

FILE



4 June 2009



Document Number: **RDC-58793**

Date Received: **20/07/2009**

NZ Gems Ltd
111 Burbush Rd
R D 8
HAMILTON 3288

Rotorua District Council
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand
P: 07 348 4199
F: 07 346 3143
E: mail@rdc.govt.nz
W: www.rdc.govt.nz

File Ref: P03848
Building Consents no: 61572

Dear Sir,

CODE OF COMPLIANCE CERTIFICATE
BUILDING CONSENT NO: 61572

Please find attached your copy of the Code Compliance Certificate that has been issued in relation to the above building consent.

This is an important document and should be retained by you as it specifies the work carried out under the Consent has been completed, and meets the requirements of the Building Code supporting documents.

If in future you should desire to sell your property, your solicitor may ask you to produce this Certificate to prove that your building complies with the Building Code to the extent required by the above Building Consent. A copy is also placed on your property file.

Yours faithfully

Karen Crisp
Building Services Administrator

Encl.



Code Compliance Certificate: 61572
Section 95, Building Act 2004

Issued: 04 JUN 2009



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The Building

Property ID: 03848
Street Address: 18 SALISBURY ROAD
Valuation number 06533 171 00
Legal Description:: Lot 41 DP34509
Intended Use MINOR WORK
Description of Work: New drainage line to existing building

The Owner

Name of Owner: NZ GEMS LIMITED
Contact Person: NZ GEMS LIMITED
Mailing Address: NZ GEMS LIMITED
C/O NZ GEMS TRUST
111 BURBUSH ROAD
RD 8, HAMILTON

First point of contact for communications with Council Building Consent Authority: RDC BUILDING SERVICES

Building Work

Building Consent no: 61572
Issued by: Rotorua District Council

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that –
(a) the building work complies with the building consent.

Signed for and on behalf of the Council:

Name: Karen Crisp

Position: Building Services Administrator

Signed: 

Date: 04 JUN 2009

	Building Consent Authority Inspection Summary Sheet	Ref: TP04 - F03
		Ver: 4
		Issued: 03 Dec 07
		Doc No: IT-639923
		Page 1 of 2

BUILDING CONSENT NO. 01072	DATE ISSUED: 31/1/08
RESOURCE CONSENT REQUIRED? YES / NO	DATE ISSUED:
OWNER: NZ Gem Ltd PH.	BUILDER: Anchorage Cont. PH. 0275 914365
SITE: 18 Salisbury Rd	PLUMBER: PH. REG. #
VALUATION NO. 00533/171.00	DRAINLAYER: Gary Clarke
PROPERTY FILE NO. P03848	PH. 3481447 REG. # 07806
LEGAL DESCRIPTION:	LOT / SEC: 41
BUILDING CATEGORY:	DPS / BLK: 34509
CCC Due Date: 31/1/2010	No of Inspections Allowed For: 1

DESCRIPTION OF WORK: **New Drainage Line to Exty Dig**

P = PASS F = FAIL

DATE:	TIME:	INSPECTOR:	INSPECTION SUMMARY/NOTES:	P/F:
3/3/08	8:30	GLENN.	SANITARY SEWER ALTERATION	P.
			* INFO TO BE SUPPLIED BY	
			WAMAN. BEFORE THIS CAN BE	
			PASSED. HAVE CONTACTED BOB	
			GRAY ABOUT "AIR TEST"	
5/3/08	1:00	GLENN.	LETTER RECEIVED FROM	
			BOB GRAY RE - COUNCIL	
			CONNECTION.	
			* JUST AS BUILT TO BE	
			RECEIVED NOW.	
4/6/09	1:00	GLENN.	AS BUILT PLANS RECEIVED.	
			OKAY TO ISSUE CCC	
4/6/09		KC	CCC ISSUED - NO BOND PAID	

Project Information Memorandum No: 61572

Section 34, Building Act 2004

Received: 17 Jan 2008

Issued: 22 Jan 2008

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Agent

ANCHORAGE CONTRACTORS (2007) LTD
C/O Graham Robinson
P O BOX 10088
Rotorua

Owner

NZ GEMS LTD
THE NZ GEMS TRUST
111 BURBUSH ROAD
R D 8 HAMILTON

Site Information

Property ID: 03848
Street Address: 18 SALISBURY ROAD
Valuation number 06533 171 00
Legal Description:: Lot 41 DP34509

Project Information

Project is for New drainage line to existing building
Intended Use
Intended life: Indefinite but not less than 50 years
Value of Work: 2,500
Number of Stages:

PIM Status

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

Conditions.....

