

The below information is only correct as at: 5/03/2025 11:00:22 AM

Application Key Information - Building Consent

A. Application details

Application number:	BC24-011274
Type of application:	Building Consent
Responsible officer:	Myrtle Cantos
Description:	New Relocated Dwelling
Activity list	Building Consent Estimated Value of Building Work Residential - Alteration (including relocated dwellings) Statistics of Building Consent
Site address:	13 Ross Road Western Heights Rotorua 3015
Decision	Application Granted

B. Application key information:

Question	Answer
Number of start dwellings	
Description of Building Work (Provide sufficient information below to enable scope to be fully understood)	New Relocated Dwelling
Select the activity type for your project	Residential - Alteration (including relocated dwellings)
Are you an agent filling in this application on behalf of someone else?	No
Are you acting on behalf of?	NA
National Multiple Use Approval or Modular Component Manufacturer?	No
If Yes, provide NMU number or MCM Registration Number	
Estimated Original Value Of Building Work (If this is a Building Consent Amendment do NOT amend this figure.	80000.000000
Building type for the intended use of the building	Houses
Nature of the Building Work	Relocation to new site address
Unit count - the number of new dwellings consented	
Floor Area - the Gross New Floor Area Created Created under this consent	
Current, lawfully established, use	Housing: Detached dwellings
Building category	Residential 1
Will the building work include any restricted building work?	Yes
Restricted Building Work Design or Build by owner?	Not applicable
Will the building work result in a change of use of the building?	No
Building Name	Relocatable Dwelling
Intended life of the building if 50 years or less (years)	

📍 Civic Centre, 1061 Haupapa Street, Private Bag 3029,
Rotorua 3046, New Zealand

☎ +64 7 348 4199 | ✉ info@rotorualc.nz

🌐 rotorualakescouncil.nz

Location of building within site/block number	
Level/Unit number	
Geographic Area	
s72 (s73) Building on land subject to natural hazards	No
Estimated number of hours for assessment	8.000000
s75 (s77) Construction on 2 or more allotments	No
s37 (Resource consent) Notice	No
s36 (Development contribution) Notice	No
Financial Contribution Required?	
Financial Contribution Amount (\$)	
Original Building work to commence by	28/11/2025
Building work to commence by	28/11/2025
Lapsed date	
Historic Building Clock Off Days (Total)	
Determined (Granted) Date	
Effective (Issued) Date	
Development type	
Number of removed dwellings	
One bedroom dwellings added	
Two bedroom dwellings added	
Three bedroom dwellings added	
Four bedroom dwellings added	
Five + bedrooms dwellings added	
Dwellings added (with # bedrooms unknown or to be confirmed)	
Is this for public housing?	
Responsible Processor	MCANT
Original CCC application due date	26/11/2026
CCC application due date	26/11/2026
CCC Issued	
Historic CCC Clock Off Days (Total)	
Lodged Clock Off	

C. List of Referrals:

Referral Description	Referral date	Referral Response	Commentary
BC - Vetting - Request for Further Information (RFI)	30/10/2024	Information Received	
Building - Engineering (Internal)	11/11/2024	Further information assessed as adequate	LD RFI 15/11/24 –The plans show a stormwater connection, the stormwater network has not been designed for house connections and there is a Consent Notice registered on the title requiring stormwater to be

 Civic Centre, 1061 Haupapa Street, Private Bag 3029, Rotorua 3046, New Zealand

 +64 7 348 4199 |  info@rotorualc.nz |  rotorualakescouncil.nz

			directed to on-site soakage, updated stormwater plans required. -----GM 21/11/2024 - Plan updated, showing that Stormwater directed to soakage device.
Building - Geo Technical - TTC1 (External)	12/11/2024	No further information required	
Building - Planning (Internal)	11/11/2024	Further information assessed as adequate	Have emailed agent to provide a Full Assessment against the District Plan Performance Standards for Residential 1, awaiting a response. 20/11/2024 – RM – Have emailed agent to change the elevation for the glazing as it doesn't match the floor plan, awaiting a response. 26/11/2024 - RM - Proposal now meets the ODP, no further planning required.
Building - Request for Further Information (RFI)	15/11/2024	Information Received	
Building - Request for Further Information (RFI)	21/11/2024	Information Received	

LBP Type: LBP Carpentry

Summary Information	
Name of LBP/Designer	Robert Marston
License Number	111270
LBP Advice Received	Advice received pre-issue of building consent
LBP Licence Status	Current
Form 6A Received	
Licence is current at Form 6A receipt?	
Notes:	Robert Marston 111270
Commentary:	

LBP Type: LBP Foundations

Summary Information	
Name of LBP/Designer	Sidney Namana
License Number	119193

 Civic Centre, 1061 Haupapa Street, Private Bag 3029, Rotorua 3046, New Zealand

 +64 7 348 4199 |  info@rotorualc.nz |  rotorualakescouncil.nz

LBP Advice Received	Advice received pre-issue of building consent
LBP Licence Status	Inactive/Invalid
Form 6A Received	
Licence is current at Form 6A receipt?	
Notes:	
Commentary:	

D. Conditions

Siting

The property boundary must be identified prior to the siting inspection being undertaken, if no boundary markers/pegs are available then refer to the siting requirement within the “special endorsement section” of this document (Fences and other buildings are not a satisfactory marker and reliance on the location of these structures is not guaranteed). If the building is not located as per the approved documents, then a variation must be approved by Council prior to arranging this inspection.

