

DESTINATION <b>ROTORUA</b> ROTORUA DISTRICT COUNCIL	<b>Processing PIM / TAR / BC / Amendment Master Checklist</b>	Ref: CP 06
		Ver: 19
		Issued: 06/07/2012
		IT-641173
		Page 1 of 6

CATEGORY	RBW	NZSFC CONTRACTOR	INSPECTOR	INSPECTOR
1B2	YES	<b>PIM/BC</b> #...70518	Benny	Glen
PIM/BC Application No.			Valuation No. 06554 570 49	
Owner: WOLCE			Property File No. 32783	
Project Location: 30 HAMON PLACE				
Description of Work: NEW DWELLING				
PIM Issued: 21.1.13			BC Issued: 12.2.13	

**PIM Tracking Record:**

Hazard/Caution/ Information (as noted on file)					
Processing	Referral Date (Building Services)	Name	Signature	Date Reviewed	Early Notification or PIM suspension
Building Services	14/1/13	Alison	[Signature]	14/1/13	Y N
Admin Assistant - Building	14/1/13	K Crisp	[Signature]	15-1-13	Y N
Resource Engineer	15-1-13	Paula	[Signature]	16/1/13	Y (N)
Pollution Control					Y N
Development Contributions	15-1-13	Paula	[Signature]	16/1/13	Y (N)
Planning	16.1.13	P. McKenzie	[Signature]	18.1.13	Y (N)
Regulatory/Geothermal					Y N
Environmental Health					Y N
Recreation & Community					Y N

**BC Tracking Record**

	Date Reviewed	Name	Suspend Consent	Approval Signature	Date of Approval
Accessibility Review			Y N		
Building Consent	29-01-13	C Sefulva	(X) (N)	[Signature]	8 FEB 2013

Records sent to applicant and TA. Administration to complete on issue (✓ included or x NA)	Plans	✓ Supporting documentation	✓ Section 37 Notice
	PIM	✓ Building Consent	✓ Section 36 Notice
Name: H Ferguson	Signature: [Signature]	Date: 12/2/13	



RRD001UTLS

Document Number: RDC-367576

Date Registered: 6/6/2013

Received by Customer Services

11 JAN 2013

Received by Building Services

Date: 14.1.13



# PIM ENDORSEMENTS

300 a ☐ b ☐ c d e g h i j k l  
f

302 ☐ a ☐ b c d e g h i j k l  
m n o p q r s t ☐ u v w1  
w2 w3 x y ☐ z f

304 a b c f

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

308 a b c d e f

312 a b c d e g ☐ h ☐ i j k l  
m n o p q ☐ f

314 a b ☐ c c1 c2 d d1 e g h i  
j k ☐ l m f

316 ☐ a ☐ b c c1 c2 d e g h i j  
k f

318 a b c d e g h i j k f

320 a b ☐ c c1 c2 d1 d2 e g h i  
j f

322 a b f

324 a b c d e g h i j k f

330 a b c d f

336 a b f

338 a b c d e g h i j f

340 a b c f

342 a b c f

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

372 a b f

374 a b f

376 a a1 ☐ b c d f

**BUILDING SECTION** Please record any thing that may be relevant to the processing Building Officer

**PLANNING SECTION (Section 37 Notice)** Please record considerations and reasons for decisions

Zone

Any notified plan changes / proposed Designations relevant? (check RDC web site)

Y N

Any relevant Planning Land Features that may impact on whether planning consent require.

Y N

Check all Planning PIM standard statements-(Circle any relevant ) special zoning provisions SP / Scheduled site / Building on uncompleted subdivision / Development / Road widening / Appendix A sites / Service lanes / Special Height controls (airport, Maori Villages) / Airport noise / height issues / reserve contribution required for permitted activity / Hazardous substances / Contamination etc

Proposal may affect Marae (can be on an adjacent site) (Liaise with Director Kaupapa Maori)

Outcome.....

The proposal requires resource consent or other planning consent (early notification if yes)

Y N

No resource consent or other planning consent is required for the proposal

- The proposal is a permitted activity and enough info is provided to demonstrate all relevant performance standards are met, site plan sighted, height and day lighting planes checked, all required parking and turning, reserve contribution needs to be picked up for permitted activities etc
- Existing use rights apply (why).....
- Proposal in accordance with designation.....
- Other reason.....







**RESOURCE ENGINEER** Please record considerations and reasons for decisions

312(f)

A Corridor Access Request (CAR) is being processed as part of this building consent.  
Please contact Stephen McLeod Road Corridor Access Administrator, direct dial  
3518238.

**Further Information Reviewed** (record what was supplied, how compliance demonstrated and outcome)

Name

Signature

Date

**ENGINEERING POLLUTION CONTROL** Please record considerations and reasons for decisions

Circle

Grease trap required

Y

N

**Further Information Reviewed** (record what was supplied, how compliance demonstrated and outcome)

Name

Signature

Date

**ENGINEERING (Development Contribution Notice)** Please record considerations and reasons for decisions

Circle

Development contribution applies (**early notification**)

Y

N

Copy of Development contribution notice attached (**early notification**)

Y

N

**GEO THERMAL** Please record considerations and reasons for decisions**ENVIRONMENTAL HEALTH** Please record considerations and reasons for decisions

Officers will contact the applicant to complete Health application and information booklet

Y

N



**RECREATION AND COMMUNITY** Please record considerations and reasons for decisions

The applicant requires the approval of the Parks and Recreational Manager to carry out works proposed in the vicinity of Council vegetation.

Y

N

The applicant requires the approval of the Parks and Recreational Manager to shift / replace Council vegetation that will be effected by the proposal. The applicant shall pay / carry out compensation / remedial work as instructed

Y

N

**Building Consent Processing Section:****Building Consent Endorsements / Conditions:****Conditions:****Inspections:**

400 see over page

**Additional BA Conditions****Important Endorsements**

401	a	b	402	a	b	c	d	e	g	h	i	j	k	l
C	d	f		m	n	o1	o2	oa	ob	p	q	r	s	t
				u	v	w	x	y						

**Compliance Schedule SS and CS systems**

403	a	b	c	d	f									
	ss1	ss2	ss3/1	ss3/2	ss3/3	ss4	ss5	ss6	ss7	ss8/1				
ss8/2	ss8/3	ss9/1	ss9/2	ss10	ss11	ss12	ss13/1	ss13/2	ss13/3	ss14/1				
ss14/2	ss15/1	ss15/2	ss15/3	ss15/4	ss15/5	ss16								
cs1	cs2	cs3	cs4	cs5	cs6	cs7	cs8/1	cs8/2	cs8/3	cs9				
cs10	cs11	cs12	cs13	cs14	cs15	cs16			33					

**Attachments****Restricted Building Work**

404	a	b	c	d	f	405	rbw	car	bri	roo	ext	fou	f
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**FREE TEXT:**

400 (K)

m &amp; UB

✓ &amp; UB



# Site Inspection Calculation / Conditions and Fees Sheet

PROCESSING	TIME ALLOCATED	TIME TAKEN (Quantity)	TOTALS in Dollars
Processing Hrs INSPECTOR	5425	5425	850-00
Processing Fees Paid			850-00
<b>SUB TOTAL</b>			000-00
Further information	1/242	1/242	85-00
<b>TOTAL PROCESSING COST</b>			85-00

400 INSPECTIONS (Circle correct letter)	Guide Only – Dependent On Complexity & Size Of Project.	No of Inspections	No of ¼ HR Increments
a. Siting, Footings, Foundations	3	0.75	3
a. Retaining Walls	2/3	0.5 – 0.75	2
b. Subfloor Bracing & Fixing	2	0.5	
c. Pre-floor P&D	2	0.5	1
d. Concrete Floor Building	2	0.5	1
e. Pre-Wrap <200->300-etc (30mins = high)	3	0.75-1.0-1.25	3
g. Wrap Only	2	0.5	
g. Wrap/Cavity Battens	3	0.75	3
h. ½ High Brick	2	0.5	2
i. Bond Beams (One Block- full basement)	2	0.5 – 0.75	
j. Precast Concrete Work	2	0.5	
k. Pre Plaster	3	0.75	
l. Solar water heater	2	0.50	
m. Preline Building	3	0.75	3
h. Preline P&D	2	0.5	2
o. Wet Areas/Tanking/Basements	2	0.5	
p. Postline (Addition – New Dwelling)	2	0.5 – 0.75	2
q. Sanitary & Stormwater Drainage (Alteration / New Conn – New Dwelling)	2	0.5 – 0.75	2
r. Enclosed Decks – membrane roofs/gutters	2	0.5	
s. Disconnection drainage	2	0.5	
t. Swimming Pools (Pool fencing)	2	0.5	
u.a. Solid Fuel Heater	2	0.5	
u.b. In Built Solid Fuel Heater			
v. Final Inspection (add time for paper work for minor consents ¼ hr )	4/5	1.0-1.25	5
w. Combined inspections	Complete free text on sheet 5		
x Trade waste			NC
f Free text	Complete free text on sheet 5		
<b>Building officer desk top review</b> (allow 5 min each allocated inspection, dwellings/ commercial only)			3
<b>CCC Assessment</b> (not required for garages, carports and minor works)			3
<b>LBP Process</b> (allow 10 min / LBP Class)			3
Other			NC.
<b>TOTAL NUMBER OF INSPECTIONS</b>		10	
Plus Travel			340-00
<b>TOTAL INSPECTION COST</b>		1615-00	1955-00
<b>RECORD NUMBER AND TOTAL TIME ALLOWANCE FOR INSPECTIONS AND BUILDING CATEGORY ON SITE SUMMARY SHEET (Circle to right)</b>			Completed



31 January 2013  
RDC – 335047

**E-MAILED**  
31.1.2013



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

GENERATION HOMES  
C/O PAUL MARSHALL  
PO BOX 1606  
ROTORUA 3040

Dear Sir or Madam:

**Request for Further Information on PIM / BC Application.**

Building Consent Number: 70518 P32783  
Project Location: 30 HAMON PLACE, PUKEHANGI  
Project Description: NEW DWELLING, GARAGE AND SOLID FUEL HEATER

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

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

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

1. Risk Matrix Elevation 2 is missing the Table, please supply table  
*SHEET 301 Amended RISK matrix Elevation 2 completed. OK*
2. New Zealand Building Code G12 is noted as your means of compliance for water supply, amend drainage layout to show hot water over-flow to external soak hole.  
*Hot water overflow pipes to external "soakholes" Comply with NZBC G12/G11*
3. Barrier requirements ref NZBC B2/As1 F2/As1 to be indicated on plans were the retaining wall exceeds a fall of greater than 1.5.  
*Retaining walls 71.5 close to boundary fence plantings to be done in these areas*

**Two copies** of all further information is required to be lodged together and shall include a reference clearly indicating how and where this information has been provided and can be found within the documents.

Amended/updated plans that were originally signed by the Design Engineer must be resigned prior to submission to Council.

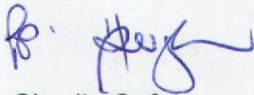




Further information is required within 28 working days and can be forwarded by mail or lodged with Customer Services. Alternatively you can contact the processing Building Officer 24 hours prior to lodgment and arrange a meeting where each of the outstanding items can be assessed in person.


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

Yours sincerely

A handwritten signature in blue ink, appearing to read 'C. Sefuiva', is written above the printed name.

