



RRD001SH21

Document Number: RDC-286496

Date Registered: 31/7/2012

sing PIM / TAR / BC / Amendment
Master Checklist

Ref: CP 06

Ver: 18

Issued: 09/03/2012

IT-641173

Page 1 of 6

CATEGORY	RBW	NZSFC	CONTRACTOR	INSPECTOR	INSPECTOR
IBT	YES			Barry	Alan
PIM/BC Application No.		# . . 69386		Valuation No. 06554 570 07	
Owner: Smith + Goddes				Property File No. P 32741	
Project Location: 15 Hamon Pl.				-(Lot 7)	
Description of Work: New dwelling & garage					
PIM Issued: 25-5-12				BC Issued: 10/7/12	

PIM Tracking Record:

Hazard/Caution/ Information (as noted on file)	Sail: Building & Planning restricted				
Processing	Referral Date (Building Services)	Name	Signature	Date Reviewed	Early Notification or PIM suspension
Building Services	21/5/12	Allen		21/5/12	Y N
Admin Assistant - Building	21/5/12	K Crisp		21-5-12	Y N
Resource Engineer	21.5.12	D	D	22/5/12	Y N
Pollution Control					Y N
Development Contributions	21.5.12	NO	D	22/5/12	Y N
Planning	24/5/12	Rhyon		24/05/12	Y N
Regulatory/Geothermal					Y N
Environmental Health					Y N
Recreation & Community					Y N

BC Tracking Record

	Date Reviewed	Name	Suspend Consent	Approval Signature	Date of Approval
Accessibility Review	7/6/12	D Holder	Y N		4/7/12
Building Consent			Y N		

Records sent to applicant and TA. Administration to complete on issue (✓ included or x NA)	Plans	✓	Supporting documentation	✓	Section 37 Notice	
	PIM	✓	Building Consent	✓	Section 36 Notice	
Name: H Ferguson	Signature		Date	10/7/12		

E-mail to agent 7/6/12

L.H.A.

Letter in mail

Received by Customer Services

17 MAY 2012

Received by Building Services

Date 18-5-12

PIM ENDORSEMENTS

Lot 7

300 a b c d e g h i j k l f
302 a b c d e g h i j k l m n o p q r s t u v w1 w2 w3 x y z f
304 a b c f
306 a b c d e g h i j k l m n o f
308 a b c d e f
312 a b c d e g h i j k l m n o p q f
314 a b c c1 c2 d d1 e g h i j k l m f
316 a b c c1 c2 d e g h i j k f
318 a b c d e g h i j k f
320 a b c c1 c2 d1 d2 e g h i j f
322 a b f
324 a b c d e g h i j k f
330 a b c d f
336 a b f
338 a b c d e g h i j f
340 a b c f
342 a b c f
344 a b c d e g h i j k l m n o p q r s t u v w f
346 a f
348 a b c d e g h i j k l m n o p q r s t u v w x y z f
350 a b c d e g f
352 a b c f
354 a b c f
356 a b c d e g h f
358 a b c d f
360 a b c d f
362 a f
364 a f
366 a b c d f
368 a b f
370 a b f
372 a b f
374 a b f
376 a a1 b c d f

BUILDING SECTION Please record any thing that may be relevant to the processing Building Officer

PLANNING SECTION (Section 37 Notice) Please record considerations and reasons for decisions

Zone

Any notified plan changes / proposed Designations relevant? (check RDC web site)

Y N

Any relevant Planning Land Features that may impact on whether planning consent require.

Y N

Check all Planning PIM standard statements-(Circle any relevant) special zoning provisions SP / Scheduled site / Building on uncompleted subdivision / Development / Road widening / Appendix A sites / Service lanes / Special Height controls (airport, Maori Villages) / Airport noise / height issues / reserve contribution required for permitted activity / Hazardous substances / Contamination etc

Proposal may affect Marae (can be on an adjacent site) (Liaise with Director Kaupapa Maori)

Outcome.....

The proposal requires resource consent or other planning consent (early notification if yes)

Y N

No resource consent or other planning consent is required for the proposal

- The proposal is a permitted activity and enough info is provided to demonstrate all relevant performance standards are met, site plan sighted, height and day lighting planes checked, all required parking and turning, reserve contribution needs to be picked up for permitted activities etc
- Existing use rights apply (why).....
- Proposal in accordance with designation.....
- Other reason.....

[illegible]

RESOURCE ENGINEER Please record considerations and reasons for decisions

302 (F) Thankyou for your Statement re: Opus letter 17/5/12 - Soil Investigation - Please provide a certificate to show it complies with NLS 3604:2011.

Further Information Reviewed (record what was supplied, how compliance demonstrated and outcome)

• Refer to Property file ltp Notices on Planning Restrictions, Access & Fill which affect this lot. Copy attached.

The owners and subsequent owners of Lot 7 DP 399109 are advised that Lot 7 DP 399109 has no legal access to Lot 67 DP 399109 (Access Lot). All access from Lot 7 DP 399109 shall be directly onto the public road (Lot 72 DP 399109) and not via Lot 67 DP 399109 (Access Lot).

Name

ENGIN

Circle

Gea

N

The owners and subsequent owners of Lot 7 DP 399109 are advised that Lot 7 DP 399109 is within 15 metres of a corner and / or approved traffic calming measure and that on-site turning areas shall be required to enable the exit of vehicles in a forward motion.

Further Information Reviewed (record what was supplied, how compliance demonstrated and outcome)

(Note: Keith has looked at this & due to lot ok)
D 29/5/12

Name

Signature

Date

ENGINEERING (Development Contribution Notice) Please record considerations and reasons for decisions

Circle

Development contribution applies (early notification)

Y

N

Copy of Development contribution notice attached (early notification)

Y

N

N/A

GEO THERMAL Please record considerations and reasons for decisions**ENVIRONMENTAL HEALTH** Please record considerations and reasons for decisions

Officers will contact the applicant to complete Health application and information booklet

Y

N

RECREATION AND COMMUNITY Please record considerations and reasons for decisions

The applicant requires the approval of the Parks and Recreational Manager to carry out works proposed in the vicinity of Council vegetation.

Y

N

The applicant requires the approval of the Parks and Recreational Manager to shift / replace Council vegetation that will be effected by the proposal. The applicant shall pay / carry out compensation / remedial work as instructed

Y

N

Building Consent Processing Section:**Building Consent Endorsements / Conditions:****Conditions:-****Inspections:**

400 see over page

Additional BA Conditions

401 a b 402

C d f

Important Endorsements

a b c d e g h i j k l

m n o oa ob p q r s t u

v w x y

Compliance Schedule SS and CS systems

403 a b c d f

ss1 ss2 ss3/1 ss3/2 ss3/3 ss4 ss5 ss6 ss7 ss8/1

ss8/2 ss8/3 ss9/1 ss9/2 ss10 ss11 ss12 ss13/1 ss13/2 ss13/3 ss14/1

ss14/2 ss15/1 ss15/2 ss15/3 ss15/4 ss15/5 ss16

cs1 cs2 cs3 cs4 cs5 cs6 cs7 cs8/1 cs8/2 cs8/3 cs9.

cs10 cs11 cs12 cs13 cs14 cs15 cs16

Attachments

404 a b c d f

Restricted Building Work

405 rbw car bri roo ext fou f

FREE TEXT:

400 F

Siting, foundation, footings & floor combined as one inspection

Site Inspection Calculation / Conditions and Fees Sheet

PROCESSING	TIME ALLOCATED	TIME TAKEN (Quantity)	TOTALS in Dollars
Processing Hrs INSPECTOR	4.5		720
Processing Fees Paid	4.5 HRS		720.00
SUB TOTAL			0
Further information	1.0 HR		160.00
TOTAL PROCESSING COST			160.00
400 INSPECTIONS (Circle correct letter)	Guide Only – Dependent On Complexity & Size Of Project.	No of Inspections	No of ¼ HR Increments
a Siting, Footings, Foundations	3 0.75	1	4
a. Retaining Walls	2/3 0.5 – 0.75		
b. Subfloor Bracing & Fixing	2 0.5		
c Pre-floor P&D	2 0.5	1	2
d Concrete Floor Building	2 0.5	1	
e Pre-Wrap <200-<300->etc	3 0.75-1.0-1.25	1	3
g. Wrap Only	2 0.5	1	
g. Wrap/Cavity Battens	3 0.75	1	3
h ½ High Brick	2 0.5	1	2
i. Bond Beams (One Block- full basement)	2 0.5 – 0.75		
j. Precast Concrete Work	2 0.5		
k. Pre Plaster	3 0.75		
l. Solar water heater	2 0.50		
m. Preline Building	3 0.75	1	3
n Preline P&D	2 0.5	1	2
o. Wet Areas/Tanking/Basements	2 0.5		
p. Postline (Addition – New Dwelling)	2 0.5 – 0.75	1	3
q. Sanitary & Stormwater Drainage (Alteration / New Conn – New Dwelling)	2 0.5 – 0.75	1	3
r. Enclosed Decks – membrane roofs/gutters	2 0.5		
s. Disconnection drainage	2 0.5		
t. Swimming Pools (Pool fencing)	2 0.5		
u.a. Solid Fuel Heater	2 0.5		
u.b In Built Solid Fuel Heater			
v. Final Inspection (add time for paper work for minor consents ¼ hr)	4/5 1.0-1.25	1	5
w Combined inspections	Complete free text on sheet 5		
x Trade waste			NC
f Free text	Complete free text on sheet 5		
Building officer desk top review (allow 5 min each allocated inspection, dwellings/ commercial only)		1	3
CCC Assessment (not required for garages, carports and minor works)		1	2
Other RBW/LBP x		4	1
TOTAL NUMBER OF INSPECTIONS			39
Plus Travel			
TOTAL INSPECTION COST			1560
RECORD NUMBER OF INSPECTION AND BUILDING CATEGORY ON SITE SUMMARY SHEET (Circle to right)			Completed

Darrell Holder

From: Darrell Holder
Sent: Thursday, 7 June 2012 1:10 p.m.
To: 'anthony.timmer@jennian.co.nz'
Subject: RFI for Building Consent 69386 - 15 Hamon Place
Attachments: SKMBT_C353 12060713060.pdf

Hello Anthony,

Please find attached a letter requesting further information relating to your building consent application for the above address for your early action (the original is in the mail)

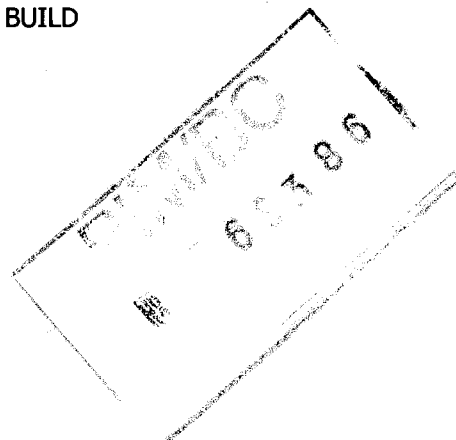
Please be reminded that the LBPs undertaking the restricted building work need to be notified in writing prior to the work proceeding and I have attached a link to a form you may like to use for this purpose.

http://www.rdc.govt.nz/YourCouncil/CouncilDocuments/Forms/~//media/RDC/Files/CouncilDocuments/Forms/BC_Advice%20of%20Licensed%20Building%20Practitioner.ashx

Regards

Darrell Holder Manager Building Services Rotorua District Council DDI: 07 351 8063 Mob: 027 294 1944 Fax: 07 349 0993 E: darrell.holder@rdc.govt.nz W: http://www.rdc.govt.nz/
--

From: Building_Copier@rdc.govt.nz [mailto:Building_Copier@rdc.govt.nz]
Sent: Thursday, 7 June 2012 1:06 p.m.
To: Darrell Holder
Subject: Message from KMBT_C353 C35302452 ROTORUA DISTRICT COUNCIL, BUILD



7 June 2012
RDC - 267670

MILESTONE HOMES ROTORUA (2008) LIMITED
C/O ANTHONY TIMMER
PO BOX 2282
ROTORUA 3040

Rotorua District Council
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand
P: 07 348 4199
F: 07 346 3143
E: mail@rdc.govt.nz
W: www.rdc.govt.nz

Dear Sir or Madam:

Request for Further Information on PIM / BC Application.