**INSPECTIONS BY TERRITORIAL AUTHORITY
SUBJECT TO BUILDING CONSENT CONDITIONS**

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

**SPECIAL FEATURES OF LAND
EARTHQUAKE ZONE A**

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

CORROSION ZONE 4

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

**SEWERAGE
CONNECTED TO SYSTEM**

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

**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.

**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

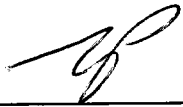
Development Contribution - Not Applicable.

Signed for and on behalf of the Council:

Name: Lucy Playne

Position: Building Services Administration

Signed: _____



Date: 22 JAN 2008

Building Consent No: 61572

Section 51, Building Act 2004

Issued: 31 Jan 2008

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The Building

Property ID: 03848
Street Address: 18 SALISBURY ROAD
Valuation number: 06533 171 00
Legal Description: Lot 41 DP34509
Building Name:

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

Building Work

The following building work is authorised by this consent:

Project is for: New drainage line to existing building
Intended Use:
Intended Life: 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:

Conditions.....

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.

INSPECTIONS BY TERRITORIAL AUTHORITY.

Sanitary and stormwater drainage - under test and prior to backfilling.

STANDARD ENDORSEMENTS

Permission to undertake building work in accordance with the approved plans and specifications. All work must comply with the provisions of the Building Code. Any alterations from the original plans and specifications must have prior written approval from the Building Control Manager.

Any endorsement on Plans and Specifications for part of this approval.

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

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

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

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

Site to be left in a clean and tidy condition.

POLLUTION CONTROL

Soil-Sediments Contaminant's Control.

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

Footpath Damage.

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

Project Trade Waste's Control.

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

Signed for and on behalf of the Council:

Name: Sharon Edhouse

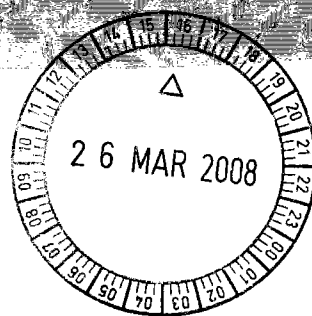
Position: Building Services Administration.

Signed:



Date: 31 JAN 2008

As Built - Drainage Plan



Drainage Plan for :

Address 18 Salisbury Road Roturua
Lot 41 D.P. 34509
Owner NZ SEMA LTD
Inspector Steen Manjoribanks Date of Inspection _____
Drainlayer Sony Clarke Contracting Licence No. 09806
Building Consent No. 61572

Note : Plan to be drawn in black and red ballpoint on graph opposite

Plan to include :

- 1 The correct position of the drains in relation to the building and boundaries.
- 2 The position of the street frontage
- 3 Depth of drains at connection point.
- 4 Both wastewater and stormwater drains to be drawn.
- 5 Clearly define all inspection openings, with accurate measurements from two points.
- 6 Clearly define all buildings and boundaries.
- 7 Refer to example drain plan back page.

