

L. Taratu and F. Muraahi New House Onsite Set - 13 Ross Road Building Consent

DATE: October 2024

These Documents are to obtain Building Consent Onsite build Only

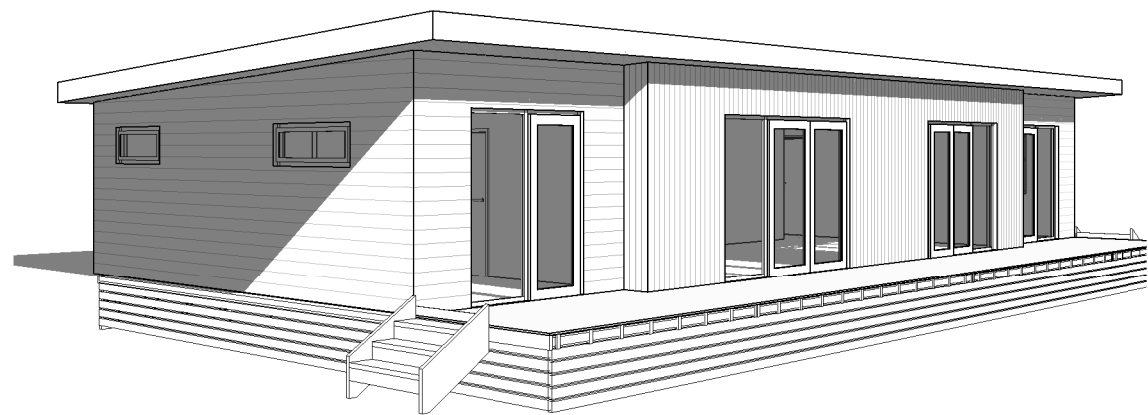
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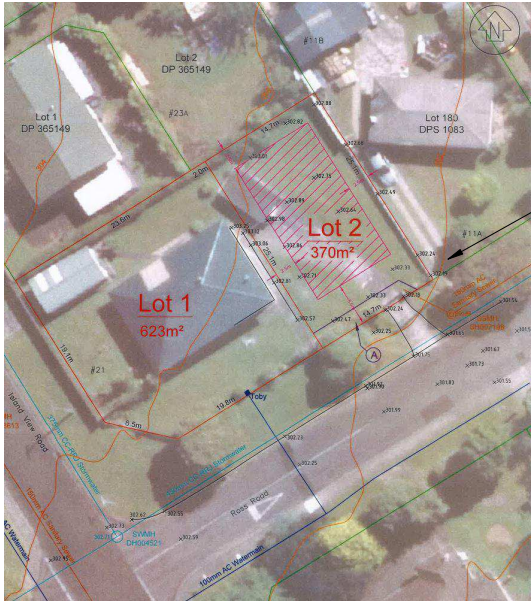
- Deck Foundations.
- House Foundations.
- House Plumbing & Drainage
- Site Services

CANCELLED
24-011274
Date: 5/3/25
Rotorua Lakes Council

A100	B	Site Plan
A101	B	Proposed Site Services Plan
A102	B	Proposed Foundation Plan
A103	B	Proposed Floor Plan
A104	B	Proposed Drainage Plan
A105	B	Elevations
A106	B	Construction Details
A107	B	Construction Details
A108	B	Construction Details

APPROVED BUILDING CONSENT
BC24-011274
Date: 28/11/2024
Page: 1 of 10
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Location of Site

NORTH

B

SITE COVERAGE:

Land Area: 360m²
House Area: 120m²
Site coverage Percentage: 33.3%

Impervious surfaces:

Land Area: 360m²
Driveway: 55m²
Impervious surfaces Percentage: 84.7%

SITE INFORMATION:

Exposure Zone: Zone B
Legal Description: Lot 2 DP 567116
Wind Zone: Low
Earthquake Zone: Zone 2
Climate Zone: 4

Contractors shall verify all dimensions on site before commencing work.
Do not scale from the drawings.
If in doubt ask.