Building Consent Number: 69386 P32741
Project Location: 15 HAMON PLACE, PUKEHANGI
Project Description: DWELLING AND ATTACHED DOUBLE GARAGE

You may or may not be aware that the Building Act 2004 requires a territorial authority to be satisfied on reasonable grounds that the provisions of the Building Act will be met if the building work were properly completed in accordance with the plans and specifications that accompany the building consent application.

As code compliance certificate will be issued against the approved plans and specifications it is now imperative that the plans and specifications clearly reflect code compliance.

Having assessed your plans and specifications, we require the following additional details / amendments to ensure compliance is properly demonstrated and enable building consent to be issued:

1. The elevations show that the developed ground will slope to the adjacent site resulting in surface water causing a nuisance to the neighbours. This is not permitted by the Building Code. Please amend plans to address this issue.
Swale and overland flow now detailed on sh 2 this highlighted so inspector can confirm what is done on site
2. Please have suitably qualified engineer interpret the test data dated 17/05/12 supply by Opus and confirm that the minimum requirements of NZS 3604:2011 in relation to "good ground" have been met. *Statement received from NTEC 26/6/12 & accepted as opinion is by CPENG engineer*
3. ✓ The producer statement for the foundation and floor design is addressed to Meridian Adventure Holdings and it is not clear how this relates to this project as there have been no LBPs nominated for any restricted building work. Please clarify or have producer statement addressed to Rotorua District Council. *x PS1 covers BC 69386 foundation design now confirms its to be done by LBP P Coombes CBP 110463 this confirmed on line and the PS1 now details 15 lbm P1*
4. ✓ Please amend notation on plans that stipulate ceiling battens for aqualine are to be installed at 600mm centers to reflect the correct spacing nominated in the specifications.
Sheet 12 now amended which details 600cs for Bmngb and 450cs for 10mm Aqualine

*19.6.12
Jed look at RFI reply
and as no reply to
question 2 RFI still
has dock off*

5. ✓ Please confirm the fans from wet areas will be terminated to open air.
Sheet 6 already details Extractor Fans Ducting out to soffit
6. ✓ Please provide a drainage plan for the sanitary sewer as sheet 2 only contains part of the information relating to the waste pipes than storm water drainage.
New Sh 2 provided which detail drainage system to comply with AS3500 design and FFL to invert check to be 2.67m

Two copies of all further information is required to be lodged together and shall include a reference clearly indicating how and where this information has been provided and can be found within the documents.

Amended/updated plans that were originally signed by the Design Engineer must be resigned prior to submission to Council.

Further information is required within 28 working days and can be forwarded by mail or lodged with Customer Services. Alternatively you can contact the processing Building Officer 24 hours prior to lodgment and arrange a meeting where each of the outstanding items can be assessed in person.

We appreciate that requests for those items may be frustrating but unless compliance can be clearly demonstrated building consent cannot be issued. We have suspended building consent processing until the above information is provided. Please be assured of our earliest attention to completion of processing and issuing of building consent on receipt of this information.

Yours sincerely



Darrell Holder
Manager Building Services

15th June 2101

The manager,
Building Services
Rotorua District Council
Private bag 3029
Rotorua Mail Centre
Rotorua

Attn: Darrell holder

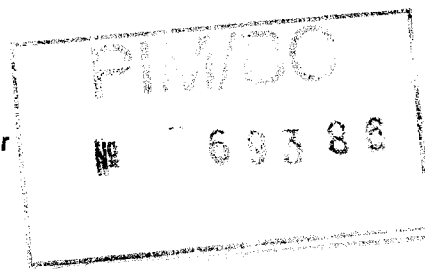
Dear Darrell

Reply to: Request for additional information for Building for

Project Address: 15 Hamon Place, Pukehangi

Building Consent No: 69386 P32741

Project Description: Dwelling and attached double garage



Please find herewith amended drawings (WD-C drawing set dated 15th June 2012) with your RFI addressed in the following manner (Ref. your points 1 to 6). Added / amended information has been clouded in the drawings.

1. *A drainage swale has been added adjacent to the south eastern boundary (front portion) with overland flow path directional arrows. Directional arrows have also been added adjacent to the north-western boundary. Overland flow is noted as being discharged to the road boundary - refer Sheet 2. Elevation 2 on Sheet 4 shows an amended finished ground line with swale.*
2. *Information to be supplied by others.*
3. *Information to be supplied by others.*
4. *The linings schedule on Sheet 12 has been amended to specify ceiling battens at 450mm centers for 10mm Gib Aqualine.*
5. *Please refer to Sheet 6 for details of extractor fan terminations.*
6. *Please refer to Sheet 2 for all drainage design.*

We trust this revised information is acceptable.

Kind regards,

Milestone Holdings Ltd



	Domestic Dwelling Processing Checklist	Ref: CP 03
		Ver: 08
		Issued: 22 June 2011
		RDC-197984
		Page 1 of 8

Processor Name: D Holder		Building Consent No. 69386	
Building Act			Comments/ reason for decision
1	PIM issued? (subject to conditions)	☒ P ☐ F ☐ N/A	No issues except 3604 2011 Cont.
2	Sec 36 - Has a Development Contribution Notice been attached to the PIM?	☐ P ☐ F ☒ N/A	} See PIM
3	Section 37 notice issued?	☐ P ☐ F ☒ N/A	
4	Sec 39 - Are there any issues associated with Historic Places Trust?	☐ P ☐ F ☒ N/A	New build
6	Sec 67 - Is the building consent subject to a waiver or modification?	☐ P ☐ F ☒ N/A	No request
7	Sec 72 - Land subject to natural hazards.	☐ P ☐ F ☒ N/A	See PIM
8	Sec 75 - Building on 2 or more allotments.	☐ P ☐ F ☒ N/A	Single lot
9	Sec 84 - LBP's listed for Restricted building Work	☐ P ☐ F ☐ N/A	2A Supplied - LBP - checked register
10	Sec 113 - Specified intended life. (Apply a condition that the building is to be removed, altered or demolished on or before end of specified life if life is less than 51 years).	☐ P ☐ F ☒ N/A	50yrs
11	Sec 269 - Does the application involve any certified building methods or products?	☐ P ☐ F ☒ N/A	None
12	Sec 364 - Is the building a household unit being constructed by or on behalf of a property developer for the purpose of sale?	☐ P ☐ F ☒ N/A	Private owner
13	If this is an alteration, have records been checked to reconcile proposal against existing?	☐ P ☐ F ☒ N/A	New build
Specification			Comments/ reason for decision
14	Job specific specification	☒ P ☐ F ☐ N/A	Specs & details on plans.
Ground Works / Siting / Site Preparation			Comments/ reason for decision
15	Distances to boundaries & other buildings on the site	☒ P ☐ F ☐ N/A	3.0m min to boundary
16	Special features of land or ground conditions (Engineer Design, modified site, pre load effects, compaction certificate endorsement)?	☐ P ☒ F ☐ N/A	Site modified Clarification sought.
17	Is wind zone correctly specified for the site?	☒ P ☐ F ☐ N/A	Medium specified
18	Contours on site plan	☒ P ☐ F ☐ N/A	Spot heights
Footings/ Foundation/ Piles			Comments/ reason for decision
19	Footing size, depth in ground (pile or insitu-concrete)	☒ P ☒ F ☐ N/A	SED PSI - See RF1
20	Reinforcing size and cover	☒ P ☐ F ☐ N/A	SED PSI (B2 included with B1 LRM)
21	Foundations relevant to cladding type, no of storey's	☒ P ☐ F ☐ N/A	Single level.
22	Load paths (point load from roof structure)	☒ P ☐ F ☐ N/A	Noted on sheet 6
23	Masonry block work	☐ P ☐ F ☒ N/A	None in project
24	Tanking to foundation walls, drainage (internal/ external)	☐ P ☐ F ☒ N/A	Ditto
25	Sub floor bracing calculations	☐ P ☐ F ☒ N/A	Concrete floor
26	Pile connection details	☐ P ☐ F ☒ N/A	DITTO

Footings/ Foundation/ Piles Continued				Comments/ reason for decision	
27	Timber pile size, grade & treatment	P	F	N/A	None in project
28	Up lift for verandah posts (calculations for volume of footing)	P	F	N/A	DITTO
Beasers				Comments/ reason for decision	
29	Bearer size, spans, grade, spacing, treatment specified?	P	F	N/A	Concrete floor
Floor Joists				Comments/ reason for decision	
30	Joist grade, treatment, size, spacing	P	F	N/A	Concrete floor
31	Lateral support, blocking & midspan-blocking	P	F	N/A	
32	Load paths been considered?	P	F	N/A	
33	Has direction of services been considered?	P	F	N/A	
34	Are non-load bearing walls (with or without bracing elements) adequately supported?	P	F	N/A	
35	Double joists provided under load bearing walls	P	F	N/A	
36	Cantilever joist grade, sizes & spans	P	F	N/A	
37	Stringer/ trimmer size, grade & fixing	P	F	N/A	
Flooring				Comments/ reason for decision	
38	Flooring thickness and clearance to ground	P	F	N/A	
Subfloor spaces				Comments/ reason for decision	
39	Ventilation	P	F	N/A	
40	Access and crawl space	P	F	N/A	
Concrete floor				Comments/ reason for decision	
41	Floor height above finished ground level	P	F	N/A	Noted on sh 13
42	Hard fill detailed (< 600 mm in depth)	P	F	N/A	< 600mm
43	DPM detail	P	F	N/A	0.250m - sh 5
44	Slab thickness & thickenings	P	F	N/A	
45	Reinforcing and its support	P	F	N/A	500E specified
46	Shrinkage Control Joints	P	F	N/A	sh 5
Wall Framing				Comments/ reason for decision	
47	Bottom plate fixings	P	F	N/A	900 ϕ - sh 13
48	Framing treatment/ grade	P	F	N/A	H1.2 SG 8 SG 8
49	Framing setout appropriate for the cladding system?	P	F	N/A	2.4 H 600 ϕ
50	Stud height, size & spacing in relation to wind zone correct?	P	F	N/A	DITTO MW
51	Top plate, lintel fixings / connections for uplift	P	F	N/A	Detailed on sheet 6 & 7
52	Top plate for load bearing/ bracing (diaphragm ceiling)	P	F	N/A	140 x 35 + 90 x 45
53	Lintel size & grade	P	F	N/A	SG 8 SED / Carvers H4 90
54	Nogs behind apron flashing, up stand to deck.	P	F	N/A	None in project

Bracing min net

Largest area of roof 95m² 4 @ braces
(plane) with hip & strap shown suitable for 100m²

