



Building Consent No:33055
Section 51, Building Act 2004

Issued:13Mar06

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

The Building

Street Address of building: 45 MOUNTAIN ROAD, WESTERN HEIGHTS, ROTORUA 3201
Legal Description of land where building is located:

Lot 1 DPS 68031

Building Name: NEW DWLG/GARAGE

The Owner

Name of owner: MR DONALD VINCENT THORPE
Mailing Address: 45 MOUNTAIN ROAD
WESTERN HEIGHTS
ROTORUA 3201

Contact Person: MR DONALD VINCENT THORPE
Mailing Address: 45 MOUNTAIN ROAD
WESTERN HEIGHTS
ROTORUA 3201

Street address/registered office: 45 MOUNTAIN ROAD
WESTERN HEIGHTS
ROTORUA 3201

Phone number: (Bus.)
(Pvt.)

Facsimile number:

Email address:

Website:

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

Building Work

The following building work is authorised by this consent:

Project: New Work

Intended Use: NEW DWELLING/GARAGE - 83M2

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

This building consent also does not permit the construction, alteration,

demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This building consent is subject to the following conditions:

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

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

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

Excavation for foundations.

Reinforcing steel for foundations.

Reinforcing Steel for masonry prior to any required washout ports being closed off.

Prior to slab placement, hardfill, damp proofing (if required), reinforcement etc.

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

Bracing and fixing of framing members prior to any insulation being placed.

Pre-wrap (Wind ties and external braces)

Post-wrap (Weather tape, flashing and cavity battens).

Framing timber required to have a specified moisture content.

Thermal insulation material.

Fixing of linings for bracing elements.

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

Masonry/Brick veneer work. 1/2 height inspection.

All foul water and stormwater drainage in ground before backfilling.

The fitting and fixture of ALL FLASHINGS as is required to meet the requirements of the Building Code.

Compaction of sub footing fill to be verified by a Registered Engineer prior to 1st Council Inspection.

2: Hot Water Control

The hot water supply to sanitary fixtures used for personal hygiene is to be fitted with tempering valves or other approved devices to limit the water temperature to 55 C.

3: Stormwater

All stormwater runoff from roof, driveways and paved areas shall be collected and piped to an approved soakhole.

4: Code Compliance Certificate

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

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

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

5: Standard Conditions

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

Endorsement on Plans and Specifications form part of this approval.

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

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

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

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

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

6: Standard Statement

THIS BUILDING CONSENT IS ISSUED SUBJECT TO ALL OTHER OUTSTANDING CONSENTS HAVING BEEN APPROVED. WORK SHALL NOT COMMENCE AND INSPECTIONS WILL NOT BE UNDERTAKEN UNTIL THOSE OUTSTANDING CONSENTS HAVE BEEN COMPLIED WITH.

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

SECTION 52 BUILDING ACT 2004 (LAPSE OF BUILDING CONSENT)

A Building Consent lapses and is of no effect if the building work to which it relates does not commence within 12 months of the date of issue unless prior arrangements are made with the Building Consent Authority

TYPE 1 DOMESTIC SMOKE ALARM SYSTEM - CLAUSE F7 WARNING SYSTEMS:

- * Requires that an appropriate means of detection and warning for fire must be provided within each household unit.
- * Smoke alarms shall be located on the escape routes on all levels within household units.
- * On all levels containing the sleeping spaces, the smoke alarms shall be located either:

- a) in every sleeping space; or
- b) within 3 metres of every sleeping space. In this case, the smoke alarms must be audible to sleeping occupants on the other side of closed doors.

These will be required on all new dwellings and retrospectively fitted in dwellings when, and if, a Building Consent for additions or alterations is applied for.

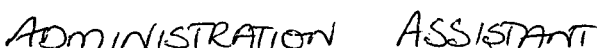
A CODE OF COMPLIANCE CERTIFICATE WILL NOT BE ISSUED UNTIL THE SMOKE ALARMS HAVE BEEN INSTALLED AND SEEN OPERATING.

Compliance Schedule

A compliance schedule is not required for the building.



Signature



Position

On behalf of: ROTORUA DISTRICT COUNCIL

Date: 13 Mar 2006

P07671

FILE

DESTINATION

ROT@RUA

ROTORUA DISTRICT
COUNCIL

Code Compliance Certificate: 33055
Section 95, Building Act 2004

Issued: 27 Sep 06

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

The Building

Street Address of building: 45 MOUNTAIN ROAD, WESTERN HEIGHTS, ROTORUA 3015

Legal Description of land where building is located:

Lot 1 DPS 68031

Current, lawfully established use:

Year first constructed:

- DWELLING/GARAGE

The Owner

Name of owner: MR DONALD VINCENT THORPE

Contact Person: MR DONALD VINCENT THORPE

Mailing Address: 45 MOUNTAIN ROAD
WESTERN HEIGHTS
ROTORUA 3015

Street address/registered office: 45 MOUNTAIN ROAD
WESTERN HEIGHTS
ROTORUA 3015

Phone number: (Bus.)
(Pvt.)

Facsimile number:

Email address:

Website:

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

Building Work

Building Consent number: 33055

Issued by: ROTORUA DISTRICT COUNCIL

Code Compliance

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

D/dep \$400 =

OK to refund bond

Refund Memo 12643

29/9/6 \$400 =

RN Helton
28/9/06

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

Council Charges

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

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


D MACLEOD

BUILDING ADMINISTRATION
Position

On behalf of: ROTORUA DISTRICT COUNCIL

Date: 27 Sep 2006

Rotorua District Council
1061 Haupapa Street
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Form 6

APPLICATION FOR CODE COMPLIANCE CERTIFICATE

Section 92, Building Act 2004

THE BUILDING CONSENT

Building consent number: 33055
Issued by [name of building consent authority that granted building consent]: _____

*THE OWNER

Name of owner [include preferred form of address, eg, Mr, Miss, Dr, if an individual]:

MR DONALD THORPE

†Contact person: DON THORPE

Mailing address: 45 MOUNTAIN RD
ROTORUA

Street address/registered office: AS ABOVE

Phone number: Landline: 07 350475 Mobile: 021 1825636

Daytime: _____ After hours: _____

Facsimile number: _____

Email address: thorpedonald@co.nz Website: N/A.

The following evidence of ownership is attached to this application: [copy of certificate of title, lease, agreement for sale and purchase, or other document showing full name of legal owner(s) of the building]

‡AGENT

‡Name of agent [only required if application is being made on behalf of the owner]:

§Contact person: _____

Mailing address: _____

Street address/registered office: _____

Phone number: Landline: _____ Mobile: _____

Daytime: _____ After hours: _____

Facsimile number: _____

Email address: _____ Website: _____

Relationship to owner [state details of the authorisation from the owner to make the application on the owner's behalf]:

First point of contact for communications with the council/building consent authority [Contact details must be in NZ]:

Full name: _____

Mailing address: _____

Phone number(s): _____

Facsimile number(s): _____

Email address(es): _____

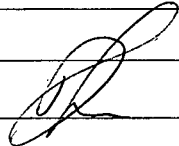
APPLICATION

All building work to be carried out under the above building consent was completed on: 4/9/06.

The personnel who carried out the building work are as follows [list names, addresses, phone numbers, and (where relevant) registration numbers]:

The following specified systems are contained on the compliance schedule for the building and, in the opinion of the personnel who installed them, are capable of performing to the performance standards set out in the building consent:

I request that you issue a code compliance certificate for this work under section 95 of the Building Act 2004.
The code compliance certificate should be sent to [state which address, and whether owner or agent]:

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

Name of person signing: D.V. THORLE

Date: _____

ATTACHMENTS

The following documents are attached to this application:

- ☐ Certificates from the personnel who carried out the work
- ☐ Certificates that relate to the energy work
- ☐ Evidence that specified systems are capable of performing to the performance standards set out in the building consent

*Delete this section if details have not changed from the building consent.

†Delete if owner is an individual.

‡Delete this section if the application is not being made on behalf of the owner.

FIELD INSPECTION CARD

Date Consent Issued: 13.03.06

DESCRIPTION OF PROPOSED WORK:

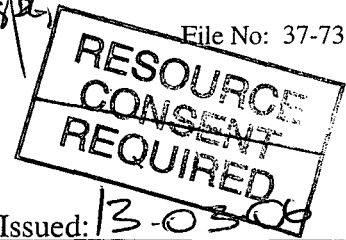
DATE	INSPECTION REPORTS	TIME
13/9/06	FINAL — External — landscape and paths satisfactory. Clearances. Weep holes in brick veneer, can be used deck and balustrade OK. Flashings and trim over windows and openings. Internal wet areas areas sealed and tops sealed safety glass in windows & shower, smoke alarm in. H/W cpl restrained.	
	To complete	
	1/ Test water pressure / temp	
	2/ energy certificate	
	3/ completion of T.V. & G.T.s.	
	4/ Form 6.	
26/9/06	RE CHECK.	
	1/ Water temp 51°C.	
	2/ Certificate received.	
27/9/06	CC issued 3 T.V. G.T. completed.	
28/9/06	Start Date 4 Form 6	
	2/ Form 6	
	3/ Form 6	
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Document Set ID: 628078
Version: 1, Version Date: 10/06/2010

App 13/3/06

BUILDING SERVICES

FIELD INSPECTION CARD

Application No: 33055Date Consent Issued: 13-03-06

OWNER: <u>Thorpe.</u> Phone: <u>3487545</u>	BUILDER: <u>Allen Bldg Ser.</u> Phone: <u>0214420093</u>
SITE: <u>45 Mountain Rd</u>	PLUMBER: <u>R Erickson</u> Phone: <u>3492494</u>
VALUATION NO: <u>06552/668.00</u> FILE NO: <u>P07671</u>	DRAINLAYER: <u>E. A. LWS.</u> Phone: <u>0274935786</u>
LEGAL DESCRIPTION: Lot/Sec: <u>1</u> DPS/Blk: <u>68031</u>	

DESCRIPTION OF PROPOSED WORK:

SECTION 37 ISSUED.

(NO WORK)

Dwelling / garage

DATE	INSPECTION REPORTS	TIME
22/3/06	Drainage to existing house 100m PVC good fall repair/replacement of old line good fall / joint put in for drainage from new dwelling	
4/4/06	Letter from 18812 Site information correct seven pegs visible boundary distance OK Foundation footing 1400 x 300 4 D12 R6 stirrups at 600cs. 2 piers with footings D20 with R12 stirrups to D16 verticals and 4m above floor D16 starters in rest of west wall (retaining) OK to pour.	
7/4/06	For slab prepared. Polystyrene + 665 mesh over slab slab thickness as detail D16 Bars both ways skirtes for column OK. check re. requirements for movement joints in blockwork	30

DATE	INSPECTIONS	TIME
24/4/06	Bond beam block cavities clean out and steel tied at bottom. R/C work and in lintels as per Eng design. Talked to Gene about adjacent steel cover.	
16/5/06	Block basement has been muckseal with very good coverage. polythene placed against wall and floor drain pipe placed to base. Triple 5' plex board on site and will need placed prior to backfilling.	30
1/6/06	Wrap / Post wrap inspection base	
3/6/06	Plate fixings correct from Canadian Mike R. Double nuth required to internal Gib 3 braces (Gib 3 have Angle brace in addition to other requirement) lintel fixings and top plate fixings OK. Buildup wrap on, wrap redunt	30
6/7/06	Warranting at 300 chs at b archive 2 Brick ties in and and 1/4" cavity. Rebate Clear, washed out and weep holes in. Inside M.C. of Framing 14.7% (14.7% taken) insulation in ceilings and walls. No Plumbing in bathroom yet. Pressure test ready. OK to line ceiling and walls (except bathroom) when Bricks completely.	30
19/7/06	Pre line Plumbing Crew (butch) used clipped to joists in basement. Under 20' and holding. Discussed Temp valve with plumber - needs to be accessible. M.C. of Framing 14.9% straps for bracing gib OK. insulation in walls and ceilings. OK to continue.	
21/7/06	Preline Noted	
30/8/06	Drains laid to good falls and on test at connection to existing system. Drains not yet complete at pan and to connect OK to bank pit however.	30.

PROPERTY ADDRESS										
BUILDING CONSENT No										
SITING/FOUNDATIONS				OK	NO	N/A	CONCRETE FOUNDATIONS	OK	NO	N/A
Street No confirmed				/			Foundations are 200mm min into ground	/		
Approved Building Consent documents on site				/			Bearing is 100 KPA min	/		
Read conditions of BC & PIM				/			Foundations are clean, square and to correct dimensions	/		
Boundary pegs located				/			Discuss finished floor levels/ 150 or 225 above ground	/		
Dimensions between pegs				/			Steel size is correct	/		
Correct measurements to building				/			Approved steel being used	/		
Floor height is correct				/			Correct grade of steel is used? High tensile or deformed etc	/		
Building dimensions correct				/			Steel laps are correct	/		
Siting by surveyor				/			Steel has been tied	/		
Bearing confirmed by Engineer?				/			Cover of steel is correct	/		
							Height pegs of correct material	/		
DRIVEN PILES				OK	NO	N/A	Steel is supported on bar chairs	/		
Producer statement required?							Steel is clean	/		
							Starters are tied to horizontal rods	/		
							Foundation is suitable for fire walls			
PILE FOUNDATIONS				OK	NO	N/A				
Height of profile in relation to top of piles							PRE-FLOOR PLUMBING	OK	NO	N/A
Correct treatment to piles							Approved Building Consent documents on site			
Pile spacing correct							Check previous comments			
Excavations are to correct depth and size							Confirm plumbers details are correct			
Bearing is 100 KPA min							Water pipes are run under floor (50 year warranty)			
Floor heights conform to bracing elements provided							Identify system being used, G13, AS3500 Match plans?			
Crawl space/ 450 mm							Correct gradient for wastes and drains			
Layout of bracing matches plan							Fixture discharge pipe sizes are correct			
Pile heights are correct for types							Unvented waste pipe is under 3.5m for G13			
							2.5m max Length for wastes under AS3500 to FWG			
OK TO POUR							Terminal Vent is in correct position/ one fixture min upstream			
PRE-FLOOR BUILDING				OK	NO	N/A	Stacks have two 45 degree bends at base			
Approved Building Consent documents on site							Pipes are protected where they pass through slab			
Check previous comments							HWC drain is to correct fall & length and to a visible position at ext.			
Compaction is to STD							Additional branch drains over 6m/ 10m to be vented			
Thickenings are in correct position							Min vent sizes met 50mm AS3500/ 80mm G13			
Perimeter rod is under starters							80mm W/C pipe max length is 2.5 unvented			
Mesh is correct type and gauge							Soffits of all pipes are level			
Mesh is cut for expansion joints if required							One gully is 150mm below lowest fixture trap/ FFL			
Mesh is supported on chairs							FWG have concrete support at base			
Bond beam steel is correct										
Polythene is correct thickness and is taped							Test on drains/ AS3500			
Bottom plate connectors are at correct spacing							Correct pipe used			
Floor thickness is correct							Primer used on all joints			
BOND BEAMS				OK	NO	N/A	STORMWATER	OK	NO	N/A
Approved Building Consent documents on site				/			Approved Building Consent documents on site			
Starters are tied together				/			Check previous comments			
Cleanouts are free from loose particles				/			Confirm plumbers details are correct (licence)			
Correct steel size and grade is used				/			Pipe size is correct and is an approved product			
Steel is in the correct place C's				/			Pipe is glued and primer used			
							Bedding material the right type			
Subfloor ventilation is allowed for						/	Correct falls/ gradients and pipes are laid straight			
Construction joints are in the correct place				/			Correct fittings / bends are used			
Stirrups are tied and at correct C's				/			Soak holes are used			
Laps are correct				/			Correct lateral is being connected too			
Greased dowels are in place				/			As built plan received			
OK TO POUR							OK TO BACKFILL			

COLUMNS	OK	NO	N/A	DRAINAGE INSPECTION	OK	NO	N/A
Approved Building Consent documents on site				Approved Building Consent documents on site			
Right size and grade of steel used				Check previous comments			
Stirrups are at correct C's				Confirm plumbers details are correct (licence)			
Laps are correct							
Cover of steel is correct				SEWER			
OK TO POUR				Correct lateral is being connected to			
				Pipe size is correct and is an approved product			
PRE-WRAP INSPECTION	OK	NO	N/A	Primer used on all joints			
Approved Building Consent documents on site				Bedding material the right type			
Check previous comments				Correct falls/ gradients and pipes are laid straight			
Timber treatment has been recorded & is correct				Correct fittings / bends are used			
Bottom plate fixings are correct				TV fitted if applicable			
Additional 6&12kn fixings are fitted				Gulley traps are sealed to waste pipes			
Top plate to stud fixings are correct				Drains will be of sufficient depth to be protected			
Additional lintel fixings are fitted as detailed				Drains are under test and holding			
Truss connections (joist hangers fitted) correct				As built plan received			
Truss holding down connections				OK TO BACKFILL			
Purlin fixings correct							
Space bracing is correct				SUB-FLOOR	OK	NO	N/A
Plane bracing installed				Approved Building Consent documents on site			
Sheet bracing treatment is correct				Check previous comments			
Sheet bracing is fixed				Bearer/ joist sizes			
Saddle flashings are installed correctly				Timber treatment			
Post beam connections are correct				Connection of bearer to joists			
Dragon ties				Anchor pile connections			
				Braced pile connections			
				Solid blocking to joists			
CAVITY BATTENS	OK	NO	N/A	Insulation			
Approved Building Consent documents on site				Crawl space			
Check previous comments				Polythene to ground?			
Timber treatment is correct							
Extra restraints fitted to wrap if studs at more than 450C				WRAP INSPECTION	OK	NO	N/A
Batten is correct thickness				Approved Building Consent documents on site			
Battens fixed at 300c where claddings fixed to battens				Check previous comments			
Battens are fixed with correct N/A/l length				Wrap is as specified/ breathable for non pourus linings			
				Additional strapping/ battens fixed for restraint behind cavities			
Nogs are to correct fall and length				Wrap is secured properly			
Moisture content of battens comply				Protector type wrap is fixed in correct manner			
PRE PLASTER/ BRICK	OK	NO	N/A	Protector type wrap is fixed in correct position			
Approved Building Consent documents on site				Sill flashings are correct			
Check previous comments							
Weep/ ventilation holes to top and bottom + above windows				SOLID PLASTER	OK	NO	N/A
Window lintels are galvanised				Approved Building Consent documents on site			
Brick bonding is correct				Check previous comments			
Mortar joints are correct				Backing is as detailed on consented plans			
				Backing is fixed correctly as detailed			
				Reinforcing is spaced off backing			
				Reinforcing is correctly fitted around penetrations			
				Control joints are installed as required			
PRE PLASTER/ MONOLITHIC CLADDING (HARDIES)	OK	NO	N/A				
Approved Building Consent documents on site							
Check previous comments							
Product is correctly fixed with nails that suit battens							
Product has expansion joints as detailed (horizontal & vertical)							
Flashings are installed correctly							
Enclosed deck saddle flashings installed							
Parapets have correct slope							
Junctions between differing claddings flashed							

ENCLOSED DECKS	OK	NO	N/A	BRICK VENEER HALF HIGH INSPECTION	OK	NO	N/A
Approved Building Consent documents on site				Approved Building Consent documents on site	/		
Check previous comments				Check previous comments	/		
Substrate is treated to correct level				Rebate is clean	/		
Substrates are installed according to specifications				Clean outs (loose bricks) formed	/		
Tanking is installed according to specifications				Weep holes are formed			
Saddle flashings to handrails are installed				Building wrap is restrained if studs at more than 450C	✓		Tripples
Thresh hold height is correct/100mm min				Ties are treated for correct durability (corrosion zone)	/		
Drains and o/flows installed				Ties at correct centres 600w*350h max	/		
Timber treatment is H3.1 min				Bonding is correct	/		
				Jointing is correct	/		
INSULATION	OK	NO	N/A	Flashing details to joinery is correct			
Approved Building Consent documents on site				Cavity is sealed from roof space (soffit is blocked off)	/		
Check previous comments				Cavity is a min of 40mm	/		
Correct R rating of insulation				Junctions between differing claddings flashed	✓		
Installation is correct (no gaps)							
Insulation to walls including between garage & dwelling							
Insulation to ceilings				WRAP INSPECTION	OK	NO	N/A
Inter tenancy insulation STC ratings				Approved Building Consent documents on site			
Discuss down lights				Check previous comments			
				Correct wrap is installed as detailed			
				Building wrap is restrained if studs at more than 450C for cavities			
POST-LINE	OK	NO	N/A	Wrap is returned around windows			
Approved Building Consent documents on site				Wrap is free of punctures			
Check previous comments				Protecto type wrap is installed correctly			
Sheet bracing elements are correctly fixed				Window sill trays are fixed/ fitted where required or detailed			
Bracing elements in correct position							
No bracing elements behind showers							
PRE-LINE PLUMBING	OK	NO	N/A	PRE- LINE INSPECTION	OK	NO	N/A
Approved Building Consent documents on site				Approved Building Consent documents on site			
Check previous comments				Check previous comments			
				Building is water tight			
Primer used on waste pipes				Bottom plate fixings are correct (position and type)			
Pipe used complies with plans				Timber treatment has been recorded & is correct			
				H3.1 min treatment for at risk areas (under/ behind showers)			
Fixing of (clipping) of pipes complies							
Fixture waste pipes are sized and graded correctly				Space bracing is correct			
TV is in correct position and to air				Plane bracing installed			
AAV is in accessible area				Floor joists are sized and fixed correctly			
HWC drain is installed (copper)				Solid blocking to C of span?			
Pipes are under test and holding pressure				Holes and notches in framing and joists			
Notches and holes in framing / joists				Bottom plate fixings correct for bracing elements			
				Framing for ceiling diaphragms			
				Fire wall framing / multi-unit dwellings			
				Penetrations in fire walls			
				STC ratings for multi-unit dwellings			

CCC BUILDING	OK	NO	N/A	CCC PLUMBING	OK	NO	N/A
EXTERIOR				EXTERIOR			
Approved Building Consent documents on site				Approved Building Consent documents on site			
Check previous comments				Check previous comments			
Check conditions of BC				Check conditions of BC			
Check conditions of PIM have been met				Check conditions of PIM have been met			
Exterior envelope complete and weatherproof				Relevant inspections have been carried out			
Flashings complete and sealed				ORG is 150mm below lowest fixture			
Wet area/ kitchen vents to exterior				Waste pipes are sealed to rear of gully			
Safety glass				TV is to open air and clear of all openings			
Ground/ paving heights				Downpipes are fixed correctly			
Weep/ ventilation holes				HWC vent is protected against frost			
Exterior decorating				HWC drain is to exterior			
Weathering of penetrations				Drain from high pressure HWC to approved outfall			
Wall cladding fixings/ soakers/ scribes				Penetrations through roof and walls are flashed correctly			
Construction of decks/barriers/timber treatment				As layed drainage plan received			
Subfloor access/ ponding/insulation/ ventilation							
Roof cladding/ flashing fixings/ roof penetrations					OK	NO	N/A
Landscaping completed?				INTERIOR			
Retaining walls constructed?				HWC securely fixed (seismic restraints)			
				HWC vented to exterior/ or TPRV			
INTERIOR	OK	NO	N/A	Isolating valve to HWC			
Ceiling insulation installed clear of down lights				Cold water expansion valve			
Fire ratings stopped				Tempering valve			
Vents through roof				Energy cut off to HWC (resetable overload)			
SFH flue hasn't compromised structural members				Tray to HWC			
Bath/ shower linings installed correctly				Traps fitted and holding seal			
Shower screen or curtain fitted				Vents continuous in ceiling space			
Wet areas completed				AAV's accessible			
Impervious floor coverings fitted to correct areas				WC's securely fixed			
Any ducts are through to exterior (including range hood)				Base of WC pans sealed			
Handrails to stairs comply?				Internal WC's or laundries are vented to exterior			
Barriers correct				Back of baths/vanity U/stands are sealed			
Safety glass to windows/ shower doors				Producer statement/ tests for "Fusiotherm"			
Heights of window sashes							
All inspections have been carried out							
Smoke alarms are fitted							
PRODUCER STATEMENT FROM ENGINEER							
ENERGY CERTIFICATE FOR GAS							
ENERGY CERTIFICATE FOR ELECTRICAL							
PRODUCER STATEMENT FOR PLASTER							
PRODUCER STATEMENT FOR PLUMBING							
PRODUCER STATEMENT FOR TILES/ TANKING ETC							
CONDITIONS OF BUILDING CONSENT MET							
CONDITIONS OF PIM MET							
DAMAGE DEPOSIT							
VEHICLE CROSSING DEPOSIT							
CCC APPLICATION FORM RECEIVED							
BUILDING WORK MIRRORS CONSENTED							
DOCCUMENTS							
OK TO ISSUE CCC							



Rotorua District Council
1061 Haupapa Street
Private Bag 3029, Rotorua District Council
P: 07 348 4199
F: 07 349 0993
E: mail@rdc.govt.nz
W: www.rdc.govt.nz

Form 4

Property No: 07671

Building Consent No: 33055

Address: 45 Mountain Road
Rotorua

CERTIFICATE ATTACHED TO PROJECT INFORMATION MEMORANDUM

Section 37, Building Act 2004

RESTRICTIONS ON COMMENCING BUILDING WORK UNDER THE RESOURCE MANAGEMENT ACT 1991

The building work referred to in the attached project information memorandum is also required to have the following resource consents under the Resource Management Act 1991 [list resource consents required]:

The proposed dwelling requires a Resource Consent.

