

15 November 2024

Leisurecom Homes
PO BOX 643
CAMBRIDGE 3450

Tēnā koe,

Re: Request for further information on your application for Building Consent

Application number:	BC24-011274
Site location:	13 Ross Road Western Heights Rotorua 3015
Description:	New Relocated Dwelling

We have assessed your application for Building Consent, and require the following additional information from you so that we can continue to process your application:

Question(s) from Planning

1. Refer to Roimata Mansell's email dated 13/11/24 [Noted, Plans now updated.](#)

Question(s) from Land Development

2. 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.
[Updated attached](#)

Building Act

3. Legal description of the site on sheet A101 does not match the legal description on the Record of Title. [Noted, now updated.](#)

B1 - Structure – Site Requirements

4. EQ zone on plans is Zone 1. Rotorua is Zone 2, please amend this. [now updated](#)

B1 - Structure – Foundations and Floors including Deck

5. Confirm the allowed crawl space (height from GL to underside of floor joists) in accordance with NZS3604 6.14.4. [please refer A106](#)

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

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

🌐 rotorualakescouncil.nz

D1 – Access Routes

6. Demonstrate decking slip resistance with D1/AS1. [This is noted on A106](#)
7. Specify deck steps tread in compliance with D1/AS1. [Now added on A106](#)

E1 – Surface Water

8. 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. [yes, sump added on A101](#)

F5 – Construction and Demolition Hazards

9. Demonstrate compliance with NZBC F5. [Notes added on A101](#)

G13 – Foul Water

10. Provide bedding and backfilling details (coverage to drains). [Added on A104](#)

Please include references to clearly indicate how and where the information has been provided, and where it can be found within the documents.

Only supply those documents/pages that have been amended (not full replacement sets).

Files shall be named Building Consent # - RFI – followed by:

- Plans (named Architectural, Structural, Mechanical Services, Hydraulic etc.)
- Supporting documentation - (named producer statements, calculations, geotechnical reports, fire designs, compliance schedule form, MCM certificates, Specifications, Manufacturers technical literature, etc.)

Your application has been suspended until the above information has been provided. Please submit this information in full within 60 days or your application will be rejected. You would then have to submit a new application to continue with this project.

While we appreciate that requests for additional information can be frustrating, we are required by the Building Act 2004 to ensure we are satisfied on reasonable grounds that the provisions of the act will be met.

Please call us on 07 349 5646 if you have any questions or email us at buildingadmin@rotorualc.nz.

Ngā mihi,



Myrtle Cantos
Building Consents Assessor