Bracing/Walls/Ceiling					Comments/ reason for decision
55	Wall bracing elements & fixings identified & detailed (Are wall bracing elements clear of showers?)	☒ P	☐ F	☐ N/A	Detailed on sheet 9
56	Wall bracing schedule, calculations & distribution	☒ P	☐ F	☐ N/A	Complies with 3604 2011
57	Dragon ties/ diaphragm ceiling	☒ P	☐ F	☐ N/A	min requirements (Bd's) met for
Roof Bracing					Comments/ reason for decision garage DT's
58	Bracing (space, plane or ceiling plane)	☒ P	☐ F	☐ N/A	12 for plane bracing sheet 6 no space brace required
Roof Framing					Comments/ reason for decision
59	Buildable truss layout/ design statement	☒ P	☐ F	☐ N/A	Provided by Canters
60	Have load paths been correctly addressed?	☒ P	☐ F	☐ N/A	Detailed on sheet 6
61	Ceiling joist & runner spacing, size, span, grade,	☐ P	☐ F	☒ N/A	None in project.
62	Beam, spans & sizes (hip, valley, ridge, verandah)	☒ P	☐ F	☐ N/A	Canters design
63	Treatment of structural members	☒ P	☐ F	☐ N/A	H 1.2 - sh 12
64	Do rafter spacing, spans, size & grade,	☐ P	☐ F	☒ N/A	Truss roof
65	Purlin spacing's, span, size, grade,	☒ P	☐ F	☐ N/A	File battens sh 12
66	Roof framing fixings (truss, purlin beams, rafters etc)	☒ P	☐ F	☐ N/A	In truss design & sheets 6, 7, 8, 13, 17
67	Ceiling batten spacing, span, size	☒ P	☒ F	☐ N/A	600 ϕ - 13mm OK 10mm - X
Roof Cladding					Comments/ reason for decision
68	Roof type, profile and pitch	☒ P	☐ F	☐ N/A	25° Metal CW tile
69	Roofing underlay (spreaders over concrete tiled roof, requirement for anti ponding bds <17°)	☒ P	☐ F	☐ N/A	Detailed on sh 17
70	Have details & flashings been provided for the hips, ridges, valleys, aprons & barges?	☒ P	☐ F	☐ N/A	sh 17
71	Stop end details	☐ P	☐ F	☒ N/A	Hip & gable only
72	Roof penetrations	☒ P	☐ F	☐ N/A	sh 17
73	Internal metal gutter capacity & overflow	☐ P	☐ F	☒ N/A	None in project
74	Durability (differing materials are compatible, coatings applicable for corrosion zone)	☒ P	☐ F	☐ N/A	Simple roof - no other materials
Membrane Roofs/Gutters					Comments/ reason for decision
75	Membrane type and pitch	☐ P	☐ F	☒ N/A	None in project
76	Substrate thickness & treatment	☐ P	☐ F	☒ N/A	
77	Gutter capacity & overflow	☐ P	☐ F	☒ N/A	
Exterior Cladding					Comments/ reason for decision
78	Risk matrix assessed	☒ P	☐ F	☐ N/A	On sheet 2
79	Type of cladding/ claddings	☒ P	☐ F	☐ N/A	Brick & gallside
80	Building wrap specified appropriate & compatible with cladding. (air barrier) Refer E2, Table 23.	☒ P	☐ F	☐ N/A	No gables - all wrap within cavity so can be CDs.
81	Construction details for the drained cavity system	☒ P	☐ F	☐ N/A	Details on sheets 14-17
82	Have drainage paths been considered?	☒ P	☐ F	☐ N/A	where appropriate.

83	Flashing details provided for window & door openings	☒ P	☐ F	☐ N/A	2 Sheets 14-17, all bar for window support
84	Internal and external corner details are provided	☒ P	☐ F	☐ N/A	
85	Junctions between differing claddings are detailed	☒ P	☐ F	☐ N/A	Back flashing & sealant detail 06/14
86	Have parapets/enclosed deck barrier junctions/flashings been detailed?	☐ P	☐ F	☒ N/A	None in project
87	Construction/movement/shrinkage joints been detailed relevant to cladding	☐ P	☐ F	☒ N/A	Not required
88	Wall/soffit junctions	☒ P	☐ F	☐ N/A	Sheets 15 & 17
89	Brick ties, lintels & shelf angle size and treatment	☒ P	☐ F	☐ N/A	Ties noted on 15
90	Are all fixings relevant for bracing & or corrosion zone?	☒ P	☐ F	☐ N/A	Non geothermal
91	Timber profiles have appropriate weather grooves	☒ P	☐ F	☐ N/A	Garage door liner
92	All plaster/coating systems are a complete and approved system (endorse BC to ensure statement provided on completion)	☐ P	☐ F	☒ N/A	None
Enclosed decks					Comments/ reason for decision
93	Timber treatment, grade, size span & spacing (2 kpa)	☐ P	☐ F	☒ N/A	None in project.
94	Substrate and falls	☐ P	☐ F	☒ N/A	
95	Threshold/ upstand details	☐ P	☐ F	☒ N/A	
96	Stormwater drainage & overflow relief	☐ P	☐ F	☒ N/A	
97	Membrane/ tanking type and traffic protection	☐ P	☐ F	☒ N/A	
98	Flashing details for the barrier/wall junction	☐ P	☐ F	☒ N/A	
Kitchen/ Laundry/ Bathroom					Comments/ reason for decision
99	Kitchen facilities (sink, cooker, refrigeration, benches)	☒ P	☐ F	☐ N/A	Noted at 3
100	Laundry facilities	☒ P	☐ F	☐ N/A	In garage
101	Impervious finishes to walls/ floors	☐ P	☐ F	☒ N/A	
102	Wet area timber floor, (In wet areas where maintenance of an impervious coating cannot be assured plywood or timber flooring that has been treated to a min. of H3.1 shall be used (ref. NZS 3602: 2003 sec. 10.3.1)	☒ P	☐ F	☐ N/A	Covered in spec
103	Shower type (tiled or proprietary cubicle) If tiled shower, have construction details been provided for the tiling substrate and waterproofing membrane.	☒ P	☐ F	☐ N/A	Clearite fittings in spec
104	Has provision been made to contain accidental overflow damage to adjoining household units? If multi-unit dwelling, Refer E3, section 2.0 'Overflow'.	☐ P	☐ F	☒ N/A	Single dwelling
Ventilation					Comments/ reason for decision
105	Passive ventilation	☒ P	☐ F	☐ N/A	Opening windows
106	Mechanical ventilation (ducted to exterior)	☒ P	☒ F	☐ N/A	Range hood to open air in spec
Insulation					Comments/ reason for decision
107	Insulation walls (<30% glazing, solid construction)	☒ P	☐ F	☐ N/A	R 2.2
108	Insulation ceiling (25mm air gap to skillion)	☒ P	☐ F	☐ N/A	R 2.6
109	Insulation floor (heated floors, enclosed perimeter)	☒ P	☐ F	☒ N/A	Concrete floor 1.49
110	Insulation glazing	☒ P	☐ F	☐ N/A	Double glazed 0.26

Design navigator - cables
provided in
support.

Glazing				Comments/ reason for decision	
111	Glazing (NZS 4223 Part 3, shower doors, doors and windows)	☒ P	☐ F	☐ N/A	Noted on sh 5
Water Supplies				Comments/ reason for decision	
112	Potable water	☒ P	☐ F	☐ N/A	Low supply
113	Hot water heating design (all relevant valves, venting requirements, water temperature)	☒ P	☐ F	☐ N/A	sh 18
Sanitary Plumbing (NZBC G13)				Comments/ reason for decision	
114	Specific installation std noted	☒ P	☐ F	☐ N/A	G13
115	Waste pipe size / gradients	☒ P	☐ F	☐ N/A	On sh 2 (table)
116	Waste pipe length / venting (stacks, multi fixtures to discharge pipe)	☒ P	☐ F	☐ N/A	< 3.5m or AAU nominated
Sanitary Drainage				Comments/ reason for decision	
117	Correct lateral and depth to allow gravity feed	☒ P	☐ F	☐ N/A	> 2m (sheet 2)
118	Drainage pipe size / gradients	☐ P	☒ F	☒ N/A	} Not supplied
119	Drainage pipe length / ventilation	☐ P	☒ F	☒ N/A	
120	Overflow relief gully (ORG)	☒ P	☐ F	☐ N/A	3 noted
121	Access/ inspection/ rodding points or chambers (entering or exiting under slab)	☐ P	☒ F	☐ N/A	Not supplied
Stormwater Drainage				Comments/ reason for decision	
122	External gutters (capacity per down pipe/m2 roof)	☒ P	☐ F	☐ N/A	Klass fascia
123	Downpipes (per m2 of roof)	☒ P	☐ F	☐ N/A	Schedule on sh 2 - See DP's
124	Are sump details provided (E1 surface water control for hardstand areas)?	☒ P	☐ F	☐ N/A	Noted on sheet 2
125	Approved lateral or soak hole size been specified for catchment? (50m of roof a soak hole - guidance - min 900dia x 1200mm deep or SED for poor draining areas).	☒ P	☐ F	☐ N/A	Noted on sheet 2
Effluent Disposal Systems				Comments/ reason for decision	
126	Has Regional Council approval been granted.	☐ P	☐ F	☒ N/A	} Reticulated
127	Specific design (in accordance with regional plan)	☐ P	☐ F	☒ N/A	
Internal Stairs / Landings / Handrails/ Barrier				Comments/ reason for decision	
128	Location of handrails (more than 2 risers)	☐ P	☐ F	☒ N/A	} None in project
129	Stair riser and going (tread)	☐ P	☐ F	☒ N/A	
130	Landing dimensions (400mm clearance in front of door opening onto the landing)	☐ P	☐ F	☒ N/A	
131	Barrier design (B1 assessment)	☐ P	☐ F	☒ N/A	
ELECTRICAL				Comments/ reason for decision	
132	Electrical plan (optional) Smoke alarms (compulsory)	☒ P	☐ F	☐ N/A	Sh 11 20 SD's noted
Control of fire spread				Comments/ reason for decision	
133	- Fire rated walls, floors - Bottom plate/stud fixing details - Cantilevered foundation/ slab detail	☐ P	☐ F	☒ N/A	> 1m boundary

	- Combustible claddings (<i>non-combustible when within 1m of boundary</i>). <i>Ordinary timber products do not meet the requirements of Table 7.5 NZBC C Docs, if using brick fire wall detail then internal side needs to have 16mm fireline as per Monier detail.</i> - Eaves encroachment (<i>Roof/eaves extends to within 650mm of a boundary, the eaves and supporting wall needs to be fire rated 30/30/30.</i>) <i>Clause 7.8.5 NZBC C Docs</i> - Specific design (<i>Firth system or NZS 4229 available</i>)	P	F	N/A	Ditto
AIRBORNE AND IMPACT SOUND					Comments/ reason for decision
139	Acceptable solution or specific design	P	F	N/A	Single dwelling

P = Pass = Compliance with the Building Code

F = Fail = Non-compliance with the Building Code – further information required

N/pA = Considered but Not Applicable to this Project

Acceptance Guidelines						
1. PS will be accepted from approved persons recognised as having appropriate technical competence / qualifications / experience / history within their specific discipline. 2. The author's competence will directly relate to the scope of work covered by their statement. If author's acceptability cannot be determined then the statement & all necessary documentation required to determine competence shall be peer reviewed by an approved contractor.						
Circle Statement Type: PS 1 – Design PS 2 – Design Review			Comments:			
Category: (circle)	PSI	CALCS	SPECS	DRAWINGS	PS2	Producer Statements formatted as below & architectural plans are signed by Engineer
Structural	✓					✓
Geotechnical						
Weathertightness						
Other						
Other						