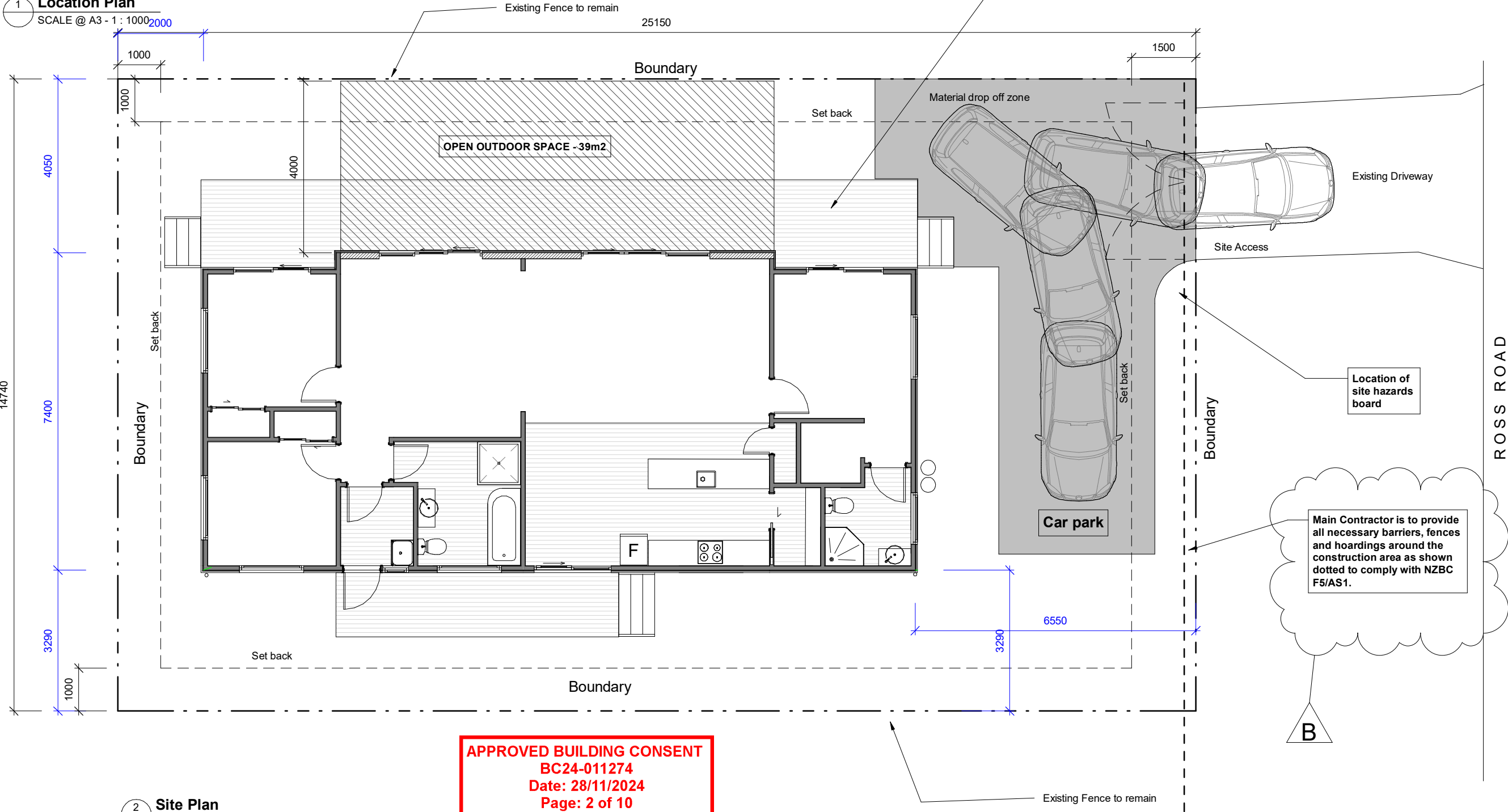
A100 Rev.B

L. Taratu and F. Muraahi
New House
13 Ross Road
Onsite Set

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NORTH

1 Location Plan
SCALE @ A3 - 1 : 10002000



Floor Area: 120m²

Wind Zone: **Low**
Earthquake Zone: **2**
Durability Zone: **B**

House Onsite plans are part of this
Consent, this includes
House Subfloor, Deck, Drainage &
Site Services

Site Plan

B	RFI 1	15-11-24
A	Building consent	24-10-24
NO.	DESCRIPTION	DATE

SCALE @ A3. As indicated
PROJECT No. L735
PLOT DATE. 16/11/2024 1:38:17 pm

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BC24-011274
Date: 28/11/2024
Page: 2 of 10
Rotorua Lakes Council

2 Site Plan
SCALE @ A3 - 1 : 100

300 x 300mm opening with hinged or removable cover

25mm Crossfall

1000mm max

90mm min

375mm dia.

Removable access cap

300mm min

60mm

Concrete seal to base of sump

SECTION

Pipe trench

Building foundation

V

V or 3V

Minimum horizontal separation shall be V or 3V dependant on length of time trench open, see Paragraph 5.6.1

SITE INFORMATION:

Exposure Zone: Zone B
Legal Description: Lot 2 DP 567116
Wind Zone: Low
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Climate Zone: 4

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A101 Rev.C

SITE LEGEND

Existing Sewer

New Sewer

New water

New Stormwater

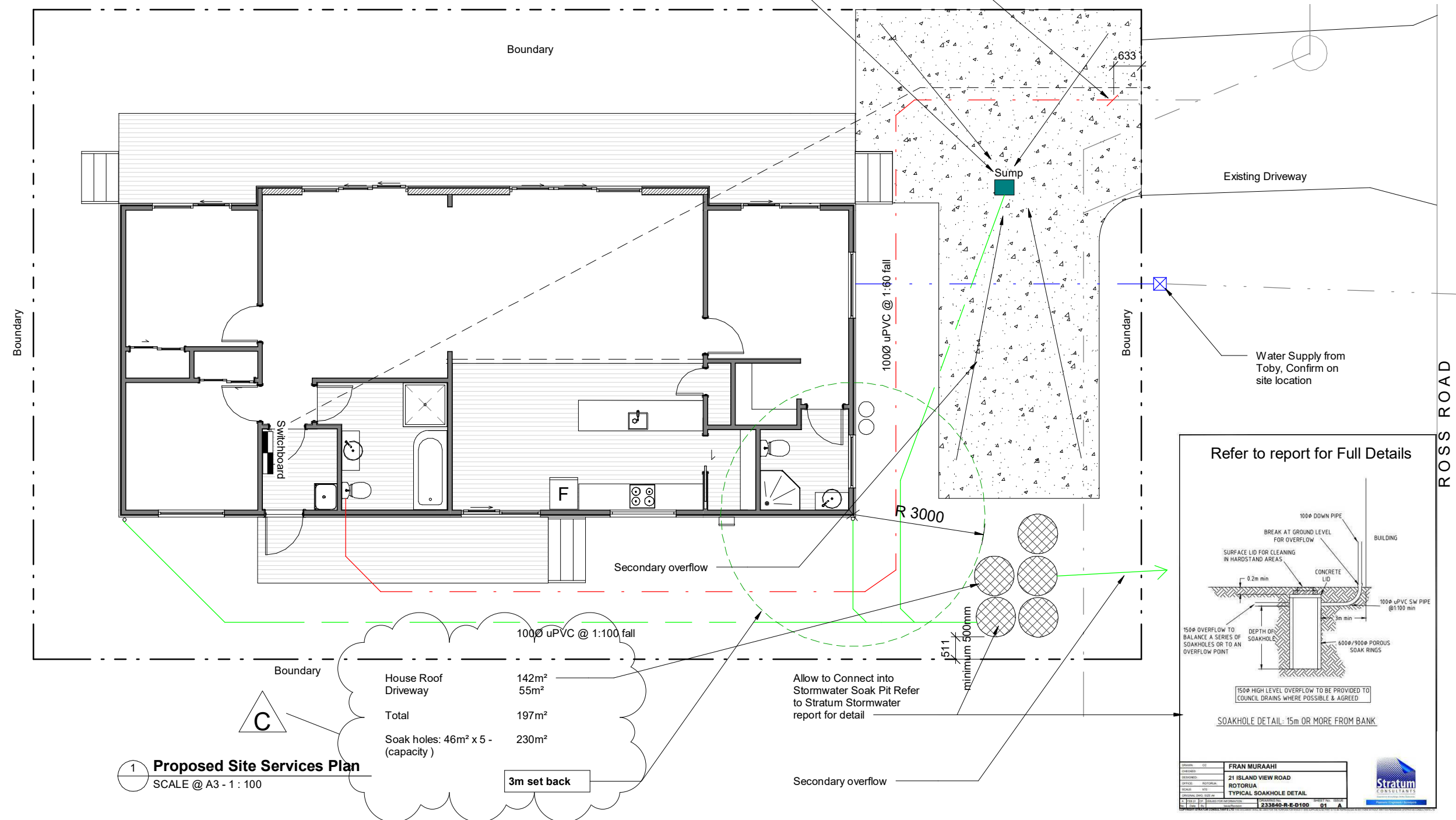
Land Contours

Note: Site Services shown only. House Services omitted for Clarity. Refer to other services plans for locations.
Allow trenches for Sewer Pipes , telecommunication Cables, Power Cables, Water Pipes and Stormwater pipes



