05
Resource Engineers					
Geothermal					
Hazardous Substances					
Environmental Health					
Disabled Persons					



NOTES AND CONDITIONS: (Please circle appropriate code for checkboxes)

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

201 a b c d e g f

202 a b f

203 a f

204 f

205 **a** **b** **f**

206 a b c f

207 a f

208 a f

209 a f

210 **a** **b** **c** **f**

211 **a** **b** **c** **f**

212 (a) f

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

214 a b f

215 a b c f

216 a f

217 **a** **b** **f**

218 (a b c d e g h) i j k f

219 f

220 (a) b c d f

221 a b c d e g h i j k l
 m n f

FREE TEXT:

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

**Building Consent No:31173
Section 51, Building Act 2004**

Issued:24Sep05

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

The Building

Street Address of building: 32 OTONGA ROAD, SPRINGFIELD, ROTORUA 3201

Legal Description of land where building is located:

Lot 2 DPS 79658

Building Name: INSTALL SHOWER

The Owner

Name of owner: DEANE & ELMA BALME FAMILY TRUST

Mailing Address: 32 OTONGA ROAD
SPRINGFIELD
ROTORUA 3201

Contact Person: DEANE & ELMA BALME FAMILY TRUST

Mailing Address: 32 OTONGA ROAD
SPRINGFIELD
ROTORUA 3201

Street address/registered office: 32 OTONGA ROAD
SPRINGFIELD
ROTORUA 3201

Phone number: (Bus.)
(Pvt.)

Facsimile number:

Email address:

Website:

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

Building Work

The following building work is authorised by this consent:

Project: Minor Works

Intended Use: NEW SHOWER & REPOSITIONING EXISTING TOILET & HAND BASIN

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:

1: Notice to be given by owner or agent that building work is ready for inspection shall be given to the Rotorua District Council at least 1 (one) working day in advance of covering in any of the following work:

At the completion of the work authorised by this Building Consent.

Please arrange the booking of inspections and direct enquiries regarding this consent to the Building Services Department, phone (07) 348 4199.

Plumbing under concrete floors.

Plumbing work within any wall cavity, eg timber or blockwork.

The fixing of framing members prior to any lining being fixed.

All foul water and stormwater drainage in ground before backfilling.

2: Code Compliance Certificate

The owner or agent shall as soon as practicable, advise the Rotorua District Council that all building work has been completed to the extent required by this Building Consent.

SECTION 93(2)(b)(i) BUILDING ACT 2004

The owner or agent must apply for a Code Compliance Certificate within 2 years after the date on which the Building Consent for the building work was granted.

3: Standard Conditions

This building consent is 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 approval from the Building Control Manager.

Endorsement on Plans and Specifications form part of this approval.

If the work is not commenced within six months and/or reasonable progress has not been made within twelve months a written extension of time can be granted on application to the Council.

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 Officer 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.

4: Standard Statement

THIS BUILDING CONSENT IS ISSUED SUBJECT TO ALL OTHER OUTSTANDING CONSENTS

HAVING BEEN APPROVED. WORK SHALL NOT COMMENCE AND INSPECTIONS WILL NOT BE UNDERTAKEN UNTIL THOSE OUTSTANDING CONSENTS HAVE BEEN COMPLIED WITH.


A CODE COMPLIANCE CERTIFICATE MAY NOT BE ISSUED IF ALL FLASHINGS HAVE NOT BEEN INSPECTED PRIOR TO THE COVERING UP OR CLOSING IN OF BUILDING WORK.

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

Compliance Schedule

A compliance schedule is not required for the building.



Signature

ADMINISTRATION ASSISTANT

Position

On behalf of: ROTORUA DISTRICT COUNCIL

Date: 24 Sep 2005

PMT/ APPLICATION No. 31173

DATE RECEIVED _____

DATE ISSUED _____

SITE FILE No. P29570

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]*32 Otonga Road.Springfield.Rotoma

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. 06580/222.02 Lot No. Lot 2DPS 79658-PT Section _____

Block _____ Survey District _____

Building name: _____

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: 161.81 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]*2Year first constructed: 1997*[insert year, approximate date is acceptable e.g: c1920s or 1960-1970]*Expected completion date: September 2005*[insert month year]*

THE OWNER

Name of owner:

*[include preferred form of address, eg,
Mr, Miss, Dr, if an individual]*Deane & Elma Balme Family Trust

Contact person:

*[insert contact name]*Deane Balme & Elma Balme

Mailing address:

*[insert mailing address]*32 Otago RoadSpringfield Rotunda 3201

Street address/registered office:

[insert street address/registered office]

Phone numbers:

07 3484511

Landline:

Daytime:

07 3484511

Mobile:

0274 776468

After Hours:

07 3484511

Facsimile number:

07 3484511

Email address:

deanelma@extra.co.nz

Website:

NA*[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]*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]*

HAVE YOU PROVIDED ALL THE FOLLOWING INFORMATION?