Charlie Sefuiva  
Building Officer



	<h2 style="margin: 0;">Domestic Dwelling Processing Checklist</h2>	Ref: CP 03
		Ver: 09
		Issued: 20 Nov 2012
		RDC-197984
		Page 1 of 8

PIM/BC  
 -70518

Processor Name: <b>C Sefuiva</b>		Building Consent No. <b>20518</b>			
Building Act			Comments/ reason for decision		
1	PIM issued? (subject to conditions)	(P)	F	N/A	REFER PIM FOR NOTES
2	Sec 36 - Has a Development Contribution Notice been attached to the PIM?	P	F	N/A	NOT REQUIRED NOT A DEVELOPMENT
3	Section 37 notice issued?	P	F	N/A	MEETS REQUIREMENT OF RDC DISTRICT PLAN
4	Sec 39 - Are there any issues associated with Historic Places Trust?	P	F	N/A	NO ISSUES WITH HISTORIC PLACES TRUST
5	Sec 67 - Is the building consent subject to a waiver or modification? Sign off by TL/ MBS, condition BC, create information notice, advise Chief Executive, MBIE.	P	F	N/A	NO WAIVER OR MODIFICATION INDICATED IN BC APPLICATION FORM
6	Sec 72 - Is land subject to natural hazards? (Erosion, Falling Debris, Inundation, Subsidence, Slipage) Sign off by TL/ MBS, condition BC, notify appropriate authority for lodgement on title.	P	F	N/A	SEC 72 NOT APPLICABLE TO THIS B/C APPLICATION
7	Sec 75 - Is the building constructed on 2 or more allotments? Condition BC, notify appropriate authority for lodgement on title. If there are no party walls, or the allotments have been amalgamated, exempt from section 75 Certificate.	P	F	N/A	NOT OVER TWO ALLOTMENTS
8	Sec 84 - LBP's or Owner Builder/Designer listed for Restricted building Work (complete separate checklist and create information on property file where owner involved in design or construction)	(P)	F	N/A	RBN. LBP'S NOTED FOR RBN WORK
9	Sec 113 - Specified intended life? Condition BC, create information notice.	P	F	N/A	INDEFINITE 50 years (+)
10	Sec 115 - Does this application involve a change of use? Comply ANARP with all provisions of building code when changing to household unit. In all other cases ANARP with provisions that relate to means of escape, protection of other property, sanitary facilities, structural performance, fire rating and or access and facilities for disabled.	P	F	N/A	NEW CONSTRUCTION 4 BEDROOM BRICK DWELLING
11	Sec 269 - Does the application involve any certified building methods or products?	(P)	F	N/A	HAS BEEN SEEN NEITHER BEFORE
12	Sec 364 - Is the building a household unit being constructed by or on behalf of a property developer for the purpose of sale?	P	F	N/A	PROPERTY ALREADY SOLD
13	If this is an alteration, have records been checked to reconcile proposal against existing?	P	F	N/A	NEW CONSTRUCTION
Specification			Comments/ reason for decision		
15	Job specific specification	(P)	F	N/A	JOB SPECIFIC SPECIFICATION
Ground Works / Siting / Site Preparation B1,B2,E2			Comments/ reason for decision		
16	Distances to boundaries & other buildings on the site	(P)	F	N/A	COMPREHENSIVE SITE PLAN
17	Special features of land or ground conditions (Engineer Design, modified site, pre load effects, compaction certificate endorsement)?	(P)	F	N/A	ENGINEER DESIGN ABOVE (27FT) FOR INVESTIGATION REPORT ON FILE
18	Is wind zone correctly specified for the site?	(P)	F	N/A	LOW INDICATED
19	Contours on site plan	(P)	F	N/A	CONTOURS ON SITE PLAN



Footing/ Foundation/ Piles B1,B2,E2					Comments/ reason for decision
20	Footing size, depth in ground (pile or insitu-concrete)	(P)	F	N/A	RAFT FLOOR Engineer Design
21	Reinforcing size and cover	(P)	F	N/A	RAFT Floor Engineer Design
22	Foundations relevant to cladding type, no of storey's	(P)	F	N/A	HEAVY CLADDING, LIGHT ROOF
23	Load paths (point load from roof structure)	(P)	F	N/A	POINT LOADS ACCOUNTED
24	Masonry block work	P	F	(N/A)	RAFT FLOOR
25	Tanking to foundation walls, drainage (internal/ external)	P	F	(N/A)	TANKING NOT REQUIRED
26	Sub floor bracing calculations	P	F	(N/A)	CONCRETE FLOOR
27	Pile connection details	P	F	(N/A)	" " "
28	Timber pile size, grade & treatment	P	F	(N/A)	" " "
29	Up lift for verandah posts (calculations for volume of footing)	(P)	F	N/A	CONC VOLUME - ROOF AREA - NEW 300x200x11, 310 X 310 X 400 DEEP
Bearers B1,B2					Comments/ reason for decision
30	Bearer size, spans, grade, spacing, treatment specified?	P	F	(N/A)	CONCRETE FLOOR RAFT - SEE DESIGN
Floor Joists B1,B2					Comments/ reason for decision
31	Joist grade, treatment, size, spacing	P	F	(N/A)	CONCRETE RAFT FLOOR
32	Lateral support, blocking & midspan-blocking	P	F	(N/A)	" SEE DESIGN "
33	Load paths been considered?	P	F	(N/A)	" " "
34	Has direction of services been considered?	P	F	(N/A)	" " "
35	Are non-load bearing walls (with or without bracing elements) adequately supported?	P	F	(N/A)	" " "
36	Double joists provided under load bearing walls	P	F	(N/A)	" " "
37	Cantilever joist grade, sizes & spans	P	F	(N/A)	" " "
38	Stringer/ trimmer size, grade & fixing	P	F	(N/A)	" " "
Flooring B1,B2					Comments/ reason for decision
39	Flooring thickness and clearance to ground	P	F	(N/A)	CONCRETE FLOOR RAFT.
Subfloor spaces B1,B2,H1					Comments/ reason for decision
40	Ventilation	P	F	(N/A)	RIB RAFT FLOOR
41	Access and crawl space	P	F	(N/A)	" " " " " "
Concrete floor B1,B2,E2					Comments/ reason for decision
42	Floor height above finished ground level	(P)	F	N/A	0.25 - 50MM
43	Hard fill detailed (< 600 mm in depth)	(P)	F	N/A	< 600mm.
44	DPM detail	(P)	F	N/A	0.25 POLYTHENE
45	Slab thickness & thickenings	(P)	F	N/A	RAFT FLOOR STAIN ENGINEER DESIGN
46	Reinforcing and its support	(P)	F	N/A	BAR - MECH CHAIRS
47	Shrinkage Control Joints	(P)	F	N/A	LOW CURT - SUPPLEMENTARY BARS
Wall Framing B1,B2					Comments/ reason for decision
48	Bottom plate fixings	(P)	F	N/A	PROPRIETARY FIXINGS @900 CTR
49	Framing treatment/ grade	(P)	F	N/A	#1:2.
50	Framing setout appropriate for the cladding system?	(P)	F	N/A	@600 CTR - OK FOR EXTERIOR CLADDING



Wall Framing cont. B1,B2					Comments/ reason for decision
51	Stud height, size & spacing in relation to wind zone correct?	(P)	F	N/A	2.727 2.427 OK FOR WIND ZONE.
52	Top plate, lintel fixings / connections for uplift	(P)	F	N/A	TOP PLATE FIXINGS 8706 - 2 F.B. LINTEL FIXINGS 1706 F
53	Top plate for load bearing/ bracing (diaphragm ceiling)	(P)	F	N/A	NO DIAPHRAGM CEILING 140 K 35 LINTED TO RA PLATES
54	Lintel size & grade	(P)	F	N/A	LINTEL SIZE 4 CHECKED SSB 1412
55	Nogs behind apron flashing, up stand to deck.	(P)	F	N/A	NOGS NOTED UPSTAND - FLOTTING
Bracing/Walls/Ceiling B1,B2					Comments/ reason for decision
56	Wall bracing elements & fixings identified & detailed (Are wall bracing elements clear of showers?)	(P)	F	N/A	BRACING ELEMENT IDENTIFIED DETAILED CLEAR OF SHOWERS
57	Wall bracing schedule, calculations & distribution	(P)	F	N/A	CHECKED BRACING SCHEDULE
58	Dragon ties/ diaphragm ceiling	P	F	N/A	NO DIAPHRAGM CEILING / DRAGON TIES
Roof Bracing B1,					Comments/ reason for decision
59	Bracing (space, plane or ceiling plane)	(P)	F	N/A	5042 6 RAFTERS CUMBERLOK STRAPS
Roof Framing B1,B2					Comments/ reason for decision
60	Buildable truss layout/ design statement	(P)	F	N/A	TRUSS LAYOUT ALW DESIGN ON FILE.
61	Have load paths been correctly addressed?	(P)	F	N/A	RAFTER RIB RAFT DESIGN - TRUSS LAYOUT LODGE METHOD 900/1110
62	Ceiling joist & runner spacing, size, span, grade,	P	F	N/A	TRUSS ROOF.
63	Beam, spans & sizes (hip, valley, ridge, verandah)	(P)	F	N/A	BEAM SIZES - 800 - NOTED TRUSS LAYOUT
64	Treatment of structural members	(P)	F	N/A	CEILING LAYOUT #112 928 BEAM.
65	Do rafter spacing, spans, size & grade,	P	F	N/A	TRUSS ROOF.
66	Purlin spacing's, span, size, grade,	(P)	F	N/A	FILE BATTEN 45 X 35
67	Roof framing fixings (truss, purlin beams, rafters etc)	(P)	F	N/A	TRUSS MANUFACTURING 1000 BEAM - DETAIL (SHEET 1059) PURLIN FIXING 1507 NGC OK FOR WIND ZONE REQUIREMENT NOTED CORRECT.
68	Ceiling batten spacing, span, size	(P)	F	N/A	110000 BATTEN @ 600 C-C - 13mm SIB CEILING
Roof Cladding E2,E1,E2					Comments/ reason for decision
69	Roof type, profile and pitch	(P)	F	N/A	METRO METAL TILE
70	Roofing underlay (spreaders over concrete tiled roof, requirement for anti ponding bds <17°)	(P)	F	N/A	7170 PITCH 25°. THERMAKRAFT 215 BUILDING PAPER.
71	Have details & flashings been provided for the hips, ridges, valleys, aprons & barges?	(P)	F	N/A	DETAILS PROVIDED
72	Stop end details	(P)	F	N/A	STOP END DETAILS IN PER E2 H1.
73	Roof penetrations	(P)	F	N/A	RAIL VENT PIPE EQ/411 CHIMNEY PENETRATION NOTED
74	Internal metal gutter capacity & overflow	P	F	N/A	NO INTERNAL GUTTER NOTED
75	Durability (differing materials are compatible, coatings applicable for corrosion zone)	(P)	F	N/A	CORROSION ZONE
Membrane Roofs/Gutters B1,B2,E1,E2					Comments/ reason for decision
76	Membrane type and pitch	P	F	N/A	MEMBRANE ROOF NOTED ON PLANS
77	Substrate thickness & treatment	P	F	N/A	" " " " " "
78	Gutter capacity & overflow	P	F	N/A	" " " " " "