Notes:

Post or Pile Footings or Foundations

Refer to Siting for boundary requirements specified in important endorsements.

The foundation/footings/post holes must be clear of debris, sized as per plans and to be correct depth and where necessary any reinforcing steel in place and supported in accordance with the Building Consent documents. If a timber pile/pole is to be placed into the excavations, then the piles/posts must be sized in accordance with the approved documents and supported in the final position.

Notes:

Subfloor Bracing and Fixing

The suspended timber subfloor needs to be inspected prior to the base being enclosed (preferably before the floor is laid). The timber floor structure must be completed along and all pile, bearer and joists fixings.

Notes:

Street Damage

For protection of Council’s assets such as Footpath, Kerb, Carriageway, Street Trees or mowed berm, please control all delivery vehicles to the site. Use existing vehicle entrance or construct a temporary formed entranceway.

A street damage bond of \$500 shall be paid to Council and will be refunded upon completion of the project.

Notes:

Sanitary and Stormwater Drainage

Sanitary drains are to be completed and under test.

Stormwater drains and on-site soakage must be visible to establish compliance with the Approved documents.

Backfilling of drains is not allowed until after Council has inspected the drains and approval has been given by the building inspector. Where any drains have been laid not in accordance with the approved plan then an “as built plan” will be required.

Notes:

Existing Vehicle Crossing

The existing vehicle crossing shall comply with, and if necessary be upgraded to the Regional Infrastructure Technical Specifications. If the vehicle crossing requires upgrading an RCAR permit shall be obtained prior to works commencing.

The RCAR permit can be applied for directly via the www.beforeudig.co.nz website. For further assistance on this matter please e-mail road.corridor@rotorualc.nz.

Notes:

Final

Ensure that all building work has been completed in accordance with the Building Consent and all certificates from appropriate parties have been obtained.

Notes:

Combined Inspections

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

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

Group1. Siting & Post or Pile Footings or Foundations

Notes:

Geotechnical Report

The applicant shall comply with the recommendations of the Geotechnical Report and the owner shall retain the same Consultants, or other approved Geotechnical Engineer or engineering geologist to carry out the necessary inspections.

A producer statement or certificate and supporting documentation that includes but is not limited to date, scope, outcome of inspection and other relevant information is to be submitted to Council on completion of this work.

- **Pile diameters are varied across the structure and deck. Please confirm correct diameters and depths during construction by a geo-professional.**
- **Pile depth to be confirmed during construction by a suitably qualified Geotechnical Engineer.**

Notes:

Engineering

The design engineer or their representative shall be retained by the owner to monitor

- Pile footings - pre-pour
- Pile connections - while all connections are clearly visible, pre-line and prior to building in to such an extent that remediation work could not be carried out

and confirm that the building work monitored complies with the building consent/code. Where another integral element such as a damp proof membrane under a concrete floor that is being inspected, then this element must also be inspected and certified. A producer statement and supporting documentation that includes but is not limited to date, scope, outcome of inspection and other relevant information is to be submitted to Council immediately on completion of this work. Where it is proposed to issue a producer statement after multiple inspections it will be necessary to provide interim certification with supporting information to allow the project to continue. Failure to provide this information in a timely manner may adversely affect Councils ability to undertake further inspections.

Notes:

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.

Notes:

Re-sited Buildings

Re-sited buildings may be placed onto piles after 24 hours of setting piles into concrete with a <60mm slump and when ambient temperature is $\geq 10^{\circ}\text{C}$ (Section 6.4.5.7 NZS 3604). Where such conditions are not met, the time delay is 48 hours.

Notes:

Energy Works Certificates

Energy works certificate is to be supplied for any gas or electrical installation with the Code Compliance Certificate application.

Notes:**As Built Drainage Plan**

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

Notes:**Siting**

The owner of the property is responsible for the correct siting of buildings or additions, in accordance with the approved building consent through the use of one or a combination of the following;

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

Notes:**Plumbing and Drainage**

Plumbing and drainage work to be carried out by a licensed tradesperson only. A Plumber/Drainlayer is required to be on site for any plumbing and drain laying inspections.

Notes:**Completion of Work**

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

Notes:

A Compliance Schedule is not required for the building

Notes:

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

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

- Where the owner intends to carry out restricted building work.