As these resource consents will or may materially affect the building work to which the attached project information memorandum relates, until they have been granted



No building work may proceed



Building work may only proceed to the extent stated below

Detail building restrictions if building work is restricted

Failure to comply with the requirements of this notice may result in legal action being taken against you under the Resource Management Act 1991.

Signature:

Darrell Holder - Deputy Manager, Building

On behalf of:

Rotorua District Council

Date: 20 February 2006

Project Information Memorandum No:33052

Section 34, Building Act 2004

Received:25Jan06

Issued:13Feb06

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

MR DONALD VINCENT THORPE
45 MOUNTAIN ROAD
WESTERN HEIGHTS
ROTORUA 3201

MR DONALD VINCENT THORPE
45 MOUNTAIN ROAD
WESTERN HEIGHTS
ROTORUA 3201

PROPERTY ID: 07671
STREET ADDRESS: 45 MOUNTAIN ROAD, WESTERN HEIGHTS, ROTORUA 3201
LEGAL DESCRIPTION: Lot 1 DPS 68031

PROJECT IS FOR: New Work
INTENDED USE(S): NEW DWELLING/GARAGE - 83M2
INTENDED LIFE: Indefinite but not less than 50 years
VALUE OF WORK: \$90,000.00
NUMBER OF STAGES: 1

COUNCIL'S TOTAL CHARGES FOR THIS PROJECT INFORMATION MEMORANDUM
ARE: \$175.00
PAYMENTS RECEIVED TO DATE:
Receipt number: 36009 Date: 18Jan06 Amount: \$175.00

Project Information Memorandum: 33052
See attached page(s) for any other conditions.

Page : 1

1: PIM STATUS

The proposed building work requires a Land Use Resource Consent for which approval must be obtained before the building work may be undertaken.

2: SPECIAL FEATURES OF THE LAND

The proposed building work is to be sited on land which the Council has identified in its records as being subject to potential inundation (flooding) as follows:

With regard to inundation from rivers, streams and overland flows, any habitable building shall have a floor level at not less than 0.3 metres above the predicted 2% Annual Expected Probability (50 year) flood level.

No building (or part of its structure) shall be constructed within an easement.

Refer to attached copy of Property Catuion Record for Information on Inudation affecting this property.

3: ENVIRONMENTAL HEALTH

During the construction phase of this development the Consent Holder shall ensure that all civil and buiding contractors shall operate their plant and equipment in accordance with NZS 6803P Measurement and Assessment of Noise from construction, maintenance and demolition work.

These provisions are to be adopted in accordance with the Rotorua District Plan, Appendix K noise standards.

4: PUBLIC UTILITIES/ROADING

The proposed building work is to be sited on land which the Council has identified in its records as being able to have vehicular access from a formed road or street under the control or ownership of the Rotorua District Council.

The vehicle crossing, if not already complying, is to be installed prior to the building being occupied and must meet the requirements of Council's crossing bylaw, the Local Government Act and the Engineering Code of Practice.

5: PUBLIC UTILITIES - STORMWATER

The proposed building work is to be sited on land which the Council has identified in its records as being adjacent to a public stormwater system owned by Council.

Due to the steepness of this site it would be preferable to

Project Information Memorandum: 33052
See attached page(s) for any other conditions.

Page : 2

direct the stormwater from the roof of the proposed dwelling directly to the open stormwater drain crossing the property

rather than to a soak hole near the top of the hill as shown on your plans.

6: WATER - URBAN SUPPLY

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

7: SEWERAGE

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).

8: WATER SUPPLY

Should a connection to this water supply be required, an application is to be made to Council's Utilities Network Manager for approval. Restrictions or conditions as to water usage may be imposed. Please be advised that this application may not be approved.

The new dwelling shall be provided with its own separate connection to the watermain from that serving the existing dwelling.

9: LAND USE CONSENTS

A Land Use Consent is required for the proposed building work. The requirements of the Resource Management Act 1991 and the Rotorua District Plan will need to be met.

An additional household unit is a controlled Activity under R7.1.9 of the District Plan and therefore requires a Resource Consent. Please see Duty Planner if you have any queries.

10: COMPULSORY PLANNING STATEMENTS

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.

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

Project Information Memorandum: 33052
See attached page(s) for any other conditions.

Page : 3

NATURAL GAS CORPORATION

For information regarding a proposed gas connection or the location of existing gas pipelines as they affect this property, please contact the the Natural Gas Corporation. For any building work (as defined by Section (2) of the Building Act 1991) that will disturb over and around any gas pipeline or service and prior to the commencement of that work, the applicant shall be required to contact the gas centre for authorisation to proceed.

ELECTRICITY

Under the Electrical Supply Regulations 1976 it is an offence to erect any building or structure within certain prescribed distances of an overhead electrical line. To enquire about these retrictions, contact your local electricity distributor.

Signed for and on behalf of the Council:

Name: L Tetenburg Position: Administration - Building

Signed: L Tetenburg Date: 13/02/2006

Building Consent No:33055
Section 51, Building Act 2004

Issued:13Mar06

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

The Building

Street Address of building: 45 MOUNTAIN ROAD, WESTERN HEIGHTS, ROTORUA 3201
Legal Description of land where building is located:

Lot 1 DPS 68031

Building Name: NEW DWLG/GARAGE

The Owner

Name of owner: MR DONALD VINCENT THORPE
Mailing Address: 45 MOUNTAIN ROAD
WESTERN HEIGHTS
ROTORUA 3201

Contact Person: MR DONALD VINCENT THORPE
Mailing Address: 45 MOUNTAIN ROAD
WESTERN HEIGHTS
ROTORUA 3201

Street address/registered office: 45 MOUNTAIN ROAD
WESTERN HEIGHTS
ROTORUA 3201

Phone number: (Bus.)
(Pvt.)

Facsimile number:

Email address:

Website:

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

Building Work

The following building work is authorised by this consent:

Project: New Work
Intended Use: NEW DWELLING/GARAGE - 83M2

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

This building consent also does not permit the construction, alteration,

demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This building consent is subject to the following conditions:

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

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

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

Excavation for foundations.

Reinforcing steel for foundations.

Reinforcing Steel for masonry prior to any required washout ports being closed off.

Prior to slab placement, hardfill, damp proofing (if required), reinforcement etc.

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

Bracing and fixing of framing members prior to any insulation being placed.

Pre-wrap (Wind ties and external braces)

Post-wrap (Weather tape, flashing and cavity battens).

Framing timber required to have a specified moisture content.

Thermal insulation material.

Fixing of linings for bracing elements.

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

Masonry/Brick veneer work. 1/2 height inspection.

All foul water and stormwater drainage in ground before backfilling.

The fitting and fixture of ALL FLASHINGS as is required to meet the requirements of the Building Code.

Compaction of sub footing fill to be verified by a Registered Engineer prior to 1st Council Inspection.

2: Hot Water Control

The hot water supply to sanitary fixtures used for personal hygiene is to be fitted with tempering valves or other approved devices to limit the water temperature to 55 C.

3: Stormwater

All stormwater runoff from roof, driveways and paved areas shall be collected and piped to an approved soakhole.

4: Code Compliance Certificate

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

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

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

5: Standard Conditions

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

Endorsement on Plans and Specifications form part of this approval.

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

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

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

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

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

6: Standard Statement

THIS BUILDING CONSENT IS ISSUED SUBJECT TO ALL OTHER OUTSTANDING CONSENTS HAVING BEEN APPROVED. WORK SHALL NOT COMMENCE AND INSPECTIONS WILL NOT BE UNDERTAKEN UNTIL THOSE OUTSTANDING CONSENTS HAVE BEEN COMPLIED WITH.

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

SECTION 52 BUILDING ACT 2004 (LAPSE OF BUILDING CONSENT)

A Building Consent lapses and is of no effect if the building work to which it relates does not commence within 12 months of the date of issue unless prior arrangements are made with the Building Consent Authority

TYPE 1 DOMESTIC SMOKE ALARM SYSTEM - CLAUSE F7 WARNING SYSTEMS:

- * Requires that an appropriate means of detection and warning for fire must be provided within each household unit.
- * Smoke alarms shall be located on the escape routes on all levels within household units.
- * On all levels containing the sleeping spaces, the smoke alarms shall be located either:

- a) in every sleeping space; or
- b) within 3 metres of every sleeping space. In this case, the smoke alarms must be audible to sleeping occupants on the other side of closed doors.

These will be required on all new dwellings and retrospectively fitted in dwellings when, and if, a Building Consent for additions or alterations is applied for.

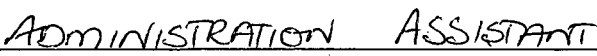
A CODE OF COMPLIANCE CERTIFICATE WILL NOT BE ISSUED UNTIL THE SMOKE ALARMS HAVE BEEN INSTALLED AND SEEN OPERATING.

Compliance Schedule

A compliance schedule is not required for the building.



Signature



Position

On behalf of: ROTORUA DISTRICT COUNCIL

Date: 13 Mar 2006

RAY

ORIGINAL
TO PROP FILE.
27.3.06

P07671
I-140983

ADDRESS
1364 Hinemoa Street
PO Box 23
Rotorua
New Zealand

TELEPHONE
07 348 5394

FACSIMILE
07 348 2311

EMAIL
bsk.144@clear.net.nz

24 March 2006

Building Control Manager
Rotorua District Council
Private Bag RO3029
ROTORUA

ROTORUA DISTRICT COUNCIL	
Referred to:	B/S.g
Rec'd	27 MAR 2006
Copy to:	
Instructions:	

Dear Sir

**RE: SUBGRADE INSPECTION OF PROPOSED NEW DWELLING
AT 45 MOUNTAIN ROAD FOR D THORPE**

OUR REF: 15323

We inspected the exposed subgrade for the above construction on 23/03/06 to ascertain if any over-excavation was required for the foundations. This was as a result of earlier subsoil tests, which had detected ground with low bearing capacity in one part of the building footprint. The excavation revealed a disused septic tank, with the soft ground being caused by the disused effluent trench.

The top of the septic tank has been removed, as has the soft material in the effluent trench. This has been replaced with compacted hardfill, to give an ultimate bearing capacity of 240 kPa. This is sufficient for the design pressures exerted by the new dwelling.

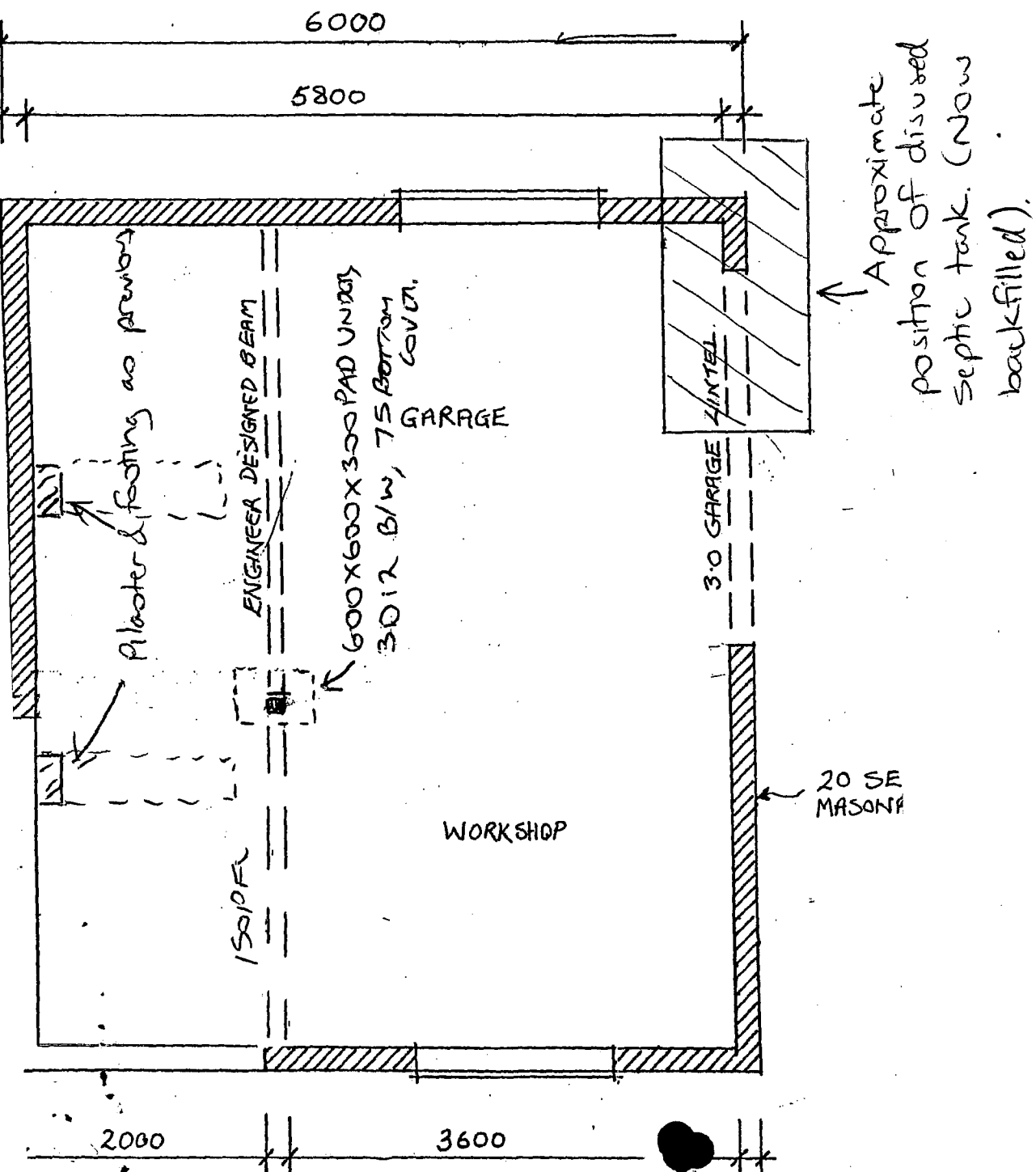
This inspection and letter does not replace the need for normal Rotorua District Council building inspections – rather it is to record the sequence of events and certify the integrity of the ground for both the owner and Rotorua District Council.

Please contact the undersigned if you have any queries.

Yours faithfully

B C Walshe

B C Walshe
BE Civil (Hons), MIPENZ (Structural), CPEng, IntPE
BSK CONSULTING ENGINEERS LTD



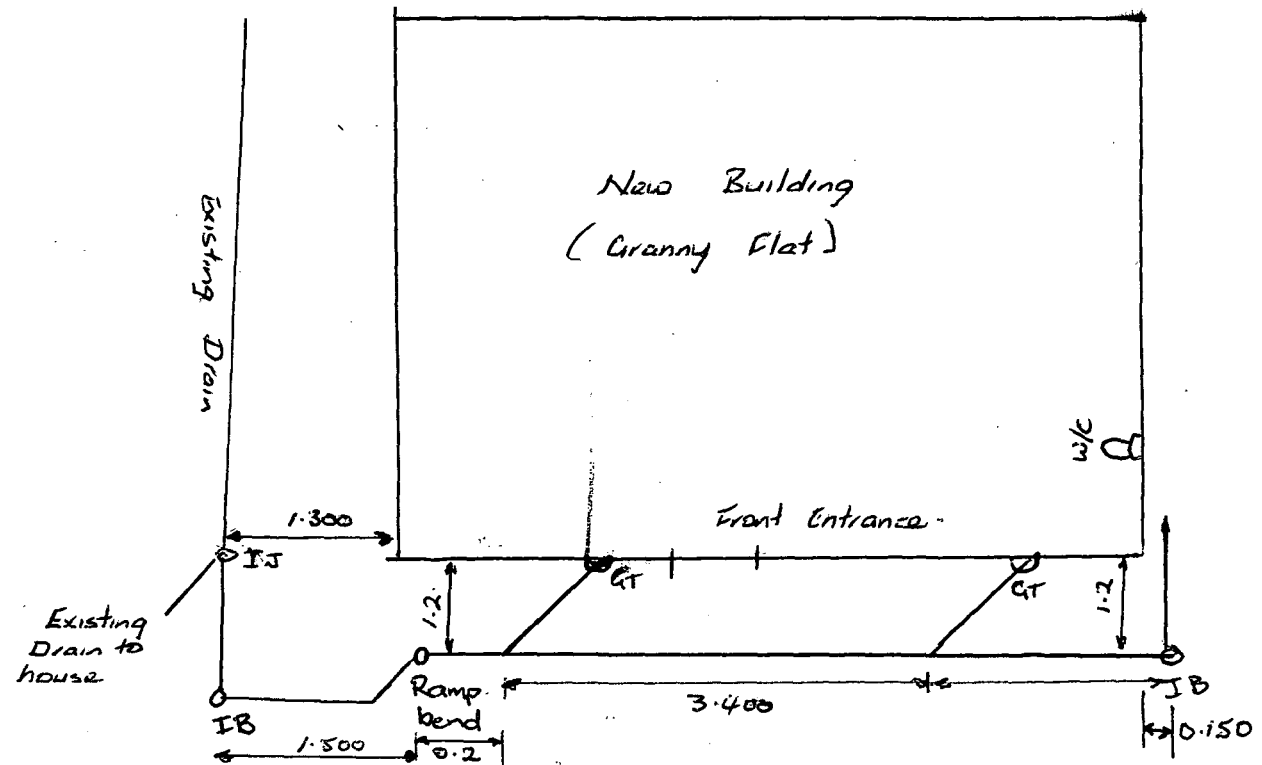
45 Mountain Rd
Rotorua

45 Mountain Rd.

LINES Plumbing LTD

30th August 06

Existing House.



Mountain Rd.



Electrical Certificate of Compliance

for prescribed electrical work that is carried out on electrical installations and involves the placing or positioning or the replacing or repositioning of conductors (including fittings attached to those conductors).
To be completed whether or not an inspection is required.

No. **2061850**

No. of attachments

CUSTOMER INFORMATION - PLEASE PRINT CLEARLYName of customer **Don Thorpe.**Phone: **(07) 350 1475**Address of installation **45 Mountain Road Rotorua.**

Postal address of customer (if not as above)

WORK DETAILS**12** No. of lighting outlets**1** No. of ranges

Please tick (✓) as appropriate where work includes:

14 No. of socket outlets**1** No. of water heaters☒ Mains☒ Main earthing system

Was any installation work carried out by the homeowner?

☐ Yes ☐ No☒ Switchboard☐ Electric lines

Description **New Installation - Flat and Garage, Supply to MEN board from existing house MEN board. Eleven power outlets and four lights upstairs three power outlets and five lights downstairs. Three outside lights. One AC Unit. 1 Range outlet for Gas Cooker.**

It is recommended that test results be recorded here:

Visual Examination ☒Earth Continuity ☒Bonding ☒Polarity ☒Insulation Resistance **≥ 100** Mohm

Other

If necessary attach any pages with sketches of work done

CERTIFICATION OF WORK

I certify that the above electrical work has been carried out in accordance with the requirements of the Electricity Act 1992 and Electricity Regulations 1997.

ELECTRICAL WORKER DETAILS

Name

Jonathan Hale

Registration no.

E242082

Company

Signature

[Signature]

Date

14 Sep 2006

Contact Ph No.

027 2741038**CERTIFICATION OF ELECTRIC LINES**

(to be completed where a separate electrical worker has installed the electric line portion of the mains)

Name

Registration no.

Company

Signature

Date

Contact Ph No.

INSPECTION DETAILS Electrical work requiring inspection by a registered electrical inspector☐ New mains☐ Switchboard☐ Earthing system☐ Installation work in hazardous areas

I certify that the inspection has been carried out in accordance with the requirements of regulation 41 of the Electricity Regulations 1997.

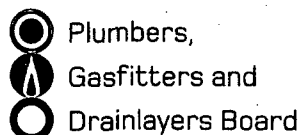
Name

Registration no.

Signature

Date

Contact Ph No.



PLUMBERS, GASFITTERS AND DRAINLAYERS BOARD
GASFITTING CERTIFICATION CERTIFICATE
(Pursuant to the Gas Act 1992 and the Gas Regulations 1993 and amendments)
ENERGY WORK CERTIFICATE
(Pursuant to the Building Act 1991)

Certificate No **409284**

9th Floor, 70 The Terrace
PO Box 10655
WELLINGTON
Tel 04 494 2970
Fax 04 494 2975
website www.pgdb.co.nz

THIS CERTIFICATE IS NOT TRANSFERABLE**Installation address:****Please complete in block letters**

(Box No's not acceptable)

(Number)

(Street name)

45

Maurin Rd

(Suburb)

(Town/City)

Roburua

Consumer:

Sue

Phorpe

(Title)

(Initials)

(Family/Business name)

DESCRIPTION OF GASFITTING TO WHICH THIS CERTIFICATE APPLIES

		Appliance		Flue		Ventilation	
Qty	Type	Location	Make/model	Input rate	Type	Location	Type
1	Cooker	Kitchen Main House	Indesit K6G210 (W)/G	50.37	unfired		Complies
1	Cooker	Kitchen Unit above Garage	Indesit K6G210 (W)/G	50.37	unfired		Complies

Category**Type (Regulation 24(1))**

- ☒ Domestic
☐ Commercial
☐ Industrial
☐ Temporary
☐ Other

- ☐ New
☐ Addition, ☐ Extension,
☐ Replacement
☐ Alteration
☐ Repair following accident

Gas Type

- ☐ NG ☒ LPG ☐ TLP ☐ Bio

Name of Gas Supplier

Unknown

Pipework Installed

- ☒ YES ☐ NO

(attach pipework diagram)

Test Results**Other Testing**

5 min Duration

Combustion

7 kPa Test pressure

☐ Yes ☐ No

0 kPa Loss / gain

Ventilation

2.75 kPa Working pressure

☐ Yes ☐ No**Test Date**

20/9/06

I certify that :-

- ☐ All appliances and fittings worked on by me or by persons working under my supervision are safe and that all work carried out was in accordance with all applicable requirements of the Gas Act 1992 and Gas Regulations 1993 as amended.
☐ The gasfitting to which this certificate applies does not make other parts of the installation unsafe or otherwise non-compliant with the Gas Act 1992 and Gas Regulations 1993 as amended.
☐ Gasfitting work to which this certificate applies
☐ does ☒ does not include work on an appliance or fitting imported or manufactured by a person for their own use.

Certifiers Name

PJG LIAH

Address

PO Box 1005

Roburua

Registration No

10402

Signature

PJG LIAH

Date

22/9/06

Registered Gasfitter/s Supervised by certifier

Name

Registration No

Name

Certificate owner

Registration No

On behalf of

Address

PJG LIAH

10402

PJ Gas Appliances

PO Box 1005

Roburua

(If other than certifying gasfitter)

29 September 2006

Please Quote: P07671

D V Thorpe
45 Mountain Road
ROTORUA

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

Dear Sir/Madam

DAMAGE DEPOSIT AND/OR VEHICLE CROSSING DEPOSIT

Please find attached cheque for the sum of \$400.00 being refund for the Vehicle Crossing and/or Damage Deposit.

This Deposit was paid on permit No: **33055**

RE: DWELLING/GARAGE – 45 MOUNTAIN ROAD.

If you have queries regarding this matter, please do not hesitate to contact me.

Yours faithfully



Diane MacLeod
Administration Assistant Building

Encl.

