

Building Consent: BC24-011274

Date issued: 28 November 2024

Owner

Name:	Leah K Taratu
Address:	18 Kawana Street Piopio 3912

The Building

Property number:	200396
Property address:	13 Ross Road Western Heights Rotorua 3015
Valuation number:	06552 155 02
Legal description:	Lot 2 DP 567116

First point of contact for communications with the building consent authority:

Name:	Leisurecom Homes
Address:	PO BOX 643 CAMBRIDGE 3450
Email address:	info@leisurecom.co.nz

Building Work

The following building work is authorised by this consent:

Project is for:	New Relocated Dwelling
Intended use	Housing: Detached dwellings
Intended life	Indefinite but not less than 50 years



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

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

All building work associated with this building consent must comply with the NZ Building Code.

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

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

🌐 rotorualakescouncil.nz

This Building Consent is subject to the following conditions:

Phone 07 349 5646 to book inspections.

Inspections

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.

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.

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.

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.

Final

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

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

Inspections by a 3rd party person

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.**

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.

Important Endorsements

Section 52 Building Act 2004 (Lapse of Building Consent)

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

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.

Energy Works Certificates

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

As Built Drainage Plan

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

Siting

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

- 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

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.

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.

Compliance Schedule

A Compliance Schedule is not required for the building

Restricted Building Work

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.

- Foundations (primary structure, external moisture management system)
- Carpentry (primary structure, external moisture management system)

Other information

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.

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.

ADDITIONAL FEES

During consent processing Council estimates the number, type and grouping of inspections required to complete a project.

Should additional inspections be required to confirm compliance with the approved Building Consent/Building Code, Council reserves the right to seek payment for these prior to the issue of Code Compliance Certificate.

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

Signed for and on behalf of the Council:



Darrell Holder
Kaihautu Whakawhanake Whare - Manager, Building Services

28 November 2024