DESTINATION

ROT@RUA

ROTORUA DISTRICT
COUNCIL

Property File : _____

As Built - Drainage Plan

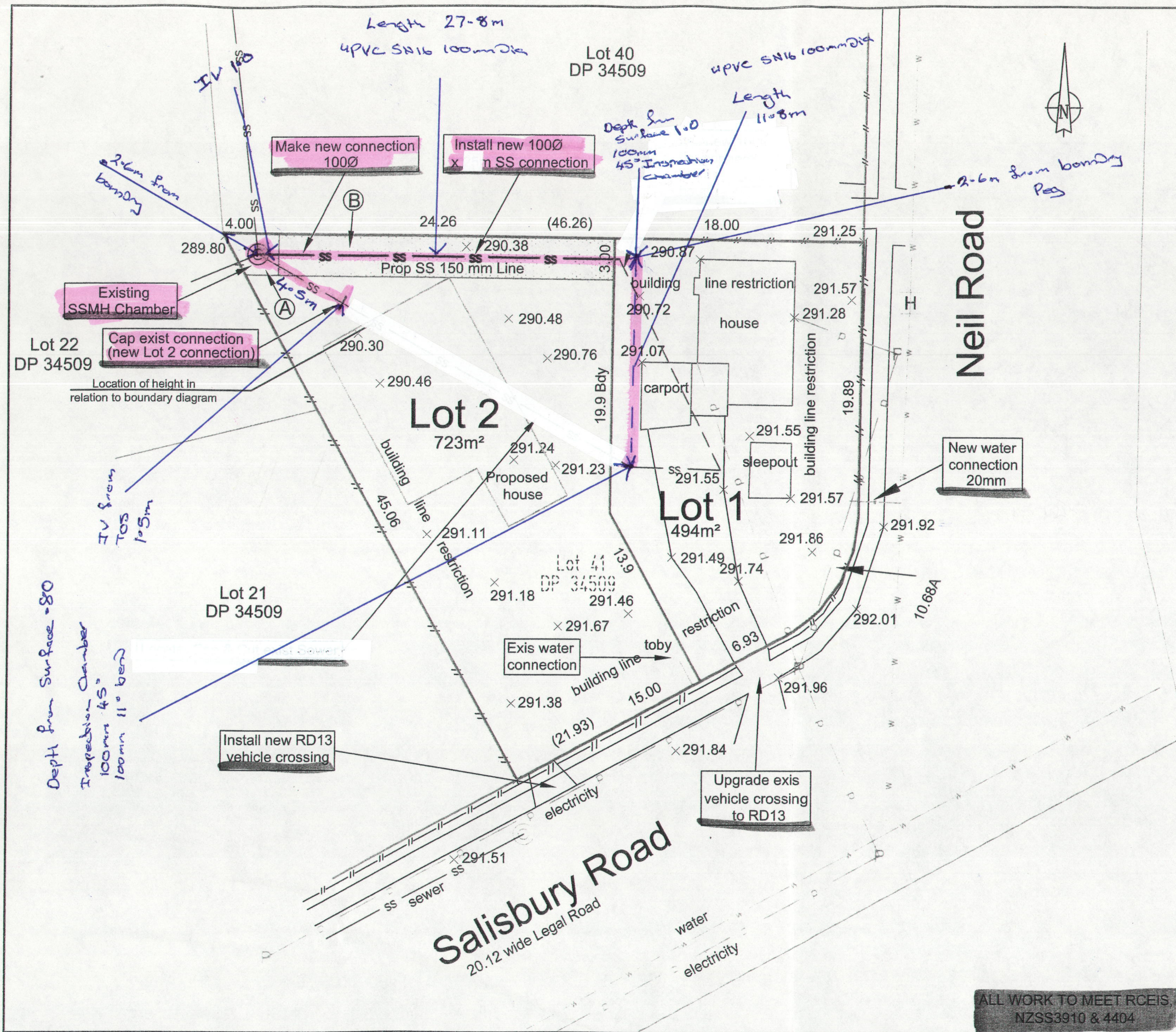
DESTINATION

ROTORUA

ROTORUA DISTRICT

Document 29638

Version: 1, Version Date: 20/07/2009



EASEMENT IN GROSS:			
SHOWN	PURPOSE	SERV. TEN.	GRANTEE
(A)	Right to Drain Sewage	Lot 2	Rotorua District Council