The following restricted building work is included in this consented project and every Licensed Building Practitioner carrying out or supervising restricted building work must on completion of the restricted building work provide the owner and Territorial Authority with a memorandum (record of building work) – Form 6A.

Notes:

fou. Foundations (primary structure, external moisture management system)

Notes:

car. Carpentry (primary structure, external moisture management system)

Notes:

E. Application Checklists

Referrals - Circulation Checklist

Item	Notes/Comments	Status
Building Consent Referrals		
Engineering		Yes
Ext. Engineering		Yes
Planning		Yes
Geothermal		No
Licensing		No
Sport and Rec		No
FENZ		No
Heritage NZ Pouhere Taonga		No

BC Processing - CP 07 Resited Building

Item	Notes/Comments	Status
Building Act		
Owners approval for BC	Letter of authorisation provided and signed by the owner. No confidential or sensitive information included.	Pass
PIM issued? (subject to conditions)	No PIM applied for, BC only.	N/A
Sec 26 – 28 – Warnings and bans apply? Bella vista home?	Checked plans and specifications, no banned products or construction methodology used as per MBIE website.	N/A

 Civic Centre, 1061 Haupapa Street, Private Bag 3029, Rotorua 3046, New Zealand

 +64 7 348 4199 |  info@rotorualc.nz |  rotorualakescouncil.nz

Sec 36 - Development Contribution Notice to be completed and issued?	Awaiting review from LD No DC required.	N/A
Sec 37 –Notice to be completed and issued?	RM 13/11/24 - Have emailed agent to provide a Full Assessment against the District Plan Performance Standards for Residential 1, awaiting a response. ?Refer to Roimata Mansell's follow up email dated 20/11/24. RM 26/11/24 - Proposal now meets the ODP, no further planning required.	Pass
Sec 67 - Is the building consent subject to a request for a waiver or modification?	Checked Form 2, building consent is not subject to any request for waiver or modifications.	N/A
Sec 72 - Natural hazards – (Erosion, Falling Debris, Inundation, Subsidence, Slippage)	Geotechnical Assessment Report (V2) (Subdivision) Stratum Consultants Ref. 233840-M-E-C003 GAR V2 14 April 2021 The Rotorua District Plan indicates the site is not within areas having soft ground potential, not located near any known fault or potential active fault zone, is outside of any geothermal zones, and is not located within a landslide potential zone.	N/A
Sec 75 - Is the building constructed on 2 or more allotments?	Building is not constructed on 2 or more allotments.	N/A
Sec 84 – Owner Builder/Designer listed for Restricted building Work (Information to be added under Communications – Additional information)	Owner not listed as builder/designer for RBW.	N/A
Sec 84 - LBP design memorandum provided (Information to be added under Communications – Additional information)	Form 2a provided Blair Macleod - BP131350 - Design 2 LBP working at correct level License current and verified.	Pass
Sec 84 - LBP working at correct level (engineers and architects are unrestricted)	LBP working at correct level - Design 2	Pass
Sec 84 – LBP's nominated for construction phase	LBP's nominated - Information to be added under Communications - Additional information	Pass
Sec 112 – Alteration to existing building	Foundations + Services only - no apparent changes to compliance of relocatable dwelling.	N/A
Sec 112 (2) Where work wouldn't proceed if compliance with the code was required	Foundations + Services only - no apparent changes to compliance of relocatable dwelling.	N/A

Sec 113 – Specified intended life? Condition BC, create information notice	No specified intended life; assumed 50+ years.	N/A
Sec 269 - Is the product certificate current (are there any limitations that need to be considered to this project)	No modular components.	N/A
Sec 269 - Is the PCB whom issued the product certificate still registered	No modular components.	N/A
Sec 363 COPU required as part of the building consent?	Residential dwelling, CPU not required.	N/A
Sec 362V - Is the building a household unit being constructed by or on behalf of a commercial on seller for the purpose of sale?	Dwelling not for sale.	N/A
Check council records	Checked Council records: No pre-approved plans -- CCC Form 7 from Waipa District Council (BC230435) provided - Spec Horizon 2 - 3 Bedroom, 2 Bathroom transportable home. SD21-017400.S001 - To subdivide 1 into 2 lots creating a vacant lot. Granted 06 May 2024 No unlawful works. No live complaints on 1C.	Pass
Site plan mirrors that of C.T. and location of existing building similar to G.V?	Site plan mirrors that of CT. No existing structure on proposed site. ?Legal description of the site on sheet A101 does not match the legal description on the Record of Title. MC 20/11/24 - Note amended. Completed.	Pass
Resite/builders condition report or copy of CCC if recent.	CCC Form 7 from Waipa District Council (BC230435) provided - Spec Horizon 2 - 3 Bedroom, 2 Bathroom transportable home - 08 December 2023	Pass
All compliance pathways specified on the Form 2	All relevant compliance pathways ticked on Form 2.	Pass
Specification		
Job specific specification content review	Relevant specifications provided.	Pass
B1 - Structure – Site Requirements		
Wind zone assessment	Very high wind zone noted on plan, High wind zone as per Engineer calculations (39.15m/s wind speed), Medium wind zone as per BRANZ map, and Low as per NZS3604.	Pass