L. Taratu and F. Muraahi
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A2 Copy 2
SCALE @ A3 - 1 : 100



Floor Area: **120m²**

Wind Zone: **Low**
Earthquake Zone: **2**
Durability Zone: **B**

House Onsite plans are part of this Consent, this includes House Subfloor, Deck, Drainage & Site Services

Proposed Site Services Plan

C	RFI 3	25-11-24
B	RFI 1	15-11-24
A	Building consent	24-10-24
NO.	DESCRIPTION	DATE

SCALE @ A3. As indicated

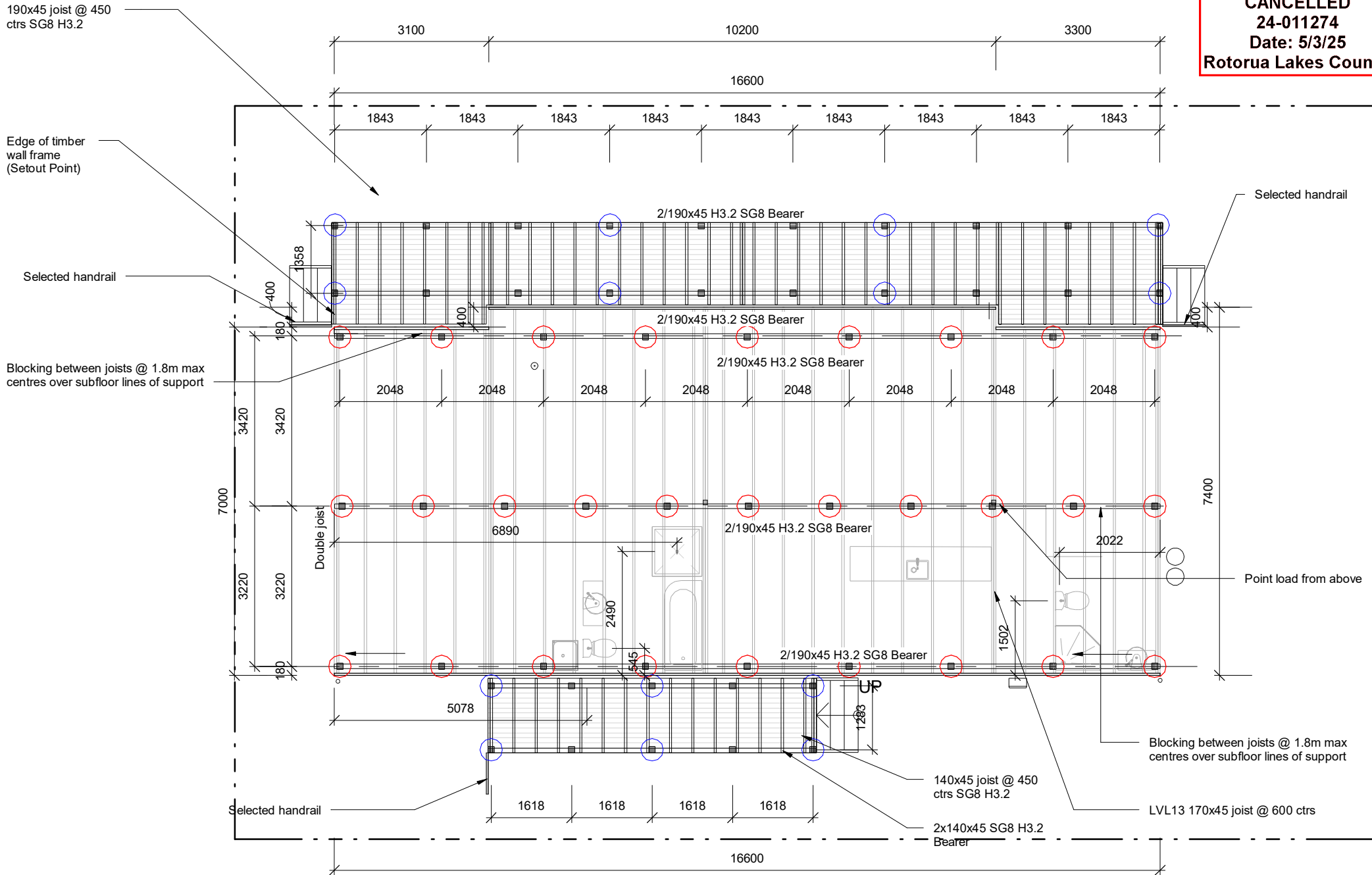
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1 Proposed Subfloor Plan
SCALE @ A3 - 1 : 100

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Date: 5/3/25
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SUBFLOOR LEGEND

- Dwelling Anchor Pile (AP): H5 125x125
Anchor Piles Foundation:
 - 400Øx1500-1700mm Deep
 - 25MPa Concrete
- Deck Anchor Pile (AP): H5 125x125
Anchor Piles Foundation:
 - 400Øx1500-1700min Deep
 - 25MPa Concrete
- Deck Ordinary Pile (AP): H5 125x125
Anchor Piles Foundation:
 - 400Øx1500-1700min Deep
 - 25MPa Concrete

FIXINGS:
ALL FIXING TO BE MIN 304 STAINLESS STEEL

- Bearer Fixing to House Anchor Pile: 12kN s/s nail plate each side
- Bearer Fixing to Deck Anchor Pile: 6kN s/s nail plate each side
- Bearer Fixing to Deck Ordinary Pile: 2/4.9mm Wire dogs together with 2/100 x 3.75 skewed nails

ENSURE TO BE READ INCONJUNCTION WITH
- GEOTECH REPORT
- LEISURECOM HOMES FACTORY PLANS
- ENGINEERS DRAWINGS AND PS1

SUBFLOOR INSULATION :

R2.8 Mammoth Underfloor

SUBFLOOR VENTILATION :

Ensure all new foundation walls have subfloor ventilation in compliance with NZBC:E2/AS1 3,500mm2 for every 1m2 of new building area. Builder to allow for subfloor ventilation and hinged subfloor door to allow for subfloor access for maintenance. Subfloor access location to be confirm with owner on site

Contractors shall verify all dimensions on site before commencing work.
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If in doubt ask.