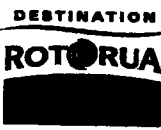
MEMORANDUM OF PROPOSED EASEMENT			
SHOWN	PURPOSE	SERV. TEN.	DOM. TEN.
(B)	Right to Drain Sewage	Lot 2	Lot 1



- Notes:
1. Areas and dimensions are subject to Land Transfer Survey.
 2. Source of Aerial Photograph - RDC 2001
 3. Services are plotted from utility owners asbuilts

This plan has been prepared for the purpose of obtaining Resource Management Act 1991 approvals. All areas and measurements are subject to final survey. This plan should not be relied upon for any other purpose without reference to and approval from Canmap Hawley Ltd.

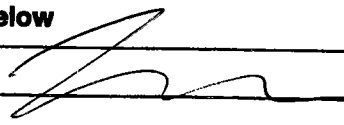
Canmap Hawley SURVEYORS PLANNERS CARTOGRAPHERS	ROTORUA PO Box 396 Ph 07 347 9482 Fax 07 347 6862 WHITIANGA PO Box 379 Ph 07 886 6777 Fax 07 886 6681	FILE REFERENCE: 6623 SDR REFERENCE: CAD REFERENCE: 308 FIELD BOOK: LEVEL BOOK: SURVEYOR: MC	NZ Gems Limited 18 Salisbury Rd, Rotorua	Proposed land use and Subdivision of Lot 41 DP 34509	ARCHIVE: 6623 REFERENCE No: 6623-3 SHEET 1 OF 1 SHEETS ORIGINAL SCALE (A3): 1:300
	DESIGNED: COMPUTED: CW 20/07/2007 PRINTED: CW 13/12/2007				
	FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALED DIMENSIONS				
	ALL WORK TO MEET RCEIS, NZSS3910 & 4404				

	Inspection Checklist: Sanitary & Storm Water Drainage	Ref: TP 04 – TF 01.16
		Ver: 2
		Issued: 27 Aug 07
		Doc No: IT-639953
		Page 1 of 2

BC N° 61572	Address 18 SALISBURY RD.
Contractor on site: GRAHAM	

Date Inspected	Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Laid's to be provided, if applicable)	Inspector
5/3/08	DRAINS HAVE BEEN SIGHTED BY BOB GRAY. I SIGHTED FROM MANHOLE TO NEW CONNECTION TO EXISTING HOUSE	GLEN
	PASSED	

If Inspection Result = **PASS** then date and sign below

Date: **5/3/08** Inspector's signature: 

If Inspection Result = **FAIL** then complete below

Notices / Site Instructions

Date Issued:	Site Instruction / N.T.F No.	If site inspection fails, record below reason(s) and reference to any site instruction or notice issued

Date:	Re-inspections:	Inspector:

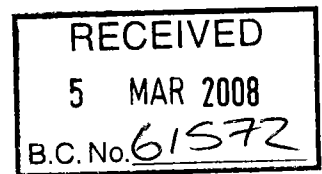
Sanitary & Storm Water Drainage inspection result: 'Pass' (Refer to checklist)

F = Fail = Non-compliance with approved plans & documentation
P = Pass = Compliance with approved plans & documentation.
N/A = Means that Building officer feels that this portion of the prompt sheet is not relevant

	DRAINAGE INSPECTION	Comment	P, F, N/A
1	Approved Building Consent documents on site		P
2	Check previous comments		P
3	Confirm Drainlayers details	GARY CLARKE	P
4	License number	07806	P
	SEWER		
5	Correct lateral is being connected to		P
6	Pipe size is correct	100	P
7	Primer and glue on all joints	PINK	P
8	Bedding material is correct	CREAM SOIL	P
9	Pipes laid straight with correct gradient		P
10	Correct fittings and bends		P
11	Terminal Vent location	EXISTING AT HOUSE	P
12	Waste pipe's to gullies sealed	NOT AUTO	N/A
13	Drain is to sufficient depth	1m CONSTANT	P
14	Drains are on test and holding	AIR TEST	P
15	As-built plan received		P
	STORM WATER		
16	Approved Building Consent documents on site		
17	Check previous comments		
18	Confirm Drainlayers details are correct (license)		
19	Pipe size is correct and is an approved product		
20	Pipe is glued and primer used		
21	Bedding material the right type		
22	Pipes laid straight with correct gradient		
23	Correct fittings / bends are used		
24	Soak holes are used		
25	Correct lateral is being connected too		
26	As built plan received		

* AIR TEST SIGHTED BY BOB GREY (ROC)
 & PASSED. THIS TO BE CONFIRMED.