	Accepting VH or High wind zone as this will exceed the requirements for Low or Medium wind zones.	
EQ zone assessment	?EQ zone on plans is Zone 1. Rotorua is Zone 2, please amend this. MC 20/11/24 - EQ zone 2 noted. Completed.	Pass
Geotechnical assessment	Geotechnical Assessment Report (V2) (Subdivision) Stratum Consultants Ref. 233840-M-E-C003 GAR V2 14 April 2021 The site investigation results indicate that the near surface sands, encountered down to 1.3m bgl are of insufficient strength to provide a geotechnical ultimate bearing capacity of 300kPa (100kPa allowable bearing capacity) and therefore do not comply with the definition of ‘good ground’ as per NZS 3604:2011 “Timber Framed Buildings”. The silt and pumice gravel and sand below 1.1 to 1.3m depth can typically provide a geotechnical ultimate bearing capacity of 300kPa. As such, deepened piles, shallow ground improvement or specific engineered design will be required. Deepened Piled Foundation: This option is recommended where the dwelling has a suspended floor and involves boring or driving timber or concrete piles. Specific design will be required. The foundations shall extend through the very loose to loose sands, encountered down to 1.3m, and found on the underlying very stiff to hard silt and medium dense to dense pumice gravel and sand. The upper soils are not considered to provide full lateral constraint, so deepened piles are to be designed by a structural engineer using a reduced friction angle of 25° for the upper soils. Bored piles should be founded at least 0.4m below the very loose to loose sands, approximately 1.5 to 1.7m bgl across the site. This depth should be confirmed during construction by a geotechnical engineer. If driving piles, the piles should be driven in accordance with the design. We anticipate that the driven piles completed within the area of very loose to loose sand would achieve the required set approximately 1.5m to 2.5m below current ground level, within the medium dense soils and very stiff to hard silt. Once the competent soils have been reached, the piles can be assumed to have a geotechnical ultimate bearing capacity of 300kPa (100kPa allowable bearing capacity).	Pass

	Stormwater: All stormwater falling on hard surfaces including roofs, decks, driveways and patios shall be collected and piped to the stormwater disposal system. Notes from the Geotech Engineer: Pile diameters are varied across the structure and deck. Please confirm correct diameters and depths during construction by a geo-professional. - added to the 3rd party endorsement.	
Critical platform/floor height (condition consent)	No CFL.	N/A
Potential for proposed site work to damage other property	Siteworks will be contained within the property, potential for proposed works to damage other properties highly unlikely.	Pass
Contours/heights/cut/fill details	Site is relatively flat. No major earthworks to be done.	N/A
Distance to other buildings on site & boundaries	Proposed dwelling is within the 1.0m setback from the boundaries.	Pass
Construction monitoring for ground modification	No ground modifications to be done.	N/A
B1 - Structure – Foundations and Floors including Deck		
Scope assessment e.g. within scope or NZS:3604	SED, PS1 - B1/AS1, B1/VM1, B1/VM4 Scope: Piled foundation design, subfloor bracing Building designed to support the loads of AS/NZS1170 Timber designed to NZS3603 Concrete designed to NZS3101	Pass
Concrete foundation design (type of foundation, correct size, correct steel - size, grade, centers, SED)	Does not apply on this consent. No concrete foundations.	N/A
Timber piles (Size, treatment)	SED, PS1 - B1/AS1, B1/VM1, B1/VM4 • 125sq H5 piles • 500Ø x 1.5-1.7m deep concrete footing for dwelling • 400Ø x 1.5-1.7m deep concrete footing for deck anchor pile • 400Ø x 1.5-1.7m deep concrete footing for deck ordinary pile Minimum of 0.40m below very loose to loose sands, pile depth to be confirmed during construction by a suitably qualified Geotechnical Engineer - approx. 1.5m to 1.7m BGL.	Pass