(Strike out where not applicable)

NOTE TO APPLICANTS Please use this check sheet to ensure all the information required to be supplied with your application has been provided. If required information has not been provided your application may not be accepted and you will experience delays in obtaining your consent.

GENERAL	Yes	No	BCA
Plans and specifications of an acceptable standard (Reference BRANZ Bulletin 365 Acceptable Plans and Specifications)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plans, elevations, cross sections of the proposal in duplicate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Certificate of Title (recent search copy less than 6 months old)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wind Zone classification	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Earthquake Zone classification	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Corrosion Zone classification	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Presence of natural hazards eg. Flooding, falling debris, erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

BULK & LOCATION	Yes	No	N/A
Site Plan: Fully dimensioned, scaled, showing all buildings and easements (proposed/existing)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site boundaries nominated	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site area per unit indicated	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site coverage and plot ration calculations %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shared access ways/other areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Foulwater (sewer) drains	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stormwater drains and soakholes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water service details	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site levels and finished floor level indicated	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vehicle crossing position indicated on plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vehicle access manoeuvre and parking areas indicated	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street trees, poles, sumps, manholes, traffic islands affecting vehicle access	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hill sites: indicate contours, drive gradients and building heights	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscaped areas indicated and planting plan produced	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Earthworks: identify proposal for cut and/or fill where cut is more than 1.5m deep or 20 cubic metres.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

OTHER MISCELLANEOUS	Yes	No	N/A
Demolition details	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Swimming pool: design, fence and discharge	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Backflow prevention	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Notable and protected trees indicated	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heritage site or building affected	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Resource Consent application	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Subdivision details	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CONSTRUCTION DETAILS		Yes	No	BCA
Products and designs match selected earthquake, wind and corrosion zones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Timber treatment specifications	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Foundation plans and design included. Plans to show details on reinforcing, all fixings and subfloor bracing for timber floors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor slab details including location of expansion joints	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Geotechnical reports on ground condition as required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor plans with fire partitions, common walls & dividing walls & identification of all rooms & their intended uses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Elevations with maximum height and daylighting recession planes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Beam designs including fixings, design charts for manufactured beams where used	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Roof plan complete with truss design statement and details	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Details to resist roof uplift	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bracing calculations and layout plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Brace fixing details	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Blockwork design, including cover to reinforcing, locations and detail of expansion joints, fixings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retaining walls: design, heights, position, subsoil drainage and safety barriers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Windows: opening and fixed windows indicated, cantilevered lintel details included where appropriate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Glazing: safety glass specifications included	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sound insulation indicated	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Location of smoke detectors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Claddings and weathertightness details provided for all claddings, including risk matrix or equivalent	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Stairs/steps/landings/balconies: dimensions, handrail and barrier details	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Decks: membrane specifications (especially compatible substrates), threshold details, position and size of overflows, gutter size calculations,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Solid fuel heater: make, model & location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Accurate layout of plumbing & drainage systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Full details of alternative solutions used	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Producer Statement: specific design details for work outside the scope of acceptable solutions and non specific design codes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire Safety Summary or Fire Design statement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Drainage and/or plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Lifts, escalators, moving walkways	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Acoustic and thermal insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
HVAC-systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Energy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
People with disabilities access & facilities	<input type="checkbox"/>			
Independent peer review for specialist design above				
Compliance Schedule details				

COMPLIANCE

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

We wish to change the second toilet adjacent to the garage into an en suite, by moving the toilet, hand basin & establishing a 900 x 900 shower in the area now a cupboard.