Exterior Cladding B2,E2					Comments/ reason for decision
79	Risk matrix assessed	P	F	N/A	Risk matrix assessed Elevation 2 - missing
80	Type of cladding/ claddings	P	F	N/A	BRICK VENEER, LINEA WEATHER
81	Building wrap specified appropriate & compatible with cladding. (air barrier) Refer E2, Table 23.	P	F	N/A	NOT UNDERLY NOTED
82	Construction details for the drained cavity system	P	F	N/A	CONSTRUCTION DETAILS NOTED.
83	Have drainage paths been considered?	P	F	N/A	DRAINAGE PATHS CONSIDERED (INTERNAL EXTERNAL).
84	Flashing details provided for window & door openings (inc Cill flashing to doors/full length windows)	P	F	N/A	Flashing details provided AS TO E2/241 (N.B.C.)
85	Internal and external corner details are provided	P	F	N/A	INTERNAL AND EXTERNAL CORNER DETAILS PROVIDED
86	Junctions between differing claddings are detailed	P	F	N/A	JUNCTIONS DETAILED
87	Have parapets/enclosed deck barrier junctions/flashings been detailed?	P	F	N/A	NO ENCLOSED DECK - PARAPET JUNCTION DETAILED
88	Construction/movement/shrinkage joints been detailed relevant to cladding	P	F	N/A	NOT REQ NOTED > 6m.
89	Wall/soffit junctions	P	F	N/A	E2/241 COMPLIANT (BRICK VENEER OVER GYP.)
90	Brick ties, lintels & shelf angle size and treatment	P	F	N/A	BRICK TIES NOTED AS PER MANUFACTURER'S
91	Are all fixings relevant for bracing & or corrosion zone?	P	F	N/A	FIXINGS - BRACING OR FOR CORROSION ZONE
92	Timber profiles have appropriate weather grooves	P	F	N/A	MANUFACTURED TIMBER PROFILE
93	All plaster/coating systems are a complete and approved system (endorse BC to ensure statement provided on completion)	P	F	N/A	NO PLASTER SYSTEM NOTED ON PLAN.
Enclosed decks B2,E1,E2					Comments/ reason for decision
94	Timber treatment, grade, size span & spacing (2 kpa)	P	F	N/A	NO ENCLOSED DECK
95	Substrate and falls	P	F	N/A	NOTED ON PLANS
96	Threshold/ upstand details	P	F	N/A	" " "
97	Stormwater drainage & overflow relief	P	F	N/A	" " "
98	Membrane/ tanking type and traffic protection	P	F	N/A	" " "
99	Flashing details for the barrier/wall junction	P	F	N/A	" " "
Kitchen/ Laundry/ Bathroom B1,B2,D1,E3,G1,G2,G3,G13					Comments/ reason for decision
100	Kitchen facilities (sink, cooker, refrigeration, benches)	P	F	N/A	KITCHEN COMPLIANT WITH REQUIREMENTS
101	Laundry facilities	P	F	N/A	93/241 LAUNDRY - COMPLIANT.
102	Impervious finishes to walls/ floors	P	F	N/A	FIRE - SIB 2004/11
103	Wet area timber floor, (In wet areas where maintenance of an impervious coating cannot be assured plywood or timber flooring that has been treated to a min. of H3.1 shall be used (ref. NZS 3602: 2003 sec. 10.3.1)	P	F	N/A	CONCRETE FLOOR LIQUID FLASH & MEMBRANE
104	Shower type (tiled or proprietary cubicle) If tiled shower, have construction details been provided for the tiling substrate and waterproofing membrane.	P	F	N/A	TILED - (LIQUID FLASH & MEMBRANE) FALLS NOTED ETC.
105	Has provision been made to contain accidental overflow damage to adjoining household units? If multi-unit dwelling, Refer E3, section 2.0 'Overflow'.	P	F	N/A	NO ADJOINING HOUSEHOLD UNIT.



Ventilation G4					Comments/ reason for decision
106	Passive ventilation	P	F	N/A	NO PASSIVE SYSTEM NOTED ON PLAN
107	Mechanical ventilation (ducted to exterior)	(P)	F	N/A	EXTRACT FAN NOTED ON PLAN DUCTED TO ROOF.
Insulation B2,H1					Comments/ reason for decision
108	Insulation walls (<30% glazing, solid construction)	(P)	F	N/A	20% (33%) R2.2
109	Insulation ceiling (25mm air gap to skillion)	(P)	F	N/A	R4.0
110	Insulation floor (heated floors, enclosed perimeter)	(P)	F	N/A	CONCRETE SLAB R1.3.
111	Insulation glazing	(P)	F	N/A	DOUBLE GLAZED
Glazing B2, F2					Comments/ reason for decision
112	Glazing (NZS 4223 Part 3, shower doors, doors and windows)	(P)	F	N/A	GLAZING COMPATIBLE WITH NZS 4223 part 3
Water Supplies B2,G12					Comments/ reason for decision
113	Potable water	(P)	F	N/A	COUNCIL CONNECTION
114	Hot water heating design (all relevant valves, venting requirements, water temperature)	P	(F)	N/A	RFI - HOT WATER OVERFLOW
Sanitary Plumbing B2,G13					Comments/ reason for decision
115	Specific installation std noted	(P)	F	N/A	AS/NZS 3500
116	Waste pipe size / gradients	(P)	F	N/A	" " "
117	Waste pipe length / venting (stacks, multi fixtures to discharge pipe)	P	F	N/A	
Sanitary Drainage B2,G13					Comments/ reason for decision
118	Correct lateral and depth to allow gravity feed	(P)	F	N/A	CHECKED LATERAL FALL OK -
119	Drainage pipe size / gradients	(P)	F	N/A	100 - 1.65
120	Drainage pipe length / ventilation	(P)	F	N/A	65 @ VENT.
121	Overflow relief gully (ORG)	(P)	F	N/A	ORG R1 NOTED.
122	Access/ inspection/ rodding points or chambers (entering or exiting under slab)	(P)	F	N/A	RODDING POINT INSPECTION FUNCTION NOTED ON PLAN
Stormwater Drainage B2,E1,G13					Comments/ reason for decision
123	External gutters (capacity per down pipe/m2 roof)	(P)	F	N/A	INSTALLATION OF GUTTERS DIMENSIONS OF FOR ROOF AREA
124	Downpipes (per m2 of roof)	(P)	F	N/A	LOCATION OF DOWNPIPES - ROOF AREA
125	Are sump details provided (E1 surface water control for hardstand areas)?	(P)	F	N/A	SEWER DETAILS TO BE PROVIDED
126	Approved lateral or soak hole size been specified for catchment? (50m of roof a soak hole - guidance - min 900dia x 1200mm deep or SED for poor draining areas).	P	F	N/A	CONNECTION TO COUNCIL STORMWATER SYSTEM
Effluent Disposal Systems B2,G13					Comments/ reason for decision
127	Has Regional Council approval been granted.	P	F	N/A	COUNCIL CONNECTION RETICULATION SYSTEM
128	Specific design (in accordance with regional plan)	P	F	N/A	" " " " " f
Internal Stairs / Landings / Handrails/ Barrier D1,F4					Comments/ reason for decision
129	Location of handrails (more than 2 risers)	P	F	N/A	NO HANDRAILS NOTED - STAIR RISER.
130	Stair riser and going (tread)	P	F	N/A	" " " " "
131	Landing dimensions (400mm clearance in front of door opening onto the landing)	(P)	F	N/A	> 400mm (NOTED)
132	Barrier design (B1 assessment)	P	(F)	N/A	REQUIRED RETAINING WALL (RFI)



Electrical F7,G8,G9					Comments/ reason for decision
133	Electrical plan (optional) Smoke alarms (compulsory)	P	F	N/A	F7/G8/G9 Located 3 mtrs within 0.5m area
Fire Safety C1-6					Comments/ reason for decision
134	<ul style="list-style-type: none"> <li>Means of Escape &lt;24m DEOP or 60m TOP</li> <li>Fire rated walls, floors</li> <li>Bottom plate/stud fixing details</li> <li>Cantilevered foundation/ slab detail</li> </ul>	P	F	N/A	224 m. Fire Reting walls floor NOT REQUIRED
135	<ul style="list-style-type: none"> <li>Combustible claddings (non-combustible when within 1m of boundary). Ordinary timber products do not meet the requirements of Table 7.5 NZBC C Docs, if using brick fire wall detail then internal side needs to have 16mm fyreline as per Monier detail.</li> <li>Eaves encroachment (Roof/eaves extends to within 650mm of a boundary, the eaves and supporting wall needs to be fire rated 30/30/30.) Clause 7.8.5 NZBC C Docs</li> <li>Specific design (Firth system or NZS 4229 available)</li> </ul>	P	F	N/A	7 m to nearest boundary SPREAD OF FIRE NOT REQUIRED
AIRBORNE AND IMPACT SOUND G6					Comments/ reason for decision
136	Acceptable solution or specific design	P	F	N/A	AIRBORNE IMPACT OF SOUND NOT REQUIRED

P = Pass = Compliance with the Building Code

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

N/pA = Considered but Not Applicable to this Project

#### Acceptance Guidelines

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

Circle Statement Type:			Comments:			
PS 1 - Design			R18 R18 FLOOR 71-162 AIR RETAINING			
PS 2 - Design Review			89x89 6545 R18-162 WALL (2.8 R18 FLOOR)			
Category: (circle)	PSI	CALCS	SPECS	DRAWINGS	PS2	Producer Statements formatted as below & architectural plans are signed by Engineer
Structural	✓	✓	✓	✓		
Geotechnical						
Weathertightness						
Other						
Other						

#### Producer Statements;

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

- ☐ A written statement
- ☒ Header with 'Producer Statement' PROSCRIBED FOR
- ☒ Who is issuing the Producer Statement (suitably qualified and author of Producer Statement) BC WALSH (ASK ENGINEER)
- ☒ The Producer Statement must be addressed for the attention of the Rotorua District Council R.D.C. NOTES
- ☒ Who has completed or designed the work identified (qualifications to undertake the work required)? BC WALSH (BRETT) BE CIVIL ENGR.



- ☒ The product name and specifications for application of product used (where applicable)
- ☒ What parts/clauses of the Building Code the work relates to *81-82*
- ☒ Full legal description of the site where the work will be undertaken *30 Hamon Road*
- ☒ Clearly identifying what part of the building consent work is covered by the Producer Statement *REFER COMMENTS.*
- ☒ Provide the sum of Provisional Indemnity Insurance held *200,000*
- ☒ The author's name and signature *BC NATHAN*
- ☒ Qualifications
- ☐ Address
- ☒ Registration Number *180855*
- ☐ Membership of Professional Organisation *CP27*
- ☒ Date the Producer Statement was produced. *19-12-2012*

#### Technical Literature Criteria

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

- Technical literature requires the following as a minimum to be accepted by the Rotorua District Council:

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

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

*Building Code objectives met.  
Producer statement, Verifying codes, DCLN.*

#### Alternative Solutions

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



### Alternative Solutions – Reasons for Decisions and or other considerations

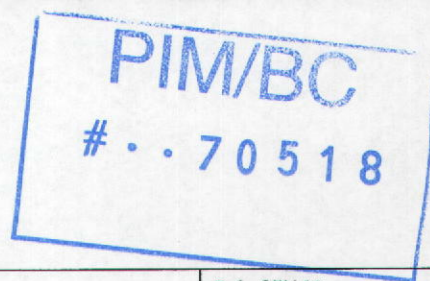
The following listed and attached checklists have been completed to support justification for issuing the building consent

SOLID FUEL BURNER  
PROCURING & SETTING CHECKLIST.

### GRANTING BUILDING CONSENT

Sign the application form to grant the building consent once satisfied on reasonable grounds that if the building work was to be constructed in accordance with the approved documents, then compliance with the Building Code will be met.





	<b>Solid Fuel Burner</b> <b>Processing and Vetting Checklist</b> <i>For initial completion by the applicant</i>	Ref: CPV 03
		Ver: 04
		Issued: 22 June 2011
		Page 1 of 2
		Doc No.: OW-105214

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

#### Applicant

S = Supplied

N/A = Not Applicable

Please arrange an vetting appointment through customer services should you wish to lodge this application in person (2 copies of plans and any relevant specifications to be supplied with application)

Building Consent No. 20158

Processor Name: C Sefulva

Description		Applicant		RDC ONLY		
Solid Fuel Heater C1,C2,B1,E2,E3,B1,B2,F7						
1	Is the appliance 'clean air' approved? Ref: Ministry for the Environment web site for a list of approved appliances (not applicable if over 2 ha) <i>checked N/A JCB site</i>	S	N/A	P	F	N/A
2	Entire floor plan showing distances to windows/doors and flammable materials (Line drawings to show all windows and doors/curtains are restrained if close to fire)	S	N/A	P	F	N/A
3	Means of Escape not been effected by installation of SFH <i>SFH BUILT IN BASE SOLID FUEL HEATER</i>	S	N/A	P	F	N/A
4	Manufacturer specifications provided? (Ensure specific make and model of appliance to be installed is nominated in manufacturer's specifications.) <i>MICRO FIRE UNIT ZERO CLEARANCE</i>	S	N/A	P	F	N/A
5	Hearth dimensions and fixings (Manufacturer's technical literature provided with application)	S	N/A	P	F	N/A
6	Is heat transfer mitigated? (Clearance distances specific to make and mode of appliance are stated in manufacturer's specifications) <i>Zero clearance box required</i>	S	N/A	P	F	N/A
7	Ventilation provided? (opening windows to room) <i>opening 75% FLOOR AREA</i>	S	N/A	P	F	N/A
8	Seismic restraint (Refer to manufacturer's specifications)	S	N/A	P	F	N/A
9	Domestic smoke alarm(s) detailed on floor plan (Refer to NZBC F7 for requirements within 3m of sleeping areas and on escape route of each level) <i>As to NZBC F7 / 40%</i>	S	N/A	P	F	N/A
10	Construction of hearth details Acceptable solution or manufacturer's tested hearth <i>- SRC</i>	S	N/A	P	F	N/A
11	Flashing details? Roof/wall penetrations. NZBC E2 or EPDM (alternative solution accepted by Council due to product history)	S	N/A	P	F	N/A
12	Flue heights above roof	S	N/A	P	F	N/A
13	Cross section through roof provided?	S	N/A	P	F	N/A
Wet back addition G12,H1						
14	Can the appliance be fitted with a wet back? Ref: Ministry for the Environment web site for a list of approved appliances (not applicable if over 2 ha)	S	N/A	P	F	N/A
15	Producer statement/certificate required after installation? Note on building consent (e.g. radiators, pumps etc)	S	N/A	P	F	N/A