24 March 2006

Building Control Manager
Rotorua District Council
Private Bag RO3029
ROTORUA

ROTORUA DISTRICT COUNCIL	
Referred to:	B139
Rec'd	27 MAR 2006
Copy to:	
Instructions:	

Dear Sir

**RE: SUBGRADE INSPECTION OF PROPOSED NEW DWELLING
AT 45 MOUNTAIN ROAD FOR D THORPE**

OUR REF: 15323

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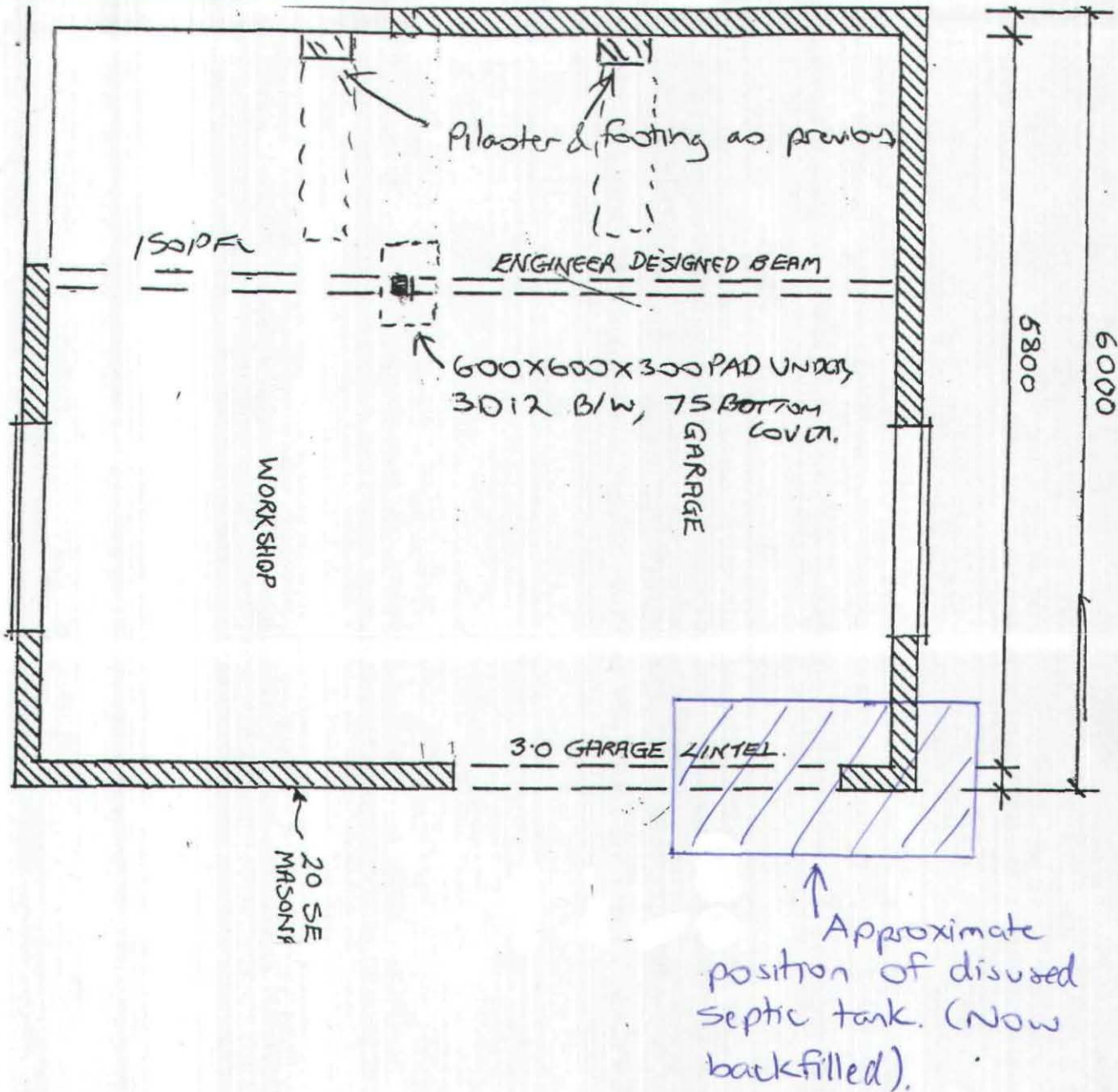
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Please contact the undersigned if you have any queries.

Yours faithfully

BC Walshe

B C Walshe
BE Civil (Hons), MIPENZ (Structural), CPEng, IntPE
BSK CONSULTING ENGINEERS LTD



Pm - 33052

BUILDING SERVICES - BUILDING CONSENT

APPLICATION NO: 33055 VALUATION NO: 06552/668.00
 OWNER: Thorpe PROPERTY NO: P07671
 PROJECT LOCATION: 45 Mountain Rd
 DESCRIPTION OF WORK: Dwelling/garage - 832m
 CHECK APPLICATION - BUILDING OFFICER: X

DATE RECEIVED: <u>20-1-06</u>	DUE DATE: <u>21-02-06</u>
DATE SUSPENDED: <u>1hr 4.3.06</u> ~~1hr 13.2.06~~	DATE ISSUED: <u>13.3.06</u>

PROCESSING	REVIEW	DATE	TIME TAKEN	APPROVED	DATE
Hazard					
Administration	<u>2</u>	<u>25/1/06</u>	<u>30m</u>		
Building	<u>PSH</u>	<u>11-2-06</u>	<u>40/20</u>	<u>PSH</u>	<u>22-2-06</u>
Resource Engineers					
Geothermal					
Hazardous Substances					
Environmental Health					
Disabled Persons					

SECTION 37 NOTICE - NO WORK
 1st Copy posted
 20-2-06.



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

- 200 a b c d e g h i j k 212 a f
 l m n o p q r s t u 213 a b c d e g h i j k l
v w x y f m n o p q r s f
- 201 a b c d e g f 214 a b f
 202 a b f 215 a b c f
 203 a f 216 a f
 204 f 217 a b f
 205 a b f 218 a b c d e g h i j k f
 206 a b c f 219 f
 207 a f 220 a b c d f
 208 a b f 221 a b c d e g h i j k l
 209 a f m n f
 210 a b c f 222 a b c d e g h i j k
 211 a b c f l m n o p q r s t f

FREE TEXT:

- Compaction of sub footing
 fill to be verified by an
 Registered Engineer prior to 1st
 Council inspection.

B/C
544/535 33055

BUILDING SERVICES - PROJECT INFORMATION MEMORANDUM

REQUIRED

APPLICATION NO: 33052

VALUATION NO: 0552/668.00

OWNER: Thorpe

PROPERTY NO: P07671

PROJECT LOCATION: 45 Mountain Rd

DESCRIPTION OF WORK: Dwelling garage - 832m

CHECK APPLICATION - BUILDING OFFICER: X

DATE RECEIVED:

20/1/06

DUE DATE:

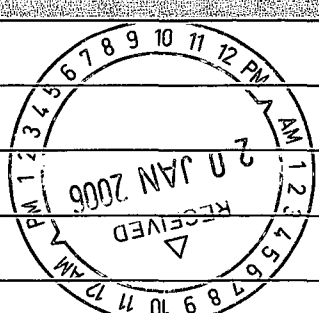
21.02.06

DATE SUSPENDED:

DATE ISSUED:

13.02.06

PROCESSING	REVIEWED BY	TIME TAKEN	DATE RECEIVED	DATE PROCESSED
Administration	D	40m	25/1/06	
Hazard	Stormwater through site check hazard note			
Graphic Solutions				
Planning Res B.	SD	20m	26/1/6	26/1/6
Resource Engineers	B/C	15		31.1.06
Pollution Control				
Geothermal				
Hazardous Substances				
Environmental Health				
Recreation and Community				
Building				

PIM FEE	DATE PAID	RECEIPT NO.	DATE RECEIVED STAMP
\$175.00	18/1/06	R036009	

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

**RESOURCE
CONSENT
REQUIRED**

- 300 a b c d (e) g h i j k l f 338 a b c d e g h f
- 302 a b c d e g h (i) j k l m 340 a b c f
- n o p q r s t u (v) w x (f) 342 a b f
- 304 a b c f 344 a b c d f
- 306 a b c d e g h i j k l 346 a f
- m n o f 348 a b c d e g h i j k
- 308 a b (c) d e f l m n o p q r s t u
- 310 a f v w x y z f
- 312 a (b) c (d) e g f 350 a b c d e g f
- 314 a (b) c d e g (f) 352 a b c f
- 316 a (b) c d e f 354 a b c f
- 318 a b c d e g h i f 356 a b (c) d e g h (f)
- 320 a (b) c d e g h f 358 (a) (b) c d f
- 322 a f 360 a b c d f
- 324 a b c d e g h i j f 362 a f
- 326 a b c d e g h i j f 364 a f
- 328 a b c d e g h i j k l m 366 a b c d f
- n f 368 a b f
- 330 a b c d f 370 a b c f
- 332 (a) b c d e g h i (j) f 372 a b f f
- 334 a b c d e g h i f 374 a b f
- 336 a b f

FREE TEXT:

356 f) An additional household unit is a Controlled Activity under R.7.1.9 of the District Plan and therefore requires a resource consent. Please see the Duty Planner if you have any queries.

314 f) Due to the steepness of this site it would be preferable to direct the stormwater from the roof of the proposed dwelling directly to the open stormwater drain crossing the property rather than to a soak hole near the top of the hill as shown on your plans.

302 f) Refer to attached copy of property caution record for information on inundation affecting this property.

13 February 2006

Please Quote Building Consent No: 33055

File No: P07671
Doc No: OW-57254

Mr D Thorpe
45 Mountain Road
ROTORUA

Dear Sir

45 MOUNTAIN ROAD

I acknowledge receiving your Building Consent Application dated 18.1.06, to construct a dwelling/garage but wish to advise that the plans and specifications submitted do not fully comply with the Building Code and/or legislation. Further processing of this Consent will be suspended until amendments or the required additional information is received. The permitted period of suspension will be up to 20 working days within which time it is considered all information should have been submitted.

BUILDING

*NEW SET OF PLANS SUPPLIED
13 SHEETS*

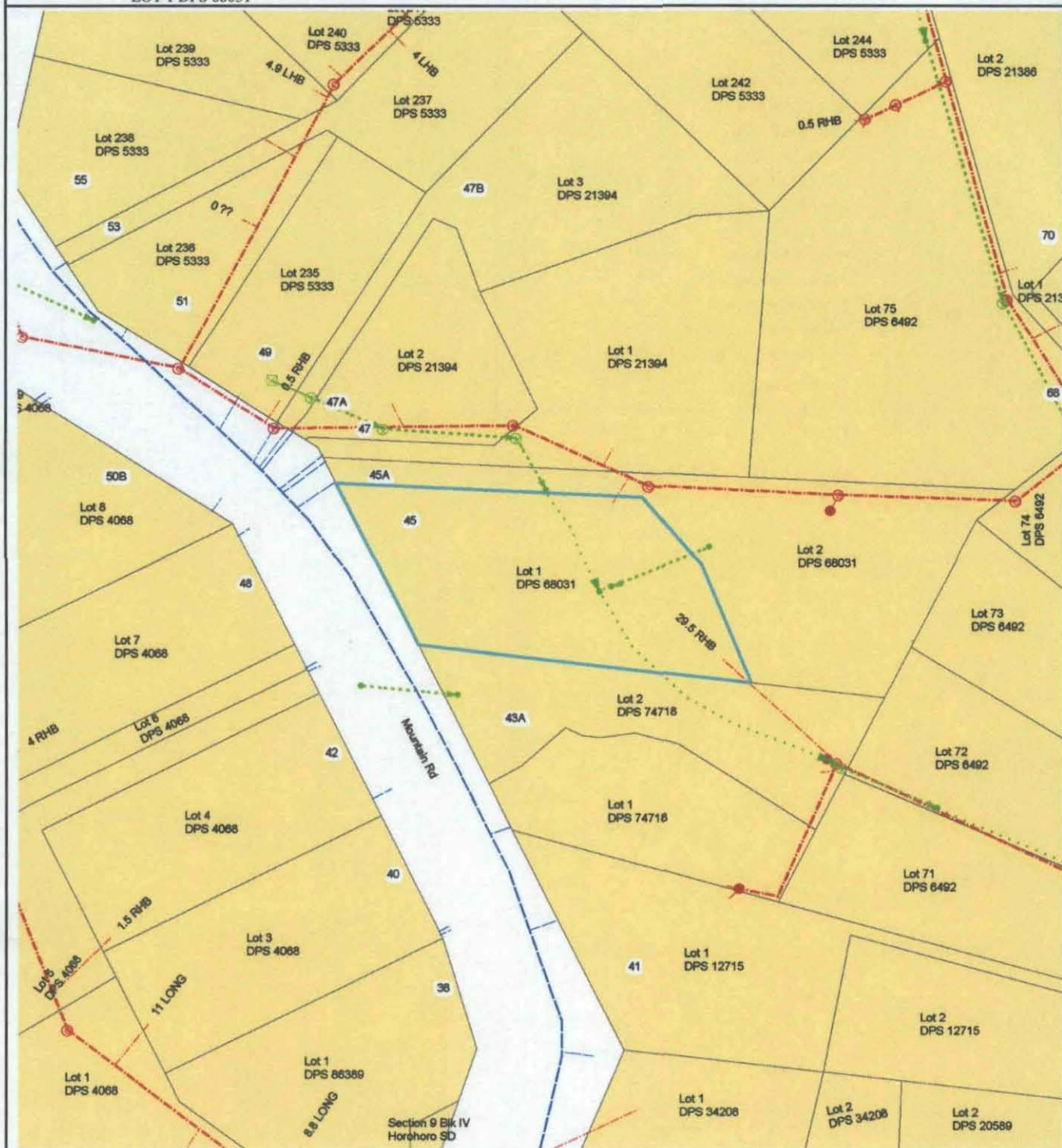
- ✓ • Plinth on top of block bond beam must be of concrete as opposed to timber as shown (detail on 4/11); amend plans. *ALTERED*
- ✓ • Soakhole positioned adjacent to existing dwelling may undermine existing foundation (please detail an alternative position). *- ALTERED & COMPLIES WITH PIM*
- ✓ • Fixing of boundary deck joist to joists adjacent to balusters to be detailed to comply with ZBC B1 figure 4. *ON SH 13*
- ✓ • Junction between differing claddings to be detailed. *SH 11*
- ✓ • Please demonstrate how you mean to comply with NZBC clause E2 9.1.8.5 and 9.1.4. *ON SH 7*
- ✓ • The fall of the section to the retaining wall is not a robust detail and consideration should be given to diverting this catchment area as detailed in NZS 3604:1999, figure 7.11. ✓

On receipt of this information further consideration will be given to the application and if found to be satisfactory the consent will be issued on payment of the required fees.

Should you envisage difficulty in providing additional information within the given time or wish to discuss the matter, Council Officers will be pleased to provide assistance.

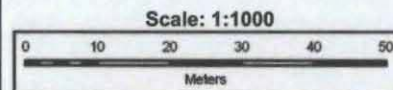
Yours faithfully

Darrell Holder
Deputy Manager, Building Control



Caution: This plan is for the purpose of indicating RDC assets of water, sewerage and stormwater services only. It is not to be used as a site plan for building purposes. All services are indicated in good faith, however additional services may have been installed that do not appear on this plan. Position measurements are subject to reasonable tolerances and depth of cover may have changed after installation. Service locations were not recorded relative to one another and display is indicative only. Verify locations prior to excavating with machinery. A Road Opening Notice is required for excavation work within the road reserve.

Warning: Check for other underground services.



Legend

- VECTOR.GIS.address
-  Water supply bulk meter
-  Water supply service line
-  Main line
-  Rising main
-  Stormwater manhole
-  Stormwater inlet
-  Stormwater node
-  Stormwater lead
-  Stormwater service line
-  Stormwater channels
-  Stormwater main line
-  Wastewater valve
-  Wastewater manhole
-  Wastewater node
-  Wastewater service line
-  Wastewater main line
-  Cadastral Parcels



Rotorua District Council
1061 Haupapa Street
Private Bag 3029, Rotorua District Council
P: 07 348 4199
F: 07 349 0993
E: mail@rdc.govt.nz
W: www.rdc.govt.nz

Property No: 07671

Building Consent No: 33055

**Address: 45 Mountain Road
Rotorua**

Form 4

CERTIFICATE ATTACHED TO PROJECT INFORMATION MEMORANDUM

Section 37, Building Act 2004

RESTRICTIONS ON COMMENCING BUILDING WORK UNDER THE RESOURCE MANAGEMENT ACT 1991

The building work referred to in the attached project information memorandum is also required to have the following resource consents under the Resource Management Act 1991 [list resource consents required]:

The proposed dwelling requires a Resource Consent.

As these resource consents will or may materially affect the building work to which the attached project information memorandum relates, until they have been granted



No building work may proceed



Building work may only proceed to the extent stated below

Detail building restrictions if building work is restricted

Failure to comply with the requirements of this notice may result in legal action being taken against you under the Resource Management Act 1991.

Signature: 

Darrell Holder - Deputy Manager, Building

On behalf of: Rotorua District Council

Date: 20 February 2006

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

Project Information Memorandum No:33052

Section 34, Building Act 2004

Received:25Jan06

Issued:13Feb06

MR DONALD VINCENT THORPE
45 MOUNTAIN ROAD
WESTERN HEIGHTS
ROTORUA 3201

MR DONALD VINCENT THORPE
45 MOUNTAIN ROAD
WESTERN HEIGHTS
ROTORUA 3201

PROPERTY ID: 07671

STREET ADDRESS: 45 MOUNTAIN ROAD, WESTERN HEIGHTS, ROTORUA 3201

LEGAL DESCRIPTION: Lot 1 DPS 68031

PROJECT IS FOR: New Work

INTENDED USE(S): NEW DWELLING/GARAGE - 83M2

INTENDED LIFE: Indefinite but not less than 50 years

VALUE OF WORK: \$90,000.00

NUMBER OF STAGES: 1

COUNCIL'S TOTAL CHARGES FOR THIS PROJECT INFORMATION MEMORANDUM
ARE: \$175.00

PAYMENTS RECEIVED TO DATE:

Receipt number: 36009 Date: 18Jan06 Amount: \$175.00

Project Information Memorandum: 33052
See attached page(s) for any other conditions.

Page : 1

1: PIM STATUS

The proposed building work requires a Land Use Resource Consent for which approval must be obtained before the building work may be undertaken.

2: SPECIAL FEATURES OF THE LAND

The proposed building work is to be sited on land which the Council has identified in its records as being subject to potential inundation (flooding) as follows:

With regard to inundation from rivers, streams and overland flows, any habitable building shall have a floor level at not less than 0.3 metres above the predicted 2% Annual Expected Probability (50 year) flood level.

No building (or part of its structure) shall be constructed within an easement.

Refer to attached copy of Property Cautioin Record for Information on Inudation affecting this property.

3: ENVIRONMENTAL HEALTH

During the construction phase of this development the Consent Holder shall ensure that all civil and buiding contractors shall operate their plant and equipment in accordance with NZS 6803P Measurement and Assessment of Noise from construction, maintenance and demolition work.

These provisions are to be adopted in accordance with the Rotorua District Plan, Appendix K noise standards.

4: PUBLIC UTILITIES/ROADING

The proposed building work is to be sited on land which the Council has identified in its records as being able to have vehicular access from a formed road or street under the control or ownership of the Rotorua District Council.

The vehicle crossing, if not already complying, is to be installed prior to the building being occupied and must meet the requirements of Council's crossing bylaw, the Local Government Act and the Engineering Code of Practice.

5: PUBLIC UTILITIES - STORMWATER

The proposed building work is to be sited on land which the Council has identified in its records as being adjacent to a public stormwater system owned by Council.

Due to the steepness of this site it would be preferable to

Project Information Memorandum: 33052
See attached page(s) for any other conditions.

Page : 2

direct the stormwater from the roof of the proposed dwelling directly to the open stormwater drain crossing the property

rather than to a soak hole near the top of the hill as shown on your plans.

6: WATER - URBAN SUPPLY

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

7: SEWERAGE

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).

8: WATER SUPPLY

Should a connection to this water supply be required, an application is to be made to Council's Utilities Network Manager for approval. Restrictions or conditions as to water usage may be imposed. Please be advised that this application may not be approved.

The new dwelling shall be provided with its own separate connection to the watermain from that serving the existing dwelling.

9: LAND USE CONSENTS

A Land Use Consent is required for the proposed building work. The requirements of the Resource Management Act 1991 and the Rotorua District Plan will need to be met.

An additional household unit is a controlled Activity under R7.1.9 of the District Plan and therefore requires a Resource Consent. Please see Duty Planner if you have any queries.

10: COMPULSORY PLANNING STATEMENTS

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.

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

Project Information Memorandum: 33052
See attached page(s) for any other conditions.

Page : 3

NATURAL GAS CORPORATION

For information regarding a proposed gas connection or the location of existing gas pipelines as they affect this property, please contact the the Natural Gas Corporation. For any building work (as defined by Section (2) of the Building Act 1991) that will disturb over and around any gas pipeline or service and prior to the commencement of that work, the applicant shall be required to contact the gas centre for authorisation to proceed.

ELECTRICITY

Under the Electrical Supply Regulations 1976 it is an offence to erect any building or structure within certain prescribed distances of an overhead electrical line. To enquire about these retrictions, contact your local electricity distributor.

Signed for and on behalf of the Council:

Name: L Tetenburg Position: Administration - Building

Signed: L Tetenburg Date: 13/02/2006

33052

PIM / APPLICATION No.

33055

DATE RECEIVED

20/1/06

DATE ISSUED

SITE FILE No.

P07671

54C/535

Form 2

APPLICATION FOR PROJECT INFORMATION MEMORANDUM AND/OR BUILDING CONSENT

Section 33 or section 45, Building Act 2004

THE BUILDING

Street address of building:

[for structures that do not have a street address, state the nearest street intersection and the distance and direction from that intersection]

45 MOUNTAIN RD

PLEASANT HEIGHTS

ROTORUA

Legal description of land where building is located:

[state legal description as at the date of application and, if the land is proposed to be subdivided, include details of relevant lot numbers and subdivision consent]

Subdivision Consent (if applicable)

06 552/ 668.00

Valuation No.

Lot No.

1

DPS 68031

Section

Block

Survey District

Building name: SELF CONTAINED UNIT.

Location of building within site/block number:

[include nearest street access]

Number of levels:

2

[include ground level and any levels belowground]

Level/unit number:

[insert level/unit number if applicable]

Area: 83 m²

[total floor area; indicate area affected by the building work if less than the total area]

Current, lawfully established, use:

[include number of occupants per level and per use if more than 1]

New

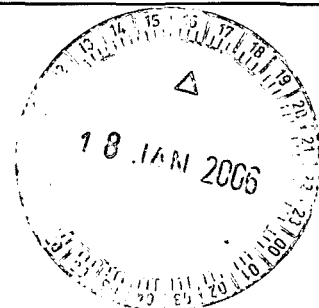
Year first constructed:

[insert year, approximate date is acceptable e.g. c1920s or 1960-1970]

Expected completion date:

7.06

[insert month year]



THE OWNER

Name of owner:

*[include preferred form of address, eg,
Mr, Miss, Dr, if an individual]*MR D. G. THORPE

Contact person:

*[insert contact name]*SELF

Mailing address:

*[insert mailing address]*45 MOUNTAIN RD
ROTORUA.

Street address/registered office:

[insert street address/registered office]~~11/A.~~ AS ABOVE

Phone numbers:

Landline: 348 7545 Daytime: 348 0464Mobile: 021 1825636 After Hours: 348 7545

Facsimile number:

Email address: thorpedonald@xtra.co.nz

Website:

[website address if applicable]

The following evidence of ownership is attached to this application:

*[current copy of certificate of title, lease, agreement for sale and purchase, or other
document showing full name of legal owner(s) of the building]***AGENT**

Name of agent:

*[include preferred form of address, eg,
Mr, Miss, Dr, if an individual]*AS ABOVE

Contact person:

[insert contact name]

Mailing address:

[insert mailing address]

Street address/registered office:

[insert street address/registered office]

Phone numbers:

Landline: _____ Daytime: _____

Mobile: _____ After Hours: _____

Facsimile number:

Email address: _____

Website:

[website address if applicable]

Relationship to owner: _____

*[state details of the authorisation from the owner to make the application on the
owner's behalf]*First point of contact for
communications with the council/
building consent authority:*[all invoices and refunds related to
this application will be directed to this
person in all instances]*

THE PROJECT

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

Excavate Sloping site, Retain with Blocks, Construct basement Garage & building above.

Will the building work result in a change of use of the building?