A102 Rev.B

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13 Ross Road
Onsite Set



Floor Area: **120m²**

Wind Zone: **Low**
Earthquake Zone: **2**
Durability Zone: **B**

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Proposed Foundation Plan

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PROJECT No. L735
PLOT DATE. 16/11/2024 1:38:17 pm

Building Consent



APPROVED BUILDING CONSENT
BC24-011274
Date: 28/11/2024
Page: 4 of 10
Rotorua Lakes Council

Contractors shall verify all dimensions on site before commencing work.
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A103

Rev.B

L. Taratu and F. Muraahi
New House
13 Ross Road
Onsite Set



Floor Area: 120m²

Wind Zone: **Low**
Earthquake Zone: **2**
Durability Zone: **B**

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Proposed Floor Plan

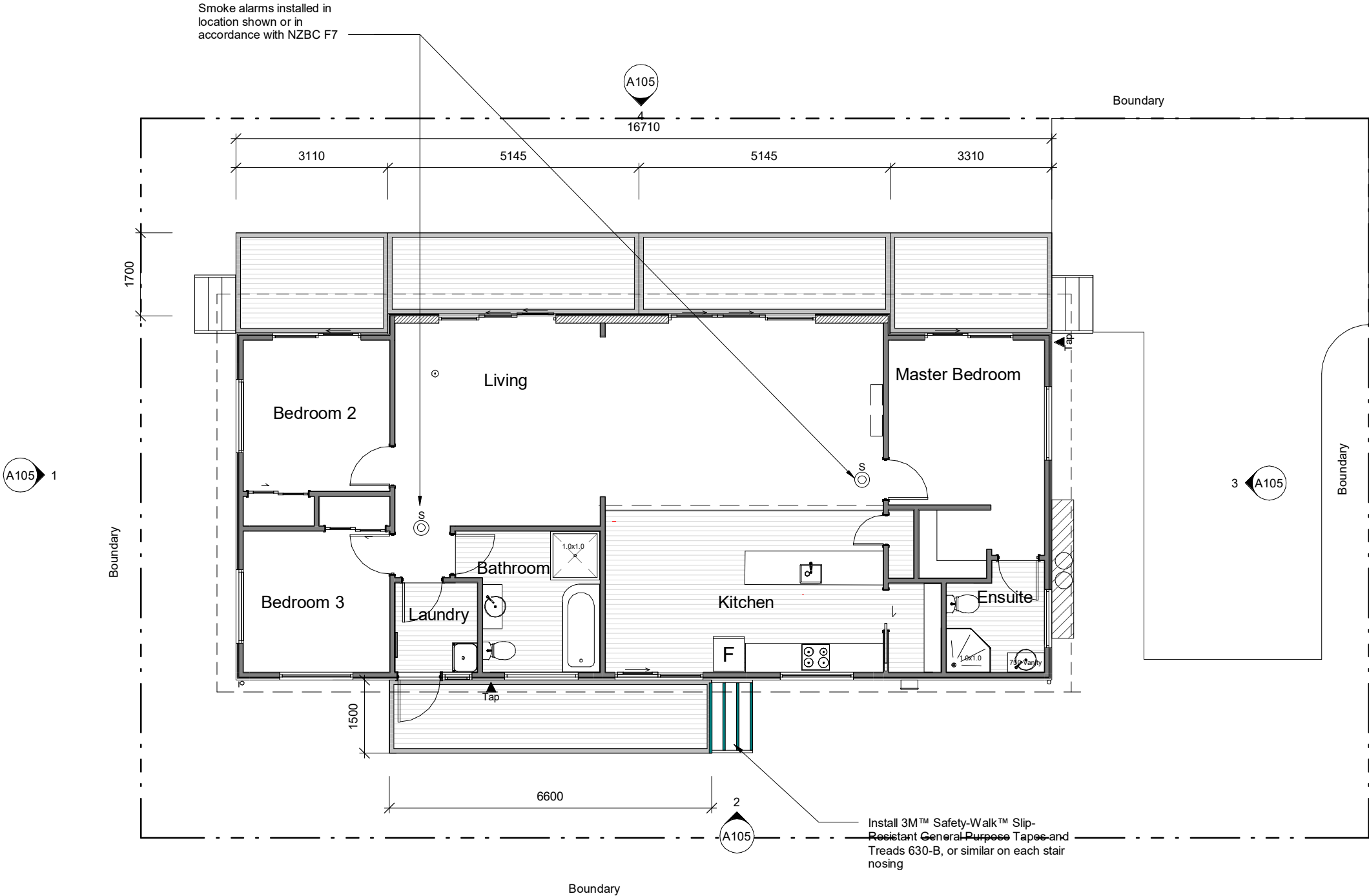
B	RFI 1	15-11-24
A	Building consent	24-10-24
NO.	DESCRIPTION	DATE

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PLOT DATE. 16/11/2024 1:38:18 pm

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Date: 5/3/25
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1 Proposed Ground Floor Plan
SCALE @ A3 - 1 : 100

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BC24-011274
Date: 28/11/2024
Page: 5 of 10
Rotorua Lakes Council

Allow to Connect into
existing Sewer Lateral,
Confirm on site location

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before commencing work.
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LEGEND Sanitary Plumbing & Drainage

NZBC G12/AS1 Water Supplies &
G13/AS1 Foul Water

Proposed Sewer

Basin:	40mm (t.w)
WC:	110mm
Shower:	40mm (tw)
Tub:	50mm (tw)
Bath:	40mm (tw)
Sink	40mm (tw)
(t.w)	Trapped waste
GT	Gully trap
TV	Terminal Vent
IP	Inspection point
AAV	Air Admittance Valve

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Date: 5/3/25
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Plumbing Outline Specification

All waste and vent pipe sizes shall comply to G13/AS1
Table 2 and Table 6 respectively.

Where the developed length of the waste from the trap
of the fitting to the gully trap exceeds 3.5 meters the
waste shall be vented in an approved manner.