*provide insert fire details with application*



16	Tempering valve for new wet backs?	S	N/A	P	F	N/A
17	Wetback installation diagram ( <i>Fully vented system? Under/Over piping needs to be independently vented</i> )	S	N/A	P	F	N/A
<b>Other Solid Fuel Heaters, Central Heating etc B1,B2,C1,G4,G12</b>						
19	Second hand fires must have a producer statement from a recognised expert	S	N/A	P	F	N/A
20	Diesel burners have isolating tap? ( <i>Do they require automatic cut off solenoid?</i> )	S	N/A	P	F	N/A
21	Exterior diesel burners clear of opening windows/doors? ( <i>See instructions for clearance or refer to NZS 5621</i> )	S	N/A	P	F	N/A
22	Piping layout included on plan ( <i>radiators</i> )	S	N/A	P	F	N/A
23	Producer statement/certificate required after installation? <i>Note on building consent (e.g. radiators, pumps etc)</i>	S	N/A	P	F	N/A
24	Open fire complies with C/AS1 parts 9-9.5	S	N/A	P	F	N/A

#### RDC

P = Pass

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

N/A= Not Applicable

RDC staff to record reasons for decisions in question text box

**Other considerations** (*waivers and modifications- alternative solutions, TL and PS format, authors-warnings and bans etc*)

#### GRANTING BUILDING CONSENT

Sign the application form to grant the building consent once satisfied on reasonable grounds that if the building work was to be constructed in accordance with the approved documents, then compliance with the Building Code will be met.



21 JAN 2013

File Ref: P32783  
Building Consent No: 70518

GENERATION HOMES  
C/O PAUL MARSHALL  
PO BOX 1606  
ROTORUA 3040



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

Dear Sir/Madam

**PROJECT INFORMATION MEMORANDUM NO: 70518**

**Address of Project:**

**30 HAMON PLACE, PUKEHANGI**

Please find enclosed your Project Information Memorandum.

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

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

**Please note:**

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

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

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

Yours faithfully

D Holder  
Building Services Manager

Encl.





## Project Information Memorandum No: 70518

Section 34, Building Act 2004

Received: 11 Jan 2013

Issued: 21 Jan 2013

DESTINATION

**ROTORUA**

ROTORUA DISTRICT  
COUNCIL

### Agent

GENERATION HOMES  
C/O PAUL MARSHALL  
PO BOX 1606  
ROTORUA 3040

### Owner

WOCKE, MR DAVE  
15 HARRIS STREET  
NGONGOTAHA  
ROTORUA 3010

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](mailto:mail@rdc.govt.nz)  
W: [www.rdc.govt.nz](http://www.rdc.govt.nz)

### Site Information

**Property ID:** P32783  
**Street Address:** 30 HAMON PLACE, PUKEHANGI  
**Valuation number** 06554 570 49  
**Legal Description::** LOT 49 DP399109

### Project Information

**Project is for** NEW DWELLING, GARAGE AND SOLID FUEL HEATER  
**Intended Use** DWELLING (DETACHED)  
**Intended life:** Indefinite but not less than 50 years  
**Value of Work:** 268,300

### **Conditions.....**

#### PROJECT INFORMATION MEMORANDUM STATUS

#### SUBJECT TO THE BUILDING CONSENT BEING ISSUED

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

#### SPECIAL FEATURES OF LAND

#### NO INFORMATION IDENTIFIED

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

#### EARTHQUAKE ZONE 2

The proposed building work is to be sited on land which Council has identified as being Earthquake Zone 2.

#### EXPOSURE ZONE B

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

#### ACCESS/VEHICLE CROSSING

#### URBAN RESIDENTIAL RD 13 STANDARDS

The vehicle crossing shall comply with, and if necessary be upgraded to, Councils RD13 standards (attached). Note: If the vehicle crossing requires upgrading, a Corridor Access Request is required to be completed. Either go online to the website [www.beforeudig.co.nz](http://www.beforeudig.co.nz) or complete the attached form and return to Engineering Services for approval prior to the commencement of works on the crossing. Processing will take a maximum of 15 working days and is free of charge. Plans showing the location of the works will also be required.



A Corridor Access Request (CAR) is being processed as part of this building consent. Please contact Stephen McLeod Road Corridor Access Administrator, direct dial 3518238.

#### STORMWATER DISPOSAL

##### CONNECTED TO SYSTEM (SERVICED BY A LATERAL)

The proposed building work is to be sited on land which Council has identified as already having a connection to a public stormwater system. Refer to attached services plan for location. Note that it is the responsibility of the applicant to confirm the depth and location of the connection and to ensure that adequate fall can be achieved.

#### URBAN WATER SUPPLY

##### SUPPLY AVAILABLE - NEW CONNECTION REQUIRED

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

#### SEWERAGE DISPOSAL

##### CONNECTED TO SYSTEM (SERVICED BY A LATERAL)

The proposed building work is to be sited on land which Council has identified as already having a connection to a public sewerage system. Refer to attached services plan for location. Note that it is the responsibility of the applicant to confirm the depth and location of the connection and to ensure that adequate fall can be achieved.

#### INFORMATION REQUIRED FOR BUILDING CONSENT BUILDING SERVICES

##### NZ BUILDING CODE

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

#### PERMITTED ACTIVITY

##### ROTORUA DISTRICT PLAN

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

#### PERFORMANCE STANDARDS

##### RESIDENTIAL B

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

#### COMPULSORY PLANNING STATEMENTS

##### DISTRICT PLAN

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

##### NOT A DEVELOPMENT

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



## DEVELOPMENT CONTRIBUTIONS


### NO DEVELOPMENT CONTRIBUTION PAYABLE

A Development Contribution has been assessed for this building work, and there is no amount payable.

Signed for and on behalf of the Council:

Name: Ann Kelly

Position: Building Services Administration

Signed:  \_\_\_\_\_

Date: 21 JAN 2013



12 FEB 2013

GENERATION HOMES  
C/O PAUL MARSHALL  
PO BOX 1606  
ROTORUA 3040



Rotorua District Council  
1061 Haupapa Street  
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P: 07 348 4199  
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E: mail@rdc.govt.nz  
W: www.rdc.govt.nz

File Ref: P32783  
Building Consent No: 70518

Dear Sir/Madam,

**BUILDING CONSENT**

**Address of Project: 30 HAMON PLACE**

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, 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. When requesting an inspection a minimum of 24 hours notice should be given. Remember also that you or your agent/builder, etc, needs to attend and/or be on site for any inspection.

**"Please remember also to quote your Building Consent No. 70518 when making any inspection bookings." The direct dial number for inspections is 3495646.**

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

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

Yours faithfully

D. Holder  
Building Services Manager





**Building Consent No: 70518**

Section 51, Building Act 2004

Issued: 12 Feb 2013

**Agent**

GENERATION HOMES  
C/O PAUL MARSHALL  
PO BOX 1606  
ROTORUA 3040

**Owner**

WOCKE, MR DAVE  
15 HARRIS STREET  
NGONGOTAHA  
ROTORUA 3010

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

**The Building**

**Property ID:** P32783  
**Street Address:** 30 HAMON PLACE, PUKEHANGI  
**Valuation number:** 06554 570 49  
**Legal Description:** LOT 49 DP399109

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

**Building Work**

The following building work is authorised by this consent:

**Project is for:** NEW DWELLING, GARAGE AND SOLID FUEL HEATER  
**Intended Use:** DWELLING (DETACHED)  
**Intended Life:** Indefinite but not less than 50 years

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

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

**This Building Consent Is Subject To The Following Conditions:****Inspections By Building Consent Authority (Phone Building Services 3495646 To Book Inspections)**

Siting, Footings, Foundations - (relation to boundary confirmed, reinforcing in place and supported)

Retaining Walls

Prefloor Plumbing And Drainage -(drains to be on test)

Concrete Floors - (DPM laid, reinforcing placed and supported, pipes lagged)

Pre-Wrap - (all wind uplift fixings to wall framing and roof structure completed).



(Any fire resistant external wall must be inspected prior to having stopping product applied or enclosed)

Wrap/Cavity Battens (all battens, back and kick-out flashings etc installed, wrap sealed and restrained, window support bars).

Half High Brick Inspection - (clean-outs open to view)

Pre-Line Building-(including insulation, framing connections and moisture content)

Pre-Line Plumbing - (water pipes and internal stacks under test, frost protection)

Postline - (all bracing elements and or fire linings/collars installed prior to any plastering completed).

Sanitary And Stormwater Drainage - (under test and prior to backfilling).

Inbuilt Solid Fuel Heater - (to be inspected prior to inbuilt solid fuel heater being installed).

Final Inspection when all building work is complete

Please note that some of the above inspections have been grouped together for your convenience and to reduce inspection costs.

Please ensure that when booking any of the grouped inspections below you communicate this with Council so we can allocate sufficient time on site.

Group 1 Prefloor P & D (and) Concrete floor

Group 2 Preline Building (and) Inbuilt Solid Fuel heater

Group 3 Final Inbuilt (and) Final

### **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.

Roof Certification

A certification statement is to be provided by the roofing contractor confirming compliance with building code/manufacture's specifications on completion of the roof including any purlins or batten fixings completed.

Energy Works Certificates

Energy works certificate to be supplied for any gas or electrical installation with the CCC application.

As Built Drainage Plan

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

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;

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

Plumbing And Drainage

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.



### Completion Of Work

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

### Compliance Schedule

A Compliance Schedule is not required for the building

### Attachments

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

Project Information Memorandum No 70518

### **RESTRICTED BUILDING WORK**

This project includes restricted building work. It is the owners responsibility to notify the Building Consent Authority in writing before any restricted building work commences;

- The name of every licensed building practitioner who is engaged to carry out or supervise the restricted building work under the building consent where this information has not been stated in the building consent application; or
- Where a Licensed Building Practitioner ceases to be engaged to carry out or supervise restricted building work under the building consent; or
- Another licensed building practitioner is engaged to carry out or supervise the restricted building work.

The following restricted building work is included in this consented project and the Licensed Building Practitioner responsible for carrying out or supervising the restricted building work must on completion of the restricted building work provide the owner and Territorial Authority with a memorandum (record of building work) Form 6A (this form contains a list of individual components / systems that are the responsibility of the Licensed Building Practitioners for each of the following licence classes).

Where the owner intends to undertake restricted building work a formal declaration and notice using Forms 2B and 2C must be provided prior to commencement of restricted building work.

Carpentry (primary structure, external moisture management system)

Brick and Blocklaying (primary structure, external moisture management system)

Roofing (external moisture management system)

Foundations (primary structure, external moisture management system)

### **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.



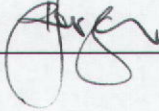
**Processing of As-built plans received may also attract a fee payable prior to the issue of Code Compliance Certificate.**

Signed for and on behalf of the Council:

Name: Helen Ferguson

Position: Building Services Administration.