Producer Statements;

A Producer Statement requires the following as a minimum requirement to be accepted by the Rotorua District Council:

- ☒ A written statement
- ☒ Header with 'Producer Statement'
- ☒ Who is issuing the Producer Statement (suitably qualified and author of Producer Statement)
- ☒ The Producer Statement must be addressed for the attention of the Rotorua District Council *accepted as is*
- ☒ Who has completed or designed the work identified (qualifications to undertake the work required)?
- ☒ The product name and specifications for application of product used (where applicable)
- ☒ What parts/clauses of the Building Code the work relates to
- ☒ Full legal description of the site where the work will be undertaken *known to RDC*
- ☒ Clearly identifying what part of the building consent work is covered by the Producer Statement
- ☒ Provide the sum of Provisional Indemnity Insurance held *200k*
- ☒ The author's name and signature
- ☒ Qualifications

- ☒ Address
- ☒ Registration Number *Checked register.*
- ☒ Membership of Professional Organisation
- ☒ Date the Producer Statement was produced. *20/1/12*

Technical Literature Criteria

1. Rotorua District Council will accept technical literature in assessing compliance with the Building Code. Technical literature includes, but is not limited to:
 - Buildable truss plans and associated documentation
 - Appraisal certificates
 - Proprietary product certificates (Solid Fuel Heater, Tanking, Plaster Systems etc.)
 - Certificates for alarm/sprinkler systems
2. Technical literature requires the following as a minimum to be accepted by the Rotorua District Council:

☐ Who has issued the technical literature Product name	☐ Name and signature
☐ Address of property where work undertaken	☐ Registration/license number (where applicable)
☐ Description of application (where applicable)	☐ Address of author
☐ Date	

Notes on Acceptance of Producer Statement and/or Technical Literature (Reasons for Your Decision to Accept from a particular author):

Current registration as CPENG engineer

Alternative Solutions

- Alternative solutions involving structural, geotechnical, fire, weather tight, acoustic, HVAC, energy efficiency and fire design will be peer reviewed by a contractor/specialist
- Before finalizing a decision of whether to accept or refuse an alternative solution the processor will obtain a peer review from their Team Leader/Technical Leader
- In making a decision, the Building Officer may give consideration to (but is not limited to) comparison with acceptable solutions, other documents, standards, best practice guides, publications, expert opinion, determinations, in-service history, product certification – compliance with Building Code objectives. Consideration may also be given to industry guidance provided in BRANZ Bulletin #456 (Dec 2004).

Alternative Solutions – Reasons for Decisions and or other considerations

Alternative Solutions – Reasons for Decisions and or other considerations cont

Page 2 & 3 superseded before BE was processed,
this related to internal layout - no effect on
PIM. (7/6/12)

The following listed and attached
checklists have been completed to support
justification for issuing the building consent

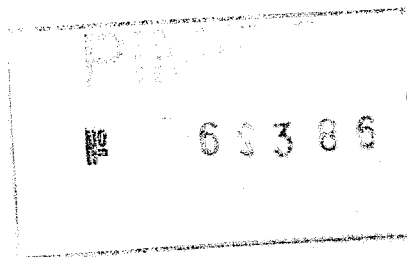
NA

GRANTING BUILDING CONSENT

Sign the application form to grant the building consent once satisfied on reasonable grounds that if the building work was to be constructed in accordance with the approved documents, then compliance with the Building Code will be met.

Darrell Holder

From: Darrell Holder
Sent: Wednesday, 13 June 2012 2:43 p.m.
To: 'Anthony Timmer'
Subject: RE: Smith Geddes



Hello Anthony,

I will have our engineers see how the testing looks. This is not my area of expertise and in clarification when a test is done the final result always includes a statement that the minimum bearing capacity has been met and if Opus are able to provide that statement it would be beneficial for this application. Essentially the LBP designer will be signing off on this work as they are providing the from 2A and it would be wise to ask their opinion as to the acceptance of test results without a statement confirming compliance will be met based figures obtained.

I have attached a link to our February news letter that discusses the additional ground bearing requirements as a result of the changes to NZS 3604:2011 and what the expectations for applicants are. (page 2)

<http://www.rdc.govt.nz/Services/Building/~media/RDC/Files/Activities/Building/Building%20NLFeb2012.ashx>

Regards

Darrell Holder
 Manager Building Services
 Rotorua District Council

 DDI: 07 351 8063
 Mob: 027 294 1944
 Fax: 07 349 0993
 E: darrell.holder@rdc.govt.nz
 W: <http://www.rdc.govt.nz/>

From: Anthony Timmer [<mailto:Anthony.Timmer@jennian.co.nz>]
Sent: Wednesday, 13 June 2012 2:06 p.m.
To: Darrell Holder
Subject: Smith Geddes

Hi Darrell

Please find attached a revised version of the test results which Opus says demonstrates that the load bearing qualities of the sub-soil meets the requirements of the building code. If council still requires a geotec engineers interpretation of these results which we can plainly see are ok it will cost the clients an extra \$1000.00 which they are not prepared to pay especially after I told them and convinced them that they had to spend \$600 for a soil test on land that had been tested and we are at present building on and have built homes on without any extra investigations. What council sometimes don't realise that when the requirements change they need to be clarified and then sent to building companies because telling us once the consent is in it is sometimes to late to get extra money out of people especially when they are borrowing up to 95%.

ANTHONY TIMMER Sales Manager

T 07 343 9929
 M 021 989 669
 F 07 343 9928

Anthony.Timmer@jennian.co.nz
jennian.co.nz
Jennian Homes Rotorua 99 Fairy Springs Road PO
Box 2282 Rotorua 3141



 join our Facebook page

 Follow us on Twitter

Jennian
HOMES
Your personality Our expertise

All attached schematics, drawings and reports are copyright to Jennian Services Ltd and may not be used in any manner without the prior written permission of the copyright holder. Privileged/confidential information may be contained in this message. If you are not the intended recipient indicated in this message you may not copy or use the contained information. In such a case, we ask that you destroy this message and kindly notify the sender by reply email. Opinions, conclusions and other information in this message are strictly confidential and are privileged information, not intended to be used for any other purpose or by any other recipient than stated.

Darrell Holder

From: Darrell Holder
Sent: Thursday, 14 June 2012 8:02 a.m.
To: 'Anthony Timmer'
Subject: BC 69386 15 Hamon Place

Hello Anthony,

I have spoken to our engineers and they inform me that it is the consultants role to verify the scala findings by way of a compliance statement (eg minimum requirements of NZS 3604:2011 have been met therefore foundations as designed are suitable ??????)

Regards

Darrell Holder
Manager Building Services
Rotorua District Council

DDI: 07 351 8063
Mob: 027 294 1944
Fax: 07 349 0993
E: darrell.holder@rdc.govt.nz
W: <http://www.rdc.govt.nz/>



Property File Information

DESTINATION

ROT@RUA

ROTORUA DISTRICT
COUNCIL

Property Address: 13-15 HAMON PLACE
PUKEHANGI
ROTORUA

Property File No: P32741

Legal Description: LOT 7 DP 399109

Ref: 32741 **Type:** INFO - Planning Restriction
INFO - Building Restriction
INFO - Access

INFO-ACCESS &
EGRESS

Class ID: 20889

Class ID: 20888

Class ID: 20989

Explanation: Consent Notice for Lot 7 DP 399109 dated 25 January 2008.

References: Subdivision consent reference 6306038.

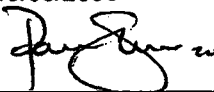
Initiating Officer

Name: Liam Dagg
Position: Team Leader Policy/Planning
Date: 06/03/2007

Signature: 

Authorising Officer

Name: Tracey May
Position: Manager Planning Services
Date: 19/03/2008

Signature: 

TOWN PLANNING
RESTRICTION

184365-R-S-C012

Lot 7 DP 399109

CONSENT NOTICE PURSUANT TO SECTION 221
OF THE RESOURCE MANAGEMENT ACT 1991

IN THE MATTER of Lots 1 – 17, 47 – 49 & 56
- 57 DP 399109

AND

IN THE MATTER of Subdivision Consent
6306038 pursuant to Sections 34(4), 104, 105,
108, 220 and 221 of the Resource Management
Act 1991.

Subdivider: Pinnacle Hills Subdivisions Ltd

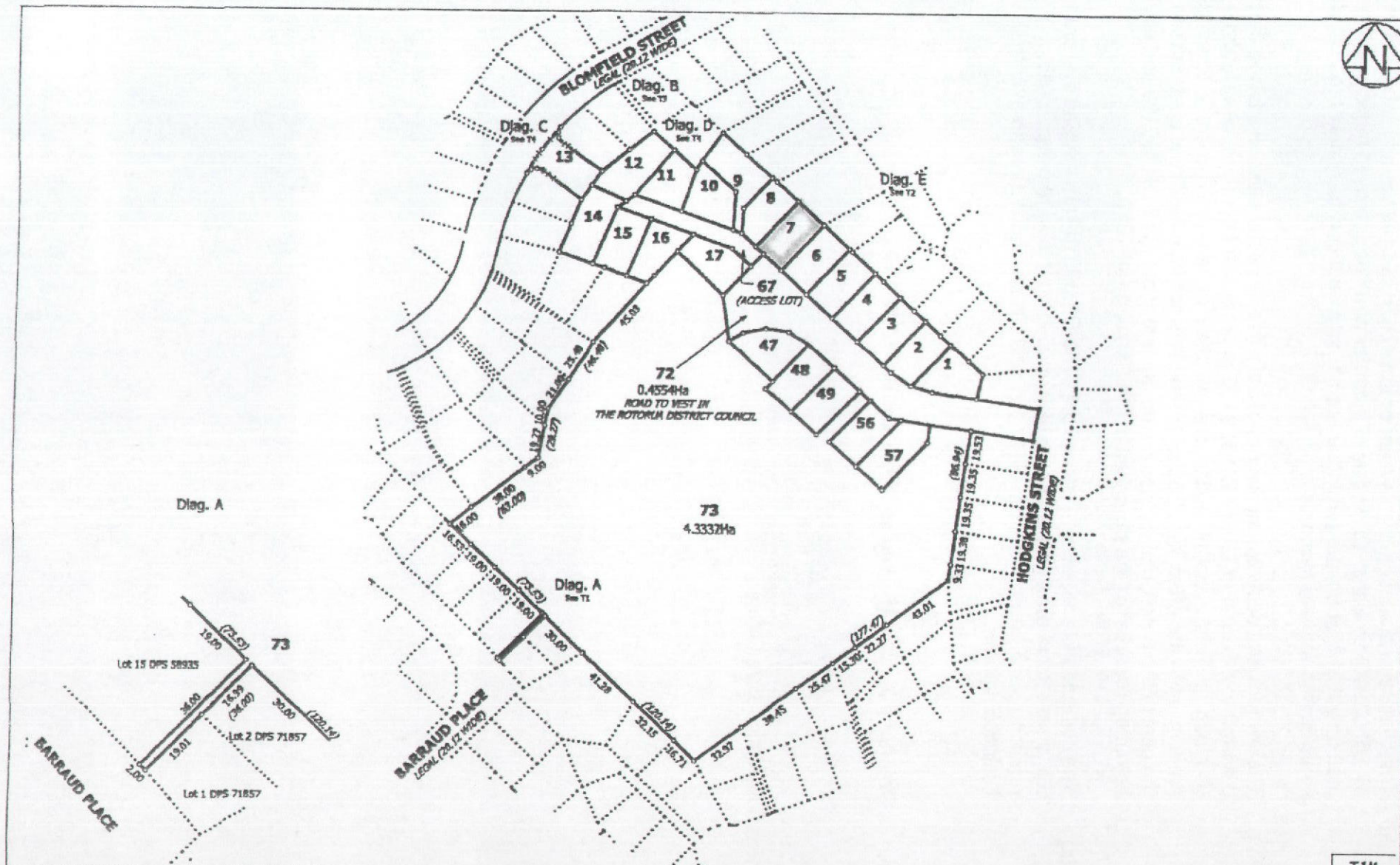
Locality: Blomfield Street / Hodgkins Street