1. Water Supplies to G12/AS1

All water supply pipes to be sized in accordance with
G12/AS1 Table 4

The delivered hot water temperature at any sanitary
fixture used for personal hygiene shall not exceed 55°C

2. Pipework materials:

All drains wastes and vents in UPVC
All hot and cold water services in polybutylene or
copper. Copper pipework shall be installed for hot water
1 meter to and from the hot water heater to comply with
G12/AS1.

All gas pipework in accordance with current
requirements of NZS 5261.
All new hot water to be thermally insulated to comply
with H1/As1

Foulwater Gradients

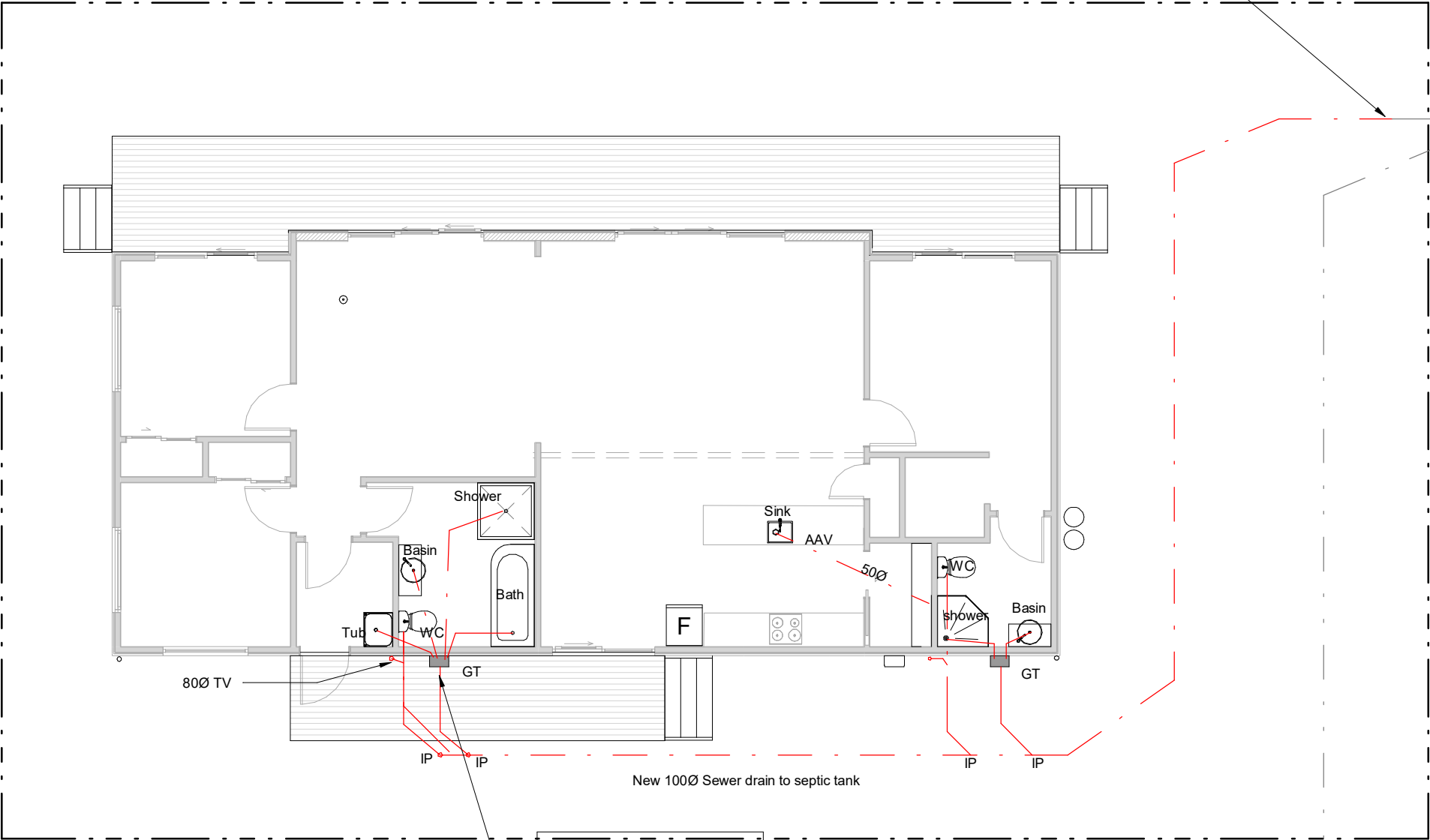
40Ø and 50Ø foul waste pipes to have a minimum fall of
1:40, refer to NZBC G13 table 4
100Ø wastes pipes to have a minimum fall of 1:60*

*Where drains are laid at gradients of 1:80 or less,
verifiable levelling devices shall be used to ensure
uniform and accurate gradients

A104

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New House
13 Ross Road
Onsite Set



1 Proposed Drainage Plan
SCALE @ A3 - 1 : 100

Confirm location of Gully trap
on site, allow trap door in
decking for inspection

Floor Area: 120m²

Wind Zone: Low
Earthquake Zone: 2
Durability Zone: B

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Consent, this includes
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Proposed Drainage Plan



B RFI 15-11-24
A Building consent 24-10-24
NO. DESCRIPTION DATE

SCALE @ A3. As indicated
PROJECT No. L735
PLOT DATE. 16/11/2024 1:38:18 pm

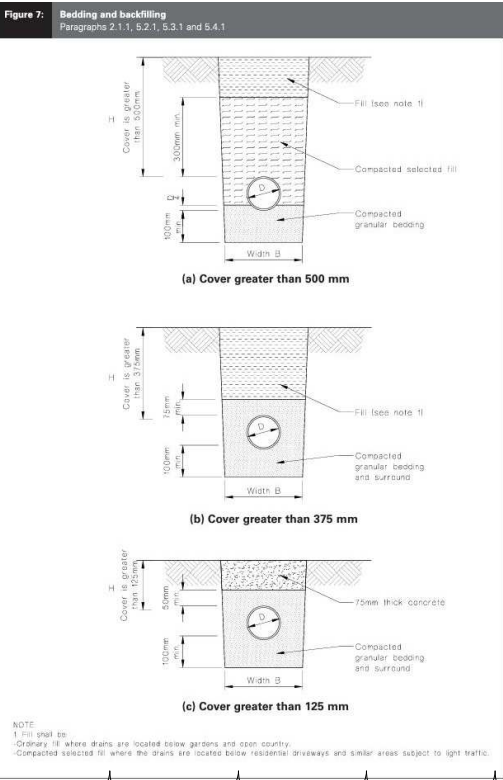
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BC24-011274
Date: 28/11/2024
Page: 6 of 10
Rotorua Lakes Council