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

- | | |
|---|--|
| <input type="checkbox"/> Subdivision | <input type="checkbox"/> New or altered locations and/or external dimensions of buildings |
| <input type="checkbox"/> Alterations to land contours | <input type="checkbox"/> Building work over or adjacent to any road or public place |
| <input type="checkbox"/> New or altered connections to public utilities | <input type="checkbox"/> Building work over any existing drains or sewers or in close proximity to wells or water mains |
| <input type="checkbox"/> New or altered access for vehicles | <input type="checkbox"/> Other matters known to the applicant that may require authorisations from the territorial authority: <i>[specify]</i> |
| <input type="checkbox"/> Disposal of stormwater and wastewater | |

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

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

ESTIMATED TOTAL VALUE OF WORK

\$ 5,000.00 gst inclusiveProject floor area _____ m²

FEE PAYABLE

Consent deposit

Project Information Memorandum \$ _____

Building Administration \$ 155.00

Technical Processing \$ _____

Industry Levy (DBH) \$ _____

Industry Levy (BRANZ) \$ _____

Developmental Contribution Levy \$ _____

Certificate of Title \$ 110.50

Producer Statements \$ _____

Compliance Schedules \$ _____

Rural Number \$ _____

Vehicle Crossing \$ _____

Street Damage \$ _____

Water Connection \$ _____

Sewer Connection \$ _____

Other(s) \$ _____

Total consent deposit \$ _____

Consent fee balance

Inspections \$ _____

Other(s) \$ _____

Total balance payable \$ _____

COUNCIL USE ONLY

Lodgement deposit

\$ 165.50

Date paid

9.9.05

Receipt No.

R26039

Consent fee balance

\$ _____

Date paid

Receipt No.

Please complete

Forward any refunds or further invoices to:

CONSENT CONDITIONS / COMMENTS (COUNCIL USE ONLY)

approved
Chopping
22-9205

BCO	P&D	CONSULTANT	PLANNER	EHO	NZFS

THE PROJECT

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

We are changing the second toilet into an en suite by moving the toilet, hand basin and establishing a 900 x 900 shower in the area now on asphalt

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]

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

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

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]

Number of Toilet Pans: _____
(Commercial properties only)

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

Signature of [owner/agent on behalf of and with the authority of the owner]

DBalme

Date:

9-9-05

BUILDING PRACTITIONERS**Builder:**

Business/name: Aaron Brown Builders Address: 47 Otanga Road.
Phone: _____ Mobile: 021 559 015 After hours: _____
Facsimile: _____ Registration/qualification: _____

Designer/Architect:

Business/name: _____ Address: P.O. Box 2058 Rotana
Phone: 07 348 4423 Mobile: 027 662 9569 After hours: _____
Facsimile: _____ Registration/qualification: _____

Plumber:

Business/name: Holmes Plumbing Address: 3 JOHNSON CRESCENT ROTURUA.
Phone: 07-348-4423 Mobile: 027-662-4569 After hours: 07-348-4423
Facsimile: 07-348-4428 Registration/qualification: CRATSMAN PLUMBER NO. 16003

Drainlayer:

Business/name: _____ Address: _____
Phone: _____ Mobile: _____ After hours: _____
Facsimile: _____ Registration/qualification: _____

Structural Engineer:

Business/name: _____ Address: _____
Phone: _____ Mobile: _____ After hours: _____
Facsimile: _____ Registration/qualification: _____

Engineer (identify practice college):

Business/name: _____ Address: _____
Phone: _____ Mobile: _____ After hours: _____
Facsimile: _____ Registration/qualification: _____

Head Contractor/Site Manager

Business/name: _____ Address: _____
Phone: _____ Mobile: _____ After hours: _____
Facsimile: _____ Registration/qualification: _____

Other:

Business/name: _____ Address: _____
Phone: _____ Mobile: _____ After hours: _____
Facsimile: _____ 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"/> ZS 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"/> D1 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"/> E2/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"/> E2/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"/> F2/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"/> F7/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 type="checkbox"/> G12	Water supplies	<input 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 type="checkbox"/> G13	Foul water	<input 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]

[illegible]

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

Code Compliance Certificate: 31173
Section 95, Building Act 2004

Issued: 15Feb06

The Building

Street Address of building: 32 OTONGA ROAD, SPRINGFIELD, ROTORUA 3201

Legal Description of land where building is located:

Lot 2 DPS 79658

Current, lawfully established use:

Year first constructed:

- INSTALL SHOWER

The Owner

Name of owner: DEANE & ELMA BALME FAMILY TRUST

Contact Person: DEANE & ELMA BALME FAMILY TRUST

Mailing Address: 32 OTONGA ROAD
SPRINGFIELD
ROTORUA 3201

Street address/registered office: 32 OTONGA ROAD
SPRINGFIELD
ROTORUA 3201

Phone number: (Bus.)
(Pvt.)

Facsimile number:

Email address:

Website:

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

Building Work

Building Consent number: 31173

Issued by: ROTORUA DISTRICT COUNCIL

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that -

No fees

(a) the building work complies with the building consent.