* AS BUILT REQUIRED
 X LICENCE # REQUIRED



Site Inspection Notice:

Compliance File Number: 0118012
Subdivision File Number: 6307075

Engineering Resource Section.

To: Paula Meredith

CC: Nil

From: RL Gray

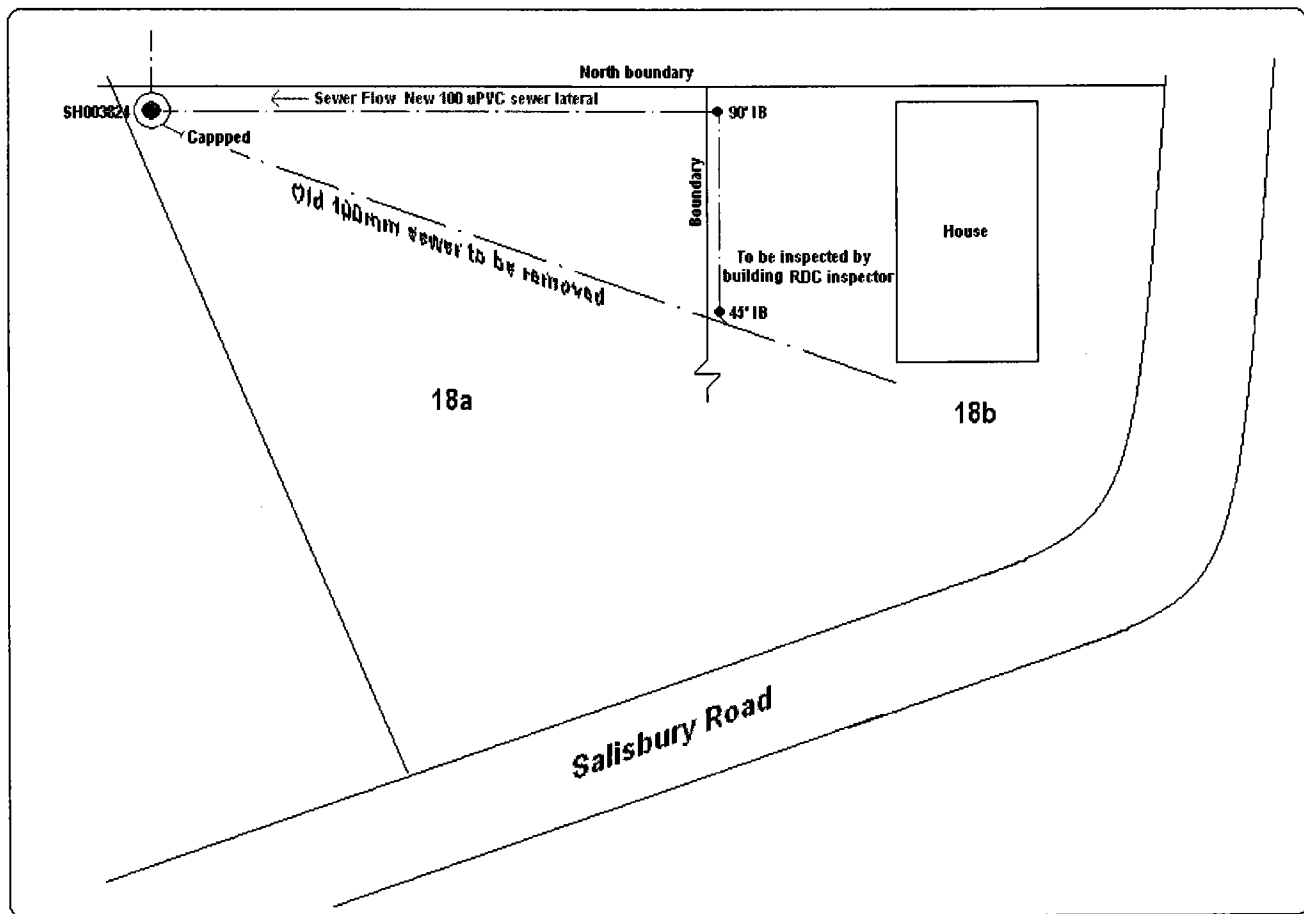
Date: Tuesday, 15 January 2008

Re: Site inspection of works undertaken at 18a & 18b Salisbury Road

On the 11 January 2008 at 11:20am. RL Gray on site at 18a & 18b Salisbury Road for an inspection being for a new 100ø uPVC sewer connection on the north-east side to 18b from RDC's old MH SH003824, and the old house connection to be capped for 18a.

At the time of inspection the works had been undertaken without a approved contractor. RL Gray informed the consultant and told that all paper works to be undertaken and to have a approved contractor to undertake the works and then the inspection will be carried out.

- At the time of site inspection the following points were noted:
1. The new connection had been undertaken and completed, not by a approved contractor
 2. The new connection has not been tested
 3. The old sewer to be removed and ground the be re-compacted
 4. The old house sewer will have to be re-connected after a building consent made to Council.
 5. All works when completed by the approved contractor will be inspected before sign off.



Notes:

- 1.a) Points of non compliance noted above will require re-inspection upon rectification/completion.
Please advise when ready for re-inspection.
- b) Alternative remedial works maybe acceptable but will require prior approval.
2. This is a compliance audit only and does not constitute or imply final approval of the works. Such approval is the responsibility of the Works Supervisor. ***Matters raised in this report requiring rectification should be addressed immediately. Any matters not resolved will prevent the final sign off of the Asset Transfer Certificate.***

RL Gray

Compliance Officer

Date: Tuesday, 15 January 2008

Site Inspection Notice:

Compliance File Number: 0118012

Subdivision File Number: 6307075

Engineering Resource Section.

To: Paula Meredith

CC: Nil

From: RL Gray

Date: Monday, 25 February 2008

Re: Site inspection of works undertaken at 18a & 18b Salisbury Road

On the 25 February 2008 at 9:15am. RL Gray on site at 18a & 18b Salisbury Road for re-inspection being for a new 100ø uPVC sewer connection on the north-east side to 18b from RDC's old MH SH003824, and the old house connection to be capped for 18a.

At the time of re-inspection all extra works to met compliance had been undertaken by a approved contractor.