Concrete Foundation wall (Type, Standard, SED)	Does not apply on this consent. No concrete foundation wall.	N/A
Concrete floor/s design (Standard, Code mark, SED, Hard fill, Reinforcing)	Does not apply on this consent. No concrete floor - timber subfloor.	N/A
Control/free joints	Does not apply on this consent. No concrete floor - timber subfloor.	N/A
Footing design for uplift resistance	Does not apply on this consent. No footing design for uplift resistance.	N/A
Timber foundation wall (Grade, Span and LD, Centers)	Does not apply on this consent. No timber foundation wall.	N/A
Support for load points/walls, under braced walls, non load bearing walls.	Point loads addressed and considered under SED.	Pass
Stringers (Grade, Span and LD, Centers, Fixings)	240x45 H3.2 timber stair stringer	Pass
Bearers (Grade, Span and LD, Centers)	2/190x45 H3.2 SG8 2/140x45 H3.2 SG8 deck and dwelling bearers Complies with NZS3604 Table 6.4 for 1.5kPa and 2.0kPa floor load.	Pass
Floor load (KPA)	1.5kPa dry in service 2.0kPa wet in service (deck)	Pass
Floor Joists Layout (Grade, Span, Centers, Cantilevered)	Deck: 140x45 H3.2 SG8 @ 450 ctrs 190x45 H3.2 SG8 @ 450 ctrs Complies with NZS3604 Table 7.1(b) Dwelling: LVL13 170x45 joist @ 600 ctrs - CCC supplied, BCA (Waipa District Council) satisfied on reasonable ground that the building work complies with the building consent.	Pass
Floor joist/bearer joints where building split	No indication that the dwelling will be transported separately.	N/A
Floor Joist Support (Lateral support, withstand barrier loads)	Blocking between joists @ 1.8m max. centres over subfloor lines of support as per NZS3604 7.1.2.2 No barriers proposed.	Pass
Flooring/decking (Type, height above floor)	Hard wood decking	Pass
Barrier design supported by floor/joists (SED, other)	Does not apply on this consent. No barriers proposed or required.	N/A

Penetrations to Joists (SED, other)	Does not apply on this consent. No indications of penetrations to joists.	N/A
Sub floor bracing	Foundations have been designed by Engineer Subfloor bracing (Anchor piles) covered under Engineer PS1	Pass
Sub floor fixings (Pile to bearer, bearer to joist)	SED, PS1 - B1/AS1, B1/VM1, B1/VM4 Deck Ordinary pile fixing - 1x wire dog each side and 2/100x3.75mm skew nails, all S/S Deck Anchor pile fixing - 6kN S/S pile fixing kit Dwelling piles (Anchor piles) - 12kN S/S pile fixing kit	Pass
Subfloor ventilation, access and crawl space	Subfloor ventilation noted on plan: 3,500mm ² for every m ² as per NZS3604 6.14.1 Subfloor access hatch as per NZS3604 6.14.4 ?Confirm the allowed crawl space (height from GL to underside of floor joists) in accordance with NZS3604 6.14.4. MC 20/11/24 - 459mm noted on details. NZS3604 6.14.4 compliance met. Completed.	Pass
Concrete strength	25mPa concrete Complies with NZS3604 Section 4	Pass
Connection of structure when moved in multiple pieces	No indication that the dwelling will be transported separately.	N/A
Specific Engineer Design	SED, PS1 - B1/AS1, B1/VM1, B1/VM4 Scope: Piled foundation design, subfloor bracing Building designed to support the loads of AS/NZS1170 Timber designed to NZS3603 Concrete designed to NZS3101 CM3 level of construction monitoring nominated - inspection schedule provided PS Author: Stephen Bos - CPEng 154367 - Stratum Consultants Ltd. License current and verified.	Pass
B1 – Structure alternative solution	Does not apply on this consent. No alternative solutions proposed.	N/A
B2 - Durability		
Timber treatment (all)	H3.2 subfloor framing (bearers, stringers) H5 piles Complies with B2/AS1 Table 1A.	Pass
Concrete and masonry	25mPa concrete strength Complies with NZS3604 Section 4.5	Pass
Steel fixings and fastenings	Steel fixings and fastenings shall be in accordance with the requirements of NZS3604 Section 4.	Pass

Engineered elements	No engineered elements.	N/A
Material compatibility	No material incompatibility identified.	N/A
Microclimatic considerations	No microclimatic conditions identified and found on RLC records or Geotech report.	N/A
C1-6 Protection from Fire - Prevention		
Use separate checklist for fuel burner	Does not apply on this consent. No SFH proposed.	N/A
C1-6 Protection from Fire MOE		
Compliance path assessed (C/AS2, C/VM 2 etc.)	C/AS1 compliance path for residential dwellings.	Pass
Escape path lengths	DEOP <35m TOP <75m C/AS1 compliance met.	Pass
Number of exits	Multiple exit provided.	Pass
Fire Safety Precautions (Design considerations)	Smoke alarms provided in accordance with F7/AS1 (prior to change, CCC provided for the dwelling) No further fire safety precautions required.	Pass
D1 – Access Routes		
Vehicle access (<1:4 gradient)	Site is relatively flat.	N/A
Access route (Min or one required to main entry)	1 access route nominated.	Pass
Slip resistance (wet and dry)	?Demonstrate decking slip resistance with D1/AS1. MC 20/11/24 - 3M™ Safety-Walk™ Slip- Resistant General Purpose Tapes and Treads 630-B, or similar on each stair nosing as noted. Accepted and completed.	Pass
Stairs - Internal and or External (Width, Rise and tread, Handrail)	Deck steps - 180mm min rise Handrails provided in compliance with D1/AS1 ?Specify deck steps tread in compliance with D1/AS1. MC 20/11/24 - 290mm tread, complies with D1/AS1 (common and main private). Completed.	Pass
D2 – Mechanical Installation for Access		
Platform and low speed lifts (Confirm NZS:4334 - D2/AS2, refer to std key considerations)	Does not apply on this consent. No mechanical installation for access.	N/A
Specific Design	Does not apply on this consent. No mechanical installation for access.	N/A
E1 – Surface Water		
Run off and sediment control during construction	Foundations and services only, run-off and sediment shall be managed on site.	Pass