Signed: \_\_\_\_\_



Date: 12 FEB 2013





# Form 2 APPLICATION FOR PROJECT INFORMATION MEMORANDUM AND/OR BUILDING CONSENT Section 33 or 45, Building Act 2004

1. THE BUILDING [if item is not applicable put N/A in the space]		OFFICE USE ONLY:
Street address of building: <u>30 Hamon Place, Hamon Park, Rotorua</u>		File No. <u>32193</u> Consent/PIM Number: <u>#...70518</u> Compliance Schedule No: Date received: Vetted Complete/Incomplete/Exempt Name Date Signature Restricted Building Work? Yes <input type="checkbox"/> No <input type="checkbox"/>
[If no street address – details of nearest intersection]		
Legal description of land where building is located:	Lot <u>49</u> DP <u>399109</u>	
Site area: <u>700</u> m <sup>2</sup>	Sec _____ Block _____	
Building name:	Valuation No: <u>06554 570 49</u>	
Location of building within site/block number: [Include nearest street access] <u>Refer to site plan</u>		
Number of levels: [Above & below ground] <u>1</u>	Level/Unit No: _____	
Floor area: <u>206.33</u> (sq m) [Indicate area affected by the building work]		
Current, lawfully established, use: _____ Year First Constructed: <u>New</u>		
[Add no. of occupants per level and per use if more than 1] _____		

2. OWNER	3. AGENT [Only required if application is being made on behalf of the owner]
Name of Owner: <u>Dave + Fiona Wocke</u>	Name of Agent: <u>Generation Homes</u>
Contact person: <u>Dave</u>	Contact person: <u>LYNDON MARSHALL</u>
Mailing address: <u>15 Harris street Rotorua.</u>	Mailing address: <u>P.O. BOX 1606 Rotorua</u>
Street address/registered office: _____	Street address/registered office: <u>16 Hamon PLACE Rotorua</u>
Phone No: _____ Landline: <u>357 3443</u>	Phone No: _____ Landline: <u>3493964</u>
Mobile: <u>027 703 3231</u> Daytime: _____	Mobile: <u>021 474 497</u> Daytime: _____
After hours: _____ Facsimile: _____	After hours: _____ Facsimile: _____
Email: _____	Email: <u>lyndonm@generation.co.nz</u>
Website: _____	Website: _____
Relationship to owner: [State details of the authorisation from the owner to make the application on the owner's behalf] <u>Builder</u>	
<b>THE FOLLOWING EVIDENCE OF OWNERSHIP IS ATTACHED:</b> <input type="checkbox"/> Certificate of Title <input type="checkbox"/> Lease Agreement <input checked="" type="checkbox"/> Agreement for Sale and Purchase <input type="checkbox"/> Other document	
<b>FIRST POINT OF CONTACT</b> for communications with the Council / Building Consent Authority: <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Agent Or: (if different to above details) Name: <u>As above</u> Email: _____ Mailing Address: _____ Phone: <u>021 474 497</u> Facsimile: _____	
To be completed in lieu of Authorisation Letter I, <u>DAVE + FIONA WOCKE</u> as the owner of the above property, authorise <u>Generation Homes</u> to act as my agent. Signature <u>[Signature]</u> Date <u>15/11/2012</u>	



#### 4. APPLICATION (Tick if applicable)

I request that you issue a (for the building work described in this application)

- ☐ Project Information Memorandum (PIM)  
☒ Project Information Memorandum (PIM) and Building Consent  
☐ Building Consent The existing PIM No [if applicable] is: \_\_\_\_\_  
☐ Amendment to an existing Building Consent. The existing BC No is: \_\_\_\_\_

State the reference number if this application involves a National Multiple Use Approval:

Name: Lyndon Marshall Signature: [Signature] Date: 11/1/13

If you do not want information contained in this application to be made available for purposes of marketing please tick the box ☐

The signature is that of the ☐ Owner OR the ☒ Agent on behalf of and with the approval of the Owner

#### 5. THE PROJECT

DESCRIPTION OF BUILDING WORK: (Provide sufficient information below to enable scope of work to be fully understood)

To build a new dwelling with double attached  
garage. - SFH

Current use of building: \_\_\_\_\_ [e.g. home, implement shed, office]

Will the building work result in a change of use of the building? ☐ Yes ☒ No If Yes, provide details of the new use of the building:

Intended life of the building if less than 50 years: \_\_\_\_\_ [Years]

List Building Consents previously issued for this project (if any): \_\_\_\_\_

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

\$ 268,300.00 [State estimated value as defined in section 7 of the Building Act 2004]

#### 6. RESTRICTED BUILDING WORK [residential building work affecting structure or weathertightness]

Will the building work include any restricted work? ☒ Yes ☐ No

If Yes, provide the following details of all licensed building practitioners who will be involved in carrying out or supervising the restricted building work (If these details are unknown at the time of the application, they must be supplied before the building work begins):

Name	Licensing Class (designers, carpenters, roofers, bricklayers and blocklayers, external plasterers, foundations)	Licensing Building Practitioner Number (or registration number if treated as being licensed under section 291 of the Building Act 2004)
Buelder-Dan Danc's	Carpentry	BP113795
Bridge - Rob Dorman	B1 + B2 Bricks	BP109175
Millman Architects	Design	BP112208
Roofers PMR	Roofing R2 + R3	BP112359 NOT ROOFING
Window Install	Carpentry	BP119691 FOR BENT HANDS

Note: Continue on another page if necessary

#### 7. PROJECT INFORMATION MEMORANDUM [Do not fill in this section if the application is for a building consent only]

The following matters are involved in the project: [Tick the matters relevant to the project]

- ☐ Subdivision  
☒ Alterations to land contours [e.g. digging out the site for a building platform]  
☒ New or altered connections to public utilities [e.g. Council sewer, stormwater or water mains]  
☒ New or altered locations and/or external dimensions of buildings  
☒ New or altered access for vehicles  
☒ Building work over or adjacent to any road or public place  
☒ Disposal of stormwater and wastewater  
☐ 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]



## 8. BUILDING CONSENT

The following plans and specifications are attached to this application:

### THE BUILDING WORK WILL COMPLY WITH THE BUILDING CODE AS FOLLOWS:

Building Code Clause <i>Tick relevant clauses</i>	Means of Compliance <i>Tick relevant compliance path(s) for each clause selected</i>				
	Acceptable Solution	NZS 4121 Accessible Design	Verification Method	Alternative Solution [Supporting documents listed below]	Waiver/ Modification [Supporting documents listed below]
<input checked="" type="checkbox"/> B1 Structure	<input type="checkbox"/> AS1NZS1170 <input type="checkbox"/> B1/AS <input checked="" type="checkbox"/> NZS3604 <input type="checkbox"/> NZS4229 <input type="checkbox"/> Other		<input type="checkbox"/> B1/VM1 <input type="checkbox"/> Other	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> B2 Durability	<input checked="" type="checkbox"/> B2/AS1		<input type="checkbox"/> B2/VM1	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> C1-4 Fire Safety Clauses	<input type="checkbox"/> C/AS1		<input type="checkbox"/> C/VM1	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> D1 Access routes	<input checked="" type="checkbox"/> D1/AS1	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> D2 Mechanical installation for access	<input type="checkbox"/> D2/AS1 <input type="checkbox"/> D2/AS2 <input type="checkbox"/> D2/AS3	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> E1 Surface water	<input checked="" type="checkbox"/> E1/AS1 <input type="checkbox"/> AS3500		<input type="checkbox"/> E1/VM1	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> E2 External moisture	<input checked="" type="checkbox"/> E2/AS1 <input type="checkbox"/> E2/AS2 <input type="checkbox"/> SED <input type="checkbox"/> E2/AS3		<input type="checkbox"/> E2/VM1	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> E3 Internal moisture	<input checked="" type="checkbox"/> E3/AS1 <input type="checkbox"/> Other			<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> F1 Hazardous agents on site	<input type="checkbox"/> F1/AS1		<input type="checkbox"/> F1/VM1	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> F2 Hazardous building materials	<input checked="" type="checkbox"/> F2/AS1			<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> F3 Hazardous substances and processes	<input type="checkbox"/> F3/AS1		<input type="checkbox"/> F3/VM1	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> F4 Safety from falling	<input checked="" type="checkbox"/> F4/AS1			<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> F5 Construction and demolition hazards	<input checked="" type="checkbox"/> F5/AS1			<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> F6 Visibility in escape routes	<input type="checkbox"/> F6/AS1			<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> F7 Warning systems	<input checked="" type="checkbox"/> F7/AS1			<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> F8 Signs	<input type="checkbox"/> F8/AS1	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> G1 Personal hygiene	<input checked="" type="checkbox"/> G1/AS1	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> G2 Laundering	<input checked="" type="checkbox"/> G2/AS1	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> G3 Food preparation and prevention of contamination	<input checked="" type="checkbox"/> G3/AS1	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> G4 Ventilation	<input checked="" type="checkbox"/> G4/AS1		<input type="checkbox"/> G4/VM1	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> G5 Interior environment	<input checked="" type="checkbox"/> G5/AS1	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> G6 Airborne impact sound	<input type="checkbox"/> G6/AS1		<input type="checkbox"/> G6/VM1	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> G7 Natural light	<input checked="" type="checkbox"/> G7/AS1		<input type="checkbox"/> G7/VM1	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> G8 Artificial light	<input checked="" type="checkbox"/> G8/AS1		<input type="checkbox"/> G8/VM1	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> G9 Electricity	<input checked="" type="checkbox"/> G9/AS1		<input type="checkbox"/> G9/VM1	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> G10 Piped services	<input checked="" type="checkbox"/> G10/AS1		<input type="checkbox"/> G10/VM1	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> G11 Gas as an energy source	<input type="checkbox"/> G11/AS1			<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> G12 Water supplies	<input checked="" type="checkbox"/> G12/AS1 <input type="checkbox"/> G12/AS2		<input type="checkbox"/> G12/VM1	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> G13 Foul water	<input checked="" type="checkbox"/> G13/AS1 <input type="checkbox"/> G13/AS2 <input type="checkbox"/> AS3500 <input type="checkbox"/> G13/AS3		<input type="checkbox"/> G13/VM1 <input type="checkbox"/> G13/VM4	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> G14 Industrial liquid waste	<input type="checkbox"/> G14/AS1		<input type="checkbox"/> G14/VM1	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> G15 Solid waste	<input type="checkbox"/> G15/AS1			<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> H1 Energy efficiency	<input checked="" type="checkbox"/> H1/AS1		<input type="checkbox"/> H1/VM1	<input type="checkbox"/>	<input type="checkbox"/>



## 9. WAIVER/MODIFICATION TO NZ BUILDING CODE REQUIRED FOR FOLLOWING PARTS OF CODE:

Supporting documentation attached as follows [please list]:

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## 10. COMPLIANCE SCHEDULE

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

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



## COMPLIANCE SCHEDULE [Continued]

		Applicant to complete					
		COUNCIL	Existing	New	Altered	Added	Removed
ss15	Other fire safety systems or features						
*	ss15/1 Systems for communicating spoken information intended to facilitate evacuation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
*	ss15/2 Final exits	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
*	ss15/3 Fire separations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
*	ss15/4 Signs for communicating information intended to facilitate evacuation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
*	Ss15/5 Smoke separations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ss16	Cable cars	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

## 11. ATTACHMENTS

The following documents are attached to this application: [Tick as applicable]

- ☒ Plans and specifications (list) \_\_\_\_\_
- ☐ Memoranda from licensed building practitioner(s) who carried out or supervised any design work that is restricted building work
- ☒ Project Information Memorandum
- ☐ Development contribution notice
- ☐ Certificate attached to Project Information Memorandum
- ☐ Other information relevant to this application: [Please specify]: \_\_\_\_\_

## 12. CONTACTS (involved in this project)

## DESIGNER:

Name: Millennium Architecture

Address: ROTORUA

Email: \_\_\_\_\_

Telephone: \_\_\_\_\_ Reg No: \_\_\_\_\_

## ENGINEER:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_

Telephone: \_\_\_\_\_ Reg No: \_\_\_\_\_

## BUILDER:

Name: DTD Builders - Saw.