Table 4: Tempering Valve and Nominal Pipe Diameters Paragraphs 5.3.1 and 6.12.1			
	Low pressure (i.e. header tank supply or low pressure)	Low and medium pressure unvented (valve vented) and open vented	Mains pressure
Pressure of water at tempering valve (kPa)	20 – 30	30 – 120	over 300
Metres head (m)	2 – 3	>3 – 12	over 30
Minimum tempering valve size	25 mm	20 mm	15 mm
Pipes to tempering valve	25 mm (see Note 3)	20 mm	20 mm (15 mm optional)
Pipes to shower	20 mm	20 mm (see Note 4)	20 mm (see Note 5) (15 mm optional) (see Note 1)
Pipes to sink/laundry (see Note 2)	20 mm	20 mm	15 mm
Pipes to bath (see Note 2)	20 mm	20 mm	15 mm
Pipes to basins (see Note 2)	15 mm	15 mm	10 mm

Notes:
1. If supplied by separate pipe from storage water heater to a single outlet.
2. This table is based on maximum pipe lengths of 20 metres.
3. 2 m maximum length from water heater outlet to tempering valve.
4. 15 mm if dedicated line to shower.
5. 10 mm if dedicated line to shower.
6. Table 3 pipe sizes have been calculated to deliver water simultaneously to the kitchen sink and one other fixture.



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A105 Rev.C

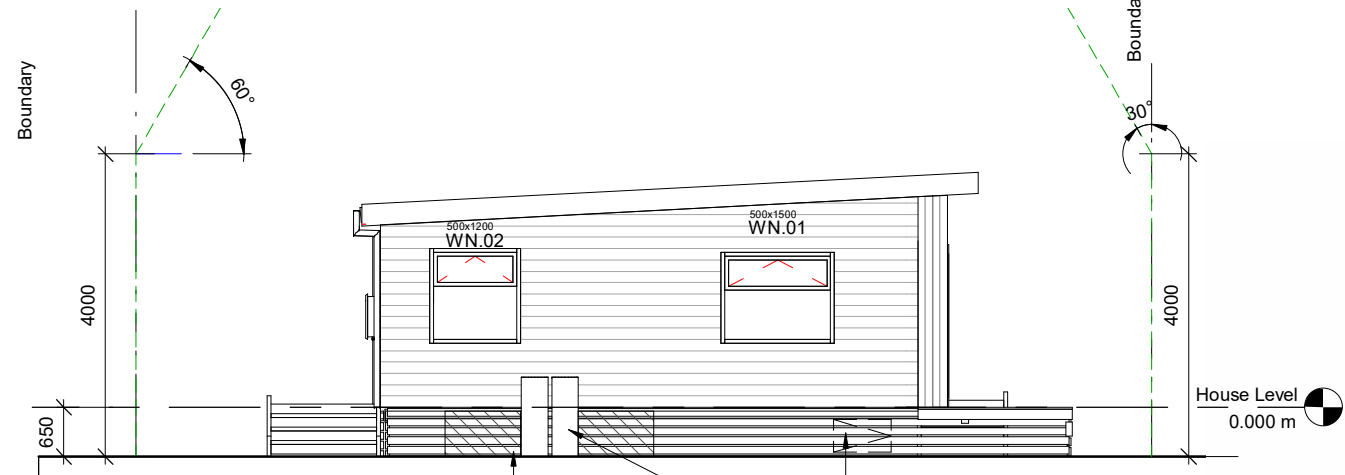
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New House
13 Ross Road
Onsite Set

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24-011274
Date: 5/3/25
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Keynote Legend	
Code	Description
M04	Install new continuous hot water rheem 26l integrity external unit with pipe cover shroud in accordance with manufacturers recommendations.

House Level
0.000 m

4 **Front Elevation**
A103 SCALE @ A3 - 1 : 100

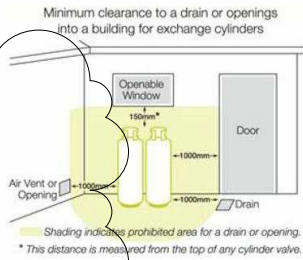


3 **Side Elevation A**
A103 SCALE @ A3 - 1 : 100

Allow to install 6mm Fibre cement sheet behind baseboards minimum 1.0m each side as shown hatched

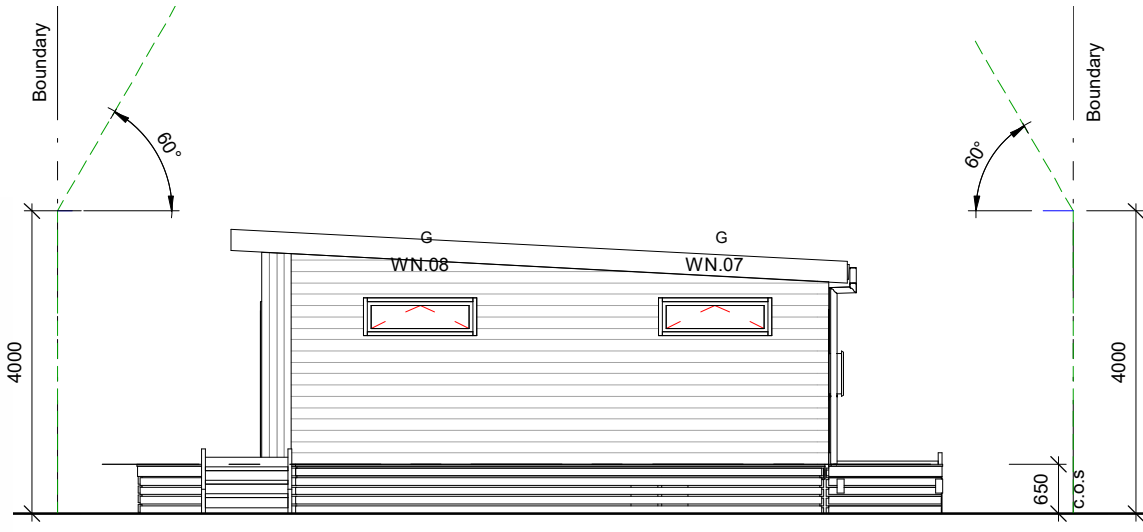
Subfloor Access hatch

Front Facade Elevation Area: 15.6m²
Window WN.01: 1.8m²
Window WN.02: 1.5m²
Total Glazing: 3.3m²
Total Front Facade Glazing Percentage: 21.1%