Council Charges

The Council's total charges payable on the uplifting of this
code compliance certificate in accordance with the attached
details are: \$0.00

This is a final code compliance certificate issued in respect of all of the
building work under the above building consent


D. MACLEOD

BUILDING ADMINISTRATION
Position

On behalf of: ROTORUA DISTRICT COUNCIL

Date: 15 Feb 2006

Rotorua District Council
1061 Haupapa Street
Private Bag 3029
Rotorua, New Zealand
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BUILDING SERVICES

BC Only

FIELD INSPECTION CARD

Application No:

31173

Date Consent Issued:


24.9.05

OWNER: <u>Balme Family Trust</u> Phone: <u>3484511</u>	BUILDER: <u>A Brown</u> Phone: <u>021589015</u>
SITE: <u>32 Otonga Rd</u>	PLUMBER: <u>Holmes Plumbing</u> Phone: <u>3484423</u>
VALUATION NO: <u>06580/223.02</u> FILE NO: <u>P29570</u>	DRAINLAYER: Phone:
LEGAL DESCRIPTION: Lot/Sec: <u>Z</u>	DPS/Blk: <u>79658</u>

DESCRIPTION OF PROPOSED WORK:

Install Shower

DATE	INSPECTION REPORTS	TIME
3-10-05	Dren changed slightly good Bell A/V through in ceiling Space OK to A/V plumbing under test 200 psi butelive hot & cold. timber works all existing OK to continue	30
12/10/05	Fixes Gib on and fixed as reqd. Shower and hand basin reconnected and OK. Floor covering still to do.	
16-11-05	Turned up for final inspection but builder has just put screw through pipe behind wall. water had to be turned off all decoration completed and vinyl laid. safety glass to shower and vent turns on when light is activated toilet fixed to floor. no Temp valve fitted to HWC	

DATE	INSPECTIONS	TIME
	that I could see will need to test water temp when water is turned on. asked plumber when he turned up to fix leak to check if temp valve has been fitted to a line somewhere else but he did not know so will place a temp valve if none found	30
15/2/06	temp from HWC has been set to 55° verified at 9:00 hrs. OK to Issue CCC.	
15/2/06	<div data-bbox="699 817 1157 1086" data-label="Form"> <div>CODE COMPLIANCE CERTIFICATE</div> <div>SIGN: </div> <div>DATE: 15-2-06</div> </div> <p>CCC issued Start Date No fees</p>	

Building Consent No:31173
Section 51, Building Act 2004

Issued:24Sep05

Rotorua District Council
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The Building

Street Address of building: 32 OTONGA ROAD, SPRINGFIELD, ROTORUA 3201

Legal Description of land where building is located:

Lot 2 DPS 79658

Building Name: INSTALL SHOWER

The Owner

Name of owner: DEANE & ELMA BALME FAMILY TRUST

Mailing Address: 32 OTONGA ROAD
SPRINGFIELD
ROTORUA 3201

Contact Person: DEANE & ELMA BALME FAMILY TRUST

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ROTORUA 3201

Street address/registered office: 32 OTONGA ROAD
SPRINGFIELD
ROTORUA 3201

Phone number: (Bus.)
(Pvt.)

Facsimile number:

Email address:

Website:

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

Building Work

The following building work is authorised by this consent:

Project: Minor Works

Intended Use: NEW SHOWER & REPOSITIONING EXISTING TOILET & HAND BASIN

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:

1: Notice to be given by owner or agent that building work is ready for inspection shall be given to the Rotorua District Council at least 1 (one) working day in advance of covering in any of the following work:

At the completion of the work authorised by this Building Consent.

Please arrange the booking of inspections and direct enquiries regarding this consent to the Building Services Department, phone (07) 348 4199.

Plumbing under concrete floors.

Plumbing work within any wall cavity, eg timber or blockwork.

The fixing of framing members prior to any lining being fixed.

All foul water and stormwater drainage in ground before backfilling.

2: Code Compliance Certificate

The owner or agent shall as soon as practicable, advise the Rotorua District Council that all building work has been completed to the extent required by this Building Consent.

SECTION 93(2)(b)(i) BUILDING ACT 2004

The owner or agent must apply for a Code Compliance Certificate within 2 years after the date on which the Building Consent for the building work was granted.

3: Standard Conditions

This building consent is 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 approval from the Building Control Manager.

Endorsement on Plans and Specifications form part of this approval.