Yes ☐ No ☒

If Yes, provide details of the new use: _____

[provide description of new use]

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

List building consents previously issued for this project (if any):

[list who issued the consent, the date of issue and the consent number]

Estimated value of the building work on which the building levy will be calculated (including goods and services tax): \$ 99,000
[state estimated value as defined in section 7 of the Building Act 2004]

Number of Toilet Pans: _____
(Commercial properties only)

APPLICATION

I request that you issue a ~~†[project information memorandum/project information memorandum and building consent/building consent]~~ [delete which is not applicable] for the building work described in this application

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

Date: _____

BUILDING PRACTITIONERS**Builder:**Business/name: Allen Building Soc Ltd Address: 18 Stenbridge Rd NgongotahaPhone: 3575772 Mobile: 0274420093 After hours: _____Facsimile: 3575772 Registration/qualification: National Cert. Carpentry**Designer/Architect:**Business/name: ABSOLUTE DESIGN Address: 29B Rutland StPhone: 3491635 Mobile: 0212862631 After hours: _____Facsimile: 3491635 Registration/qualification: _____**Plumber:**Business/name: ROBIN ERICKSEN Address: 45A Mountain Rd.Phone: 3492494 Mobile: _____ After hours: 3492494Facsimile: _____ Registration/qualification: PLUMBERS REGISTRATION.**Drainlayer:**Business/name: AS ABOVE. Address: _____

Phone: _____ Mobile: _____ After hours: _____

Facsimile: _____ Registration/qualification: _____

Structural Engineer:Business/name: BSK. (BRETT WALSH) Address: 1364 HINEMOA STREETPhone: 3485394 Mobile: _____ After hours: _____Facsimile: 3482311 Registration/qualification: B.E. CIVIL (HONS) WILLENZ (STRUCTURAL) CPENG INTPE**Engineer (identify practice college):**

Business/name: _____ Address: _____

Phone: _____ Mobile: _____ After hours: _____

Facsimile: _____ Registration/qualification: _____

Head Contractor/Site Manager

Business/name: _____ Address: _____

Phone: _____ Mobile: _____ After hours: _____

Facsimile: _____ Registration/qualification: _____

Other: ELECTRICAL.Business/name: J. HALE Address: 13 TENYSON ROTOKURA.Phone: _____ Mobile: 027 2741038 After hours: 3459455Facsimile: _____ Registration/qualification: E242082

COMPLIANCE

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

The following specified systems are being altered, added to, or removed in the course of the building work: *[specify]*

There are no specified systems in the building. ☐

PROJECT INFORMATION MEMORANDUM

The following matters are involved in the project

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

BUILDING CONSENT

The following plans and specifications are attached to this application:

Site Plan, Ground & 1st Floor Plan, Floor & Roof Plan, Subfloor, Electrical Elevations, Plumbing, Retaining wall specs, Flashing Details, beam details, Building Envelope Matrix, Truss Design.

ATTACHMENTS

The following documents are attached to this application:

- ☐ Certificate attached to project information memorandum
- ☐ Plans and specifications *[list]* _____
- ☐ Project information memorandum
- ☐ Development contribution notice

MATERIALS USED (identify materials used. Required for Department of Building and Housing records)

What materials will be used for the:

Floor

1 ☒ Timber 2 ☒ Concrete 3 ☒ Wood Products

4 ☐ Other Specify: _____

Framing

1 ☒ Timber 2 ☒ Concrete 3 ☐ Steel 4 ☐ Aluminium

5 ☐ Other Specify: _____

Roof

1 ☒ Steel sheeting 2 ☐ Steel tiles 3 ☐ Concrete tiles 4 ☐ Shingles

5 ☐ Aluminium 6 ☐ Other Specify: _____

Internal

1 ☒ Plaster board 2 ☐ Fibrous Plaster 3 ☐ Wood Products

4 ☐ Other Specify: _____

External Cladding

1 ☒ Brick 2 ☐ Concrete 3 ☒ Concrete block 4 ☐ Cement board

5 ☐ Plaster 6 ☒ Timber 7 ☐ Steel 8 ☐ Aluminium

9 ☐ XPS 10 ☐ Other Specify: _____

Energy

Energy source Electricity

Cooking: Electricity

Insulation Glass Wool

Connection to or disconnection from:

☐ Council water supply (Please attach "Application for Water Connection" form.) ☐ Council sewerage

ESTIMATED TOTAL VALUE OF WORK

\$ 90,000
116,000 gst inclusiveProject floor area 83 m²

FEE PAYABLE

Consent deposit

Project Information Memorandum \$ 175.00 ✓Building Administration \$ 628.00 ✓

Technical Processing \$ _____

Industry Levy (DBH) \$ 228.52Industry Levy (BRANZ) \$ 116.00

Developmental Contribution Levy \$ _____

Certificate of Title \$ 10.50 ✓

Producer Statements \$ _____

Compliance Schedules \$ _____

Rural Number \$ _____

Vehicle Crossing \$ _____

Street Damage \$ 400.00

Water Connection \$ _____

Sewer Connection \$ _____

Other(s) \$ _____

Total consent deposit \$ 813.50

Consent fee balance

Inspections \$ _____

Other(s) \$ _____

Total balance payable \$ 744.52

COUNCIL USE ONLY

Lodgement deposit \$ 813.50Date paid 18.1.06Receipt No. 2036009

Consent fee balance \$ _____

Date paid 6.3.06Receipt No. 2752001

(row)

Please complete

Forward any refunds or further invoices to:

CONSENT CONDITIONS / COMMENTS (COUNCIL USE ONLY)

Approved 22-2-06
 L. S. Holder

BCO	P&D	CONSULTANT	PLANNER	EHO	NZFS

HAVE YOU PROVIDED ALL THE FOLLOWING INFORMATION?

(Strike out where not applicable)

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

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

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

OTHER MISCELLANEOUS	Yes	No	N/A
Demolition details	☐	☐	☒
Swimming pool: design, fence and discharge	☐	☐	☒
Backflow prevention	☒	☐	☐
Notable and protected trees indicated	☐	☐	☒
Heritage site or building affected	☐	☐	☒
Resource Consent application	☐	☐	☒
Subdivision details	☐	☐	☒

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

NA

The building work will comply with the building code as follows: *[Delete this section if this is an application for a PIM only]*

Clause <i>[which of the following clauses will be involved in the proposed building work?]</i>	Means of compliance <i>[refer to the relevant compliance document(s) or detail of alternative solution in the plans and specifications]</i>	Proposed inspections <i>[state means of inspection. Note PS4 or certification may be required]</i>
☒ B1 Structure	☐ B1/AS2 ☒ NZS 3604 ☐ NZS 4203 ☐ NZS 4229 ☐ Other _____ <i>[Specify]</i>	☒ Council ☐ Engineer ☐ Other _____ <i>[Specify]</i>
☒ B2 Durability	☐ B2/AS1 ☐ NZS 3101 ☐ NZS 3602 ☒ NZS 3604 ☐ Other _____ <i>[Specify]</i>	☒ Council ☐ Engineer ☐ Other _____ <i>[Specify]</i>
☐ C1- 4 Fire	☐ C1/AS1 ☐ Other _____ <i>[Specify]</i>	☐ Council ☐ Engineer ☐ Other _____ <i>[Specify]</i>
☐ D1 Access Routes	☐ D1/AS1 ☐ ZS 4121 ☐ NZS 4121 ☐ Other _____ <i>[Specify]</i>	☐ Council ☐ Engineer ☐ Other _____ <i>[Specify]</i>
☐ D1 Mechanical installations for access	☐ D2/AS1 ☐ NZS 4332 ☐ EN 81 ☐ EN 115 ☐ Other _____ <i>[Specify]</i>	☐ Engineer ☐ Other _____ <i>[Specify]</i>
☒ E1 Surface water	☒ E2/AS1 ☐ AS/NZS3500.3 ☐ Other _____ <i>[Specify]</i>	☒ Council ☐ Other _____ <i>[Specify]</i>
☒ E2 External moisture	☒ E2/AS1 ☐ Specific design & testing	☒ Council ☐ Other _____ <i>[Specify]</i>
☐ E3 Internal moisture	☐ E2/AS1 ☐ Other _____ <i>[Specify]</i>	☐ Council ☐ Other _____ <i>[Specify]</i>
☐ F1 Hazardous substances etc	☐ F1/AS1 ☐ Other _____ <i>[Specify]</i>	☐ Council ☐ Other _____ <i>[Specify]</i>
☐ F2 Hazardous building materials	☐ F2/AS1 ☐ NZS 4223 ☐ Other _____ <i>[Specify]</i>	☐ Council ☐ Other _____ <i>[Specify]</i>
☐ F3 Hazardous substances	☐ F3/AS1 ☐ Other _____ <i>[Specify]</i>	☐ Council ☐ Other _____ <i>[Specify]</i>
☒ F4 Safety from falling	☒ F2/AS1 ☐ FSP Act ☐ Other _____ <i>[Specify]</i>	☒ Council ☐ Other _____ <i>[Specify]</i>
☐ F5 Construction and demolition hazards	☐ F5/AS1 ☐ Other _____ <i>[Specify]</i>	☐ Council ☐ Other _____ <i>[Specify]</i>
☐ F6 Lighting for emergency	☐ F6/AS1 ☐ Other _____ <i>[Specify]</i>	☐ Council ☐ Other _____ <i>[Specify]</i>
☐ F7 Warning systems	☐ F7/AS1 ☐ AS/NZS 1668 ☐ NZS 4512 ☐ NZS 4515 ☐ Other _____ <i>[Specify]</i>	☐ Council ☐ Engineer ☐ Other _____ <i>[Specify]</i>
☐ F8 Signs	☐ F8/AS1 ☐ Other _____ <i>[Specify]</i>	☐ Council ☐ Other _____ <i>[Specify]</i>
☐ G1 Personal hygiene	☐ G1/AS1 ☐ Other _____ <i>[Specify]</i>	☐ Council ☐ Other _____ <i>[Specify]</i>

☐ G2 Laundering	☐ G2/AS1	☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☐ G3 Food preparation and prevention of contamination	☐ G3/AS1	☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☐ G4 Ventilation	☐ F7/AS1	☐ AS/NZS 1668.2 ☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☐ G5 Interior environment	☐ G5/AS1	☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☐ G6 Airborne & impact sound	☐ G6/AS1	☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☐ G7 Natural light	☐ G7/AS1	☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☐ G8 Artificial light	☐ G8/AS1	☐ NZS 6703 ☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☐ G9 Electricity	☐ G9/AS1	☐ Other _____ [Specify]	By certification only
☐ G10 Piped services	☐ G10/AS1	☐ NZS 5261 ☐ Other _____ [Specify]	By certification only
☐ G11 Gas as an energy source	☐ G11/AS1	☐ Other _____ [Specify]	By certification only
☒ G12 Water supplies	☐ G12/AS1	☒ AS/NZS 3500.1 ☒ AS/NZS 3500.4 ☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☒ G13 Foul water	☐ G13/AS1	☒ AS/NZS 3500.2 BS 5572 ☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☐ G14 Industrial liquid waste	☐ G14/AS1	☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☐ G15 Solid waste	☐ G15/AS1	☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☐ H1 Energy efficiency	☐ H1/AS1	☐ NZS 4218 ☐ NZS 4243 ☐ ALF Design Manual ☐ NZS 4214 ☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]

This image shows a single page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page, leaving small margins at the top and bottom. There is no handwriting or other markings on the paper.



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

R. W. Muir
Registrar-General
of Land

Identifier SA54C/535
Land Registration District South Auckland
Date Issued 15 September 1994

Prior References
SA2B/176

Estate	Fee Simple
Area	1840 square metres more or less
Legal Description	Lot 1 Deposited Plan South Auckland 68031

Proprietors
Donald Vincent Thorpe and Susan Jean Thorpe

Interests

Appurtenant hereto are rights of way specified in Easement Certificate B228576.3 - 15.9.1994 at 10.36 am
Subject to a right to drain water over part marked E on DPS 68031 specified in Easement Certificate B228576.3 - 15.9.1994 at 10.36 am
Some of the easements specified in Easement Certificate B228576.3 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right (in gross) to drain water over part marked F on DPS 68031 in favour of the Rotorua District Council created by Transfer B228576.5 - 15.9.1994 at 10.36 am
The easements created by Transfer B228576.5 are subject to Section 243 (a) Resource Management Act 1991
5755310.3 Mortgage to Mortgage Holding Trust Company Limited - 7.10.2003 at 9:00 am

Search Copy Dated 20/01/06 2:38 pm, Page 2 of 2

Document Set ID: 628078
Version: 1, Version Date: 10/06/2010

File No: 37-04-001

Doc No: OW-13507

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

**TO: ALL BUILDING OWNERS &
BUILDING CONTRACTORS**

DEFINITION OF BOUNDARIES

This is to confirm that in all instances of undertaking building work which is outside the original footprint of an existing building, it is a requirement of every Building Consent, and in particular the First Footing Inspection that the owner of the property identifies the boundaries of the property.

Identifying means finding and exposing the boundary pegs or, alternatively, at least having the boundaries redefined by a Registered Surveyor.

Please note that failure to undertake this work will probably result in the Building Officer being unable to undertake the first inspection because he cannot determine where the boundaries to the property are located.

Help us to help you.

Ensure that this is undertaken before the First Inspection.



**John Kardas
Building Control Manager**

PIM / BC
10033055



☒ Recenter
☐ Zoom In
☐ Zoom Out

☐ Id DataLayers
☐ Id Legal Parcel
☐ Measure

Scale: 1:781

Map Type: Default

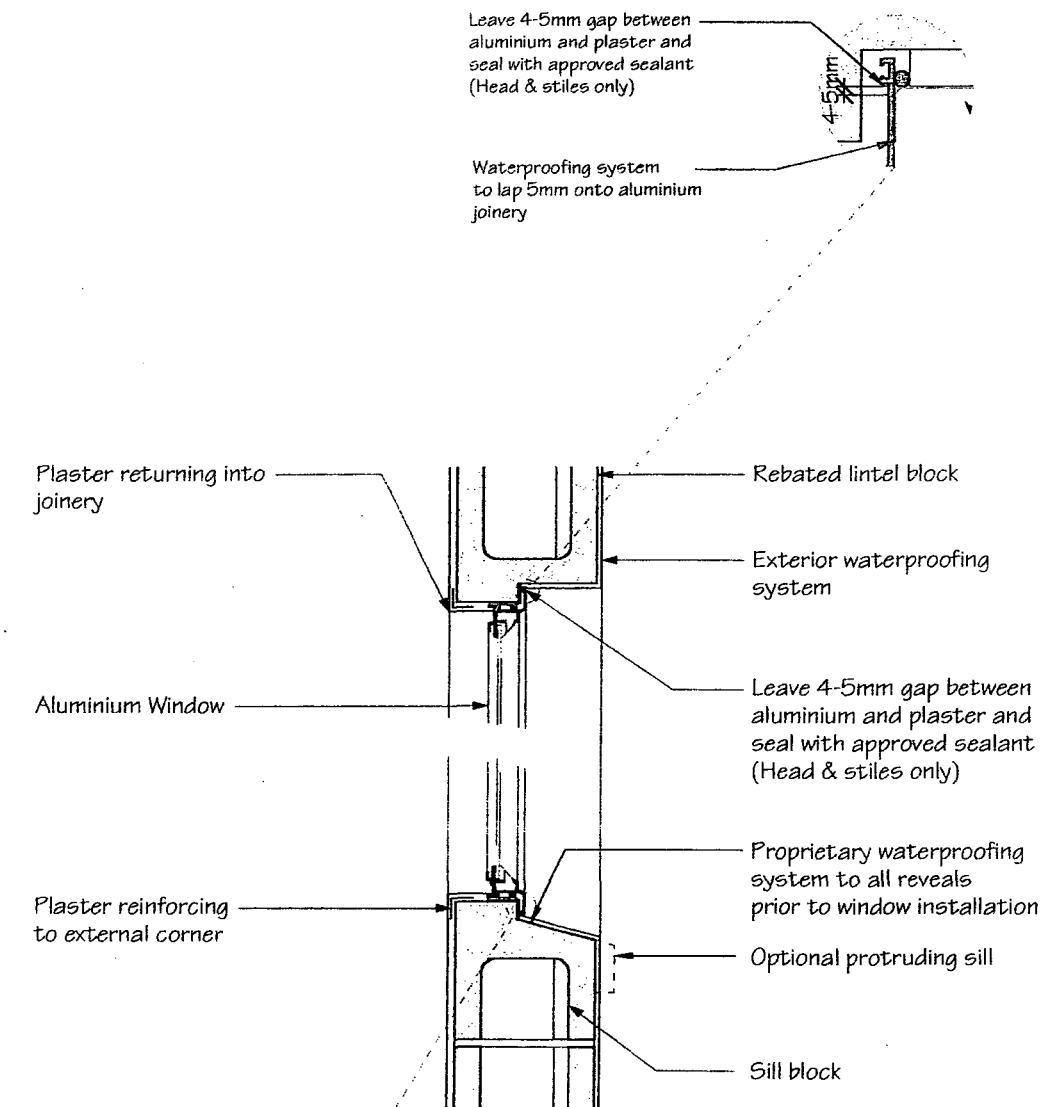


Parcel results

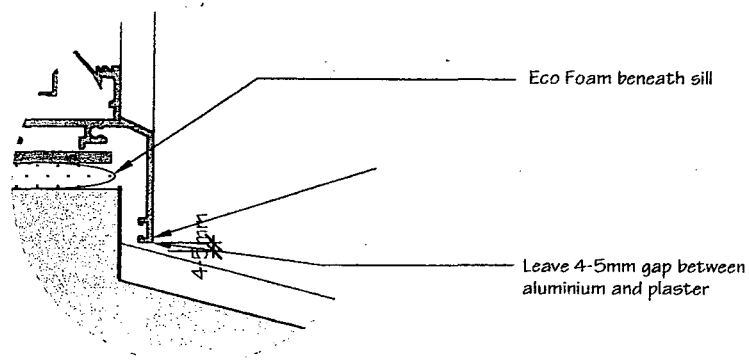
- 45 Mountain Road, Western Heights, Roto
- Legal description: Lot 1 DPS 68031 Check f
- Sue: 4482045
- Header_Id:37997
- District Plan Zone: Residential B (Low Dens
- Generate parcel map...
- Display legal parcel....
- Classification details...
- Open occupancies on this parcel in a new v
- Rating Parcel - File: 07671 (45 Mountain R
- 45 Mountain Road, Western Heights, R
- Header_Id:9347
- Display rating parcel....
- Rating details for 06552/668.00 ...
- Generate parcel map...
- Text note details...
- Ownership details...
- DONALD VINCENT THORPE
- 45 Mountain Road, Western Hei
- SUSAN JEAN THORPE

PIM / BC
0033055

Masonry Joinery Details



Detail
Window - Head & Sill Detail
Scale 1:10



PIM / DC
#0033055

BUILDING ENVELOPE RISK MATRIX

CLIENT:

Don Thorpe
145 Mountain Road Rotorua

Elevation A

Risk factor	Risk Severity								Suitable for each risk factor
	LOW	Score	MEDIUM	Score	HIGH	Score	VERY HIGH	Score	
Wind zone (per NSZ 3604)	0		0		1	1	2		1
Number of storeys	0		1		2	2	4		2
Roof/wall intersection design	0	0	1		3		5		0
Eaves width	0		1		2		5	5	5
Envelope complexity	0	0	1		3		6		0
Deck design	0	0	2		4		6		0
Total risk Score									8

Elevation B

Risk factor	Risk Severity								Suitable for each risk factor
	LOW	Score	MEDIUM	Score	HIGH	Score	VERY HIGH	Score	
Wind zone (per NSZ 3604)	0		0		1	1	2		1
Number of storeys	0		1		2	2	4		2
Roof/wall intersection design	0	0	1		3		5		0
Eaves width	0		1	1	2		5		1
Envelope complexity	0	0	1		3		6		0
Deck design	0	0	2		4		6		0
Total risk Score									4

Elevation C

Risk factor	Risk Severity								Suitable for each risk factor
	LOW	Score	MEDIUM	Score	HIGH	Score	VERY HIGH	Score	
Wind zone (per NSZ 3604)	0		0		1	1	2		1
Number of storeys	0		1		2	2	4		2
Roof/wall intersection design	0	0	1		3		5		0
Eaves width	0		1		2		5	5	5
Envelope complexity	0	0	1		3		6		0
Deck design	0	0	2		4		6		0
Total risk Score									8

Elevation D

Risk factor	Risk Severity								Suitable for each risk factor
	LOW	Score	MEDIUM	Score	HIGH	Score	VERY HIGH	Score	
Wind zone (per NSZ 3604)	0		0		1	1	2		1
Number of storeys	0		1		2	2	4		2
Roof/wall intersection design	0	0	1		3		5		0
Eaves width	0		1	1	2		5		1
Envelope complexity	0	0	1		3		6		0
Deck design	0		2		4		6	6	6
Total risk Score									10

(Enter the appropriate risk severity score for each risk factor in the score columns. Transfer these figures across to the right-hand column. Finally, add up the figures in the right-hand column to get the total risk score.)

Job Details

Name Don Thorpe
 Street and Number 145 Mountain Road
 Lot and DP Number Lot 1, DPS 5333
 City/Town/District Rotorua
 Designer and date Margot McLaughlin
 Company Name Absolute Design

note
 cells D4 and D8 appear as LH and RH
 headers on all printed sheets

1-Nov-05

Building Specification

Location of Storey	upper	▼
Floor Loading	2 kPa	▼
Foundation Type	subfloor	▼
Building Height to Apex (m)	5	▼
Roof Height above Eaves (m)	2	▼
Stud Height (m)	2.4	▼
Cladding Weight (top or single)	light	▼
Cladding Weight (lower)	light	▼
Cladding Weight (subfloor)	light	▼
Roof Weight	light	▼
Roof Pitch (degrees)	0-25	▼
Room in Roof Space	no	▼
Building Length (m)	7	
Building Width (m)	6	
Gross Building Plan Area (m2)	42	

Building Location

Wind Zone	High		Earthquake Zone	
Region	R1	▼	A	▼
Terrain	Inland	▼		
Exposure	Exposed	▼		
Topography	Moderate	▼		

Bracing Units required for Wind

per m	subfloor	walls
W along	100	64 BUs/m
W across	92	54 BUs/m
Totals	subfloor	walls
W along	600	384 BUs
W across	644	378 BUs

Bracing Units required for Earthquake

per m2	subfloor	walls
E	15.0	7.1 BUs/m2
Totals	subfloor	walls
E along	630	298 BUs
E across	630	298 BUs

Gib® Wall Bracing Calculation Sheet B
upper of two
V104A

Along								
Wall or Bracing Line	Bracing Elements provided						Wind	Earthq.
1	2	3	4	5	6	7	8W	9EQ
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Element Length (m)	Element Height H (m)	BUs Achieved	BUs Achieved
A	70	1	Gib®	Gib1a	2	2.4	110	100
line totals		2						
W	110	3						
EQ	100	4						
B	70	1	Gib®	Gib3	1.2	2.4	78	72
line totals		2	Gib®	Gib3	1.2	2.4	78	72
W	156	3						
EQ	144	4						
C	70	1	PLY	SP1	1.5	2.4	150	150
line totals		2						
W	150	3						
EQ	150	4						
D		1						
line totals		2						
W		3						
EQ		4						
E		1						
line totals		2						
W		3						
EQ		4						
F	enter	1						
line totals		2						
W		3						
EQ		4						
G	enter	1						
line totals		2						
W		3						
EQ		4						
H	enter	1						
line totals		2						
W		3						
EQ		4						
I	enter	1						
line totals		2						
W		3						
EQ		4						
J	enter	1						
line totals		2						
W		3						
EQ		4						

Wind Earthq.

Totals Achieved							416	394
-----------------	--	--	--	--	--	--	-----	-----

OK OK

Totals Required (from Sheet A)							384	298
--------------------------------	--	--	--	--	--	--	-----	-----

Gib® Wall Bracing Calculation Sheet B
upper of two
V104A

Across								
Wall or Bracing Line		Bracing Elements provided					Wind	Earthq.
1	2	3	4	5	6	7	8W	9EQ
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Element Length L (m)	Element Height H (m)	BUs Achieved	BUs Achieved
M	60	1	Gib®	Gib1a	2.1	2.4	115.5	105
line totals		2						
W	115.5	3						
EQ	105	4						
N	60	1	Gib®	Gib1a	2.1	2.4	115.5	105
line totals		2						
W	115.5	3						
EQ	105	4						
O	60	1	PLY	SP1	1.6	2.4	160	160
line totals		2						
W	160	3						
EQ	160	4						
P	150	1						
line totals		2						
W		3						
EQ		4						
Q	70	1						
line totals		2						
W		3						
EQ		4						
R	86	1						
line totals		2						
W		3						
EQ		4						
S	enter	1						
line totals		2						
W		3						
EQ		4						
T	enter	1						
line totals		2						
W		3						
EQ		4						
U	enter	1						
line totals		2						
W		3						
EQ		4						
V	enter	1						
line totals		2						
W		3						
EQ		4						

Wind Earthq.

Totals Achieved							391	370
-----------------	--	--	--	--	--	--	-----	-----

OK OK

Totals Required (from Sheet A)							378	298.2
--------------------------------	--	--	--	--	--	--	-----	-------

Job: Q_05227

Client: A Customer
Phone:

Site:

Description: Buildable Layout

Building Consent No.:

Tek 20/20 - Engineering 4.4 Gamma1 (build 1597)

MiTek New Zealand Ltd.