Address: TAUPO

Email: \_\_\_\_\_

Telephone: 021 664 8939 Reg No: \_\_\_\_\_

## GAS FITTER:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_

Telephone: \_\_\_\_\_ Reg No: \_\_\_\_\_

## DRAINLAYER:

Name: LASER PLUMBING

Address: ROTORUA

Email: \_\_\_\_\_

Telephone: \_\_\_\_\_ Reg No: \_\_\_\_\_

## PLUMBER:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_

Telephone: \_\_\_\_\_ Reg No: \_\_\_\_\_

## ELECTRICIAN:

Name: LASER ELECTRICAL

Address: ROTORUA

Email: \_\_\_\_\_

Telephone: \_\_\_\_\_ Reg No: \_\_\_\_\_

## OTHER:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_

Telephone: \_\_\_\_\_ Reg No: \_\_\_\_\_



# COUNCIL USE ONLY

## ESTIMATED TOTAL VALUE OF WORK

\$ 268,300.00 GST inclusive Project floor area 206.33 m<sup>2</sup>

## FEE PAYABLE

### Consent deposit

Project Information Memorandum \$ 578.00 ✓  
 Building Administration \$ 192.00 ✓  
 Technical Processing \$ 850.00 ✓  
 Inspection Fee \$ \_\_\_\_\_  
 Industry Levy (DBH) \$ 539.28 p 540.69  
 Industry Levy (BRANZ) \$ 268.30 p 269.00  
 Development Contribution \_\_\_\_\_

Certificate of Title no ct Available (New purchase)

Producer Statements \$ \_\_\_\_\_  
 Compliance Schedules \$ \_\_\_\_\_  
 Rural Number \$ \_\_\_\_\_  
 Vehicle Crossing \$ \_\_\_\_\_  
 Street Damage \$ \_\_\_\_\_  
 Water Connection \$ \_\_\_\_\_  
 Sewer Connection \$ \_\_\_\_\_  
 Other(s) \$ \_\_\_\_\_

**Total consent deposit** \$ 1620.00

Inspections \$ 1955.00 p  
 Processing \$ 85.00 p  
 Peer Review \_\_\_\_\_  
 NZFS \_\_\_\_\_

**Total balance payable** \$ 2849.69 (Inv 8/2/13)

Lodgement deposit \$ 1620  
 Date paid 11.1.13  
 Receipt No. 2013/192831  
 Consent fee balance \$ \_\_\_\_\_  
 Date paid \_\_\_\_\_  
 Receipt No. \_\_\_\_\_

PIM/BC  
 # . . 70518

Granted by C Sefuiva

Signature I.C.Z.

Date 8 FEBRUARY 2013

Issued by H Ferguson

Signature H Ferguson

Date 6/2/13

Please complete

Forward any refunds or further invoices to:  
GENERATION HOMES  
P.O. Box 1606  
ROTORUA.





## Form 2A

PIM/BC

# . . 70518

# Memorandum from licensed building practitioner: Certificate of design work

Section 45 & Section 30C, Building Act 2004

### THE BUILDING

Street address of building: 30 HAMON PLACE  
 Suburb: \_\_\_\_\_ Town/City: ROTORUA  
 Post Code: \_\_\_\_\_

### THE OWNER

Name: DAVE AND GIOIA WOCKE  
 Address: C/- 18 HAMON PLACE  
 Suburb: \_\_\_\_\_ PO Box/Private Bag: \_\_\_\_\_  
 Town/City: ROTORUA Postcode: \_\_\_\_\_  
 Phone: 021474497 Email: lynderne@generationce.nz

### BASIS FOR PROVIDING THIS MEMORANDUM

I am providing this memorandum in my role as the: Please tick ☒ the option that applies:

- ☐ Sole designer of all of the RBW design outlined in this memorandum – I carried out all of the RBW design work myself – no other person will be providing any additional memoranda for the project.
- ☒ Lead designer who carried out some of the RBW design myself but also supervised other designers – this memorandum covers their RBW design work as well as mine, and no other person will be providing any additional memoranda for the project.
- ☐ Lead designer for all but specific elements of RBW – this memorandum only covers the RBW design work that I carried out or supervised and the other designers will provide their own memorandum relating to their specific RBW design.
- ☐ Specialist designer who carried out specific elements of RBW design work as outlined in this memorandum – other designers will be providing a memorandum covering the RBW design work.



**IDENTIFICATION OF DESIGN WORK THAT IS RESTRICTED BUILDING WORK**

I JASON PAGLIAS ~~carried out~~ supervised the following design work that is restricted building work:

Design work that is restricted building work	Description	Carried out/ supervised	Reference to plans and specifications
Tick <input checked="" type="checkbox"/> if included Cross <input checked="" type="checkbox"/> if excluded	[If appropriate, provide details of the restricted building work]	[Tick <input checked="" type="checkbox"/> whether you carried out this design work or supervised someone else carrying out this design work]	[If appropriate, specify references]
<b>Primary Structure: B1</b>			
All RBW design work relating to B1	<input checked="" type="checkbox"/> NEW TIMBER FRAMED DWELLING.	<input type="checkbox"/> Carried out <input checked="" type="checkbox"/> Supervised	Plans.
Foundations and subfloor framing	<input checked="" type="checkbox"/> CONC. RIBRAFT.	<input type="checkbox"/> Carried out <input checked="" type="checkbox"/> Supervised	103.
Walls	<input checked="" type="checkbox"/> TIMBER	<input type="checkbox"/> Carried out <input checked="" type="checkbox"/> Supervised	102
Roof	<input checked="" type="checkbox"/> METAL TILE OVER TRUSSES	<input type="checkbox"/> Carried out <input checked="" type="checkbox"/> Supervised	104.
Columns and beams	<input checked="" type="checkbox"/> TIMBER + SHS COLUMNS.	<input type="checkbox"/> Carried out <input checked="" type="checkbox"/> Supervised	105
Other	<input type="checkbox"/>	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
<b>External Moisture Management Systems: E2</b>			
All RBW design work relating to E2	<input checked="" type="checkbox"/>	<input type="checkbox"/> Carried out <input checked="" type="checkbox"/> Supervised	
Damp proofing	<input type="checkbox"/>	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Roof cladding or roof cladding system	<input checked="" type="checkbox"/> METAL ROOF TRUSSES.	<input type="checkbox"/> Carried out <input checked="" type="checkbox"/> Supervised	402/403
Ventilation system for example, subfloor or cavity)	<input type="checkbox"/>	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Wall cladding or wall cladding system	<input checked="" type="checkbox"/> LIMEA / BRICK.	<input type="checkbox"/> Carried out <input checked="" type="checkbox"/> Supervised	404
Waterproofing	<input type="checkbox"/>	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Other	<input type="checkbox"/>	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
<b>Fire Safety Systems</b>			
Emergency warning systems, evacuation and fire service operation systems, suppression or control systems, or other	<input type="checkbox"/>	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	



**Note:** The design of fire safety systems is only restricted building work when it involves small to medium apartment buildings as defined by the Building (Definition of Restricted Building Work) Order 2011.

**Note:** continue on another page if necessary.

Waivers or modifications of the building code are required?

☐ Yes

☒ No

If Yes, provide details of the waivers or modifications below:

Clause [List relevant clause numbers of building code]	Waiver/modification required [Specify nature of waiver or modification of building code]

**Note:** continue on another page if necessary

#### ISSUED BY

Name and contact details of the licensed building practitioner who is licensed to carry out or supervise design work that is restricted building work.

Name:

JASON DOUGLAS

LBP or registration number:

112208

The practitioner is a:

☒ Design LBP

☐ Registered architect

☐ Chartered professional engineer

Design Entity or Company [optional]:

Mailing address [if different from below]:

Street address or registered office:

2 BOWN RD

Suburb:

LAKE OKAREKA

Town/City:

ROTOMAHANA

PO Box/Private Bag:

Postcode:

3076

Phone No:

Landline:

7/3628775

Mobile:

Daytime:

After hours:

Fax:

Email address:

jason@millthorpe.co.nz

Website:

#### DECLARATION

I, JASON DOUGLAS, LBP, state that I have applied the skill and care reasonably required of a competent design professional in carrying out or supervising the Restricted Building Work (RBW) described in this form, and that based on this, I also state that the RBW:

(a) Complies with the building code; or

(b) Complies with the building code subject to any waiver or modification of the building code recorded on this form.

Signature:

[Signature]

Date:

11.12.12





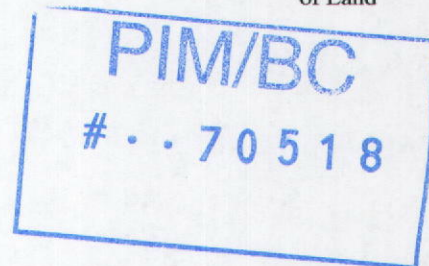
**COMPUTER FREEHOLD REGISTER  
UNDER LAND TRANSFER ACT 1952**



**Search Copy**

  
R. W. Muir  
Registrar-General  
of Land

**Identifier** 395509  
**Land Registration District** South Auckland  
**Date Issued** 27 February 2008



**Prior References**  
SA38D/72

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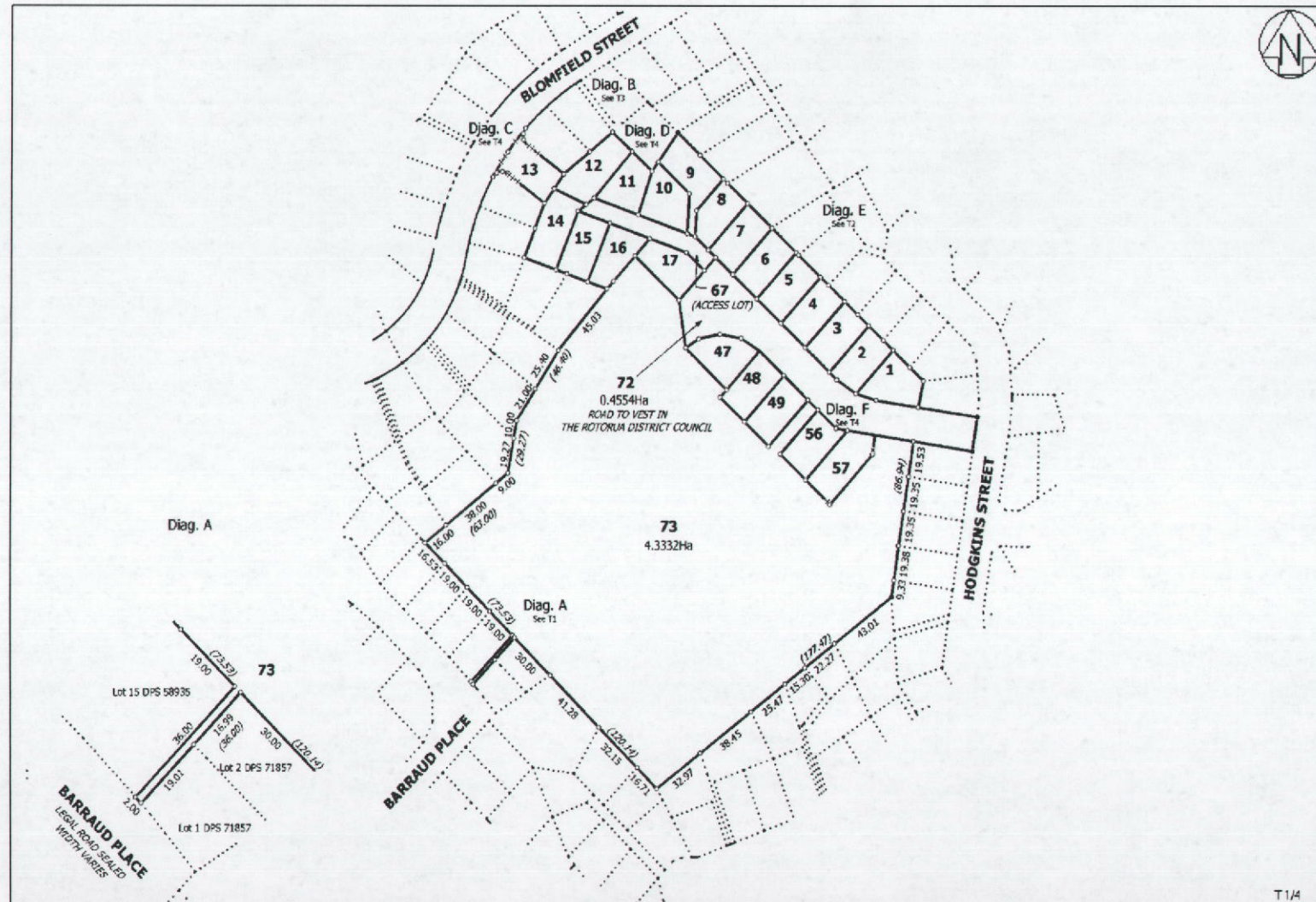
**Estate** Fee Simple  
**Area** 700 square metres more or less  
**Legal Description** Lot 49 Deposited Plan 399109  
**Proprietors**  
Pinnacle Hill Subdivisions Limited