FFL – surface water not to enter buildings	FFL noted to be $\pm 650\text{mm}$ from FGL.	Pass
Stormwater drainage (Correct lateral, Pipe size, Gradient, Junctions, Cover)	100Ø - 1:100 fall - complies with E1/AS1 Connect into existing SW lateral on site. ?Question(s) from Land Development LD RFI 15/11/24 1. The plans show a stormwater connection, the stormwater network has not been designed for house connections and there is a Consent Notice registered on the title requiring stormwater to be directed to on-site soakage, updated stormwater plans required. ----- -----GM 21/11/2024 - Plan updated, showing that Stormwater directed to soakage device.	Pass
Soakholes	A single 3.15m deep by 900mm diameter soak hole can dispose of 46m² of hardstand or roof area as per Stratum report. 4x soakholes provided = 184m². ?Confirm the total roof and concrete driveway area (m²) to ensure that sufficient number of soakholes and sump are provided. MC 26/11/24 - Dwelling area 142m² and concrete driveway 55m², 5x soakholes provided which is sufficient for the said total area. Type 1 sump can only accommodate at least 45m² of hardstand area, but I am satisfied that there is enough soakage provided for this property. Accepted and completed.	Pass
Soak holes, soakage fields & drainage trenches clear of structures and or slopes on site	The soakage system shall be located at least 0.5m from any boundary (provided the neighbouring building is 2.5m from the boundary) and no closer than 3m to any building foundations or retaining walls. ?Provide dimensions between the dwelling and proposed soakholes to ensure that 3m clearance from foundations is achieved as recommended by Stratum. MC 26/11/24 - Distance shown on plan, in accordance with Stratum recommendations. Completed.	Pass
Down pipe size	Covered under the dwelling consent - CCC provided from Waipa District Council.	N/A
Sump details (E1 surface water control for hardstand areas)?	?Is the car park area, as shown on sheet A100, going to be concreted? Demonstrate how surface water will be managed on this area in compliance with E1/AS1.	Pass

	MC 20/11/24 - Type1 sump provided. Need to confirm concrete area. Refer to RFI above. MC 26/11/24 - Dwelling area 142m ² and concrete driveway 55m ² , 5x soakholes provided which is sufficient for the said total area. Type 1 sump can only accommodate at least 45m ² of hardstand area, but I am satisfied that there is enough soakage provided for this property. Accepted and completed.	
Stormwater concentrated by buildings or site works disposed of so as to not to cause nuisance to other property as a result of a 10% AEP event.	The soakage system shall accommodate flows for the 1:10 year (10% AEP), 60-minute event.	Pass
Specific design	No SED stormwater design. Designed by Stratum in accordance with E1/VM1.	Pass
E2 – External Moisture		
FFL above ground	FFL noted to be ±650mm from FGL. E2/AS1 Table 18 and Figure 65 compliance met.	Pass
DPM under slab	Does not apply on this consent. No concrete foundations.	N/A
Cladding junctions where joined after moved in multiple pieces	No indications of the dwelling to be transported in multiple pieces.	N/A
E2 – External Moisture – Roof Cladding		
Roof junctions where joined after moved in multiple pieces	No indications of the dwelling to be transported in multiple pieces.	N/A
F1 – Hazardous Agents on Site		
Hydrogen Sulphide (Membrane - under floor and below ground, Ventilation - subfloor/confined spaces)	No bores within 50m of the property. Not a geothermal area.	N/A
Hydrogen sulphide effects - assessment of potential effects on building occupants provided (extreme sites where users incapacitated in some way e.g. sleeping or care)	No bores within 50m of the property. Not a geothermal area.	N/A
Contaminated land (check property file/planning comments – HAIL sites, asbestos may be present where old buildings demolished on site)	No indications of land being contaminated found on RLC records or Geotech report.	N/A
F2 – Hazardous Building Materials		
Glazing to NZS:4223 (Barriers - top or interlinked rails)	Covered under the dwelling consent - CCC provided from Waipa District Council.	N/A