Phone:

Printed: 13:54:30 02 Dec 2005

PRODUCER STATEMENT
MiTek 20/20™ TRUSS DESIGN PROGRAM**Verification of MiTek 20/20™ Truss Design Program**

The MiTek 20/20™ truss design program has been developed by MiTek New Zealand Ltd for the design of GANG-NAIL timber roof, floor and attic trusses in New Zealand. The truss designs computed by this program are prepared using sound and widely accepted engineering principles, and in accordance with NZS 4203, NZS 3603 and NZS 3604 as verification methods and acceptable solutions of the approved amendments of the New Zealand Building Code to satisfy the requirements of the Building Regulations 1992: Clause B1 - Structure. This computer design for the proposed building complies with the relevant provisions of the NZ Building Code. This is subject to all proprietary products meeting their performance specification requirements, the provision of adequate bracing, fixings and the correct input of design data carried out by suitably trained personnel.

Summary of MiTek 20/20™ Truss Design Data and Output

The MiTek 20/20™ computer design output for this job titled and located at the site identified on the top of this page is based on the following parameters entered into the program. The owner must ensure that the following job details below are current and relevant to the project before fabrication and erection of the GANG-NAIL trusses.

Job Details**Roof Truss**

Timber Group:	DDPx45 No.1 Fr	Pitch:	12.000 deg	Std Overhang:	750 mm
Roof		Ceiling		Wind	
Material:	Galv Iron .5mm	Material:	Standard	Area:	High (44.0 m/s)
Dead Load:	0.210 kPa	Dead Load:	0.200 kPa	Pressure Coeff:	Cpe = varies; Cpi = -0.30, 0.20
Restraints:	900 mm centres	Restraints:	400 mm centres		
Live Load:	Q _{ur} = 0.250 kPa Q _c = 1.000 kN				

These trusses must be fabricated and erected in accordance with the GANG-NAIL manual. Proper erection bracing must be installed to hold the components true and plumb and in a safe condition until permanent bracing is fixed. All permanent bracing and fixing must be installed before any loads are applied. The specifications for timber shall be as shown on the output. The timber shall be standard sized and treated to the requirements of NZMP 3640. Unless otherwise noted, this design assumes that the steel fixings and timber connectors are situated in a closed environment, as defined by NZS 3640:1999 Section 4.

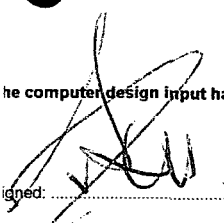
Truss List

Legend: * = detail only, ? = input only, Fx = failed design, Unmarked trusses = designed successfully, LB = lateral bracing required

Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)
1	7	5750	12.000	838
N1	2	5750	12.000	838

Total quantity : 9

The computer design input has been carried out by:

Signed: 

Date: 2.12.05

Name of Computer Operator:

Qualifications and Title:

Company:

Rotoma iTM

Verification / Acceptance of Input Data:

I have checked the input data against the construction drawings and specifications and verify that they are correct and suitable for this job.

Signed:

Date:

Name:

Company:

Shortland Street
Auckland
New Zealand
Home - + 64 9 410 3383
Mobile - + 64 21 721 510

ROOF DETAILS

Roof Pitch:	12.00	degrees
Ceiling Pitch:	N/A	degrees
Roof Cladding:	Iron	
Soffit Overhang:	750	mm
Soffit Drop:	To Suit	mm
Verge Overhang	400	mm
Fascia Type:	As Selected	
Wind Zone:	High	
Snow Load	N/A	kPa
Truss Centres:	900	mm

Builder To Confirm All Soffit Details
With Fascia Manufacturer

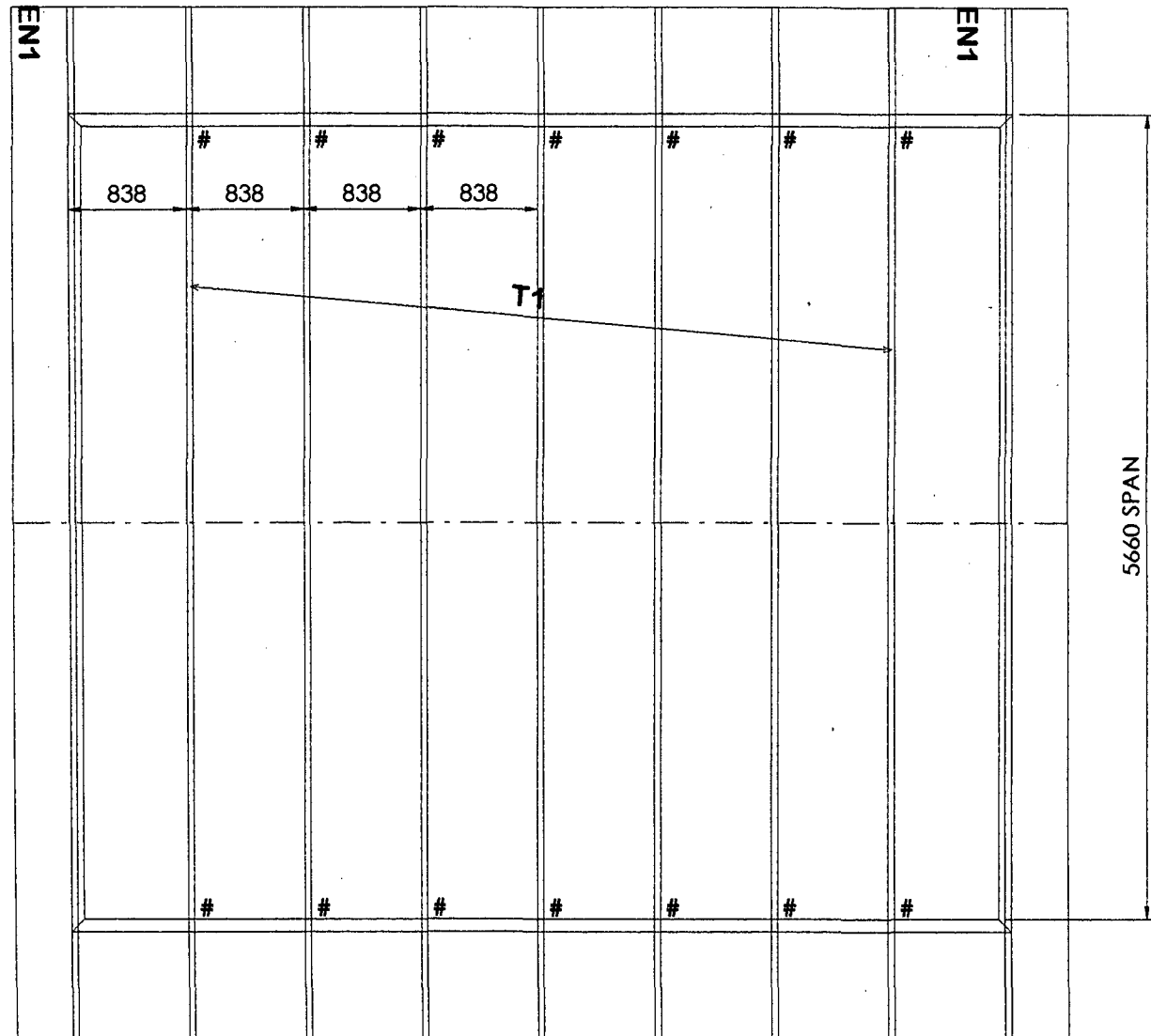
FIXINGS LEGEND:

O - Denotes 90mm joist hanger
X - Denotes 120mm joist hanger
S - Denotes 190mm joist hanger
XX - Denotes 165x95mm joist hanger
- Denotes a pair of CT200 ceiling ties
M - Denotes multigrip each side
N - Denotes nailon plate
CP8 - Denotes a pair of CPC80 purlin cleats

All other truss fixings to be pair of wire dogs.

-- ALL THE ABOVE FIXINGS MUST BE FULLY NAILED --

-- ALL ROOF AND CEILING BRACING TO BE FIXED TO --
-- COUNCIL REQUIREMENTS AS DETAILED ON PERMIT --
-- PLANS, OTHERWISE TO NZS 3604 REQUIREMENTS --



Rotoma Timber and Hardware Ltd
163 Lake Road
ROTORUA

An Accredited Gang-Nail Fabricator

Job Title :

D. Thorpe

Sheet Title :

Buildable Truss Layout

Date : 02/12/05
Scale : 1:50

Designed : GVB
Drawn : GVB

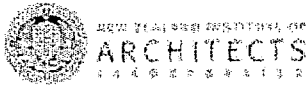
Checked :
Certified :

Princed V4.3
Drawing Number :

Q_05227

Sheet :

1/1



P.I.M. No.

Building Regulation Clause(s) ...B1...

PRODUCER STATEMENT – PS1 – DESIGN

(Guidance notes on the use of this form are printed on the reverse side)

ISSUED BY: Brett C. Walshe.....
(Suitably qualified Design Professional)

TO: ...D Thorpe
(Owner)

TO BE SUPPLIED TO: Rotorua District Council.....
(Territorial Authority)

IN RESPECT OF: ...Block Basement Walls, 150PFC Floor Beam & Floor joists as per calculations
(Description of Building Work)

AT: 45 Mountain Road
.....
(Address)

LOT ...1..... DP ...5333..... SO

BSK Consulting Engineers Ltd have been engaged by ...D Thorpe.....
(Design Firm) (Owner/Developer/Contractor)

to provide Structural Design services in respect of the
(Extent of Engagement)

requirements of Clause(s) B1..... of the Building Regulations 1992 for

☐ All

☒ Part only as specified

of the building work. The design has been prepared in accordance with B1/MM1.....
(verification method(s)/acceptable solutions(s))

(respectively) of the approved documents issued by the Building Industry Authority and the work is described on

Absolute Design Ltd drawings titled As Above
(Design Firm)

and numbered Job Ref 15328

sheets 1 to 11 and the specification and other documents according to which the building is proposed to be constructed.

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum value of \$200,000. I BELIEVE ON REASONABLE GROUNDS that subject to:

(i) the site verification of the following design assumptions -

..... Refer to notes on the above drawings

and (ii) all proprietary products meeting the performance specification requirements, the drawings, specifications, and other documents according to which the building is proposed to be constructed comply with the relevant provisions of the building code.

.....
(Signature suitably qualified Design Professional)

Date 5 DECEMBER 2005

..... B.E. Civil (Hons) MIPENZ (Structural) CPEng IntPE.....
(Professional Qualifications)

Member

ACENZ ☒

IPENZ ☒

NZIA ☐

..... P O Box 23 Rotorua.....
(Address)

This form to accompany Form 3 of the Building Regulations 1992 for the application of a Building Consent.

AS MOUNTAIN Road.	JOB REF: 15323
	DATE 1/8/05
	SHEET 1 OF

Torsts - 3.6m span, NZS 3604:1997 $\Rightarrow$ 200x50 @ 450

Deck Cantilever is 1600mm.

Try 150x50.

$$E = 4.8 \text{ GPa}, f_b = 7.5 \text{ MPa}$$

$$G = 0.4 \text{ kPa} \times 0.45 = 0.18 \text{ kN/m}$$

$$Q = 2 \text{ kPa} \times 0.45 = 0.9 \text{ kN/m}$$

$$1.2G + 1.6Q = 1 \text{ kN/m}$$

$$1.2G + 1.6Q = 1.66 \text{ kN/m}$$

$$M^+ = 1.66 \times 1.6^2 / 2 = 2.11 \text{ kNm}$$

$$\sigma_{Mbx} = 0.8 \times 0.8 \times 162 \times 7.5 = 0.78 \text{ kNm}$$

NrG.

If VSG 8, $\sigma_{Mbx} = 1.2 \text{ kNm}$ NrG

Try 200x50 $Z = 295$

$$\sigma_{Mbx} = 0.8 \times 0.8 \times 295 \times 7.5 = 2.2 \text{ kNm}$$

MSG 8.

$\therefore$ Inside joint = 250x500 @ 450

$$\delta = \frac{1 \times 1.6^4}{8 \times 6.5 \times 28.5} = 0.0024 \text{ m} = 2.4 \text{ mm}$$

$\delta G = 1.6 \text{ mm}$ O.K.

GARAGE BEAM. $L = 3.8 \text{ m}$ $A = 3 \text{ m}$

$$G_{\text{road}} = 0.4 \times 3 = 1.2 \text{ kN/m}$$

$$Q_{\text{road}} = 1.5 \text{ kPa} \times 3 = 4.5 \text{ kN/m}$$

$$G + 1.6Q = 4.4 \text{ kN/m}$$

$$1.2G + 1.6Q = 8.6 \text{ kN/m}$$

Limit δ to $L/400 = 9 \text{ mm}$, $I \geq \frac{5 \times 4.4 \times 3.8^4}{3 \times 4 \times 200 \times 0.002} = 6.6 \times 10^{-6} \text{ m}^4$

$$150 \text{ PFC} = 8.34 \times 10^{-6} \text{ m}^4$$

$$R_v = \frac{8.6 \times 3.8}{2} = 16.3 \text{ kN}$$

O.K.

AS MOUNTAIN Remo.	JOB REF: 15323
	DATE 1/8/05
	SHEET 2 OF

GARAGE LINTOL

$$Q_{\text{roof}} = 0.35 \text{ kPa} \times 3.5 = 1.2 \text{ kN/m}$$

$$Q_{\text{wall}} = 1 \text{ kN/m}$$

$$Q_{\text{floor}} = 0.4 \times 1.8 = 0.7 \text{ kN/m}$$

$$Q_{\text{door}} = 0.4 \times 1.6 = 0.7 \text{ kN/m}$$

$$Q_{\text{sw}} = 4 \times 0.4 = 1.6 \text{ kN/m}$$

$$\Sigma Q = 5.2 \text{ kN/m}$$

$$Q_{\text{roof}} = 0.25 \times 3.6 = 0.9 \text{ kN/m}$$

$$Q_{\text{floor}} = 1.5 \times 1.8 = 2.7 \text{ kN/m}$$

$$Q_{\text{door}} = 2 \times 1.6 = 3.2 \text{ kN/m}$$

$$\Sigma Q = 6.8 \text{ kN/m}$$

$$1.2 Q + 1.6 Q = 17.1 \text{ kN/m}$$

$$M^* = 17.1 \times 3^2 / 8 = 19.2 \text{ kNm}$$

$$f_c' = 12 \text{ MPa}$$

$$b = 190 \text{ mm}$$

$$d = 300 \text{ mm}$$

$$\phi = 0.85$$

$$\frac{M^* \times 10^6}{\phi b d^2 f_c'} = 0.11 \Rightarrow w = 0.1183$$

$$A_s = 0.1183 \times 190 \times 300 \times \frac{12}{254} = 270 \text{ mm}^2$$

$$2D16 = 400 \text{ mm}^2 \quad 0.11$$

R6-150 for stirrups.

End Wall Lintels, L = 1.6m.

$$Q_{\text{wall}} = 1 \text{ kN/m}$$

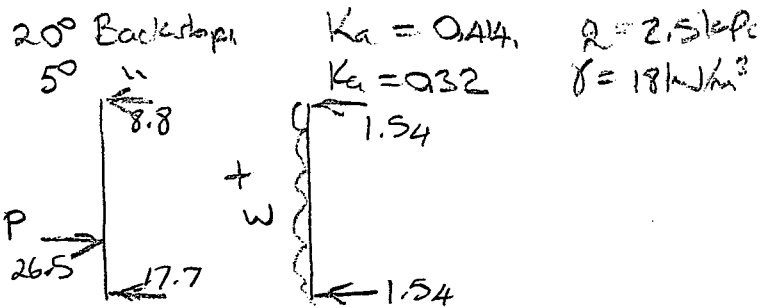
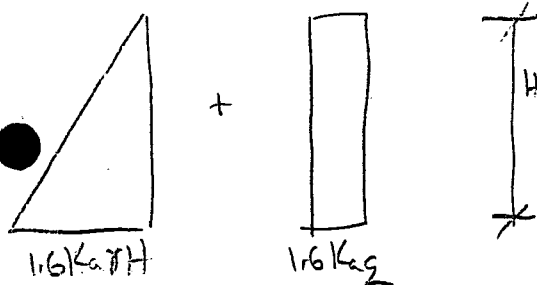
$$Q_{\text{sw}} = \frac{1.6 \text{ kN/m}}{2.6 \text{ kN/m}}$$

$$2D12, R6-200$$

45 MOUNTAIN ROAD.	JOB REF: 15323
	DATE 1/8/05
	SHEET 3 OF

RETAINING WALLS.

2.4m high, full retaining



$$P = 1.6 \text{ Kg} \frac{H^2}{2} = 26.5 \text{ kN/m}$$

$$W = 1.6 \text{ Kg} = 1.28 \text{ kN/m}$$

$$M^*_{\text{wall}} = (17.7 \times 1.54) \times \frac{2.4}{3} - 1.28 \times \frac{0.8^2}{2} = 15 \text{ kNm/m}$$

If $d = 25$ $b = 1000$ $\phi = 0.85$ $f'_c = 12 \text{ MPa}$

$$\frac{M_u \times b^6}{\phi b d^4 f'_c} = 0.1629 \Rightarrow w = 0.183 \quad A_s = 0.183 \times 12 \times 1000 \times 25 = 695 \text{ mm}^2/\text{m}$$

NIG

If $f_y = 500 \text{ MPa}$

$$A_s = 417 \text{ mm}^2/\text{m}$$

$$H/b - 200 = 500 \text{ mm} < 0.11$$

BOND BEAM

$$L = 3.8 \text{ m}$$

$$W_u = 8.8 + 1.54 = 10.34 \text{ kN/m}$$

$$M^* = 10.34 \times 3.8^2 / 8 = 18.7 \text{ kNm/m}$$

$b = 300$ $d = 120$ $f'_c = 12 \text{ MPa}$ $\phi = 0.85$

$$\frac{M_u \times b^6}{\phi b d^4 f'_c} = 0.3264$$

$$0.3264 = w (1 - 0.59w)$$

$$0.3264 = w - 0.59w^2$$

$$0.59w^2 - w + 0.3264 = 0$$

$$-b \pm \sqrt{b^2 - 4ac} = 1 \pm \sqrt{1^2 - 4 \times 0.59 \times 0.3264}$$

45 MOUNTAIN ROAD	JOB REF: 15323
	DATE 1/8/05
	SHEET 4 OF

$$w = \frac{1 \pm 0.479}{1.18} = 0.4415$$

$$\therefore A_s = 0.4415 \times 12 \times 390 \times \frac{120}{500} = 496 \text{ mm}^2 \quad \text{Too high, use a plasticator.}$$

$$L = 1.9 \text{ m} \quad M^* = 10.34 \times 1.9^2 / 8 = 4.7 \text{ kNm}$$

$$\frac{M_u \times b^6}{\phi b d^3 f'_c} = 0.082 \Rightarrow w = 0.0865 \quad A_s = 0.0865 \times 12 \times 390 \times \frac{120}{300} = 162 \text{ mm}^2$$

$$2D16 = 400 \text{ mm}^2 \quad \text{O.K.}$$

Plasticator $M^* = 10.34 \times 1.9 \times 2.4 = 47 \text{ kNm}$

$$d = 320 \quad b = 320 \quad f'_c = 12 \text{ MPa} \quad \phi = 0.85$$

$$\frac{M_u \times b^6}{\phi b d^3 f'_c} = 0.1154 \Rightarrow w = 0.1246 \quad A_s = 0.1246 \times 12 \times 390 \times \frac{320}{300} = 622 \text{ mm}^2$$

$$3D16 = 600 \text{ mm}^2$$

$$2D20 = 628 \text{ mm}^2$$

Footy. $0.4 \times \frac{80 \text{ kPa}}{x} \times L \times \frac{2}{3} L \geq 47 \text{ kNm}$

$$L \geq 2.1 \text{ m} \quad \text{O.K.}$$



2.6m Bond Beam

$$M^* = 10.34 \times 2.6^2 / 8 = 8.7 \text{ kNm}$$

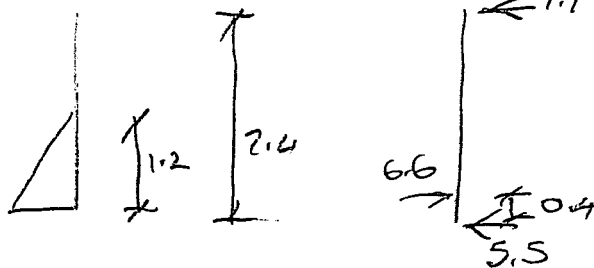
$$\frac{M_u \times b^6}{\phi b d^3 f'_c} = 0.1519 \quad w = 0.169 \quad A_s = 0.169 \times 12 \times 390 \times \frac{120}{300} = 316 \text{ mm}^2$$

$$2D16 \quad \text{OK}$$

45 MOUNTAIN ROAD	JOB REF: 15323
	DATE 1/8/05
	SHEET 5 OF

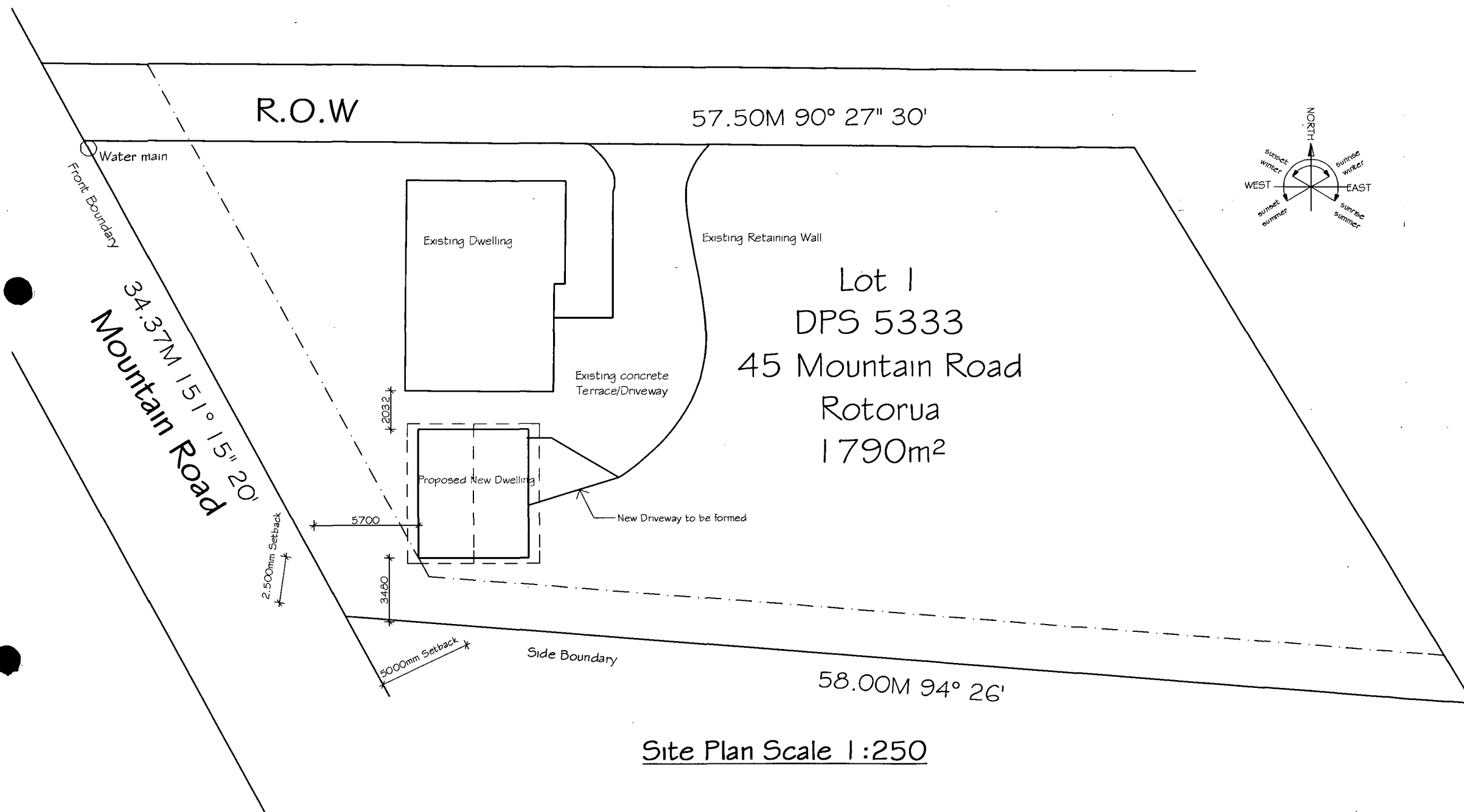
Wall Next To House
 $\therefore W_u =$

6m Long, average retained height = 1.2m.
(No surcharge)



$$M^* = 1.1 \times \frac{6^2}{8} = 5 \text{ kNm} \quad \text{Use 2D16.}$$

Wall Steel - Front Face, use D12-600V
Otherwise, H16-400V.