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**Interests**

Subject to Section 11 Crown Minerals Act 1991  
Subject to Part IV A Conservation Act 1987  
7730864.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 27.2.2008 at 12:51 pm  
Land Covenant in Easement Instrument 7730864.9 - 27.2.2008 at 12:51 pm

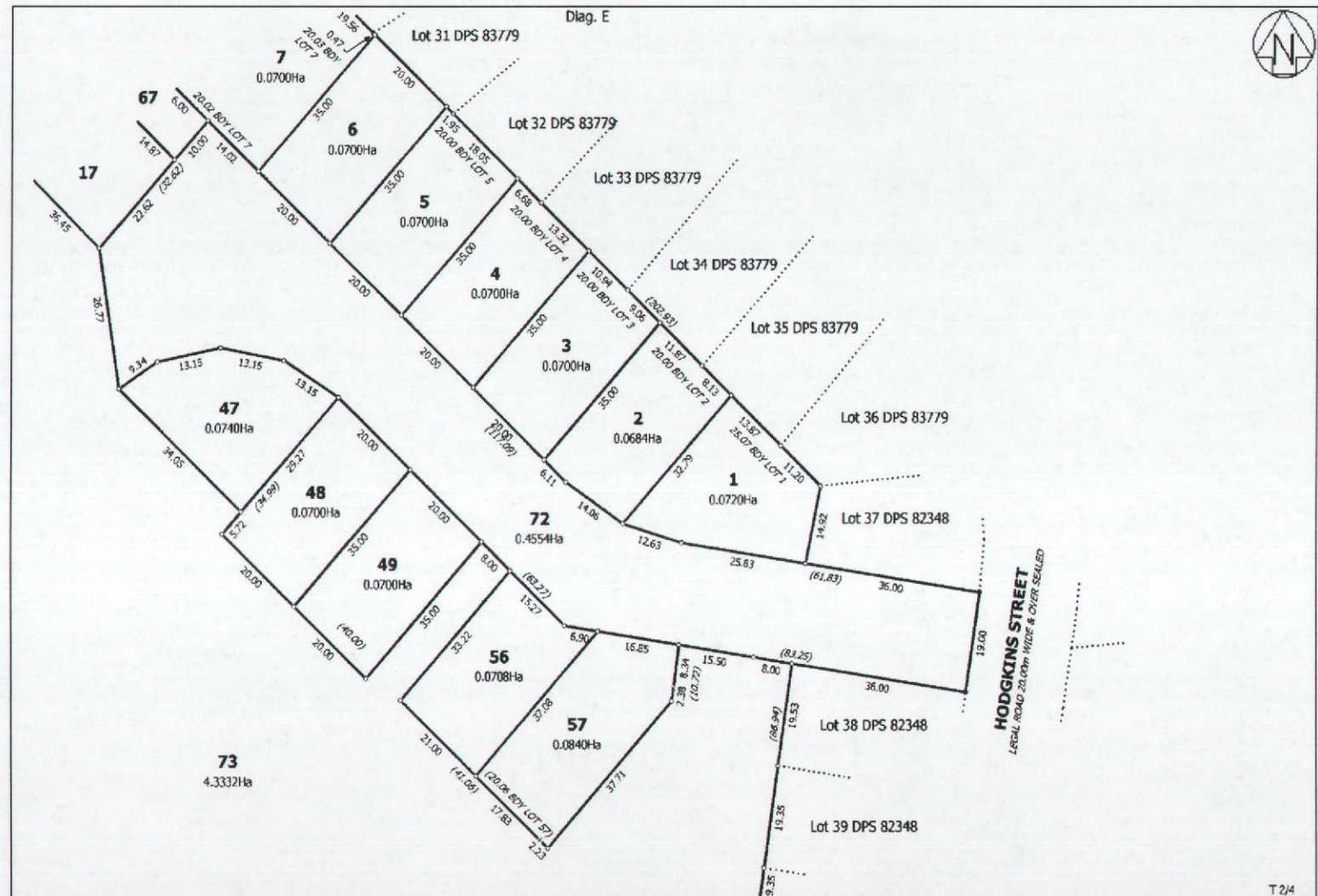




T 1/4

<p>Land District South Auckland</p> <p>Digitally Generated Plan</p> <p>Generated on: 13/03/2008 1:24pm Page 5 of 8</p>	<p>LOTS 1 - 17, 47 - 49, 56 - 57, 67, 72 &amp; 73 BEING A SUBDIVISION OF PART SECTION 20 BLK IV HOROHORO SURVEY DISTRICT</p>	<p>Surveyor: Richard James Lewton</p> <p>Firm: MTEC Consultants Limited (Rotorua)</p>	<p>Digital Title Plan</p> <p>DP 399109</p> <p>Deposited on: 27/02/2008</p>
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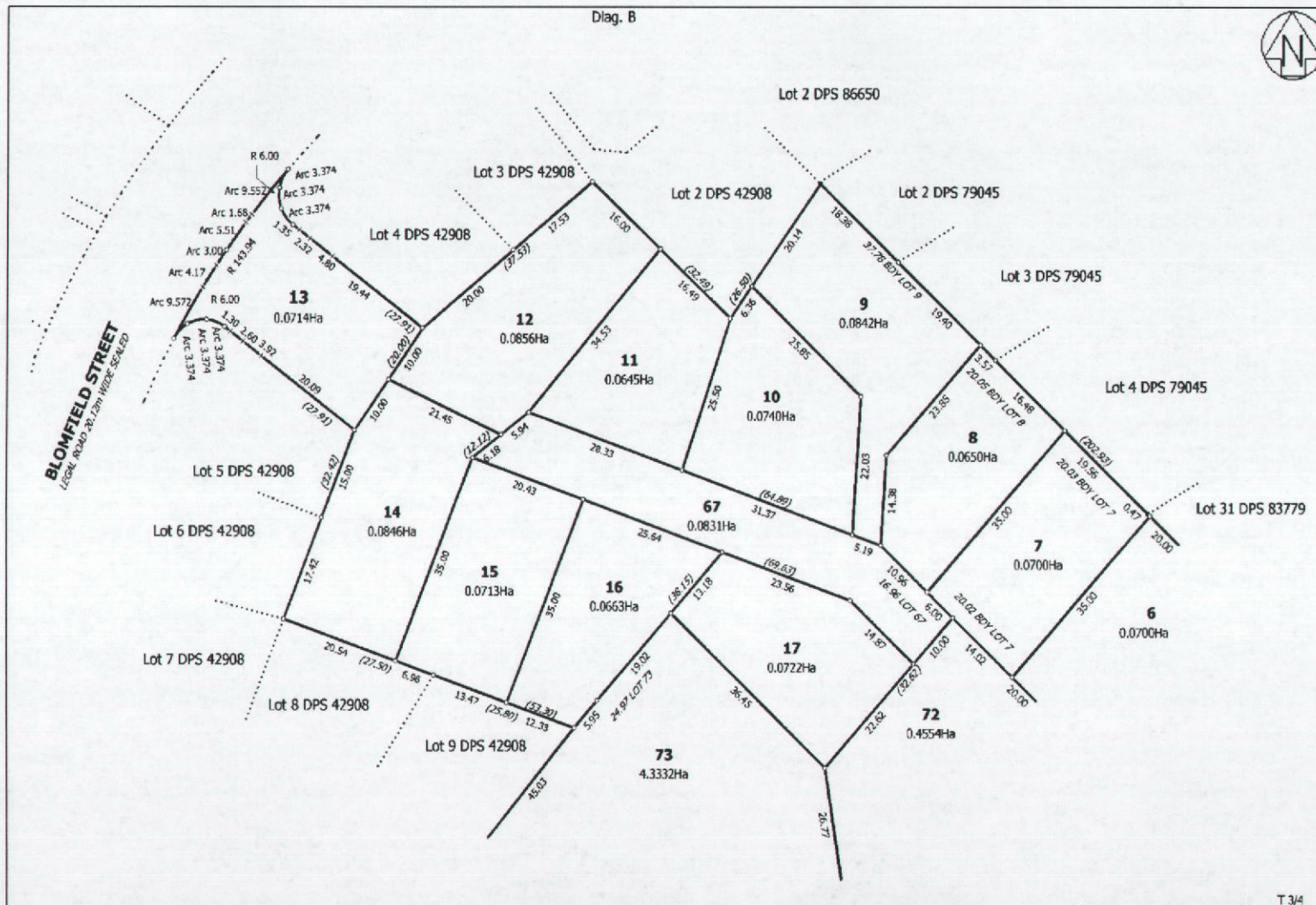




<p>Land District South Auckland</p> <p>Digitaly Generated Plan</p> <p>Generated on: 13/03/2006 1:24pm Page 6 of 8</p>	<p>LOTS 1 - 17, 47 - 49, 56 - 57, 67, 72 &amp; 73 BEING A SUBDIVISION OF PART SECTION 20 BLK IV HOROHORO SURVEY DISTRICT</p>	<p>Surveyor Richard James Lewton</p> <p>Firm: MTEC Consultants Limited (Rotorua)</p>	<p>Digital Title Plan</p> <p>DP 399109</p> <p>Deposited on: 27/02/2008</p>
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T 2/4