- (i) The owners and subsequent owners of Lots 1 – 17, 47 – 49 and 56 – 57 DP 399109 inclusive are advised that only one household unit and no subsidiary household units shall be constructed on each of the said lots.
- (ii) The owners and subsequent owners of Lot 7 DP 399109 are advised that Lot 7 DP 399109 has no legal access to Lot 67 DP 399109 (Access Lot). All access from Lot 7 DP 399109 shall be directly onto the public road (Lot 72 DP 399109) and not via Lot 67 DP 399109 (Access Lot).
- (iii) The owners and subsequent owners of Lot 17 DP 399109 are advised that Lot 17 DP 399109 has no legal access to Lot 67 DP 399109 (Access Lot). All access from Lot 17 DP 399109 shall be directly onto the public road (Lot 72 DP 399109) and not via Lot 67 DP 399109 (Access Lot).
- (iv) The owners and subsequent owners of Lot 49 DP 399109 are advised that Lot 49 DP 399109 has no legal access to Lot 73 DP 399109. All access from Lot 49 DP 399109 shall be directly onto the public road (Lot 72 DP 399109) and not via Lot 73 DP 399109.
- (v) The owners and subsequent owners of Lot 56 DP 399109 are advised that Lot 56 DP 399109 has no legal access to Lot 73 DP 399109. All access from Lot 56 DP 399109 shall be directly onto the public road (Lot 72 DP 399109) and not via Lot 73 DP 399109.
- (vi) The owners and subsequent owners of Lot 7 DP 399109 are advised that Lot 7 DP 399109 is within 15 metres of a corner and / or approved traffic calming measure and that on-site turning areas shall be required to enable the exit of vehicles in a forward motion.
- (vii) The owners and subsequent owners of Lot 17 DP 399109 are advised that Lot 17 DP 399109 is within 15 metres of a corner and / or approved traffic calming measure and that on-site turning areas shall be required to enable the exit of vehicles in a forward motion.

- (viii) The owners and subsequent owners of Lot 47 DP 399109 are advised that Lot 47 DP 399109 is within 15 metres of a corner and / or approved traffic calming measure and that on-site turning areas shall be required to enable the exit of vehicles in a forward motion.
- (ix) The owners and subsequent owners of Lot 57 DP 399109 shall be advised that the land to the east of Lot 57 DP 399109 is proposed Local Purpose Reserve (Drainage). This consent notice clause shall be deemed to be a fencing agreement to the effect that Council will be exempt from liability to contribute to the cost of the erection of a fence on the boundary of Lot 57 DP 399109 and any adjoining reserve for the purposes of the Fencing Act 1978.
- (x) The owners and subsequent owners of Lot 57 DP 399109 are advised that area J is a restrictive area and is unsuitable for building. No earthworks, building or retaining shall be undertaken within the said area without the approval of the District Engineer.

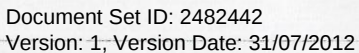
Dated at Rotorua this 25TH day of JANUARY 2008


.....
Principal Administrative Officer



Land District South Auckland Digitally Generated Plan Generated on: 25/01/2008 11:01am Page 5 of 8	LOTS 1 - 17, 47 - 49, 56 - 57, 67, 72 & 73 BEING A SUBDIVISION OF PART SECTION 20 BLK IV HOROHORO S.D	Surveyor: Christopher Paul Hopper Firm: MTEC Consultants Limited (Rotorua)	Digital Title Plan LT 399109 DRAFT
---	--	--	---

T14



Property File Information



Property Address: HODGKINS STREET
PUKEHANGI
ROTORUA

Property File No: P32741

Legal Description: LOT 7 DP 399109

Ref: 32741 **Type:** INFO - Fill

TOP AND SUBSOIL - ALL
TYPES

Class ID: 21819

INFO - Building Restriction

Class ID: 21818

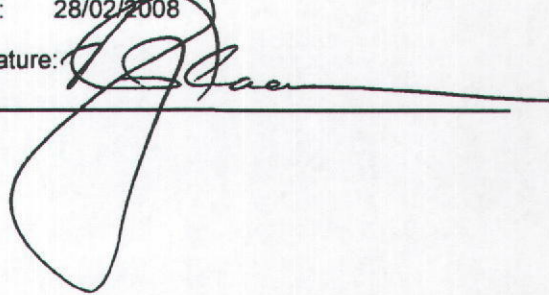
Explanation: Filling works carried out as part of subdivision earthworks. All lots certified as suitable for normal residential development. Lots 39, 40, 53 to 55, 57 to 63 contain areas restricted from building due to steep slopes.

References: See attached MTEC Report 190801-R-E-C138 dated 12 December 2007.

Initiating Officer

Name: Paula Meredith
Position: Asset Transfer Engineer
Date: 28/02/2008
Signature: 

Authorising Officer

Name: Nico Claassen
Position: District Engineer
Date: 28/02/2008
Signature: 

25 MAY 2012

File Ref: P32741
Building Consent No: 69386

Rotorua District Council
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand
P: 07 348 4199
F: 07 346 3143
E: mail@rdc.govt.nz
W: www.rdc.govt.nz

MILESTONE HOMES ROTORUA (2008) LIMITED
C/O ANTHONY TIMMER
PO BOX 2282
ROTORUA 3040

Dear Sir/Madam

PROJECT INFORMATION MEMORANDUM NO: 69386

Address of Project: 15 HAMON PLACE, PUKEHANGI

Please find enclosed your Project Information Memorandum.

Your Project Information Memorandum (PIM) conditions are usually related to land use issues and council utilities, i.e., sewer, water, storm-water, roading, etc, and also issues related to the Resource Management Act and the District Plans. It does not refer to structural or Building Code issues (these are addressed in your Building Consent).

You will need to meet all the conditions of your PIM before starting your building work.

Please note:

"Your Project Information Memorandum is not a 'Building Consent' and is not an authority to commence building work."

That authority is contained within the conditions of the Building Consent.

Should you have trouble understanding any of the conditions of your PIM then you should phone Council on (07) 348 4199 and ask to speak with the relevant division of Council (i.e. Planning, Engineering, Health etc) and seek clarification from them.

Yours faithfully



D Holder
Building Services Manager

Encl.

Project Information Memorandum No: 69386

Section 34, Building Act 2004

Received: 18 May 2012

Issued: 25 May 2012

DESTINATION

ROT@RUA

ROTORUA DISTRICT
COUNCIL

Rotorua District Council
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand
P: 07 348 4199
F: 07 346 3143
E: mail@rdc.govt.nz
W: www.rdc.govt.nz

Agent

MILESTONE HOMES ROTORUA (2008) LIMITED
C/O ANTHONY TIMMER
PO BOX 2282
ROTORUA 3040

Owner

GEDDES, MRS EILEEN
3/1406 PUKUATUA STREET
ROTORUA 3010

Site Information

Property ID: P32741
Street Address: 15 HAMON PLACE, PUKEHANGI
Valuation number
06554 570 07
06500 736 00 B
06500 736 00 C
Legal Description:: LOT 7 DP399109

Project Information

Project is for
Intended Use DWELLING AND ATTACHED DOUBLE GARAGE
Intended life: DWELLING (DETACHED)
Value of Work: Indefinite but not less than 50 years
249,000

Conditions.....

PROJECT INFORMATION MEMORANDUM STATUS

SUBJECT TO THE BUILDING CONSENT BEING ISSUED

The proposed building work may be undertaken, subject to the provisions of the Building Act 2004, and any endorsement of the Building Consent.

SPECIAL FEATURES OF LAND

EARTHQUAKE ZONE 2

The proposed building work is to be sited on land which Council has identified as being Earthquake Zone 2.

EXPOSURE ZONE B

Building elements will be required to be of specific design if within 50mtrs of a bore, steam vent, mud pool or other fume source.

Thank you for your Statement re Opus letter 17/5/2012 - Soil Investigation - Please provide a certificate to show it complies with NZS3604:2011.

Refer to Property File Information Notices on Planning/Building Restrictions, Access and Fill which affect this Lot. Copy attached.

ENVIRONMENTAL HEALTH

ASSESSMENT OF NOISE

During the construction phase of this development the consent holder shall ensure that all civil and building 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.

ACCESS/VEHICLE CROSSING

ACCESS FROM FORMED ROAD

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.

VEHICLE CROSSING TO BE INSTALLED

The vehicle crossing, if not already complying, is to be installed prior to the building being occupied and must meet the requirements of Councils crossing bylaw, the Local Government Act and the Engineering Code of Practice. Note that a Road Corridor Access Request will be required for these works.

SITE FRONTAGE ACCESS ONLY

Access to the building site must be by way of a complying vehicle crossing or by way of a suitable temporary vehicle crossing situated on the road frontage of the property. Any temporary crossing will need to provide sufficient protection to the kerb, channel, footpath and berm such that no damage occurs through the movement of plant and equipment to and from the site.

Access via means other than from the site road frontage is prohibited.

Where the property is located down a Right-of-Way, then all site access must be achieved via the Right-of-Way and the property frontage onto the Right-of-Way.

The owners and subsequent owners of Lot 7 DP 399109 are advised that Lot 7 DP 399109 has no legal access to Lot 67 DP 399109 (Access Lot). All access from Lot 7 DP399109 shall be directly onto the public road (Lot 72 DP399109) and not via Lot 67 DP399109 (Access Lot).

The owners and subsequent owners of Lot 7 DP399109 are advised that Lot 7 DP 399109 is within 15 metres of a corner and/or approved traffic calming measure and that on-site turning areas shall be required to enable the exit of vehicles in a forward motion.

STORMWATER DISPOSAL

CONNECTED TO SYSTEM (SERVICED BY A LATERAL)

The proposed building work is to be sited on land which Council has identified as already having a connection to a public stormwater system. Refer to attached services plan for location. Note that it is the responsibility of the applicant to confirm the depth and location of the connection and to ensure that adequate fall can be achieved.

SEDIMENT CONTROL

During the construction phase of the project no sediment, silt or other material shall be permitted to discharge off site. Please install silt fences, bunds and/or detention ponds at the beginning of site works. Note that the discharge of contaminants (silt etc) off site contravenes Section 15 of the Resource Management Act and you may be subject to an infringement fine of up to \$1000.00.

SUMP CONNECTION

All sump connections must be to the Building Code E1/AS1 Sections 3.6. & 3.7. with submerged outlets (trapped). All sumps are to be independent of the main line.

URBAN WATER SUPPLY

SUPPLY AVAILABLE - NEW CONNECTION REQUIRED

The proposed building work is to be sited on land which Council has identified as being within an area serviced by a Public Urban Water Supply administered by Council. However this section is not presently connected to this supply so an application form attached is required for approval to have a new connection installed. Note all costs are payable by the applicant.

SEWERAGE DISPOSAL

CONNECTED TO SYSTEM (SERVICED BY A LATERAL)

The proposed building work is to be sited on land which Council has identified as already having a connection to a public sewerage system. Refer to attached services plan for location. Note that it is the responsibility of the applicant to confirm the depth and location of the connection and to ensure that adequate fall can be achieved.