Site Plan Scale 1:250

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REVISIONS

Council update - 17/02/06

Absolute
DESIGN

Absolute Design

29B Rutland street
Rotorua

Telephone/Fax: 07-349 1635
Mobile 021 286 2631
email Margotmclaughlin@ihug.co.nz

HOUSE TYPE:

Special

PIM / BC

CLIENT:

Don Thorpe

00033055

DRAWING TYPE:

Site Plan

SCALE: 1:250

DATE ISSUED: 02/12/05

DESIGNER:

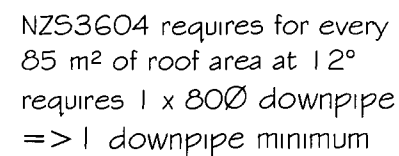
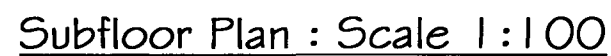
DRAWN: MM

FLOOR AREA: 83.74m²

JOB NO: 5003

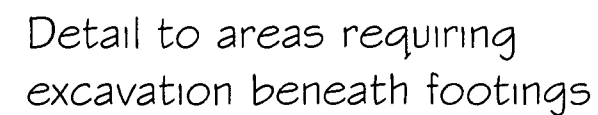
SHEET:

1 / 13

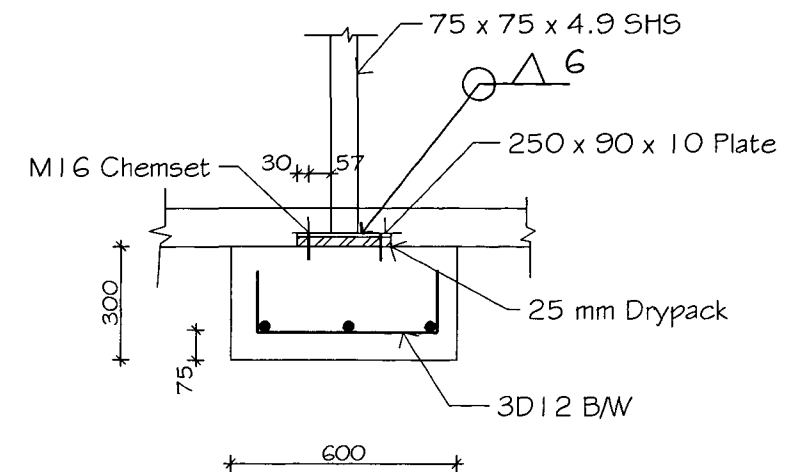


Roof Plan Scale 1 : 100

- GENERAL NOTES:
Concrete floor slab to 17.5mpa strength to comply with NBC B2/AS1.

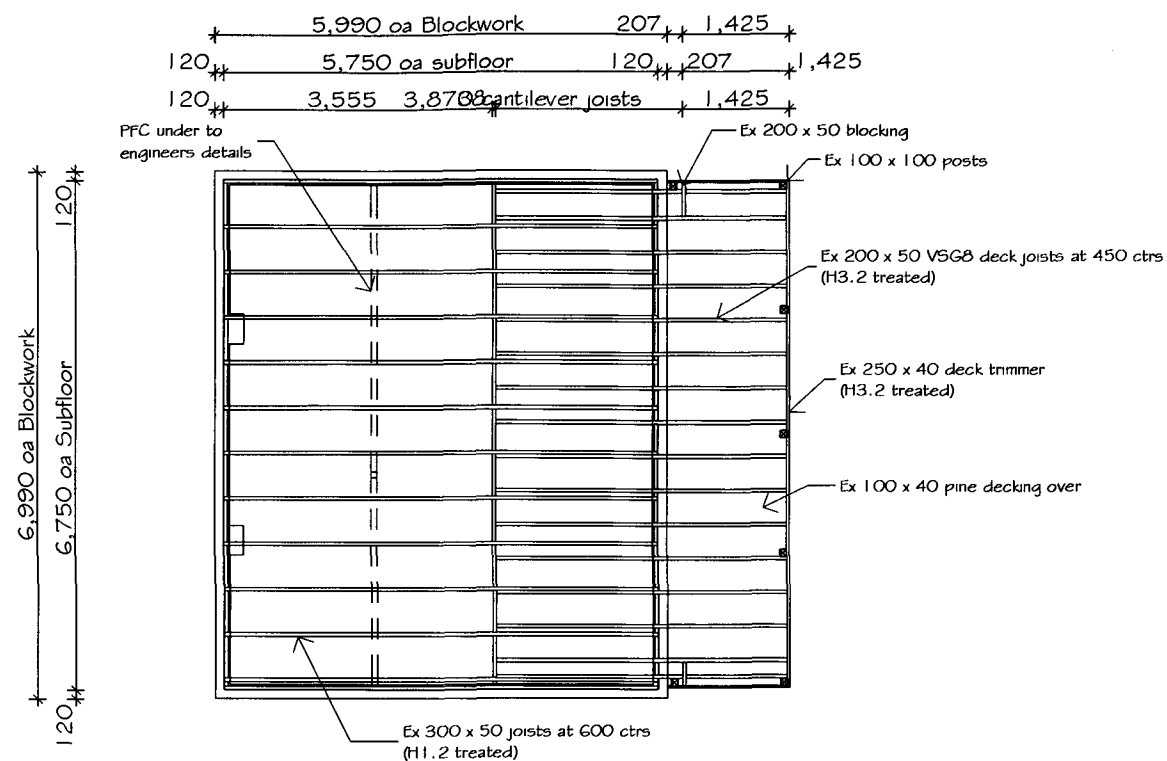


Detail Y-Y

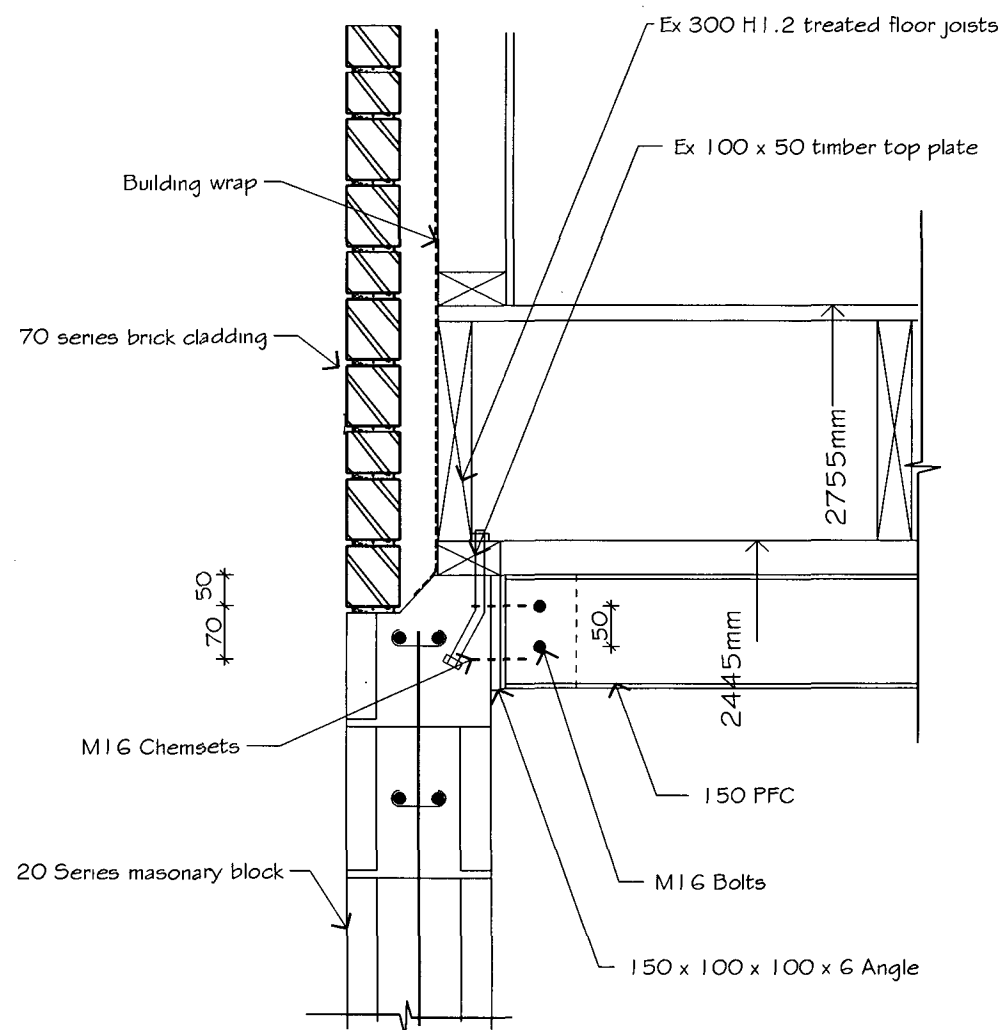


Concrete footing detail under SHS

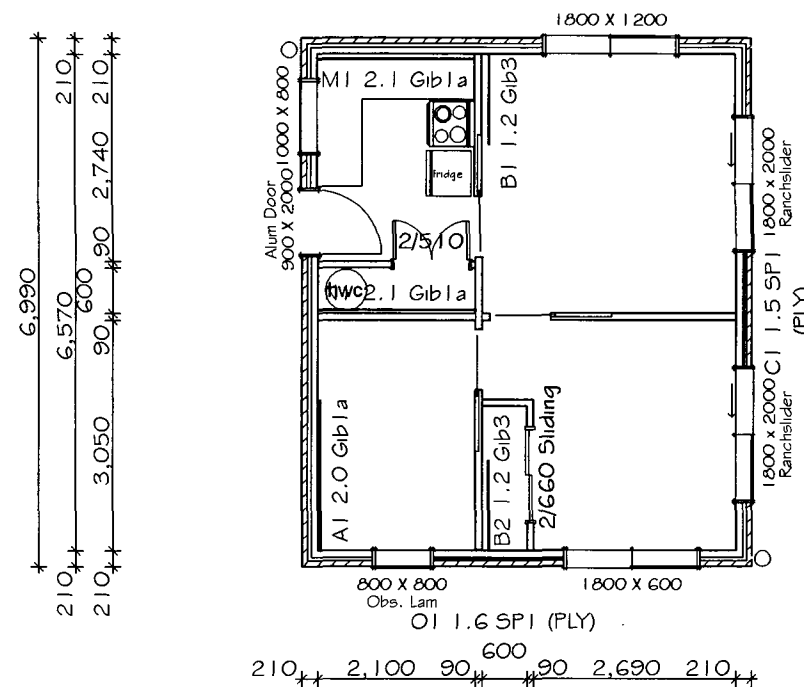
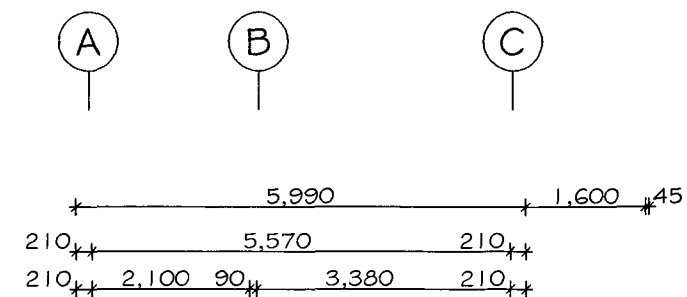
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Version: 1, Version Date: 10/06/2010



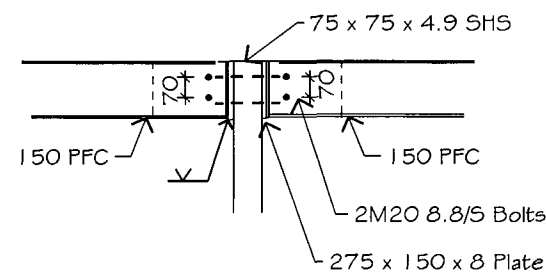
First Floor Subfloor: Scale 1:100



PFC Fixing to Concrete Wall Scale 1:20



Bracing Plan Scale 1:100



PFC to SHS connection

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REVISIONS

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Absolute
DESIGN

Absolute Design

29B Rutland street
Rotorua

Telephone/Fax: 07-349 1635
Mobile 021 286 2631
email Margotmclaughlin@ihug.co.nz

HOUSE TYPE:

Special **PIM / BC**

CLIENT:

Don Thorpe 33055

DRAWING TYPE:

Subfloor & Bracing Plan

SCALE: 1:100, 1:20

DATE ISSUED: 02/12/05

DESIGNER:

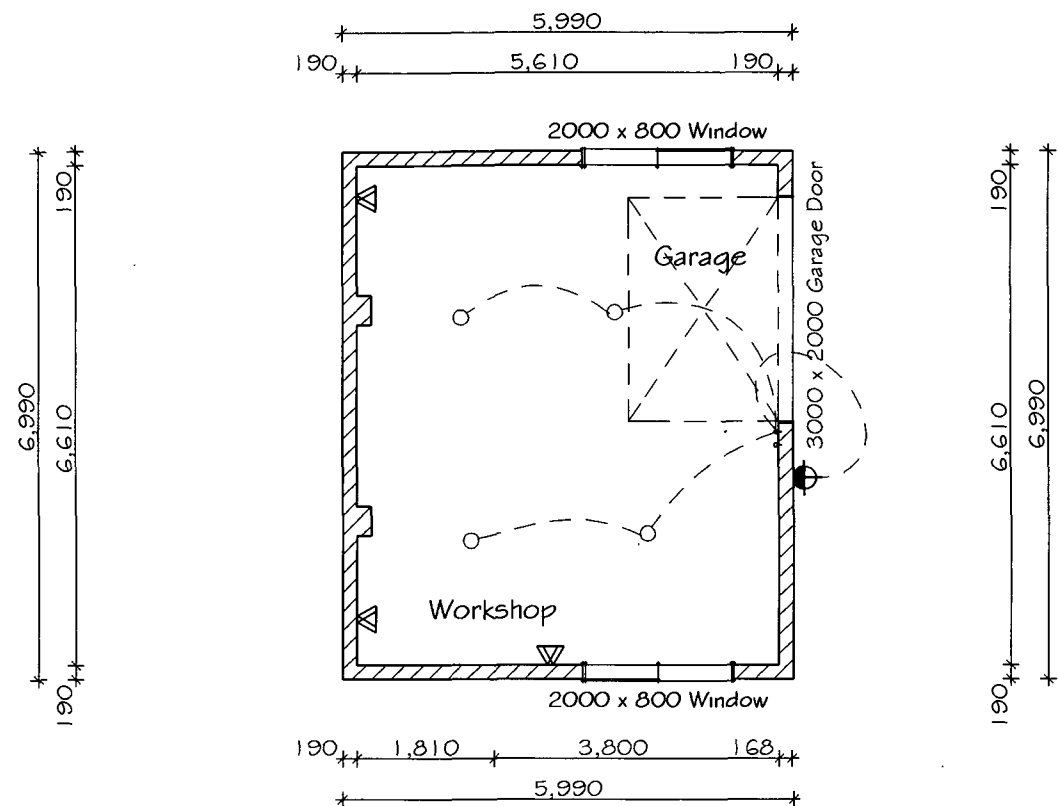
DRAWN: MM

FLOOR AREA: 83.74m²

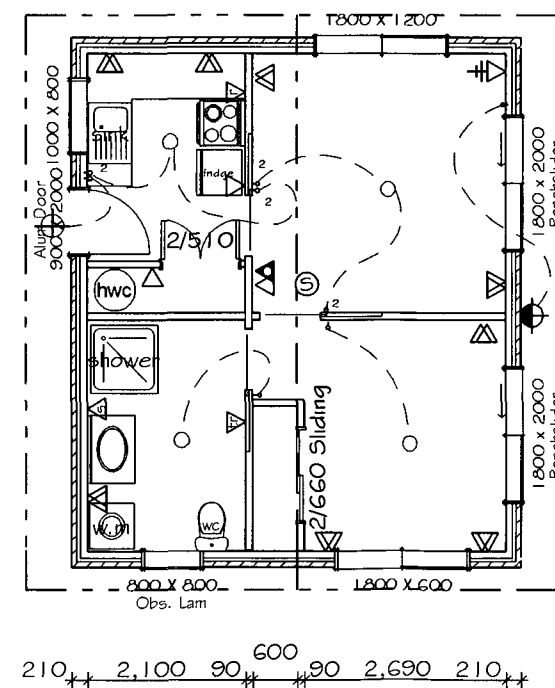
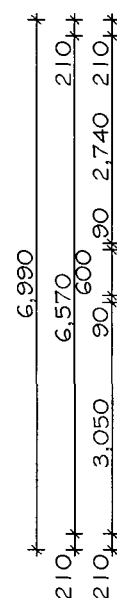
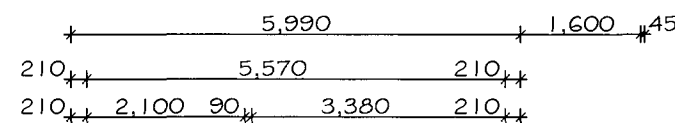
JOB NO: 5003

SHEET:

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Ground Floor Electrical Plan: Scale 1:100

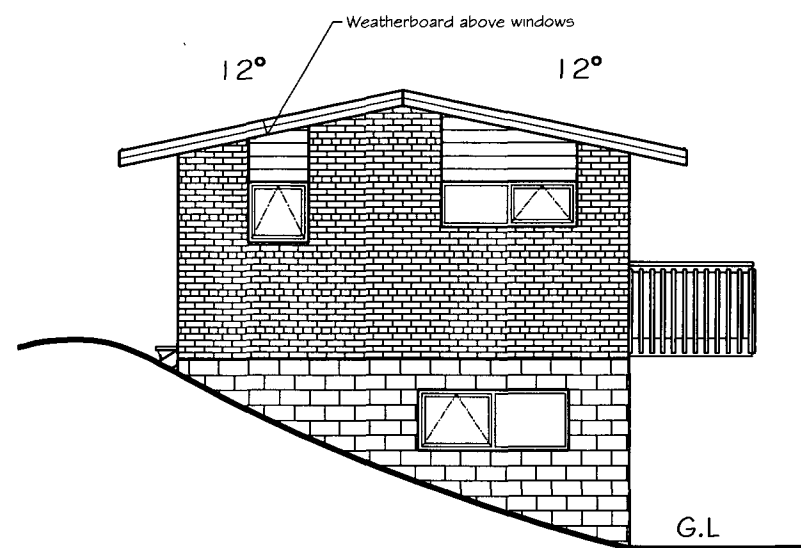


First Floor Electrical Plan: Scale 1:100

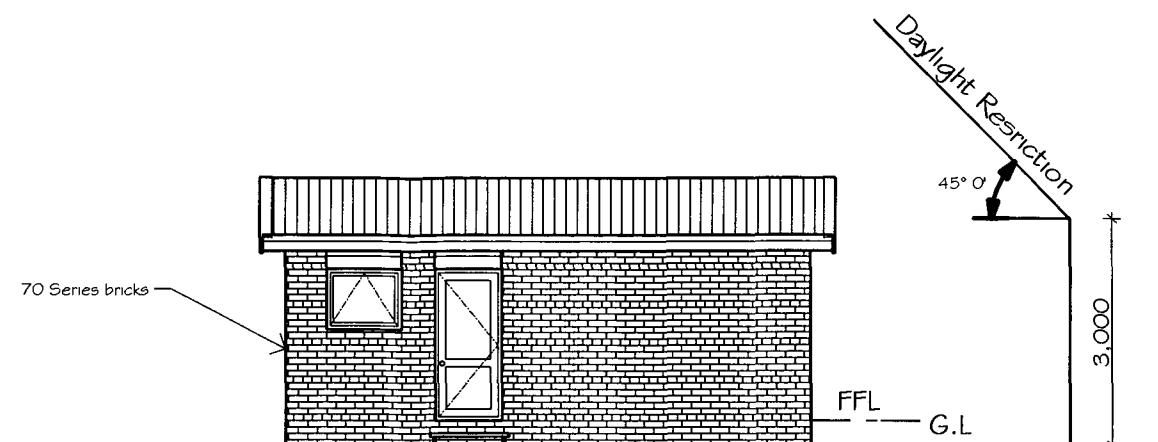
ELECTRICAL KEY :-

- Ceiling light
- Wall light
- ⊕ Exterior ceiling light
- ⊙ Exterior wall light
- Light switch
- ▽ Telephone point
- ▽ Single power point
- ▽ Double power point
- ▽ Shaver point
- ▽ Range connection
- ▽ T V aerial
- ▽ Heated towel rail
- ⊙ Exterior halogen wall light
- ⊙ Smoke Alarm

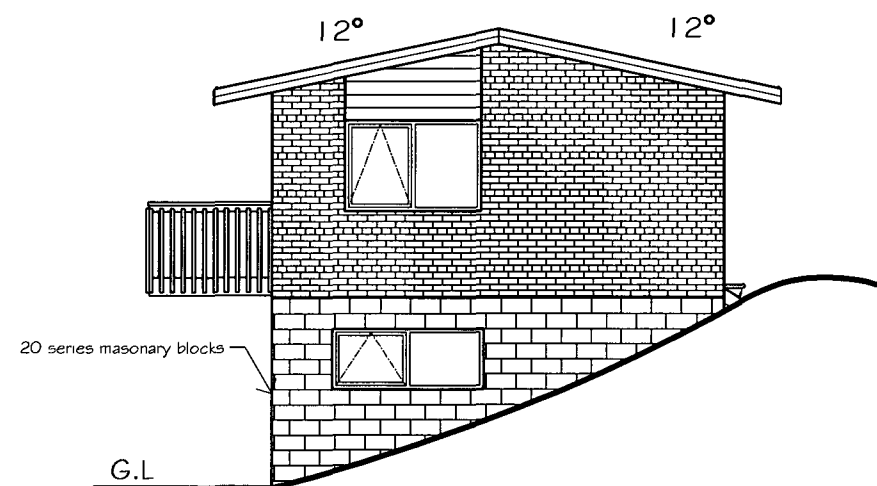
It is the responsibility of the contractor to check and verify all levels and dimensions on site prior to commencing works	
REVISIONS	
Council update - 17/02/06	
Absolute Design 29B Rutland street Rotorua	Telephone/Fax: 07-349 1635 Mobile 021 286 2631 email Margotmclaughlin@lhug.co.nz
HOUSE TYPE:	
Special PIM / BC	
CLIENT:	
Don Thorpe 0033055	
DRAWING TYPE:	
Electrical Plan	
SCALE: 1:100	DATE ISSUED: 02/12/05
DESIGNER:	DRAWN: MM
FLOOR AREA: 83.74m ²	JOB NO: 5003
SHEET:	
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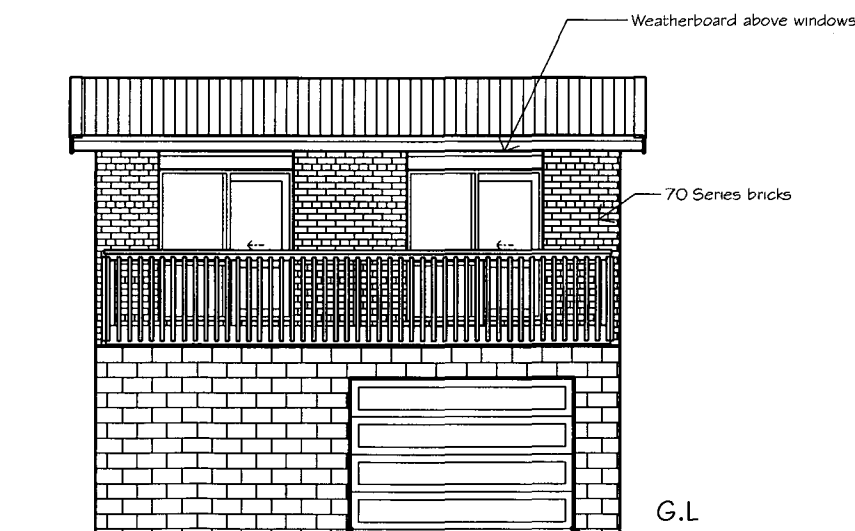
Elevation A Scale 1:100



Elevation B Scale 1:100



Elevation C Scale 1:100



Elevation D Scale 1:100

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Absolute
DESIGN

Absolute Design

29B Rutland street
Rotorua

Telephone/Fax: 07-349 1635
Mobile 021 286 2631
email Margotmclaughlin@ihug.co.nz

HOUSE TYPE:

PIM / BC

Special

#0033055

CLIENT:

Don Thorpe

DRAWING TYPE:

Elevations

SCALE: 1:100

DATE ISSUED: 02/12/05

DESIGNER:

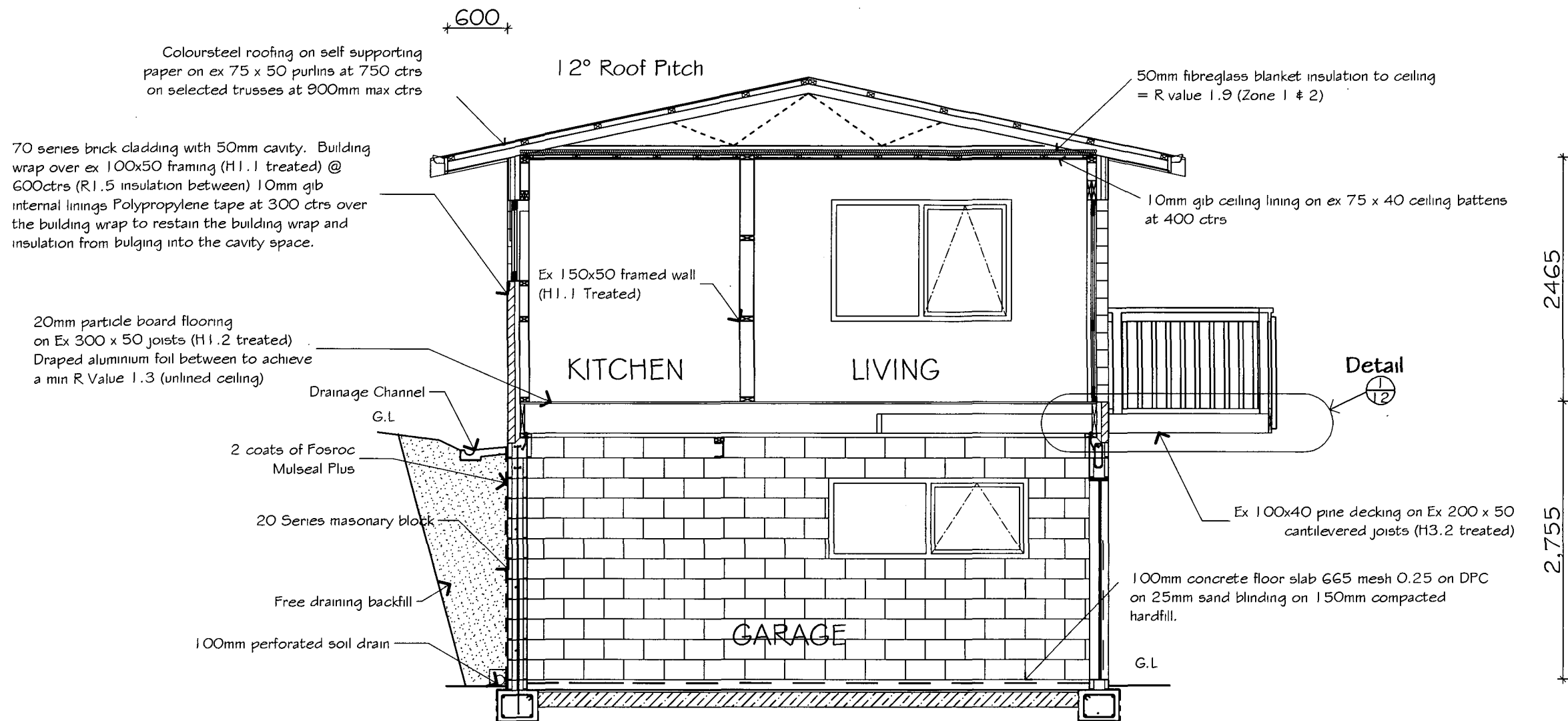
DRAWN: **MM**

FLOOR AREA: 83.74m²

JOB NO: 5003

SHEET:

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Cross Section : Scale 1:50

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Absolute Design
29B Rutland street
Rotorua

Telephone/Fax: 07-349 1635
Mobile 021 286 2631
email Margotmclaughlin@ihug.co.nz

HOUSE TYPE:

Special **PIM / BC**

CLIENT:

Don Thorpe **0033055**

DRAWING TYPE:

Cross Section

SCALE: 1:50

DATE ISSUED: 02/12/05

DESIGNER:

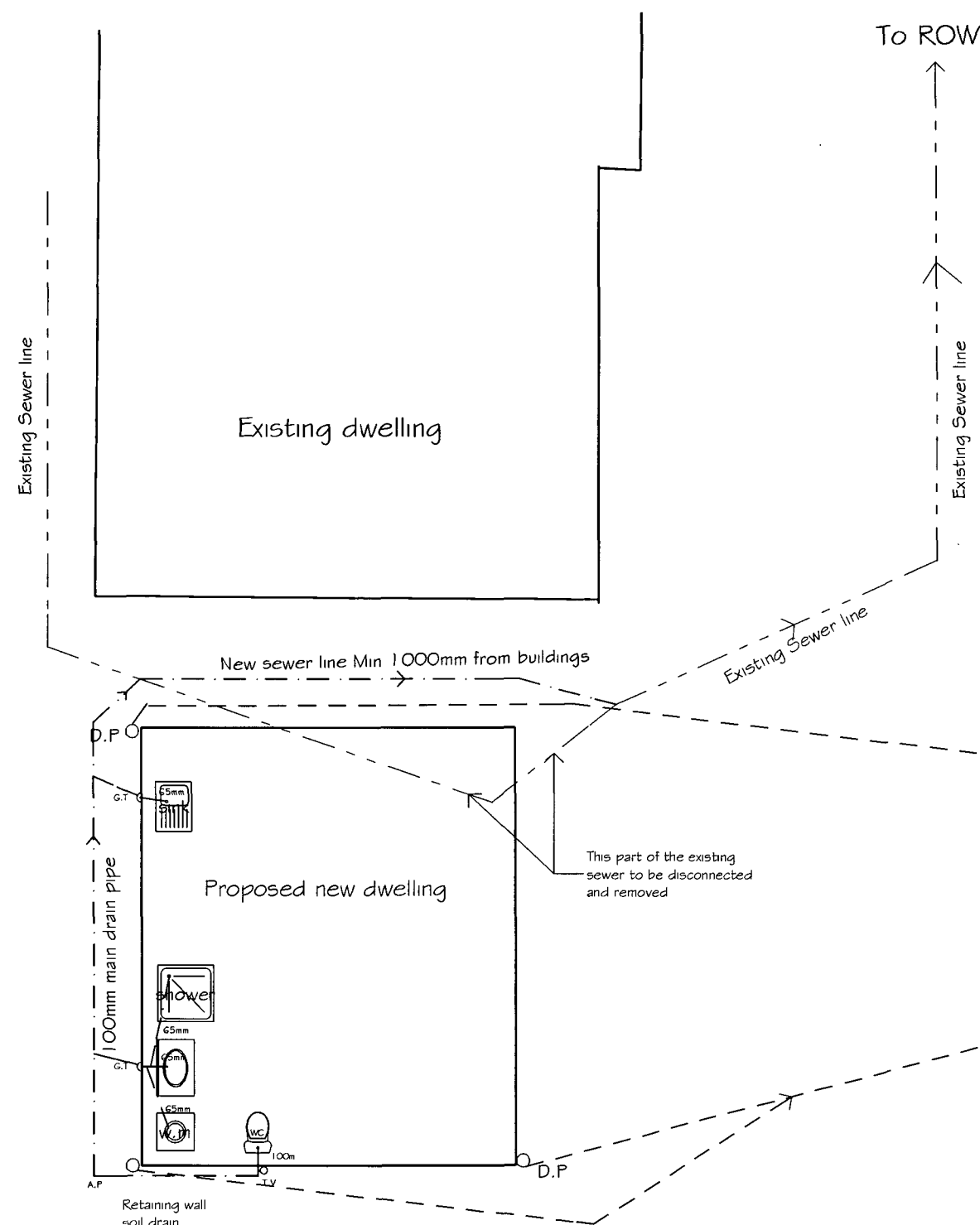
DRAWN: MM

FLOOR AREA: 83.74m²

JOB NO: 5003

SHEET:

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PLUMBING & DRAINAGE NOTES:

1. Ensure all private drainage is 450mm away from any retaining wall or building exterior.
2. All plumbing work must be inspected BEFORE the work is covered.
3. Seismic restraint and temperature control valve to be fitted to HWC.
4. Ensure that no downpipes or vents are positioned in front of windows.
5. All plumbing to comply with Australia standard (AS3500) or New Zealand Building Code.

PLUMBING LEGEND

G.T = Gully Trap

A.P = Access Point

D.P = Down Pipe

T.V = Terminal Vent

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Absolute
DESIGN

Absolute Design

29B Rutland street
Rotorua

Telephone/Fax: 07-349 1635
Mobile 021 286 2631
email Margotmclaughlin@ihug.co.nz

HOUSE TYPE:

Special

CLIENT:

Don Thompson PIM / BC 033055

DRAWING TYPE:

Plumbing

SCALE: 1:100

DATE ISSUED: 02/12/05

DESIGNER:

DRAWN: MM

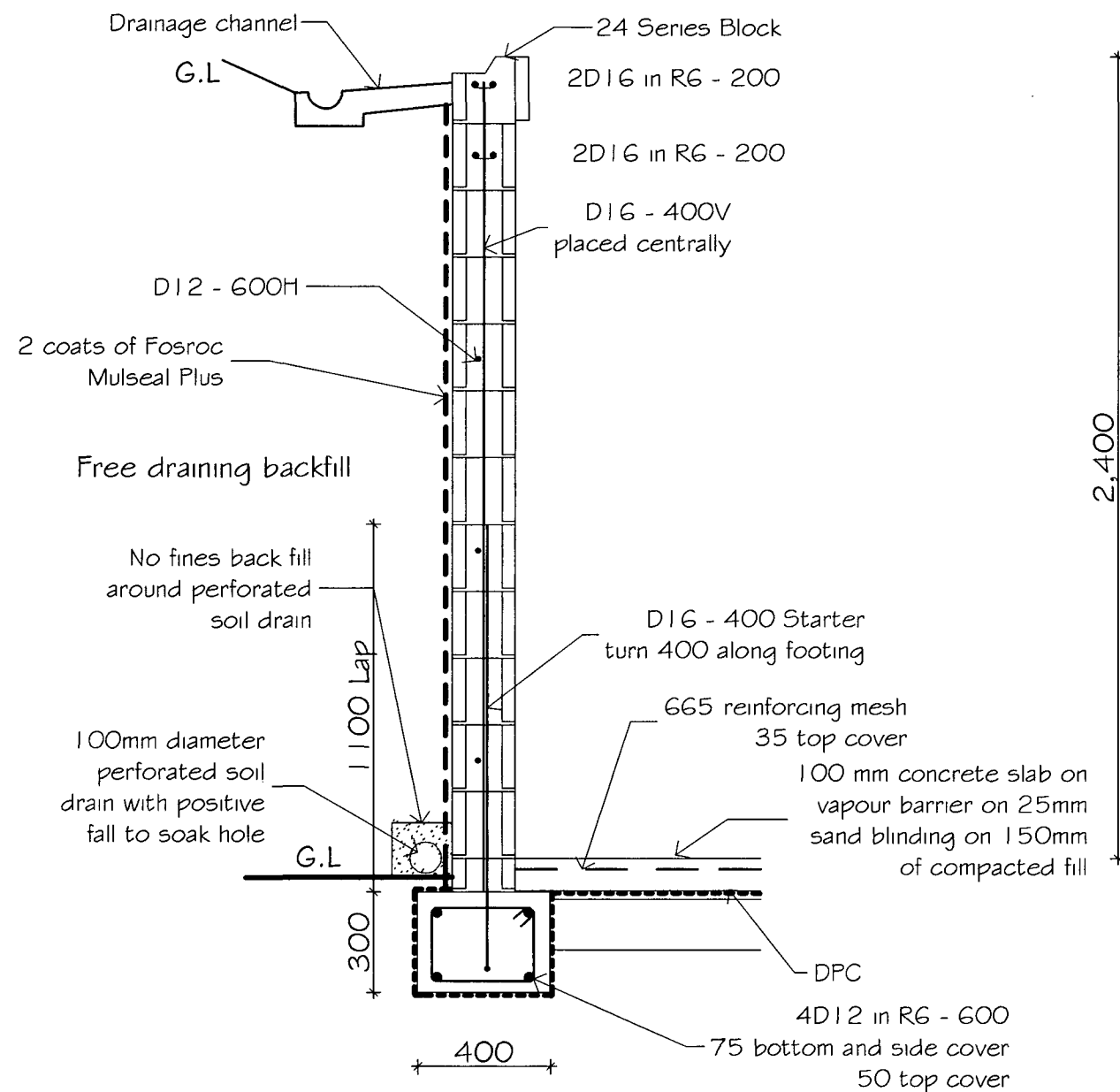
FLOOR AREA: 83.74m²

JOB NO: 5003

SHEET:

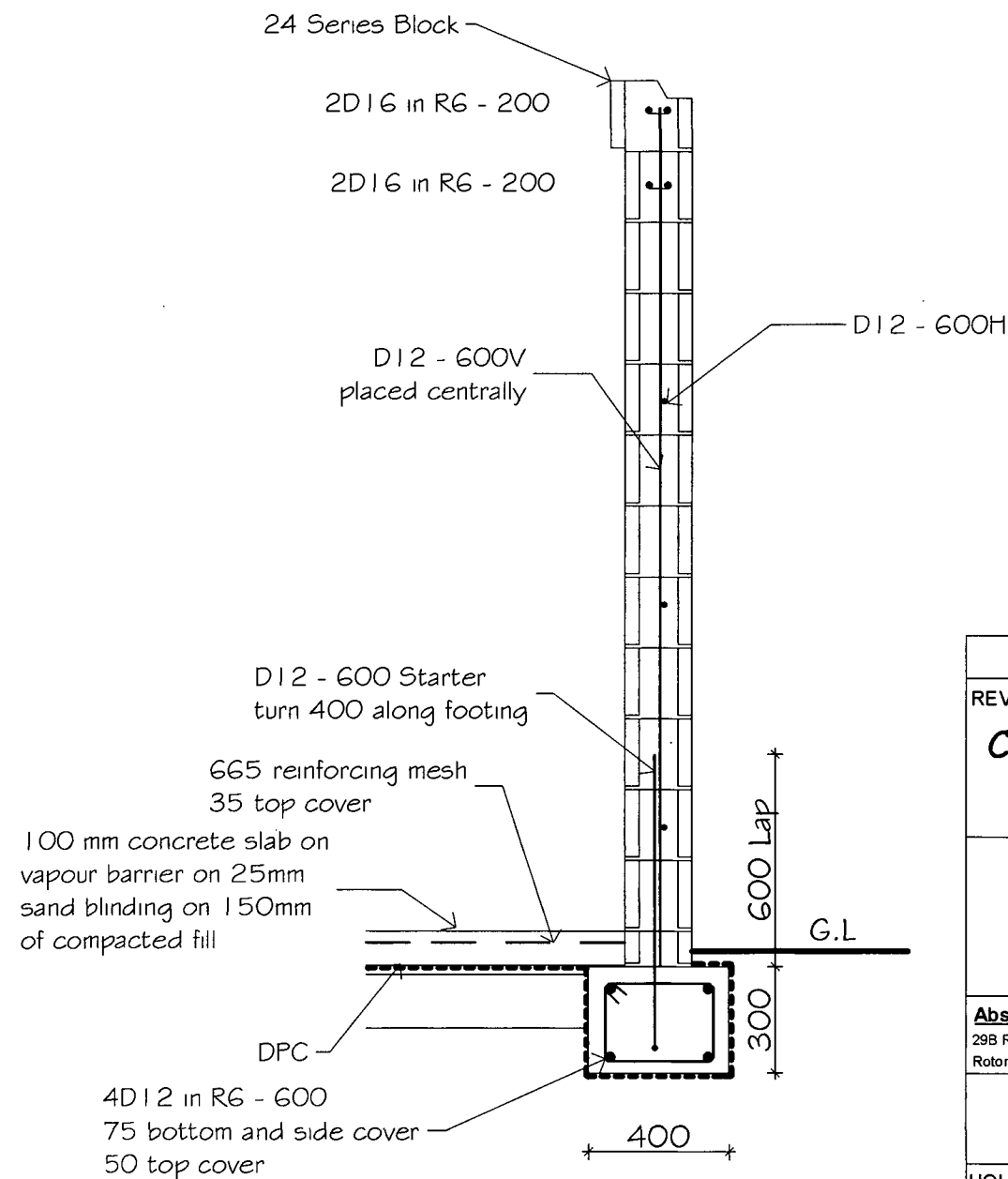
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Plumbing and Drainage Plan Scale 1:100



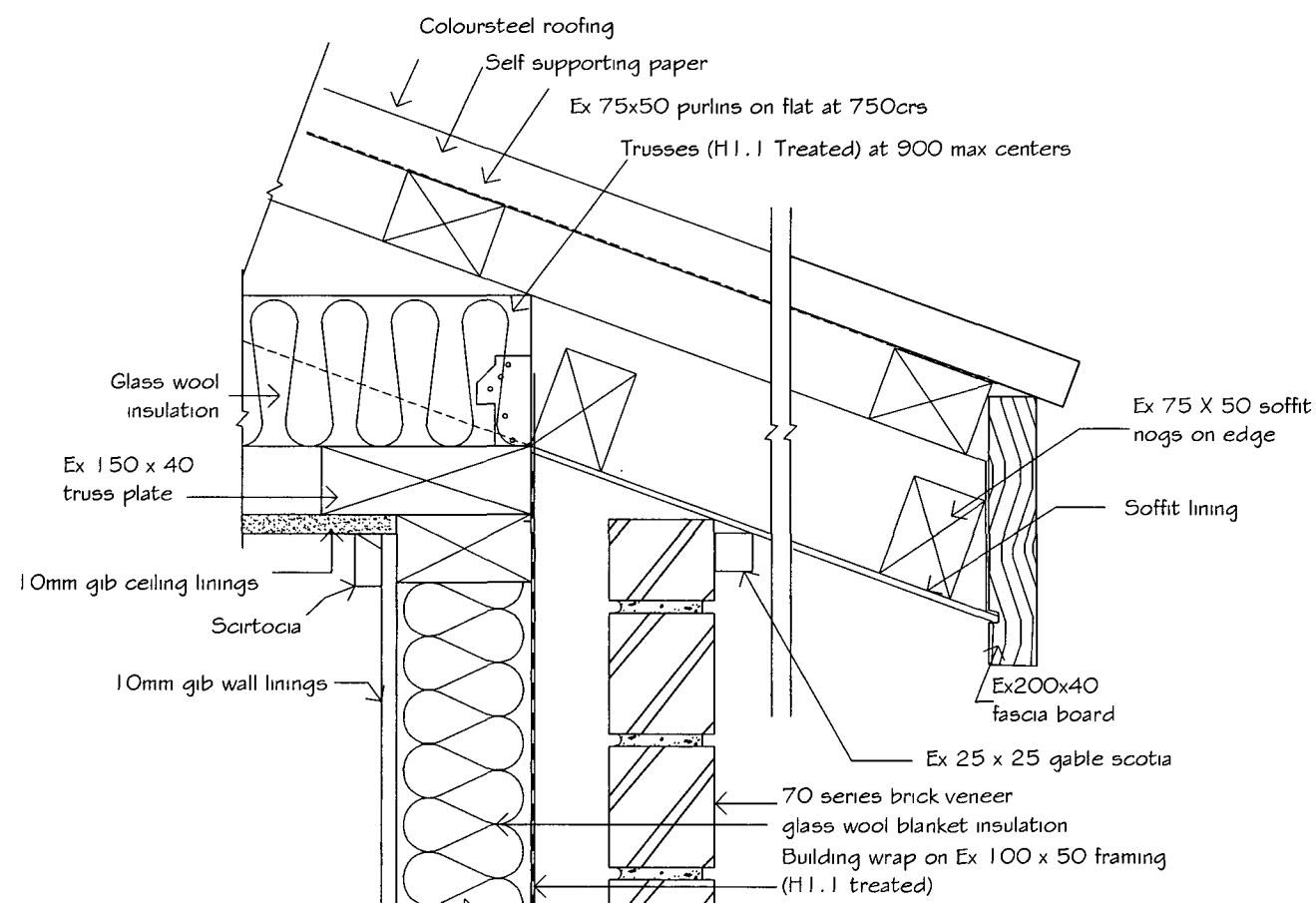
Section through retaining walls

350mm
Deck inset

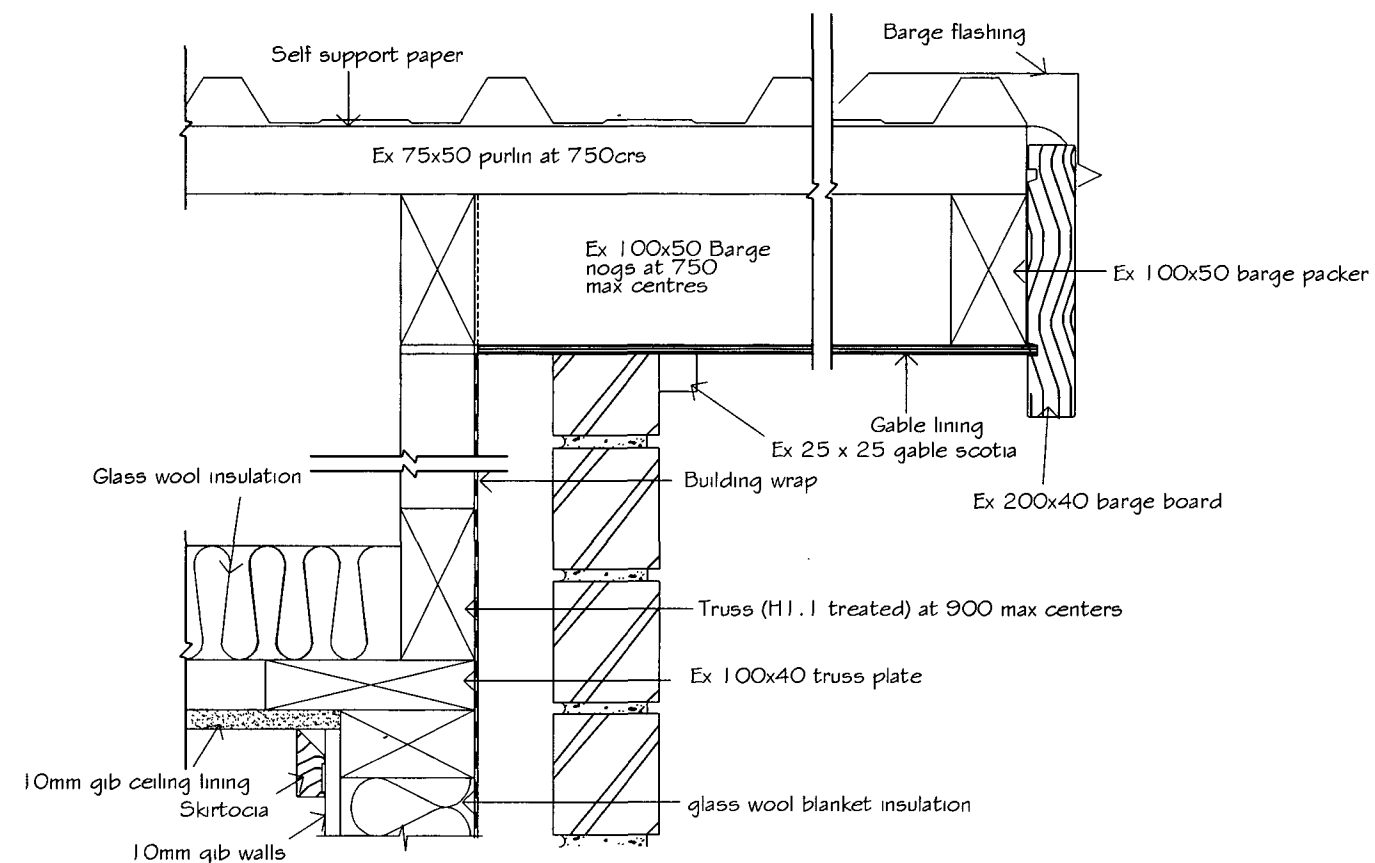


Section through walls where there is no retaining

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Absolute DESIGN	
Absolute Design 29B Rutland street Rotorua	Telephone/Fax: 07-349 1635 Mobile 021 286 2631 email Margotmclaughlin@ihug.co.nz
HOUSE TYPE:	
Special PIM / BC	
CLIENT:	
Don Thorpe 0033055	
DRAWING TYPE:	
Details	
SCALE: 1:20	DATE ISSUED: 02/12/05
DESIGNER:	DRAWN: MM
FLOOR AREA: 83.74m ²	JOB NO: 5003
SHEET:	
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1 TYPICAL SOFFIT
Scale 1:5



2 TYPICAL EAVES
Scale 1:5

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Mobile 021 286 2631
email Margotmclaughlin@ihug.co.nz