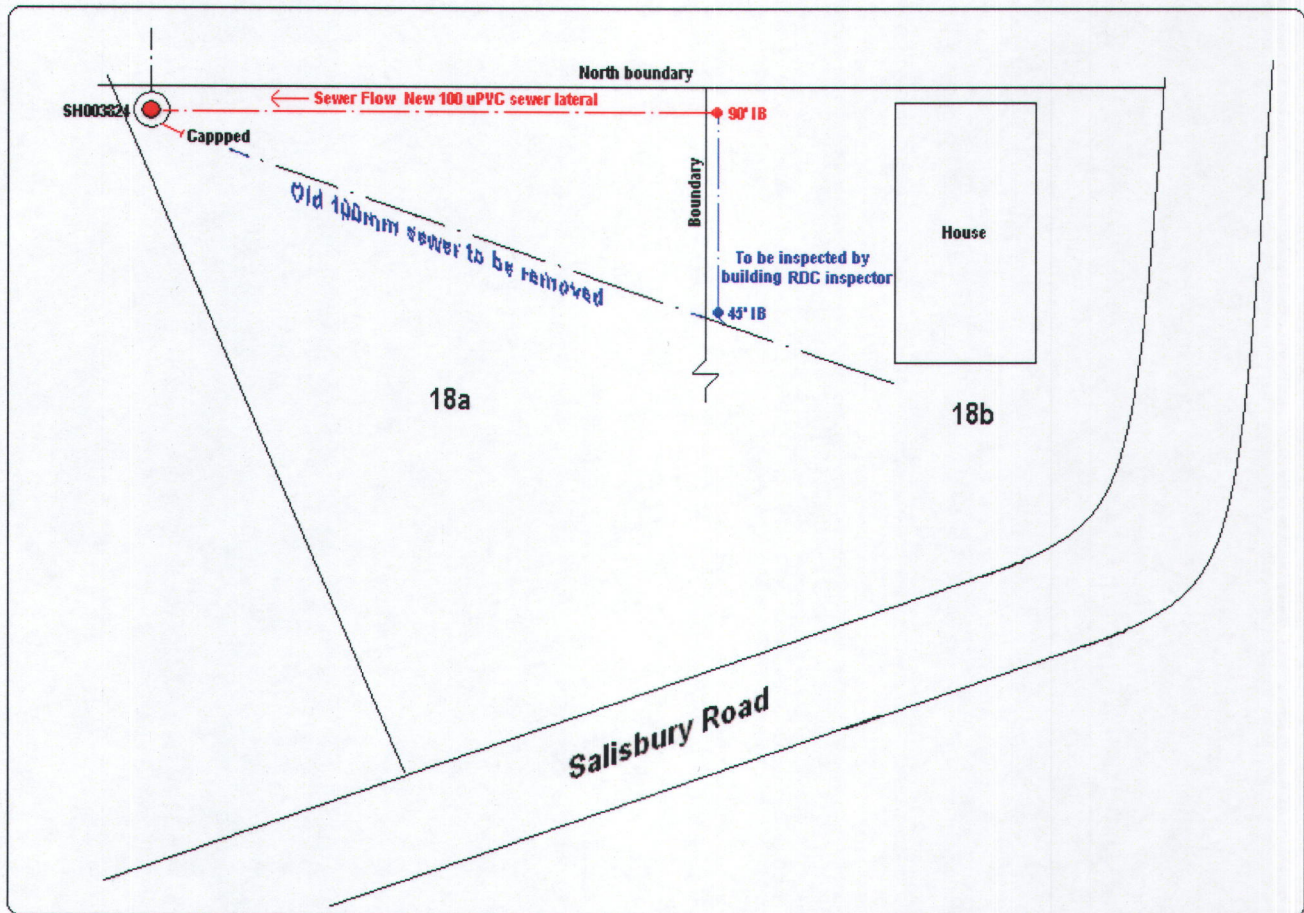
At the time of inspection, all works met Rotorua Civil Engineering Industry Standard.

➤ At the time of site inspection the following points were noted:

1. The old sewer has be removed and ground re-compacted, but council have not as yet had the compaction test sent to place on the file.
2. The old house sewer will have to be re-connected and inspected by council building inspectors.

SEWER **Pressure Air Test**

<u>Test No: 01</u>				<u>Date: 25/02/2008</u>	
From MH / SH003824		To capped lateral			
A.)	Internal Pipe Pressure - Start time	Timed: 9:30	am	25	kpa
B.)	After Two (2) minutes - Test start time	Timed: 9:32	am	25	kpa
C.)	Five minutes (5) - Test finished time	Timed: 9:37	am	25	kpa
Test Held - No loss over five (5) minutes				Passed	
Lamp Inspection				Passed	
Manhole Inspection:		Manhole No: MH SH003824		Passed	



Notes:

1. This is a compliance audit only and does not constitute or imply final approval of the works. Such approval is the responsibility of the Works Supervisor. ***Matters raised in this report requiring rectification should be addressed immediately. Any matters not resolved will prevent the final sign off of the Asset Transfer Certificate.***

RL Gray

Compliance Officer

Date: Tuesday, 25 February 2008

Time: 1:27:21 PM