INFORMATION REQUIRED FOR BUILDING CONSENT BUILDING SERVICES

NZ BUILDING CODE

Sufficient details to clearly show how the building work is to comply with the New Zealand Building Code are required. (The use of the Rotorua District Council check list may assist you.)

NZS 3604:2011

A suitably qualified engineer will need to confirm that the land on which this project is to be sited will meet the definition of good ground as required by NZS 3604:2011 or provide specific foundation design.

PERMITTED ACTIVITY

ROTORUA DISTRICT PLAN

The proposed building work is a Permitted Activity under the Rotorua District Plan. No Resource Consent is required.

DEVELOPMENT CONTRIBUTIONS

Development Contribution Not Applicable.

Signed for and on behalf of the Council:

Name: Ann Kelly

Position: Building Services Administration

Signed: 

Date: 25 MAY 2012

10 JUL 2012

MILESTONE HOMES ROTORUA (2008) LIMITED
C/O ANTHONY TIMMER
PO BOX 2282
ROTORUA 3040



Rotorua District Council
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand
P: 07 348 4199
F: 07 346 3143
E: mail@rdc.govt.nz
W: www.rdc.govt.nz

File Ref: P32741
Building Consent No: 69386

Dear Sir/Madam,

BUILDING CONSENT

Address of Project: 15 HAMON PLACE

Please find enclosed your Building Consent and its relevant Plans and Specifications.

You should take time to read the Conditions that are attached to your Building Consent and Plans, including the stamps on those plans.

You should also be aware that in some instances although you have received your Building Consent, there may still be outstanding issues regarding land use, etc. You will need to finalise these before you undertake any building work.

However, if you have received your Resource Consent (if required), your Project Information Memorandum and have satisfied all the Conditions set out in those documents, you are free to start your building work.

Remember, you need to arrange for all the inspections that have been estimated and are listed as Conditions to your Building Consent. You will need to give Council a minimum of 48 hours notice of requiring an inspection. Remember also that you or your agent/builder, etc, needs to also attend and/or be on site for any inspection.

"Please remember also to quote your Building Consent No. 69386 when making any inspection bookings." The direct dial number for inspections is 3495646.

We wish you well with your project and look forward to working alongside you to achieve a satisfactory completion of your project.

Please feel free to phone Council's Building Services should you require further information.

Yours faithfully

D. Holder
Building Services Manager



Building Consent No: 69386

Section 51, Building Act 2004

Issued: 10 July 2012

Agent

MILESTONE HOMES ROTORUA (2008) LIMITED
C/O ANTHONY TIMMER
PO BOX 2282
ROTORUA 3040

Owner

GEDDES, MRS EILEEN
SMITH AND GEDDES TRUST
3/1406 PUKUATUA STREET
ROTORUA 3010

Rotorua District Council
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand
P: 07 348 4199
F: 07 346 3143
E: mail@rdc.govt.nz
W: www.rdc.govt.nz

The Building

Property ID: P32741
Street Address: 15 HAMON PLACE, PUKEHANGI
Valuation number: 06554 570 07
Legal Description: LOT 7 DP399109

First point of contact for communications with council building consent authority:
RDC Building Services – Direct Dial 349 5646

Building Work

The following building work is authorised by this consent:

Project is for: DWELLING AND ATTACHED DOUBLE GARAGE
Intended Use: DWELLING (DETACHED)
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.

This Building Consent Is Subject To The Following Conditions:**Inspections By Building Consent Authority (Phone Building Services 3495646 To Book Inspections)**

Siting, Footings, Foundations - (relation to boundary confirmed, reinforcing in place and supported)

Prefloor Plumbing And Drainage -(drains to be on test)

Concrete Floors - (DPM laid, reinforcing placed and supported, pipes lagged)

Pre-Wrap - (all wind uplift fixings to wall framing and roof structure completed).

(Any fire resistant external wall must be inspected prior to having stopping product applied or

enclosed)

Wrap/Cavity Battens (all battens, back and kick-out flashings etc installed, wrap sealed and restrained, window support bars).

Half High Brick Inspection - (clean-outs open to view)

Pre-Line Building-(including insulation, framing connections and moisture content)

Pre-Line Plumbing - (water pipes and internal stacks under test, frost protection)

Postline - (all bracing elements and or fire linings/collars installed prior to any plastering completed).

Sanitary And Stormwater Drainage - (under test and prior to backfilling).

Final Inspection when all building work is complete

Please ensure that each of these following inspections are undertaken as a single group inspection otherwise additional inspection charges may apply.

Group1.Siting and footing (and) Concrete floor building

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.

Roof Certification

A certification statement is to be provided by the roofing contractor confirming compliance with building code/manufacture's specifications on completion of the roof including any purlins or batten fixings completed.

Energy Works Certificates

Energy works certificate to be supplied for any gas or electrical installation with the CCC application.

As Built Drainage Plan

As- built drainage plan 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;

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

Plumbing And Drainage

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

Completion Of Work

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

Compliance Schedule

A Compliance Schedule is not required for the building

Attachments

Project Information Memorandum No 69386

RESTRICTED BUILDING WORK

This project includes restricted building work. It is the owners 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
- Another licensed building practitioner is engaged to carry out or supervise the restricted building work.

The following restricted building work is included in this consented project and the Licensed Building Practitioner responsible for carrying out or supervising the 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 (this form contains a list of individual components / systems that are the responsibility of the Licensed Building Practitioners for each of the following licence classes).

Carpentry (primary structure, external moisture management system)

Brick and Blocklaying (primary structure, external moisture management system)

Roofing (external moisture management system)

Foundations (primary structure, external moisture management system)

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

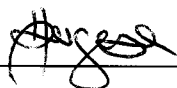
Should additional inspections be required to confirm compliance with the approved Building Consent/Building Code, Council reserves the right to seek payment for these prior to the issue of Code Compliance Certificate.

Signed for and on behalf of the Council:

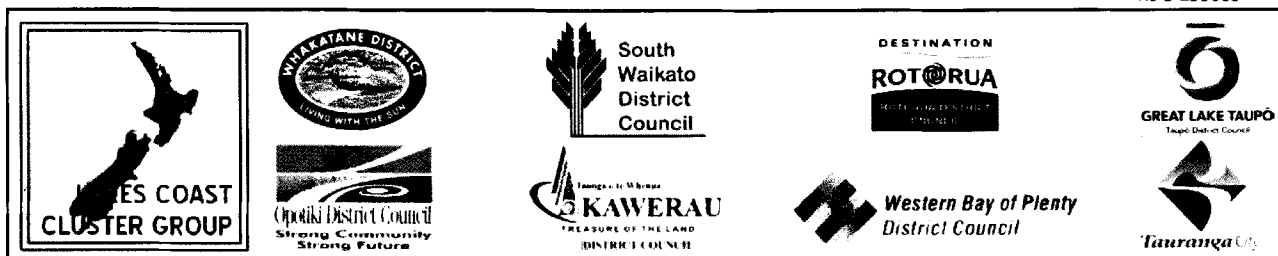
Name: Helen Ferguson

Position: Building Services Administration.

Signed: _____



Date: 10 JUL 2012



Form 2

APPLICATION FOR PROJECT INFORMATION MEMORANDUM AND/OR BUILDING CONSENT Section 33 or 45, Building Act 2004

Received
17 MAY 2012 2:52
Rotorua District Council
Cust

1. THE BUILDING [if item is not applicable put N/A in the space]

Street address of building: 15 Hamon Place
Rotorua

[If no street address – details of nearest intersection] _____

Legal description of land where building is located: Lot 7 DP 399109

Site area: 700 m² Sec _____ Block _____

Building name: _____ Valuation No: 06554 570 07

Location of building within site/block number: [Include nearest street access] _____

Number of levels: [Above & below ground] One Level/Unit No: _____

Floor area: 204.09 (sq m) [Indicate area affected by the building work]

Current, lawfully established, use: Dwelling Year First Constructed: 2012

[Add no. of occupants per level and per use if more than 1] _____

OFFICE USE ONLY:

File No. P 32741

Consent/PIM Number: _____

Compliance Schedule No: _____

Date received: 17/5/12

Vetted C4712

Complete/Incomplete/Exempt

Name WABESON

Date 17/5/12

Signature _____

Restricted Building Work?
Yes ☒ No ☐

2. OWNER

Name of Owner: Smith + Geddes Trust

Contact person: Eileen Geddes

Mailing address: 3/1406 Pukunui St
Rotorua

Street address/registered office: as above

Phone No: _____ Landline: 02-3468338

Mobile: 02106458765 Daytime: _____

After hours: _____ Facsimile: _____

Email: egeddes@ihug.co.nz

Website _____

THE FOLLOWING EVIDENCE OF OWNERSHIP IS ATTACHED:

- ☐ Certificate of Title ☐ Lease Agreement
- ☐ Agreement for Sale and Purchase ☐ Other document

3. AGENT [Only required if application is being made on behalf of the owner]

Name of Agent: Milestone Homes Rotorua

Contact person: Anthony Timmer

Mailing address: PO Box 2282
Rotorua

Street address/registered office: 99 Fairy Springs Rd
Rotorua

Phone No: _____ Landline: 3439929

Mobile: 0219891669 Daytime: _____

After hours: _____ Facsimile: _____

Email: anthony.timmer@jennian.co.nz

Website _____

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

Agent

FIRST POINT OF CONTACT for communications with the Council / Building Consent Authority: ☐ Owner ☒ Agent

Or: (if different to above details) Name: Anthony Timmer Email: _____

Mailing Address: PO Box 2282, Rotorua Phone: 3439929 Facsimile: _____

To be completed in lieu of Authorisation Letter

I, _____ as the owner of the above property, authorise _____ to act as my agent.

Signature _____

Date _____

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

If you do not want information contained in this application to be made available for purposes of marketing please tick the box ☒

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



Date: 3-5-12

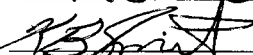


A separate vetting check sheet has been completed and attached by the Applicant. [compulsory]
Available from council or online at council web page.

To be completed in lieu of Authorisation Letter

I, Kenneth Bruce Smith as owner of the above property,

authorise Milestone Homes to act as my agent.

Signature  Date 30-4-2012

THE PROJECT

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

To construct a 4 bedroom home
with attached double garage

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

Yes ☐ No ☐ [if in doubt, please check information brochure]

If Yes, provide details of the new use:
[provide description of new use]

List building consents previously issued for this project (if any):
[list who issued the consent, the date of issue and the consent number]

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

Estimated value of the building work on which the building levy will be calculated (including goods and services tax):

[state estimated value as defined in section 7 of the Building Act 2004]

\$ 249,000

Number of Toilet Pans: 2
(Commercial properties only)

PROJECT INFORMATION MEMORANDUM

The following matters are involved in the project



Subdivision



Alterations to land contours



New or altered connections to public utilities



New or altered access for vehicles



Disposal of stormwater and wastewater



New or altered locations and/or external dimensions of buildings



Building work over or adjacent to any road or public place



Building work over any existing drains or sewers or in close proximity to wells or water mains



Other matters known to the applicant that may require authorisations from the territorial authority: [specify]

BUILDING CONSENT

The following plans and specifications are attached to this application:

Full set of working drawings, Specifications, gutter details,
Soil report, cladding details, Concrete floor design,
2A Form, H1 Compliance Report, Truss design.

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

Clause

[which of the following clauses will be involved in the proposed building work?]