C

1 **Side elevation B**
A103 SCALE @ A3 - 1 : 100



Floor Area: 120m²

- Wind Zone: **Low**
Earthquake Zone: **2**
Durability Zone: **B**

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Elevations

2 **Rear Elevation**
A103 SCALE @ A3 - 1 : 100



APPROVED BUILDING CONSENT
BC24-011274
Date: 28/11/2024
Page: 7 of 10
Rotorua Lakes Council

C	RFI2	20-11-24
B	RFI 1	15-11-24
A	Building consent	24-10-24
NO.	DESCRIPTION	DATE

SCALE @ A3. As indicated
PROJECT No. L735
PLOT DATE. 20/11/2024 2:46:40 pm

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House, Construction not part of this consent

12mm gap from window joinery to decking as shown

Selected Hard Wood Decking

H3.2 240x45 timber stringer

H3.2 290x45 timber tread

Bowmac B65200F galv bracket, fix to timber stair stringer and to underside of tread with 4x screw per flange. Screws Type 17-12gx35mm Galv. or similar

H3.2 45x45 timber closer batten

Bowmac BS175 angle fixed to side of stringer with 2x S/S M12 bolts and 2x S/S M12 Dynabolts fixed to slab

Install 3M™ Safety-Walk™ Slip-Resistant General Purpose Tapes and Treads 630-B, or similar on each stair nosing

Concrete footing - 400w x 125mm thick

1 Stair Detail
SCALE @ A3 - 1 : 5

New 40Ø stainless steel handrail, (or similar selected by owner) with proprietary brackets fixed @ each post

900mm.
Handrail Height

2 Deck to House Detail
SCALE @ A3 - 1 : 5

3 Handrail Detail
SCALE @ A3 - 1 : 5

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A106 Rev.B

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Floor Area: 120m²

Wind Zone: Low
Earthquake Zone: 2
Durability Zone: B

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B	RFI 1	15-11-24
A	Building consent	24-10-24
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SCALE @ A3. 1 : 5
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PLOT DATE. 16/11/2024 1:38:19 pm

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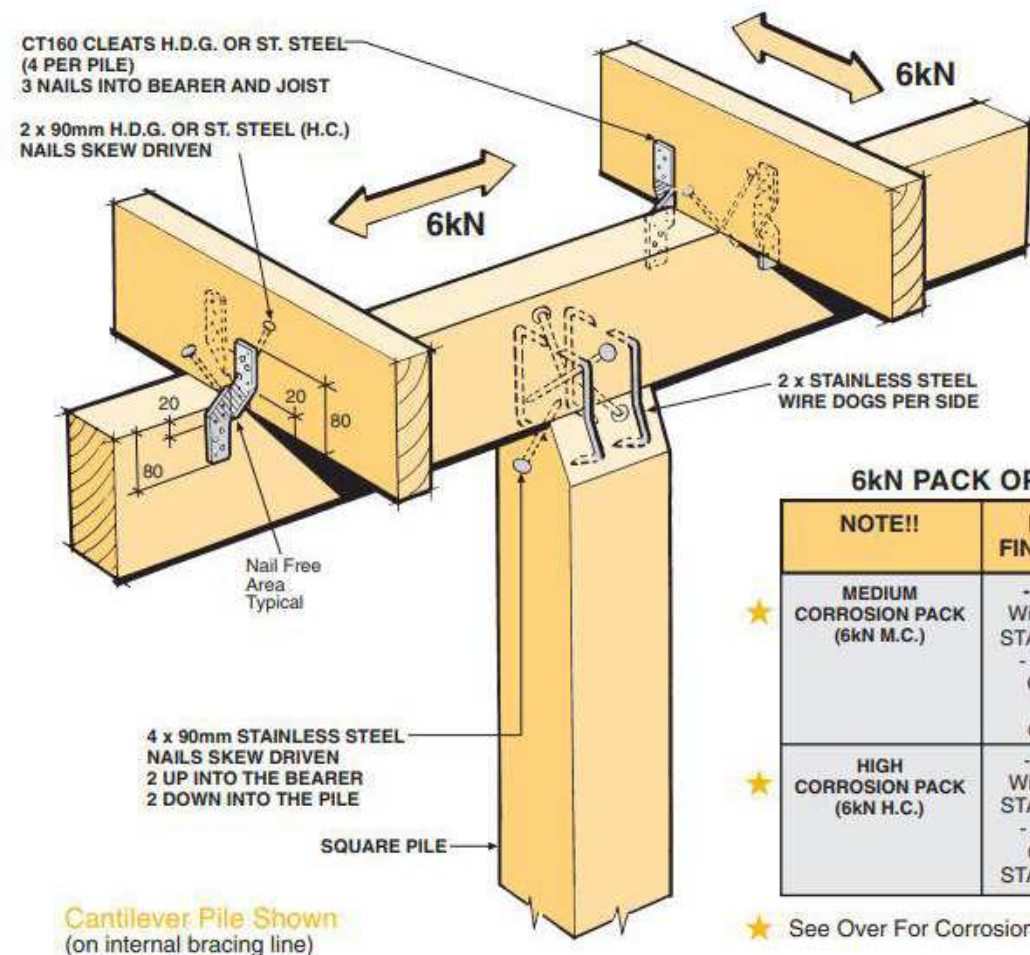
APPROVED BUILDING CONSENT
BC24-011274
Date: 28/11/2024
Page: 8 of 10
Rotorua Lakes Council



10/2011

6kN PILE FIXING FOR CANTILEVER PILES

- ★ The 6kN Pile Fixing must be installed in accordance with this brochure
- ★ Auckland University Tested. Test Ref. 4613
- ★ All subfloor construction must be in accordance with NZS 3604:2011
- ★ NZS 3604 requires lines of lateral support to floor joists within 300mm of bearer or bracing lines, refer to Clause 7.1.2



6kN PACK OPTIONS

NOTE!!	PRODUCT FINISH OPTIONS
★ MEDIUM CORROSION PACK (6kN M.C.)	- Pile to Bearer Wire Dogs & Nails STAINLESS STEEL - Joist to Bearer Cleats & Nails HOT DIP GALVANISED
★ HIGH CORROSION PACK (6kN H.C.)	- Pile to Bearer Wire Dogs & Nails STAINLESS STEEL - Joist to Bearer Cleats & Nails STAINLESS STEEL

★ See Over For Corrosion Table.