If the work is not commenced within six months and/or reasonable progress has not been made within twelve months a written extension of time can be granted on application to the Council.

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 Officer 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.

4: Standard Statement

THIS BUILDING CONSENT IS ISSUED SUBJECT TO ALL OTHER OUTSTANDING CONSENTS

HAVING BEEN APPROVED. WORK SHALL NOT COMMENCE AND INSPECTIONS WILL NOT BE UNDERTAKEN UNTIL THOSE OUTSTANDING CONSENTS HAVE BEEN COMPLIED WITH.


A CODE COMPLIANCE CERTIFICATE MAY NOT BE ISSUED IF ALL FLASHINGS HAVE NOT BEEN INSPECTED PRIOR TO THE COVERING UP OR CLOSING IN OF BUILDING WORK.

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

Compliance Schedule

A compliance schedule is not required for the building.


Signature

ADMINISTRATION ASSISTANT
Position

On behalf of: ROTORUA DISTRICT COUNCIL

Date: 24 Sep 2005



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



R. W. Muir
Registrar-General
of Land

Search Copy

Identifier SA63C/627
Land Registration District South Auckland
Date Issued 13 July 1998

Prior References
SA1209/185

Estate	Fee Simple
Area	703 square metres more or less
Legal Description	Lot 2 Deposited Plan South Auckland 79658

Proprietors
Deane Balme, Elma Marie Inez Balme and Allen Needham Trustees Limited

Interests

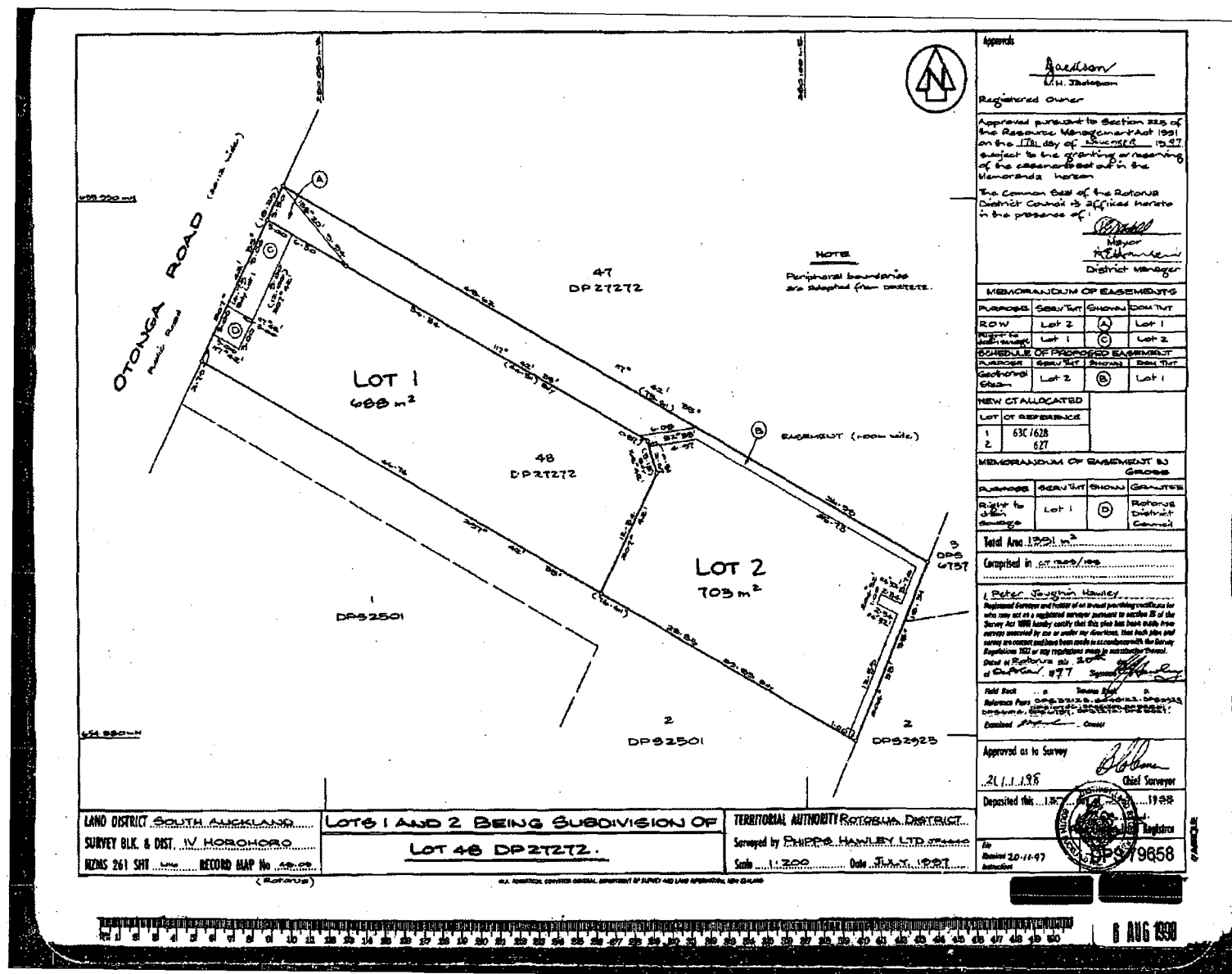
Subject to Section 15 Rotorua Town Lands Act 1920