☒ Applicable ☒ Not Applicable

Means of compliance

[refer to the relevant compliance document(s) or detail of alternative solution in the plans and specifications]

Proposed inspections

[state means of inspection. Note PS4 or certification may be required]

☒ B1	Structure	☒ B1/AS2 ☒ NZS 3604 ☒ AS/NZS 1170 ☐ 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 ☐ NZS 4121 ☐ NZS 4121 ☐ Other _____ <i>[Specify]</i>	☒ Council ☐ Engineer ☐ Other _____ <i>[Specify]</i>
☐ D2	Mechanical installations for access	☐ D2/AS1 ☐ NZS 4332 ☐ EN 81 ☐ EN 115 ☐ Other _____ <i>[Specify]</i>	☐ Engineer ☐ Other _____ <i>[Specify]</i>
☒ E1	Surface Water	☒ E1/AS1 ☐ AS/NZS 3500.3 ☐ 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	☒ E3/AS1 ☐ Other _____ <i>[Specify]</i>	☒ Council ☐ Other _____ <i>[Specify]</i>
☐ F1	Hazardous Agents on Site	☐ 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 and Processes	☐ F3/AS1 ☐ Other _____ <i>[Specify]</i> ☐ NZS 3604 ☐ Other _____ <i>[Specify]</i>	☐ Council ☐ Other _____ <i>[Specify]</i>
☒ F4	Safety from Falling	☒ F4/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>

To be completed in lieu of Authorisation Letter

I, Kenneth Bruce Smith as owner of the above property,

authorise Milestone Homes to act as my agent.

Signature KBSmith Date 30-4-2012

4. APPLICATION (Tick if applicable)

I request that you issue a (for the building work described in this application)

☐ Project Information Memorandum (PIM)

☒ Project Information Memorandum (PIM) and Building Consent

☐ Building Consent The existing PIM No [if applicable] is: _____

☐ Amendment to an existing Building Consent. The existing BC No is: _____

State the reference number if this application involves a National Multiple Use Approval: _____

Name: [Signature]

Signature: Anthony Immer

Date: 3/5/12

If you do not want information contained in this application to be made available for purposes of marketing please tick the box ☒

The signature is that of the ☐ Owner OR the ☒ Agent on behalf of and with the approval of the Owner

5. THE PROJECT

DESCRIPTION OF BUILDING WORK: (Provide sufficient information below to enable scope of work to be fully understood)

To construct a 4 bedroom home with attached
double garage

Current use of building: _____ [e.g. home, implement shed, office]

Will the building work result in a change of use of the building? ☐ Yes ☐ No If Yes, provide details of the new use of the building: _____

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

List Building Consents previously issued for this project (if any): _____

Estimated value of the building work on which the building levy will be calculated (including goods and services tax):

\$ 249,000 [State estimated value as defined in section 7 of the Building Act 2004]

6. RESTRICTED BUILDING WORK [residential building work affecting structure or weathertightness]

Will the building work include any restricted work? ☐ Yes ☐ No

If Yes, provide the following details of all licensed building practitioners who will be involved in carrying out or supervising the restricted building work (If these details are unknown at the time of the application, they must be supplied before the building work begins):

Name	Licensing Class (designers, carpenters, roofers, bricklayers and blocklayers, external plasterers, foundations)	Licensing Building Practitioner Number (or registration number if treated as being licensed under section 291 of the Building Act 2004)
<u>Shane Wright</u>	<u>Designer</u>	<u>BP 113981</u>

Note: Continue on another page if necessary

7. PROJECT INFORMATION MEMORANDUM [Do not fill in this section if the application is for a building consent only]

The following matters are involved in the project: [Tick the matters relevant to the project]

☐ Subdivision

☒ Alterations to land contours [e.g. digging out the site for a building platform]

☒ New or altered connections to public utilities [e.g. Council sewer, stormwater or water mains]

☒ New or altered locations and/or external dimensions of buildings

☐ New or altered access for vehicles

☐ Building work over or adjacent to any road or public place

☒ Disposal of stormwater and wastewater

☐ Building work over any existing drains or sewers or in close proximity to wells or water mains

☐ Other matters known to the applicant that may require authorisations from the Territorial Authority: [Specify]

8. BUILDING CONSENT

The following plans and specifications are attached to this application:

Full working drawings, Specifications, Soil report

THE BUILDING WORK WILL COMPLY WITH THE BUILDING CODE AS FOLLOWS:

Building Code Clause Tick relevant clauses	Means of Compliance Tick relevant compliance path(s) for each clause selected				
	Acceptable Solution	NZS 4121 Accessible Design	Verification Method	Alternative Solution [Supporting documents listed below]	Waiver/ Modification [Supporting documents listed below]
☒ B1 Structure	☐ AS1NZS1170 ☒ B1/AS ☒ NZS3604 ☐ NZS4229 ☐ Other		☐ B1/VM1 ☐ Other	☐	☐
☒ B2 Durability	☒ B2/AS1		☐ B2/VM1	☐	☐
☐ C1-4 Fire Safety Clauses	☐ C/AS1		☐ C/VM1	☐	☐
☒ D1 Access routes	☒ D1/AS1	☐		☐	☐
☐ D2 Mechanical installation for access	☐ D2/AS1 ☐ D2/AS2 ☐ D2/AS3	☐		☐	☐
☒ E1 Surface water	☒ E1/AS1 ☐ AS3500		☐ E1/VM1	☐	☐
☒ E2 External moisture	☒ E2/AS1 ☐ E2/AS2 ☐ SED ☐ E2/AS3		☐ E2/VM1	☐	☐
☒ E3 Internal moisture	☒ E3/AS1 ☐ Other			☐	☐
☐ F1 Hazardous agents on site	☐ F1/AS1		☐ F1/VM1	☐	☐
☐ F2 Hazardous building materials	☐ F2/AS1			☐	☐
☐ F3 Hazardous substances and processes	☐ F3/AS1		☐ F3/VM1	☐	☐
☒ F4 Safety from falling	☒ F4/AS1			☐	☐
☒ F5 Construction and demolition hazards	☒ F5/AS1			☐	☐
☐ F6 Visibility in escape routes	☐ F6/AS1			☐	☐
☒ F7 Warning systems	☒ F7/AS1			☐	☐
☐ F8 Signs	☐ F8/AS1	☐		☐	☐
☒ G1 Personal hygiene	☒ G1/AS1	☐		☐	☐
☒ G2 Laundering	☒ G2/AS1	☐		☐	☐
☒ G3 Food preparation and prevention of contamination	☒ G3/AS1	☐		☐	☐
☒ G4 Ventilation	☒ G4/AS1		☐ G4/VM1	☐	☐
☐ G5 Interior environment	☐ G5/AS1	☐		☐	☐
☐ G6 Airborne impact sound	☐ G6/AS1		☐ G6/VM1	☐	☐
☒ G7 Natural light	☒ G7/AS1		☐ G7/VM1	☐	☐
☒ G8 Artificial light	☒ G8/AS1		☐ G8/VM1	☐	☐
☒ G9 Electricity	☒ G9/AS1		☐ G9/VM1	☐	☐
☐ G10 Piped services	☒ G10/AS1		☐ G10/VM1	☐	☐
☐ G11 Gas as an energy source	☐ G11/AS1			☐	☐
☒ G12 Water supplies	☒ G12/AS1 ☐ G12/AS2		☐ G12/VM1	☐	☐
☒ G13 Foul water	☒ G13/AS1 ☐ G13/AS2 ☐ AS3500 ☐ G13/AS3		☐ G13/VM1 ☐ G13/VM4	☐	☐
☐ G14 Industrial liquid waste	☐ G14/AS1		☐ G14/VM1	☐	☐
☒ G15 Solid waste	☒ G15/AS1			☐	☐
☒ H1 Energy efficiency	☒ H1/AS1		☐ H1/VM1	☐	☐

9. WAIVER/MODIFICATION TO NZ BUILDING CODE REQUIRED FOR FOLLOWING PARTS OF CODE:

Supporting documentation attached as follows [please list]:

10. COMPLIANCE SCHEDULE

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

Any system installed from below to be accompanied by procedures for inspection and routine maintenance. [Council to vet and verify in first column.]		COUNCIL	Applicant to complete				
			Existing	New	Altered	Added	Removed
There are no specified systems in the building ☒							
Specified Systems Prescribed by Building Act 2004 Compliance Schedule Handbook 25 May 2007							
ss1	Automatic systems for fire suppression	☐	☐	☐	☐	☐	☐
ss2	Automatic or manual emergency warning systems for fire or other dangers (other than a warning system for fire that is entirely within a household unit and services only that unit)	☐	☐	☐	☐	☐	☐
ss3	Electromagnetic or automatic doors and windows						
	ss3/1 Automatic doors	☐	☐	☐	☐	☐	☐
	ss3 Access controlled doors	☐	☐	☐	☐	☐	☐
	ss3/3 Interfaced fire or smoke doors or windows	☐	☐	☐	☐	☐	☐
ss4	Emergency lighting systems	☐	☐	☐	☐	☐	☐
ss5	Escape route pressurisation systems	☐	☐	☐	☐	☐	☐
ss6	Riser mains for use by fire services	☐	☐	☐	☐	☐	☐
ss7	Automatic back-flow preventers connected to a potable water supply	☐	☐	☐	☐	☐	☐
ss8	Lifts, escalators, travelators, or other systems for moving people or goods within buildings						
	ss8/1 Passenger carrying lifts	☐	☐	☐	☐	☐	☐
	ss8/2 Services lifts	☐	☐	☐	☐	☐	☐
	ss8/3 Escalators and moving walks	☐	☐	☐	☐	☐	☐
ss9	Mechanical ventilation or air conditioning systems	☐	☐	☐	☐	☐	☐
ss10	Building maintenance units providing access to exterior and interior walls of buildings	☐	☐	☐	☐	☐	☐
ss11	Laboratory fume cupboards	☐	☐	☐	☐	☐	☐
ss12	Audio loops or other assistive listening systems						
	ss12/1 Audio loops	☐	☐	☐	☐	☐	☐
	ss12/2 FM radio frequency systems and infrared beam transmission systems	☐	☐	☐	☐	☐	☐
ss13	Smoke control systems						
	ss13/1 Mechanical smoke control	☐	☐	☐	☐	☐	☐
	ss13/2 Natural smoke control	☐	☐	☐	☐	☐	☐
	ss13/3 Smoke curtains	☐	☐	☐	☐	☐	☐
ss14	Emergency power systems for a system or feature specified in any of specified systems 1-13	☐	☐	☐	☐	☐	☐
	ss14/1 Emergency power systems	☐	☐	☐	☐	☐	☐
	ss14/2 Signs in relation to any specified systems 1-13	☐	☐	☐	☐	☐	☐

COMPLIANCE SCHEDULE [Continued]

		Applicant to complete					
		COUNCIL	Existing	New	Altered	Added	Removed
ss15	Other fire safety systems or features						
*	ss15/1 Systems for communicating spoken information intended to facilitate evacuation	☐	☐	☐	☐	☐	☐
*	ss15/2 Final exits	☐	☐	☐	☐	☐	☐
*	ss15/3 Fire separations	☐	☐	☐	☐	☐	☐
*	ss15/4 Signs for communicating information intended to facilitate evacuation	☐	☐	☐	☐	☐	☐
*	ss15/5 Smoke separations	☐	☐	☐	☐	☐	☐
ss16	Cable cars	☐	☐	☐	☐	☐	☐

*Only include where one or more of ss1-6, 9 or 13 are included.