Glazing Specific Engineer Design	Does not apply on this consent. No SED glazing	N/A
Asbestos - alterations (Identification process, Mitigation process, Clearance certificate required?)	Dwelling first constructed 2023. CCC provided from Waipa District Council.	N/A
F3 – Hazardous Substances and Processes		
Doesn't apply to residential dwellings	Doesn't apply to residential dwellings	N/A
F4 – Safety from Falling		
Fall barrier protection	No fall >1.0m high, barrier not required.	N/A
Construction methodology including height	No fall >1.0m high, barrier not required.	N/A
Specific engineering design	No fall >1.0m high, barrier not required. No SED barrier.	N/A
F5 – Construction and Demolition Hazards		
Restricted access/ barriers/ hoardings and fences (consideration given to type, location, other activities in close proximity)	?Demonstrate compliance with NZBC F5. MC 20/11/24 - F5/AS1 notation added. Main Contractor is to provide all necessary barriers, fences and hoardings around the construction area as shown dotted to comply with NZBC F5/AS1. Completed.	Pass
F6 – Visibility in Escape Routes		
F6 – Visibility in Escape Routes	Doesn't apply to detached dwellings, household units or within multi-unit dwellings	N/A
F7 – Warning Systems		
Location and type of alarm consistent with F7 and C clause	Smoke alarms provided in accordance with F7/AS1 (prior to change, CCC provided for the dwelling)	Pass
F7 Warning System alternative solution	Does not apply on this consent. No F7 alternative solution.	N/A
F8 – Signs		
F8 - Signs	Doesn't apply to detached dwellings, household units or within multi-unit dwellings	N/A
F9 – Restricting Access to Residential Pools		
Use separate checklist	Does not apply on this consent. No pools proposed.	N/A
G1 – Personal Hygiene		
Not considered – Sec 112 applies	Not considered – Sec 112 applies Covered under the dwelling consent - CCC provided from Waipa District Council.	N/A
G2 – Laundering		
G2 – Laundering	Not considered – Sec 112 applies	N/A

	Covered under the dwelling consent - CCC provided from Waipa District Council.	
G3 – Food Preparation & Prevention of Contamination		
G3 – Food Preparation & Prevention of Contamination	Not considered – Sec 112 applies Covered under the dwelling consent - CCC provided from Waipa District Council.	N/A
G4 – Ventilation		
G4 – Ventilation	Not considered – Sec 112 applies Covered under the dwelling consent - CCC provided from Waipa District Council.	N/A
G5 – Interior Environment		
G5 – Interior Environment	Doesn't apply to residential dwellings	N/A
G6 – Airborne & Impact Sound		
G6 – Airborne & Impact Sound	Not considered – Sec 112 applies	N/A
G7 - Natural Light		
G7 - Natural Light	Not considered – Sec 112 applies Covered under the dwelling consent - CCC provided from Waipa District Council.	N/A
G8 – Artificial Light		
G8 – Artificial Light	Doesn't apply to residential dwellings	N/A
G9 – Electricity		
Compliance path	G9/AS1 compliance path – to be endorsed.	Pass
G10 – Piped Services		
Type of fluid or solid being piped (radiators etc)	Does not apply on this consent. No radiators.	N/A
G11 – Gas as an Energy Source		
Compliance path	Does not apply on this consent. Gas not used as an energy source - Gas for water heating only.	N/A
G12 – Water Supplies		
Potable water supply (tested if own supply)	Connection to RLC supply.	Pass
Hot and cold supplied for utensil washing and personal washing, showering or bathing	Continuous hot water Rheem 26L integrity external unit - to be installed in accordance with manufacturer's specifications.	Pass
Protection of water supplies (hazard categorisation)	No hazards concerning water supplies identified.	N/A
G13 – Foul Water		