HOUSE TYPE:

Special **PIM / BC**

CLIENT:

#0033055
Don Thorpe

DRAWING TYPE:

Details

SCALE:

DESIGNER:

FLOOR AREA: **83.74m²**

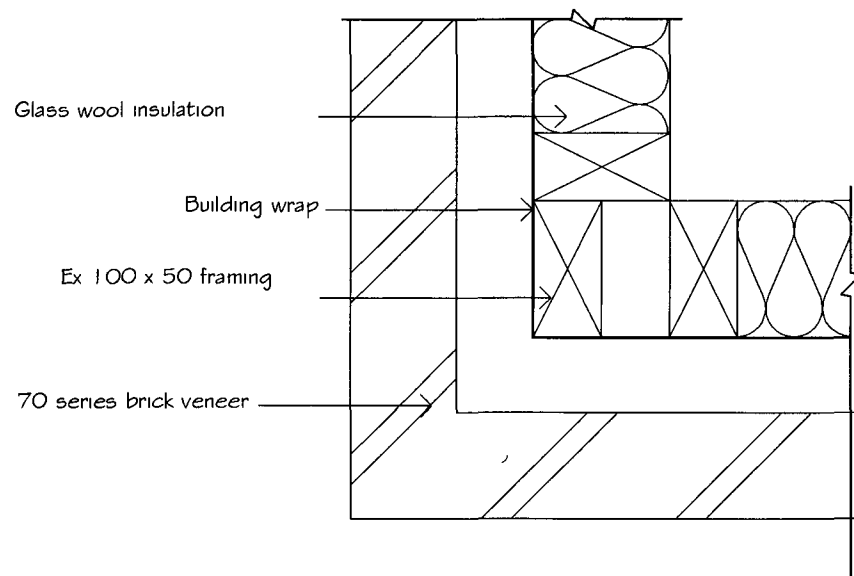
SHEET:

DATE ISSUED: **02/12/05**

DRAWN: **MM**

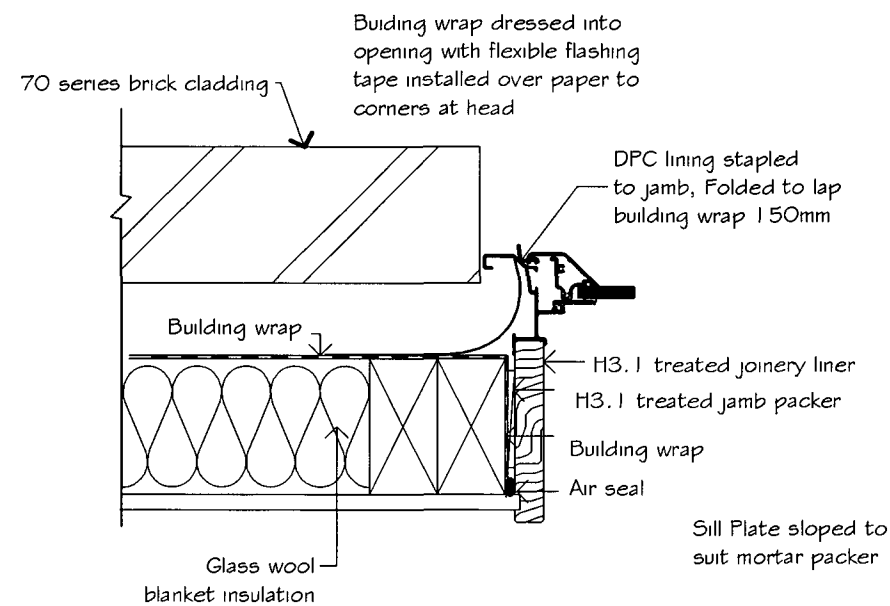
JOB NO:

10 / 13



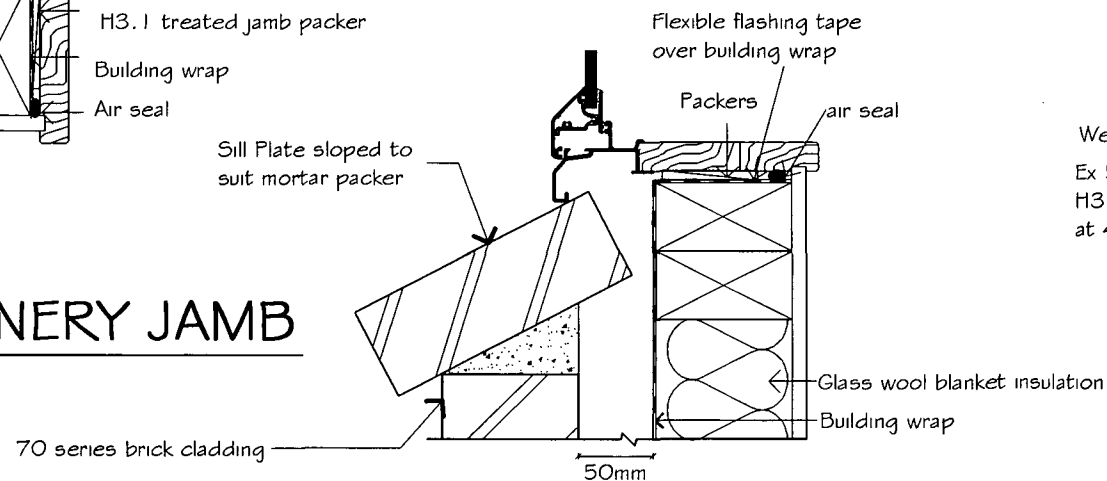
6 TYPICAL 70MM BRICK CORNER

Scale 1:5



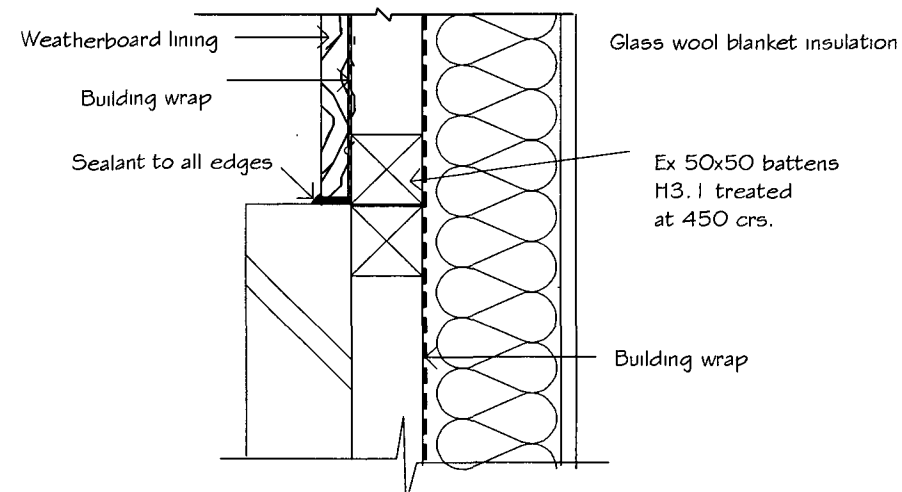
3 TYPICAL JOINERY JAMB

Scale 1:5



4 TYPICAL JOINERY CILL

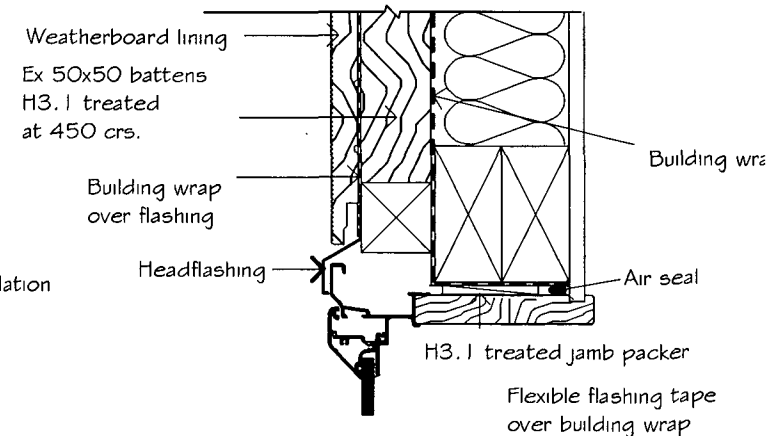
Scale 1:5



JUNCTION BETWEEN W/BRD AND BRICK VENEER

Scale 1:5

Building wrap dressed into opening with flexible flashing tape installed over paper to corners at head



5 TYPICAL JOINERY HEAD

Scale 1:5

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REVISIONS

Council update - 17/02/06

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Rotorua

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Mobile 021 286 2631
email Margotmclaughlin@ihug.co.nz

HOUSE TYPE:

Special **PIM / BC**

CLIENT:

Don Thorpe #0033055

DRAWING TYPE:

Details

SCALE: 1:5

DATE ISSUED: 02/12/05

DESIGNER:

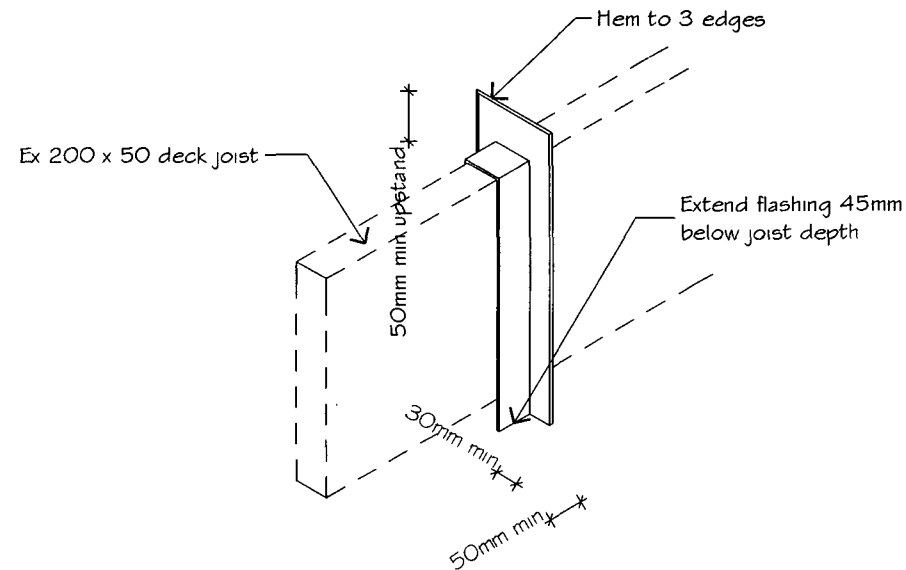
DRAWN: MM

FLOOR AREA: 83.74m²

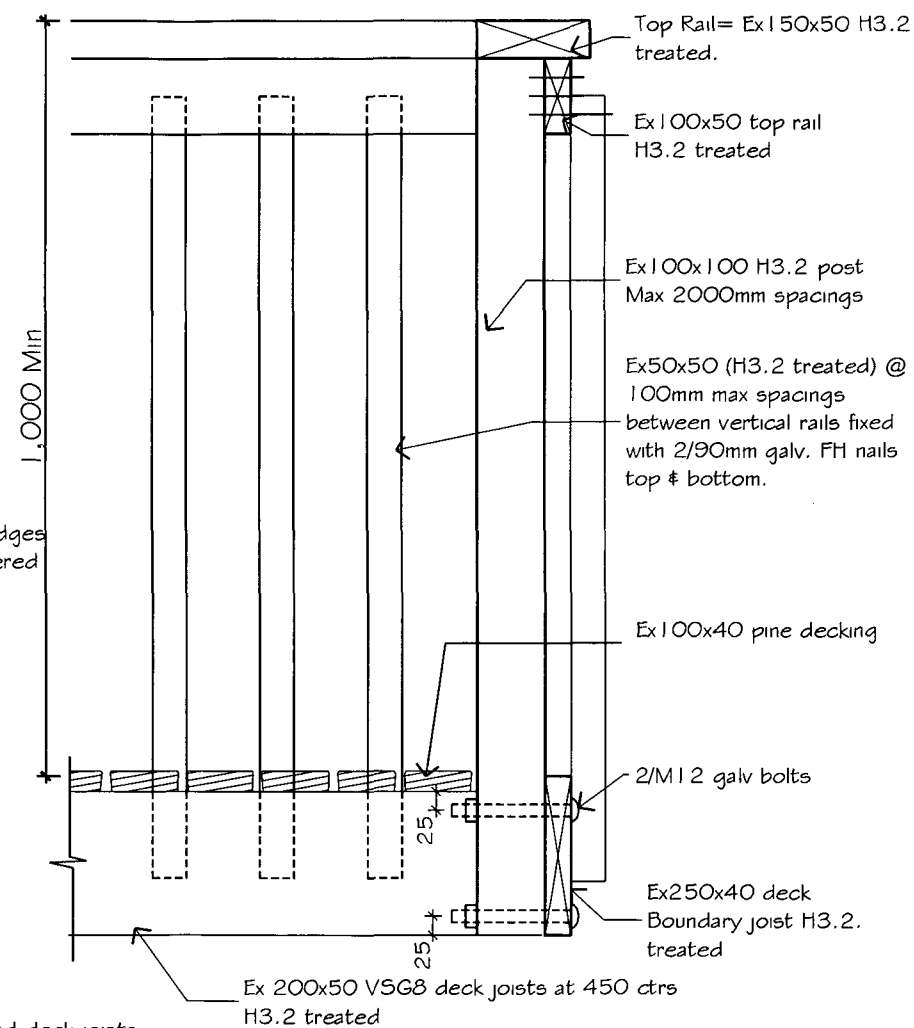
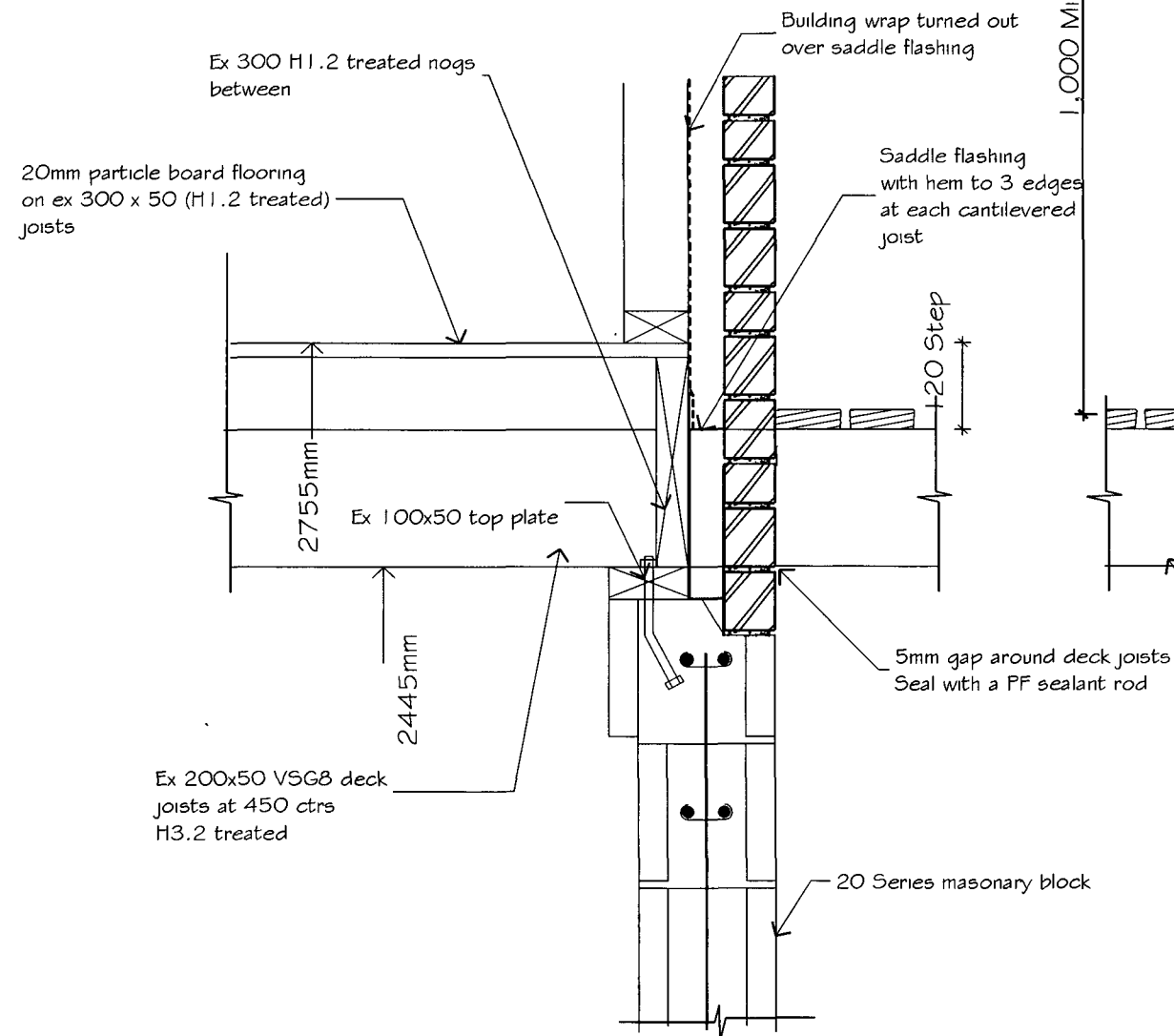
JOB NO: 5003

SHEET:

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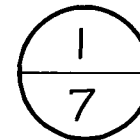


Saddle Flashing for Cantilevered Joists

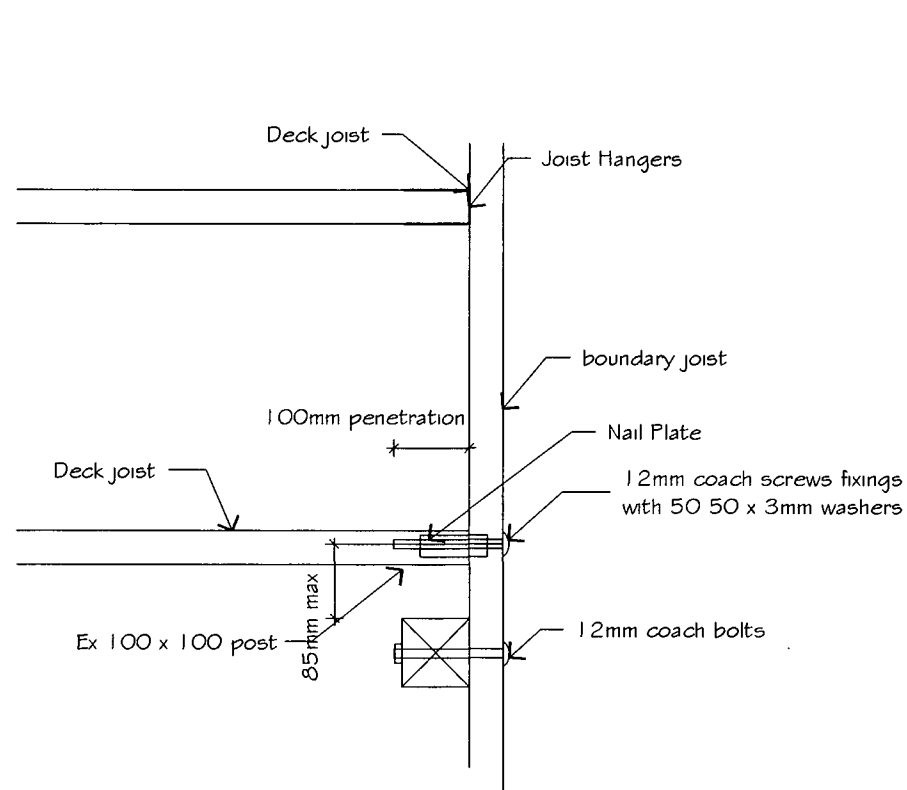


DETAIL

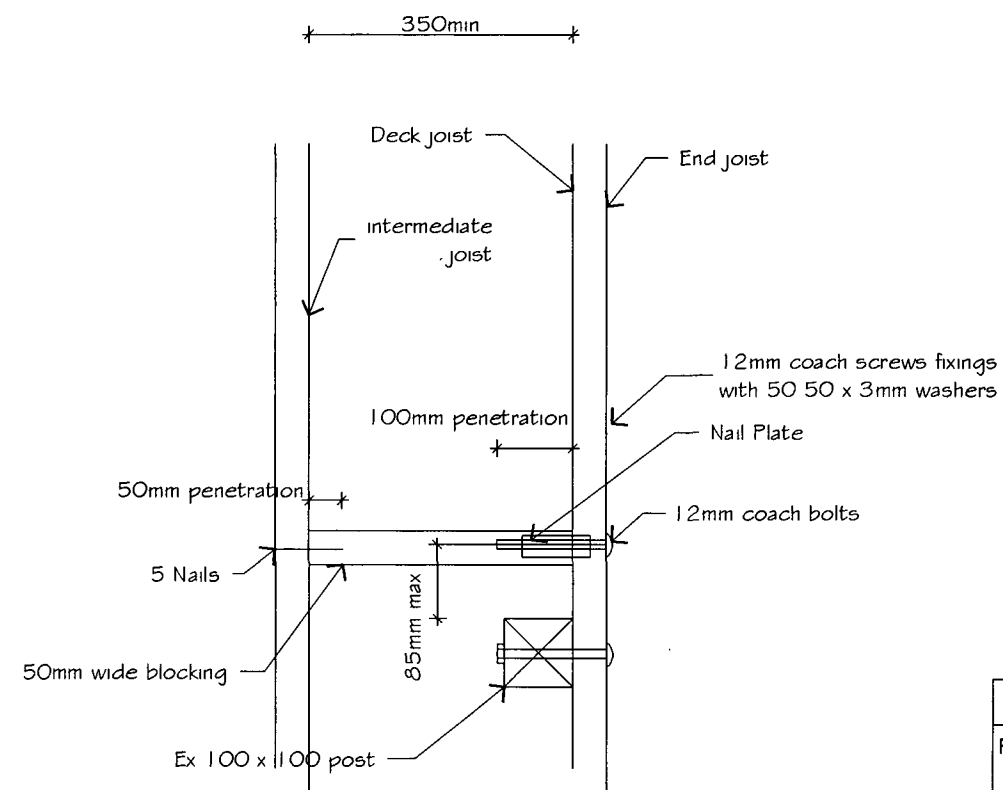
Scale 1:10



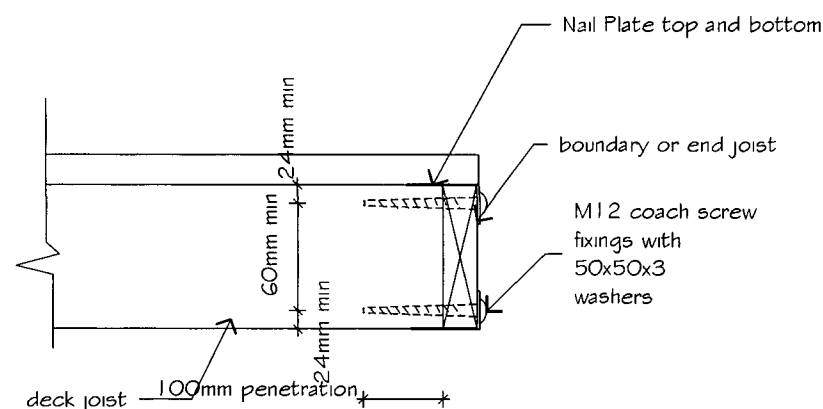
It is the responsibility of the contractor to check and verify all levels and dimensions on site prior to commencing works	
REVISIONS	
Council update - 17/02/06	
	
Absolute Design 29B Rutland street Rotorua	Telephone/Fax: 07-349 1635 Mobile 021 286 2631 email Margotmclaughlin@ihug.co.nz
HOUSE TYPE:	
Special	
CLIENT:	
Don Thompson PIM / BC 033055	
DRAWING TYPE:	
Deck Details	
SCALE: 1:10	DATE ISSUED: 02/12/05
DESIGNER:	DRAWN: MM
FLOOR AREA: 83.74m ²	JOB NO: 5003
SHEET:	
12 / 13	



Deck post fixing to Boundary joist



Deck post fixing to end joist



Detail showing boundary joist or end joist fixing

It is the responsibility of the contractor to check and verify all levels and dimensions on site prior to commencing works

REVISIONS

Council update - 17/02/06

Absolute
DESIGN

Absolute Design

29B Rutland street
Rotorua

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Mobile 021 286 2631
email Margotmclaughlin@ihug.co.nz

HOUSE TYPE:

Special **PIM / BC**

CLIENT:

Don Thorpe **0033055**

DRAWING TYPE:

Deck details

SCALE: 1:10

DATE ISSUED: 02/12/05

DESIGNER:

DRAWN: MM

FLOOR AREA: 83.74m²

JOB NO: 5003

SHEET:

13 / 13