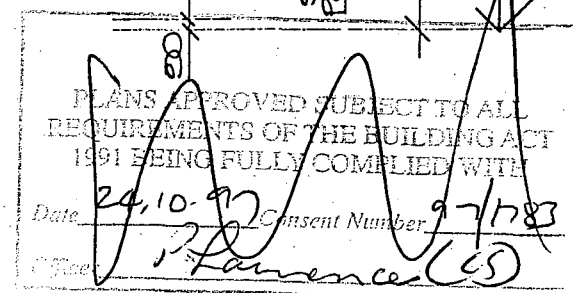
Subject to a right of way over part marked A and a right to convey geothermal steam over part marked B on DPS 79658 specified in Easement Certificate B491848.3 - 13.7.1998 at 12.00 pm

Appurtenant hereto is a right to drain sewage specified in Easement Certificate B491848.3 - 13.7.1998 at 12.00 pm

Some of the easements specified in Easement Certificate B491848.3 are subject to Section 243 (a) Resource Management Act 1991 (see DPS 79658)

Search Copy Dated 9/09/05 3:44 pm, Page 2 of 2
Register Only



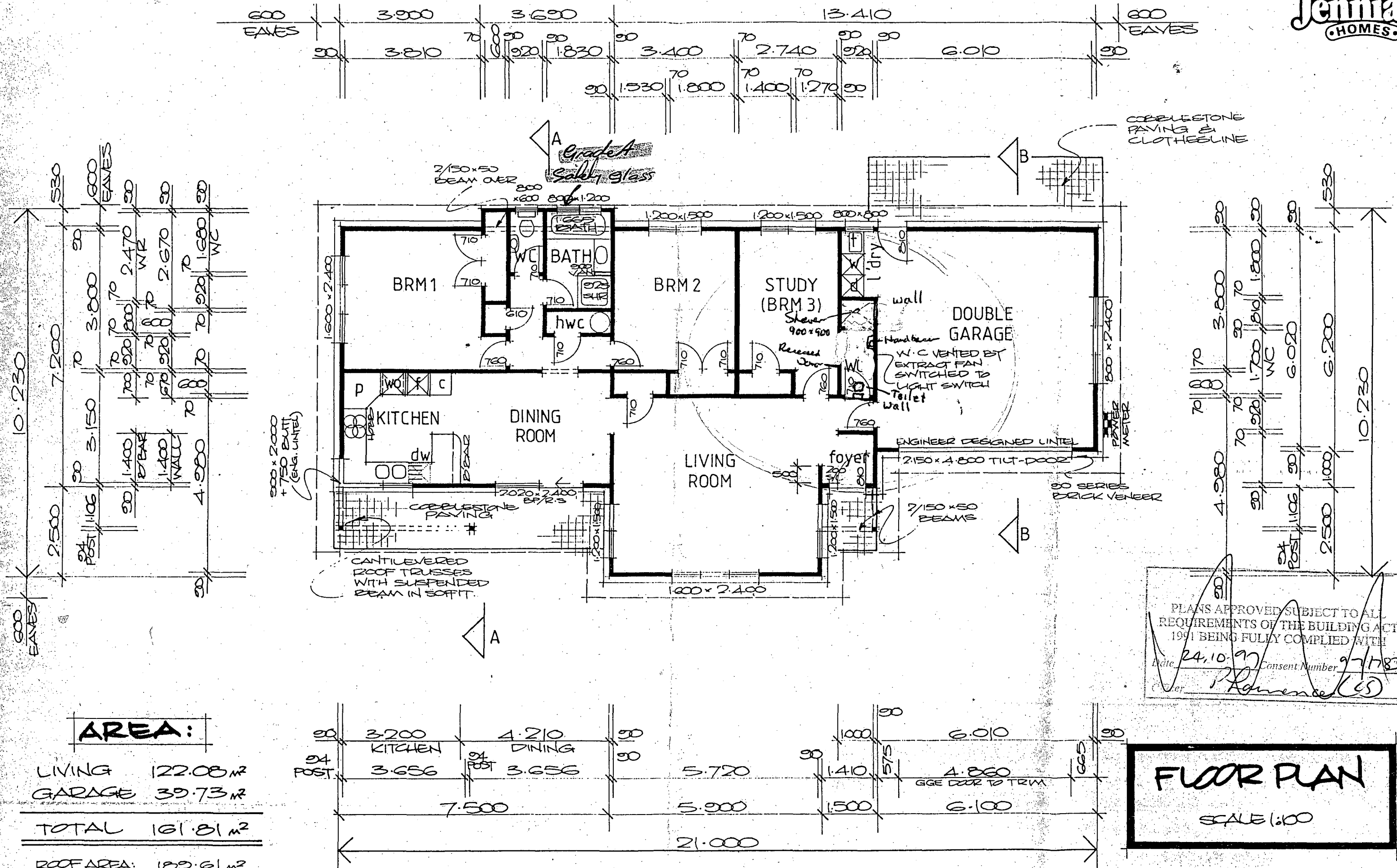


FLOOR PLAN

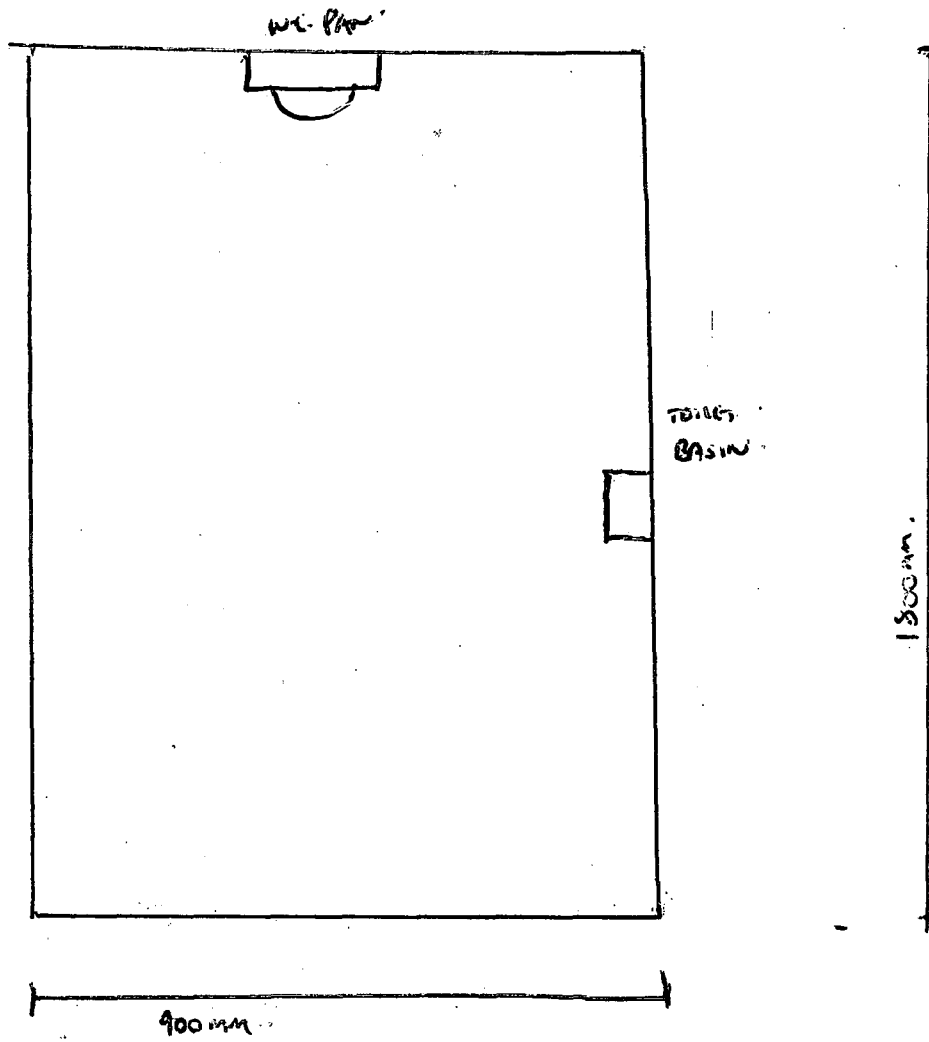
SCALE 1:100

Existing plan.