Available from leading Builders Supply Merchants



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Fax: 09-274 7100

CHRISTCHURCH
PO Box 8387, Riccarton 8440
Phone: 03-348 8691
Fax: 03-348 0314

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GANG-NAIL LUMBERLOK BOWMAC



APPROVED BUILDING CONSENT
BC24-011274
Date: 28/11/2024
Page: 10 of 10
Rotorua Lakes Council

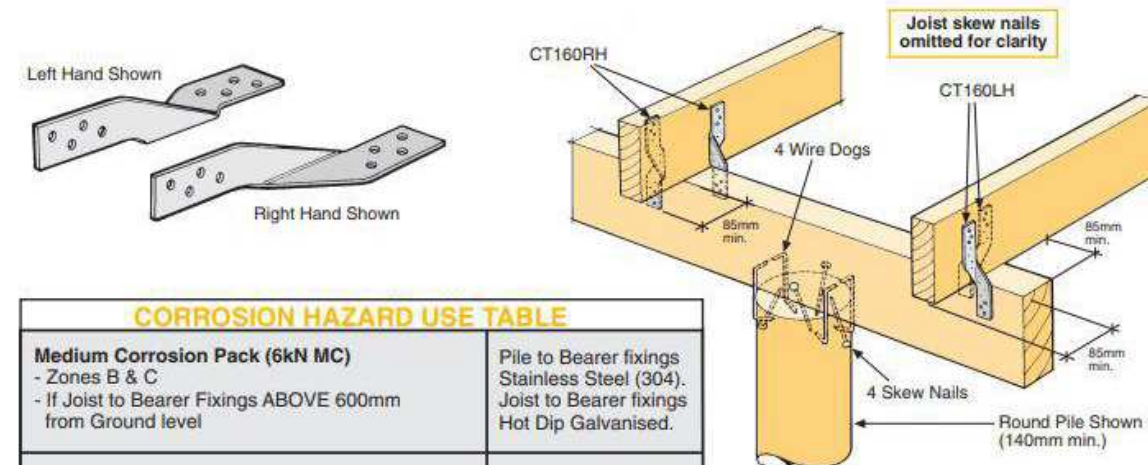
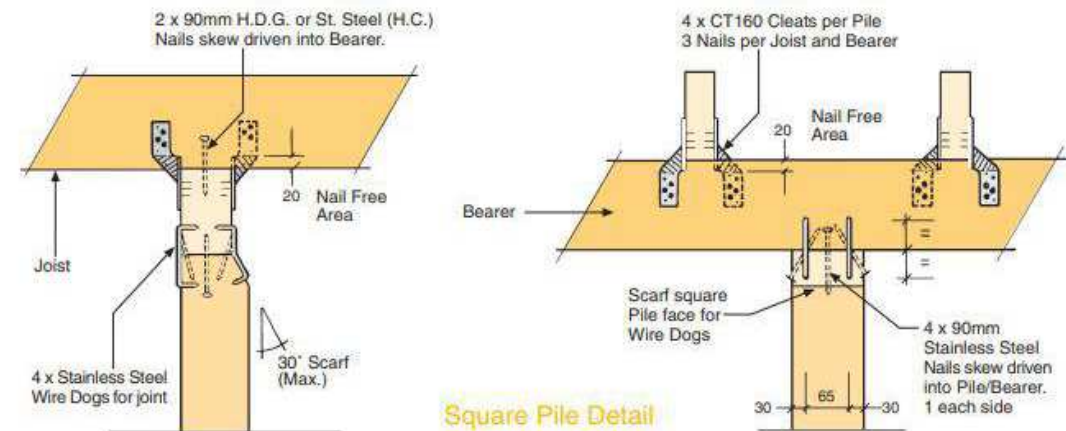
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A108

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CORROSION HAZARD USE TABLE

Medium Corrosion Pack (6kN MC) - Zones B & C - If Joist to Bearer Fixings ABOVE 600mm from Ground level	Pile to Bearer fixings Stainless Steel (304). Joist to Bearer fixings Hot Dip Galvanised.
High Corrosion Pack (6kN HC) - Zone D - All Fixings BELOW 600mm from Ground level	All items Stainless Steel (304).

6kN Joint Fixing Schedule

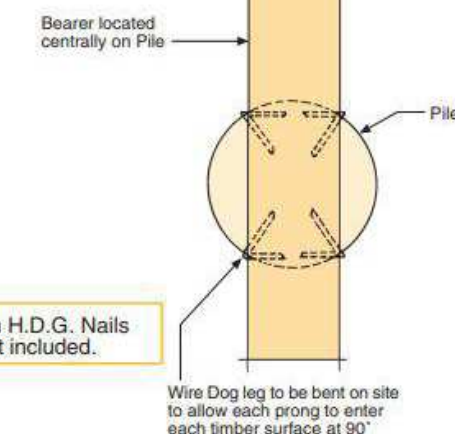
PILE TO BEARER	- Wire Dog Staples (4 per joint) Stainless Steel - 4 x 90mm Skew Nails (1 per face) Stainless Steel
JOIST TO BEARER	- CT160 Cleats (4 per pile) 160mm long - 3 Nails per Cleat into Joist - 3 Nails per Cleat into Bearer - 2 Skew Nails 90mm (1 per side)
NAILS	- 24 x 45mm x 3.55 dia. Spiral Nails (for Joist to Bearer fixings) - 4 x 90mm x 4 dia. St. Steel Nails (M.C. Pack only) - 8 x 90mm x 4 dia. St. Steel Nails (H.C. Pack only)

6kN Pile Set Contents Each set represents 1 x 6kN Pile Fixing (packed 10 sets per carton)
4 x Wire Dog Staples Stainless Steel
4 x CT160 Cleats
24 x 45mm x 3.55 dia. Spiral Nails
90mm St. Steel Nails to suit 4 - M.C. pack
8 - H.C. pack

Refer front page for Product Finish Options

90mm H.D.G. Nails not included.

External Bracing Line



Floor Area: 120m²

Wind Zone: Low
Earthquake Zone: 2
Durability Zone: B

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