Specific installation standard noted	Plumbing and drainage designed in accordance with G13/AS1 and G13/AS2	Pass
Waste pipe size / gradients	All waste and vent pipe sizes shall comply to G13/AS1 Table 2 and Table 6 respectively	Pass
Waste pipe length / venting (stacks, multi fixtures to discharge pipe)	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.	Pass
Correct lateral and depth to allow gravity feed	Connect into existing sewer lateral on site	Pass
Drainage pipe size / gradients	100Ø - 1:60 fall as per G13/AS2	Pass
Drainage pipe length / ventilation	80Ø terminal vent shown, at highest end of the drain line	Pass
Overflow relief gully (ORG)	Gully trap provided	Pass
Access/ inspection/ rodding points or chambers (entering or exiting under slab)	IPs shown on plan, exact location shall be confirmed upon inspection.	Pass
Correct coverage to drains	?Provide bedding and backfilling details (coverage to drains). MC 20/11/24 - Details provided. Completed.	Pass
Drainage trench clear of foundations and away from slopes	Drainage trenches appear to be clear of foundations.	Pass
Gullies being charged (ORG & FWG) FWG must be charged by a fixture within the same room	Gully traps being charged by fixtures (except WC), max. 4 fixture per gully.	Pass
G13 – Foul Water – On site disposal		
Site plan with contours and any water course	Does not apply on this consent. No Foul Water – On site disposal	N/A
Main and reserve field dimensions and location	Does not apply on this consent. No Foul Water – On site disposal	N/A
Location of test holes and cross section of soil at these locations – correct soil definition	Does not apply on this consent. No Foul Water – On site disposal	N/A
Design calculations assessed including - Number of rooms, Occupancy load, Total trench length, Septic tank size where applicable, Ground water depth)	Does not apply on this consent. No Foul Water – On site disposal	N/A
Sizes of effluent drain pipes and formation (slotted)	Does not apply on this consent. No Foul Water – On site disposal	N/A
Effluent drains (limitations on length of field and must be laid level)	Does not apply on this consent. No Foul Water – On site disposal	N/A

Cross section of effluent trench/mounds	Does not apply on this consent. No Foul Water – On site disposal	N/A
Has Regional Council approval been granted for onsite disposal?	Does not apply on this consent. No Foul Water – On site disposal	N/A
Specific design or to AS/NZS 1547 (either way check if compliant with regional plan?)	Does not apply on this consent. No Foul Water – On site disposal	N/A
Specific engineering design	Does not apply on this consent. No Foul Water – On site disposal	N/A
G14 – Industrial Liquid Waste		
G14 – Industrial Liquid Waste	Doesn't apply to residential dwellings	N/A
G15 – Solid Waste		
G15 – Solid Waste	Does not apply to: Detached Dwellings, household units of Multi-unit Dwellings, Outbuildings or Ancillary buildings if there is independent access or private open space at ground level.	N/A
H1 – Energy Efficiency		
H1 – Energy Efficiency	Not considered – Sec 112 applies Covered under the dwelling consent - CCC provided from Waipa District Council.	N/A
Other considerations		
Other considerations	no other considerations	N/A
Supervision Assessment Notes		
Supervision assessment notes	Assessed by MC - R3 14/11/24	Pass

BC Processing - Information File Notice

Item	Notes/Comments	Status
Building		
Application for assessment of exempt building work		
Independent report acknowledged by Council		
Building Act Requisitions or Modifications to Building Consent		
Ministry of Business, Innovation & Employment		
Weather Tight Homes Resolution Service		
Notice to Fix issued or rescinded		

 Civic Centre, 1061 Haupapa Street, Private Bag 3029, Rotorua 3046, New Zealand

 +64 7 348 4199 |  info@rotorualc.nz |  rotorualakescouncil.nz

Owner Builder Exemption – Restricted Building Work		
Owner Designer Exemption – Restricted Building Work		
Building with a specified intended life		
Other information known to Council	Geotechnical Assessment Report (V2) (Subdivision) Stratum Consultants Ref. 233840-M-E-C003 GAR V2 14 April 2021	Yes

f. Inspections and Inspection Checklists:

Inspection: Building - Siting - Inspection ID: 229736

Inspection Description	
Inspector	
Inspection date	1/01/1900 12:00:00 AM
Insp Time (hrs)	0.00
Inspection result	
Commentary	
Block/Level No	
Building No	
Name of Contact on site	
Company and Position of the contact on site	
Licence number of the contact on site	

Checklist: BC Inspection - Siting - 229736

Item	Notes/Comments	Status
Health and Safety		
H&S assessment undertaken for entering the site and/ or consideration to inspect building work	Hazard Board read and obtained the appropriate PPE Tripping/Falling Hazard Overhead Workers/Cranes Debris Lack of visibility Machinery Asbestos	
Siting Consent		
Approved Consent documents on site		

 Civic Centre, 1061 Haupapa Street, Private Bag 3029, Rotorua 3046, New Zealand

 +64 7 348 4199 |  info@rotorualc.nz |  rotorualakescouncil.nz

Previous comments/ instructions/ PIM – BC conditions (RC requirements etc.)		
Siting Inspection		
Boundary peg locations confirmed or building sited by surveyor (If not, request boundaries be identified - owner may need to engage a surveyor.)		
Dimensions to boundaries (record measurements)		
Is the floor level in accordance with plans? Check for Moturiki Datum restrictionsIf doubt exists instruct owner to establish datum (engage surveyor)(record how height confirmed)		
Excavations, Slopes, Retaining for site- safe OK (record any cuts or fill)		
Modified Site (in accordance with BC? Compaction certificate for fill prior to foundations being completed)		
Sediment, stormwater control to protect adjacent sites including road or other property is in place		
Building will be clear of overhead power lines		
Inspection Comments / Notes		
Inspection Comments / Notes		