~~PROPOSED~~ RESIDENCE FOR JACKSON IN OTONGA RD, ROTORUA

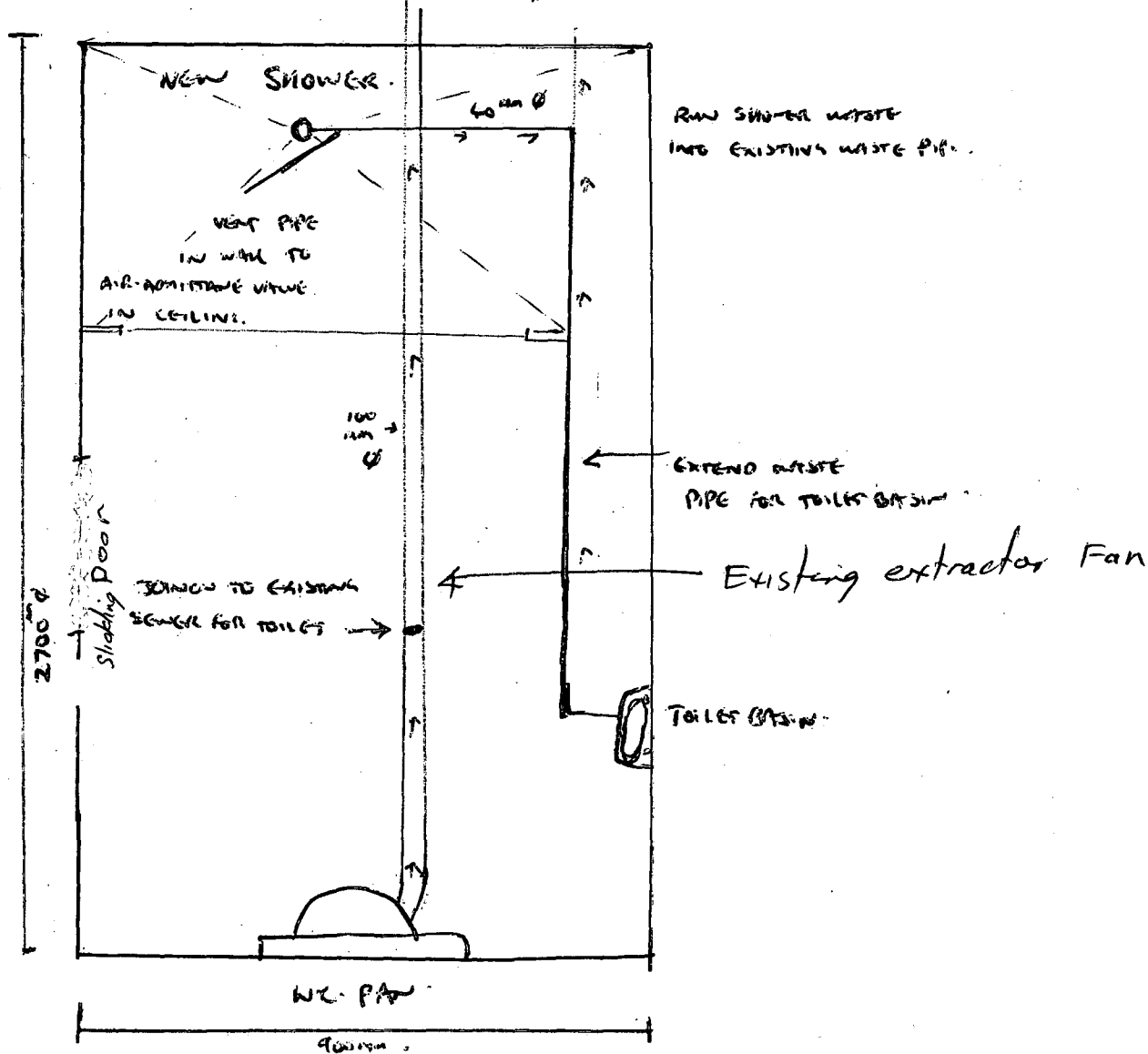


EXISTING FLOOR PLAN



PIM / BC
№ 0 03 1 17 3

PROPOSED Floor Plan



TURN WC PAN AROUND AND MOVE TO BACK WALL.
MOVE

A-FURREST

MOVING PLUMBING

PIM / BC
#0031173