Land District: South Auckland

Digitally Generated Plan

Generated on: 13/03/2008 1:24pm Page 7 of 8

LOTS 1 - 17, 47 - 49, 56 - 57, 67, 72 & 73 BEING A SUBDIVISION OF PART  
SECTION 20 BLK IV HOROHORO SURVEY DISTRICT

Surveyor: Richard James Lewton

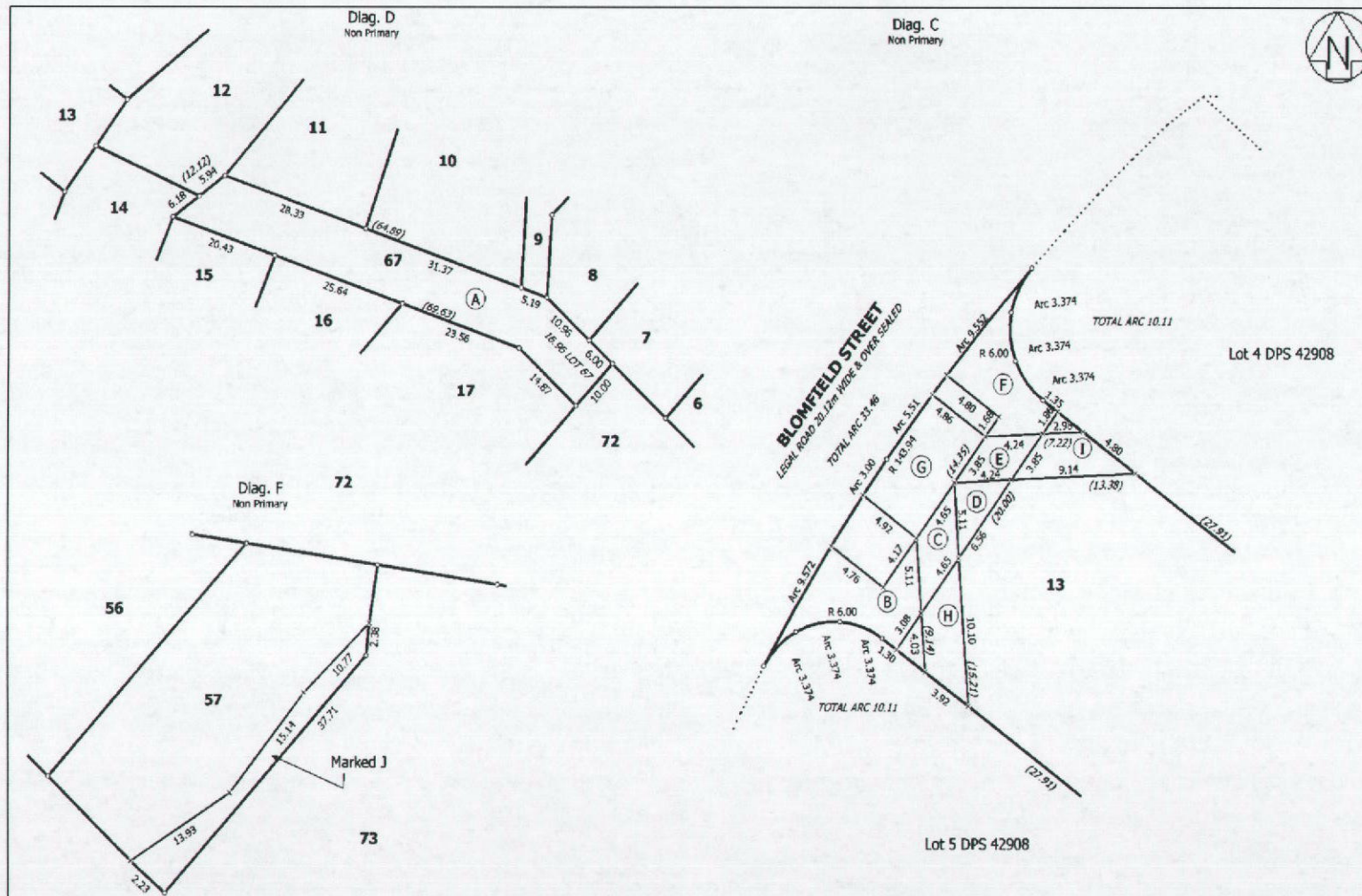
Firm: MTEC Consultants Limited (Rotorua)

Digital Title Plan

DP 399109

Deposited on: 27/02/2008





T 4/4

Land District South Auckland

Digitally Generated Plan  
Generated on: 13/03/2008 1:24pm Page 8 of 8

LOTS 1 - 17, 47 - 49, 56 - 57, 67, 72 & 73 BEING A SUBDIVISION OF PART  
SECTION 20 BLK IV HOROHORO SURVEY DISTRICT

Surveyor: Richard James Lewton  
Firm: MTEC Consultants Limited (Rotorua)

Digital Title Plan DP 399109
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Deposited on: 27/02/2008





# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

R.W. Muir  
Registrar-General  
of Land

**Identifier** SA39D/171  
**Land Registration District** South Auckland  
**Date Issued** 11 November 1987

**Prior References**  
SA11B/557

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**Estate** Fee Simple  
**Area** 26.4000 hectares more or less  
**Legal Description** Lot 4 Deposited Plan South Auckland  
46574

**Proprietors**  
James Harold Marshall and Selina May Marshall

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**Interests**

The within land has no road frontage

Appurtenant hereto are rights of way created by Transfer H884970.3 - 12.7.1989 at 9.05 am

The easements created by Transfer H884970.3 are subject to Section 309 (1) (a) Local Government Act 1974

Subject to a right of way over part marked C on DPS 46574 specified in Easement Certificate H884970.4 -  
12.7.1989 at 9.05 am

The easements specified in Easement Certificate H884970.4 are subject to Section 309 (1) (a) Local Government  
Act 1974

5204575.1 Notice pursuant to Section 94C Transit New Zealand Act 1989 declaring the adjoining State Highway  
30 to be a limited access road - 30.4.2002 at 3:15 pm

5624582.1 Notice of crossing place to and from a limited access road pursuant to Section 91 Transit New Zealand  
Act 1989 - 17.6.2003 at 9:00 am

7409076.3 Mortgage to ASB Bank Limited - 12.6.2007 at 3:28 pm



Approve: The Common Field of Grotone  
Kathy Lee was affixed  
hereby to be presented *OK*  
The  
Grotone  
Field  
of  
GROTON  
DISTRICT  
DIRECTOR

Registered Character

Pursuant to a resolution of the Rotonda  
District Council on the 17th day of  
August, most approving pursuant to  
the laws of the Local Government Act with  
the plan of subdivision contained upon the  
granting or resurvey of the easements  
shown in the memorandum endorsed hereon  
and subject to the condition of amalgamation  
and out location and certifying that the plan is  
in accordance with the requirements and provisions  
of the special resolution of the Rotonda District Council  
of the common field of the Rotonda District Council  
was affixed hereto in the presence of:

*John M. ...*  
*Acting District Manager*

**AMALGAMATION CONDITION**  
That Lots 2 and 3 hereon are held in the same  
Certificate of Title. See Doc No. H. 146437.

**MEMORANDUM OF EASEMENTS**

PURCHASER	GRANTEE	SEVEN THY.	DEED THY.
Right of Way	(A)	Pl. Lot 2 hereon	Lot 4 hereon in Lot 1 and 2 hereon
	(B)	Pl. Lot 3 hereon	Lot 4 hereon in Lot 1 and 2 hereon
	(C)	Pl. Lot 4 hereon	Lot 1 and 2 hereon
	(D)	Pl. Lot 5 hereon	Lot 1 and 2 hereon

Pursuant to the laws of the Local Government Act 1974 I do hereby certify that all the easements shown do or referred to on the scheme plan of subdivision have been complied with to the satisfaction of the Rotonda District Council. Dated at Rotonda this 28 day of August 1987.

*John M. ...*  
*Acting District Manager*

Total Area 47.2847 ha

(Completed in ST 11/1/87 (Dist))

1. **Residential Surveyor**  
Registered Surveyor and holder of an annual practicing certificate in the  
map and surveying profession of the Survey Regulation 1972. I hereby  
do hereby certify that this plan has been made from the survey and  
survey map and have been made in accordance with the Survey  
Regulation 1972.

Dated at Rotonda this 28th day of  
August 1987 signed *John M. ...*

Field Note: *John M. ...*  
Reference: *John M. ...*  
D.P. 546574, D.P. 546575, D.P. 546576, D.P. 546577, D.P. 546578, D.P. 546579, D.P. 546580, D.P. 546581, D.P. 546582, D.P. 546583, D.P. 546584, D.P. 546585, D.P. 546586, D.P. 546587, D.P. 546588, D.P. 546589, D.P. 546590, D.P. 546591, D.P. 546592, D.P. 546593, D.P. 546594, D.P. 546595, D.P. 546596, D.P. 546597, D.P. 546598, D.P. 546599, D.P. 546600, D.P. 546601, D.P. 546602, D.P. 546603, D.P. 546604, D.P. 546605, D.P. 546606, D.P. 546607, D.P. 546608, D.P. 546609, D.P. 546610, D.P. 546611, D.P. 546612, D.P. 546613, D.P. 546614, D.P. 546615, D.P. 546616, D.P. 546617, D.P. 546618, D.P. 546619, D.P. 546620, D.P. 546621, D.P. 546622, D.P. 546623, D.P. 546624, D.P. 546625, D.P. 546626, D.P. 546627, D.P. 546628, D.P. 546629, D.P. 546630, D.P. 546631, D.P. 546632, D.P. 546633, D.P. 546634, D.P. 546635, D.P. 546636, D.P. 546637, D.P. 546638, D.P. 546639, D.P. 546640, D.P. 546641, D.P. 546642, D.P. 546643, D.P. 546644, D.P. 546645, D.P. 546646, D.P. 546647, D.P. 546648, D.P. 546649, D.P. 546650, D.P. 546651, D.P. 546652, D.P. 546653, D.P. 546654, D.P. 546655, D.P. 546656, D.P. 546657, D.P. 546658, D.P. 546659, D.P. 546660, D.P. 546661, D.P. 546662, D.P. 546663, D.P. 546664, D.P. 546665, D.P. 546666, D.P. 546667, D.P. 546668, D.P. 546669, D.P. 546670, D.P. 546671, D.P. 546672, D.P. 546673, D.P. 546674, D.P. 546675, D.P. 546676, D.P. 546677, D.P. 546678, D.P. 546679, D.P. 546680, D.P. 546681, D.P. 546682, D.P. 546683, D.P. 546684, D.P. 546685, D.P. 546686, D.P. 546687, D.P. 546688, D.P. 546689, D.P. 546690, D.P. 546691, D.P. 546692, D.P. 546693, D.P. 546694, D.P. 546695, D.P. 546696, D.P. 546697, D.P. 546698, D.P. 546699, D.P. 546700, D.P. 546701, D.P. 546702, D.P. 546703, D.P. 546704, D.P. 546705, D.P. 546706, D.P. 546707, D.P. 546708, D.P. 546709, D.P. 546710, D.P. 546711, D.P. 546712, D.P. 546713, D.P. 546714, D.P. 546715, D.P. 546716, D.P. 546717, D.P. 546718, D.P. 546719, D.P. 546720, D.P. 546721, D.P. 546722, D.P. 546723, D.P. 546724, D.P. 546725, D.P. 546726, D.P. 546727, D.P. 546728, D.P. 546729, D.P. 546730, D.P. 546731, D.P. 546732, D.P. 546733, D.P. 546734, D.P. 546735, D.P. 546736, D.P. 546737, D.P. 546738, D.P. 546739, D.P. 546740, D.P. 546741, D.P. 546742, D.P. 546743, D.P. 546744, D.P. 546745, D.P. 546746, D.P. 546747, D.P. 546748, D.P. 546749, D.P. 546750, D.P. 546751, D.P. 546752, D.P. 546753, D.P. 546754, D.P. 546755, D.P. 546756, D.P. 546757, D.P. 546758, D.P. 546759, D.P. 546760, D.P. 546761, D.P. 546762, D.P. 546763, D.P. 546764, D.P. 546765, D.P. 546766, D.P. 546767, D.P. 546768, D.P. 546769, D.P. 546770, D.P. 546771, D.P. 546772, D.P. 546773, D.P. 546774, D.P. 546775, D.P. 546776, D.P. 546777, D.P. 546778, D.P. 546779, D.P. 546780, D.P. 546781, D.P. 546782, D.P. 546783, D.P. 546784, D.P. 546785, D.P. 546786, D.P. 546787, D.P. 546788, D.P. 546789, D.P. 546790, D.P. 546791, D.P. 546792, D.P. 546793, D.P. 546794, D.P. 546795, D.P. 546796, D.P. 546797, D.P. 546798, D.P. 546799, D.P. 546800, D.P. 546801, D.P. 546802, D.P. 546803, D.P. 546804, D.P. 546805, D.P. 546806, D.P. 546807, D.P. 546808, D.P. 546809, D.P. 546810, D.P. 546811, D.P. 546812, D.P. 546813, D.P. 546814, D.P. 546815, D.P. 546816, D.P. 546817, D.P. 546818, D.P. 546819, D.P. 546820, D.P. 546821, D.P. 546822, D.P. 546823, D.P. 546824, D.P. 546825, D.P. 546826, D.P. 546827, D.P. 546828, D.P. 546829, D.P. 546830, D.P. 546831, D.P. 546832, D.P. 546833, D.P. 546834, D.P. 546835, D.P. 546836, D.P. 546837, D.P. 546838, D.P. 546839, D.P. 546840, D.P. 546841, D.P. 546842, D.P. 546843, D.P. 546844, D.P. 546845, D.P. 546846, D.P. 546847, D.P. 546848, D.P. 546849, D.P. 546850, D.P. 546851, D.P. 546852, D.P. 546853, D.P. 546854, D.P. 546855, D.P. 546856, D.P. 546857, D.P. 546858, D.P. 546859, D.P. 546860, D.P. 546861, D.P. 546862, D.P. 546863, D.P. 546864, D.P. 546865, D.P. 546866, D.P. 546867, D.P. 546868, D.P. 546869, D.P. 54