11. ATTACHMENTS

The following documents are attached to this application: [Tick as applicable]

- ☒ Plans and specifications (list) _____
- ☒ Memoranda from licensed building practitioner(s) who carried out or supervised any design work that is restricted building work
- ☐ Project Information Memorandum
- ☐ Development contribution notice
- ☐ Certificate attached to Project Information Memorandum
- ☐ Other information relevant to this application: [Please specify]: _____

12. CONTACTS (involved in this project)

DESIGNER:

Name: Shane Wright

Address: 104 Spring St, Tauranga

Email: Shane.Wright@jennian.co.nz

Telephone: 07-5782301 Reg No: _____

ENGINEER:

Name: Graham Cox

Address: 19 Willow St, Tauranga

Email: graham.cox@xtm.co.nz

Telephone: 07-5784071 Reg No: _____

BUILDER:

Name: Jennian Homes Rotoma

Address: 99 Fairy Springs Rd

Email: _____

Telephone: 3429929 Reg No: _____

GAS FITTER:

Name: _____

Address: _____

Email: _____

Telephone: _____ Reg No: _____

DRAINLAYER:

Name: Murray Chester

Address: P.O. Box 381, Rotoma

Email: Chesterbro@ymoh.co.nz

Telephone: 34586404 Reg No: 059997

PLUMBER:

Name: Keith Scott

Address: P.O. Box 9303, Greerton Tgn

Email: ksplumbing@xtm.co.nz

Telephone: 0274901220 Reg No: 52455324

ELECTRICIAN:

Name: Bruce Smith

Address: P.O. Box 311, Rotoma

Email: jbelectrical@xtm.co.nz

Telephone: 3456908 Reg No: _____

OTHER:

Name: _____

Address: _____

Email: _____

Telephone: _____ Reg No: _____

COUNCIL USE ONLY

ESTIMATED TOTAL VALUE OF WORK

\$ 249 000 GST inclusive Project floor area 204.09 m²

FEE PAYABLE

Consent deposit

Project Information Memorandum \$ 546 ✓
 Building Administration \$ 269 ✓
 Technical Processing \$ 700 ✓
 Inspection Fee \$ _____
 Industry Levy (DBH) \$ 500.49 ✓
 Industry Levy (BRANZ) \$ 249.00 ✓
 Development Contribution N/A

\$ _____
 \$ _____

Certificate of Title \$ 15 ✓

Producer Statements \$ _____

Compliance Schedules \$ _____

Rural Number \$ _____

Vehicle Crossing \$ Row ✓

Street Damage \$ 500 ✓

Water Connection \$ _____

Sewer Connection \$ _____

Other(s) \$ _____

Total consent deposit ↓ \$ 1545.00

Inspections \$ 1560.00

Processing 160.00

Peer Review _____

NZFS _____

Total balance payable

\$ 2969.49 - Inv'd 4/7/12

Lodgement deposit ↓ \$ 1545

Date paid 17.5.12

Receipt No. 202 300460

Consent fee balance \$ _____

Date paid _____

Receipt No. _____

Granted by D Holder

Signature [Signature]

Date 4/7/12

Issued by H Ferguson

Signature [Signature]

Date 10/7/12

Please complete

Forward any refunds or further invoices to:

GAT 12..

Form 2A

Memorandum from licensed building practitioner: Certificate of design work

Section 30C or section 45, Building Act 2004

The building

Street address of building:

15 HAMON PLACE

ROTORUA

The owner

Name: SMITH & GEDDES TRUST

Address: 3/1406 PUKUATUA STREET - ROTORUA

Telephone number: 07 3477944

Email address: cgeddes@ihug.co.nz

Identification of design work that is restricted building work

I carried out or supervised the following design work that is restricted building work:

Design work that is restricted building work	Description	Carried out/ supervised	Reference to plans and specifications
<i>[Tick]</i>	<i>[If appropriate, provide details of the restricted building work]</i>	<i>[Specify whether you carried out this design work or supervised someone else carrying out this design work]</i>	<i>[If appropriate, specify references]</i>
Primary structure			
Foundations and subfloor framing ()		() Carried out () Supervised	
Walls (x)	2.4 stud H1.2 SG8 wall framing, designed to 3604.	() Carried out (✓) Supervised	Sheet 3 & 12
Roof (x)	25° trussed roof H1.2 SG8 throughout design by truss manufacturer	() Carried out (✓) Supervised	Sheet 6
Columns and beams (x)	Beam design by truss manufacturer	() Carried out (✓) Supervised	Sheet 6
Bracing (x)	Braced to Gib ezybrace 2011 using Gib braces	() Carried out (✓) Supervised	Sheet 9
Other ()		() Carried out () Supervised	

External moisture management systems

Damp proofing	(x)	<i>DPC under frames 0.25 polythene under slab</i>	() Carried out (✓) Supervised	Sheet 13
Roof cladding or roof cladding system	(x)	<i>Gerard Tuffcote metal tile to manufacturers details</i>	() Carried out (✓) Supervised	Sheet 17
Ventilation system (for example, subfloor or cavity)	()		() Carried out () Supervised	
Wall cladding or wall cladding system	(x)	<i>Palliside weather boards and 70 series brick veneer to manufacturers details.</i>	() Carried out (✓) Supervised	Sheet 14
Waterproofing	()		() Carried out () Supervised	
Other	()		() Carried out () Supervised	

Fire safety systems

Emergency warning systems, evacuation and fire service operation systems, suppression or control systems, or other	()		() Carried out () Supervised	
---	-----	--	-----------------------------------	--

Note: The design of fire safety systems is only restricted building work when it involves small-to-medium apartment buildings as defined by the Building (Definition of Restricted Building Work) Order 2011.

Note: continue on another page if necessary.

Are waivers or modifications of the building code required? () Yes (x) No

If Yes, provide details of the waivers or modifications below:

Clause	Waiver/modification required
<i>[List relevant clause numbers of building code]</i>	<i>[Specify nature of waiver or modification of building code]</i>

Note: continue on another page if necessary.

Issued by

Name: SHANE WRIGHT

LBP or registration number: BP113981

The practitioner is a: ☒ Design LBP ☐ Registered architect ☐ Chartered professional engineer

Mailing address:

Street address or registered office: 104 Spring Street, Tauranga

Phone number: Landline: 07 578 2301 Mobile:

Daytime:

After hours:

Fax number: 07 578 7302

Email address: shane.wright@jennan.co.nz

Website:

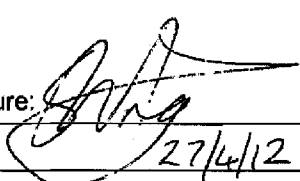
Declaration

I SHANE WRIGHT [name of practitioner]

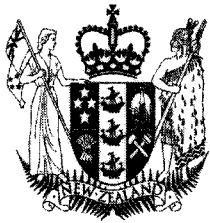
certify that the design work that is restricted building work recorded on this form:

(a) complies with the building code; or

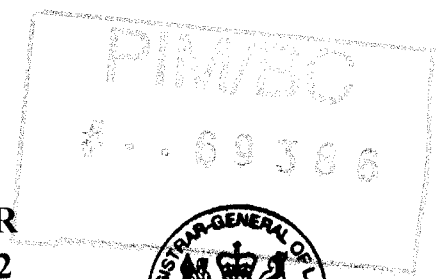
(b) complies with the building code subject to any waiver or modification of the building code recorded on this form.

Signature: 

Date: 27/4/12



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



R. W. Muir
Registrar-General
of Land

Search Copy

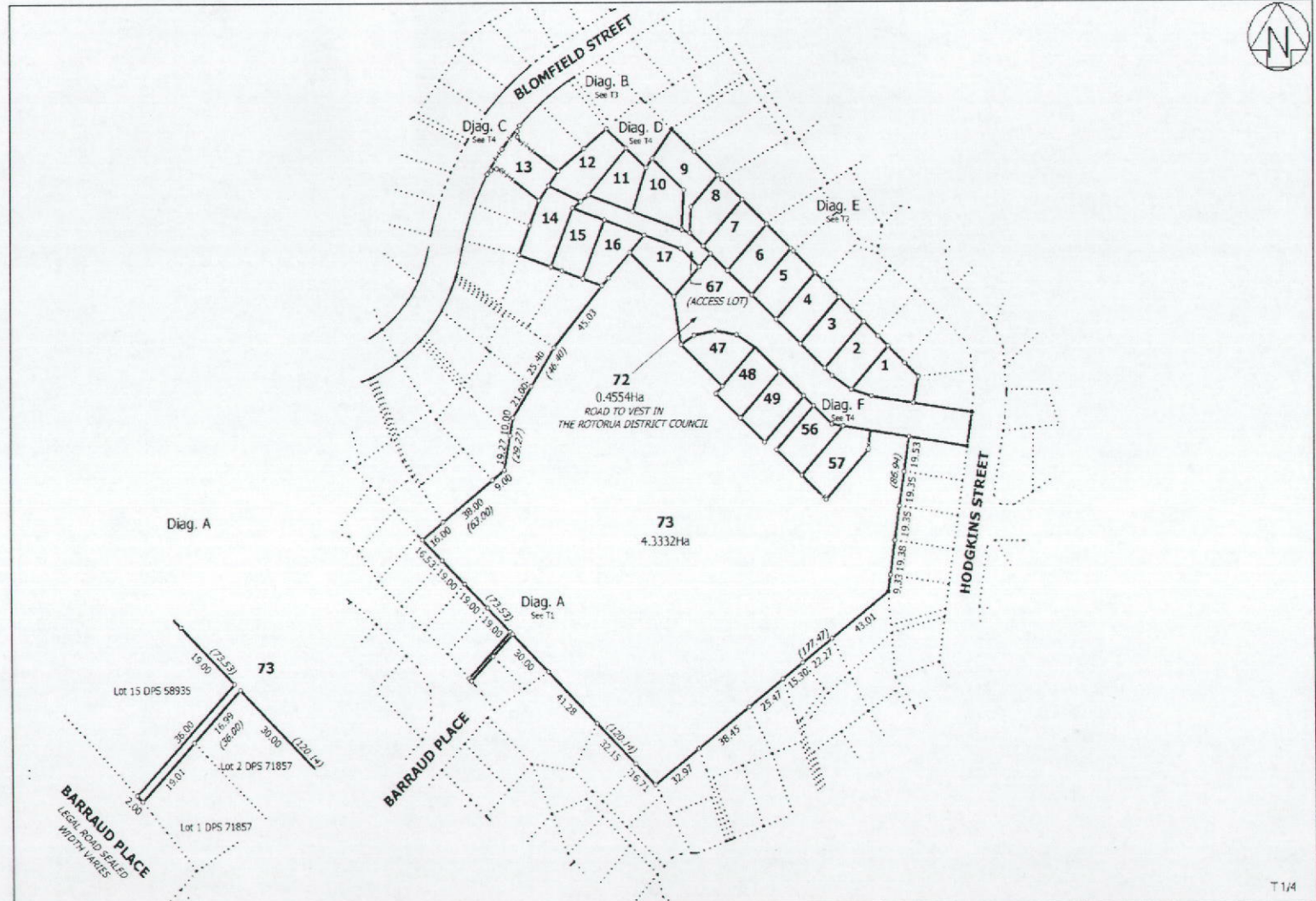
Identifier 395496
Land Registration District South Auckland
Date Issued 27 February 2008

Prior References
SA38D/72

Estate Fee Simple
Area 700 square metres more or less
Legal Description Lot 7 Deposited Plan 399109

Proprietors
Gordon Ronald Smith, Kenneth Bruce Smith, William Beaton Charles Geddes, Eileen Geddes and DB Trustees
2008 Limited

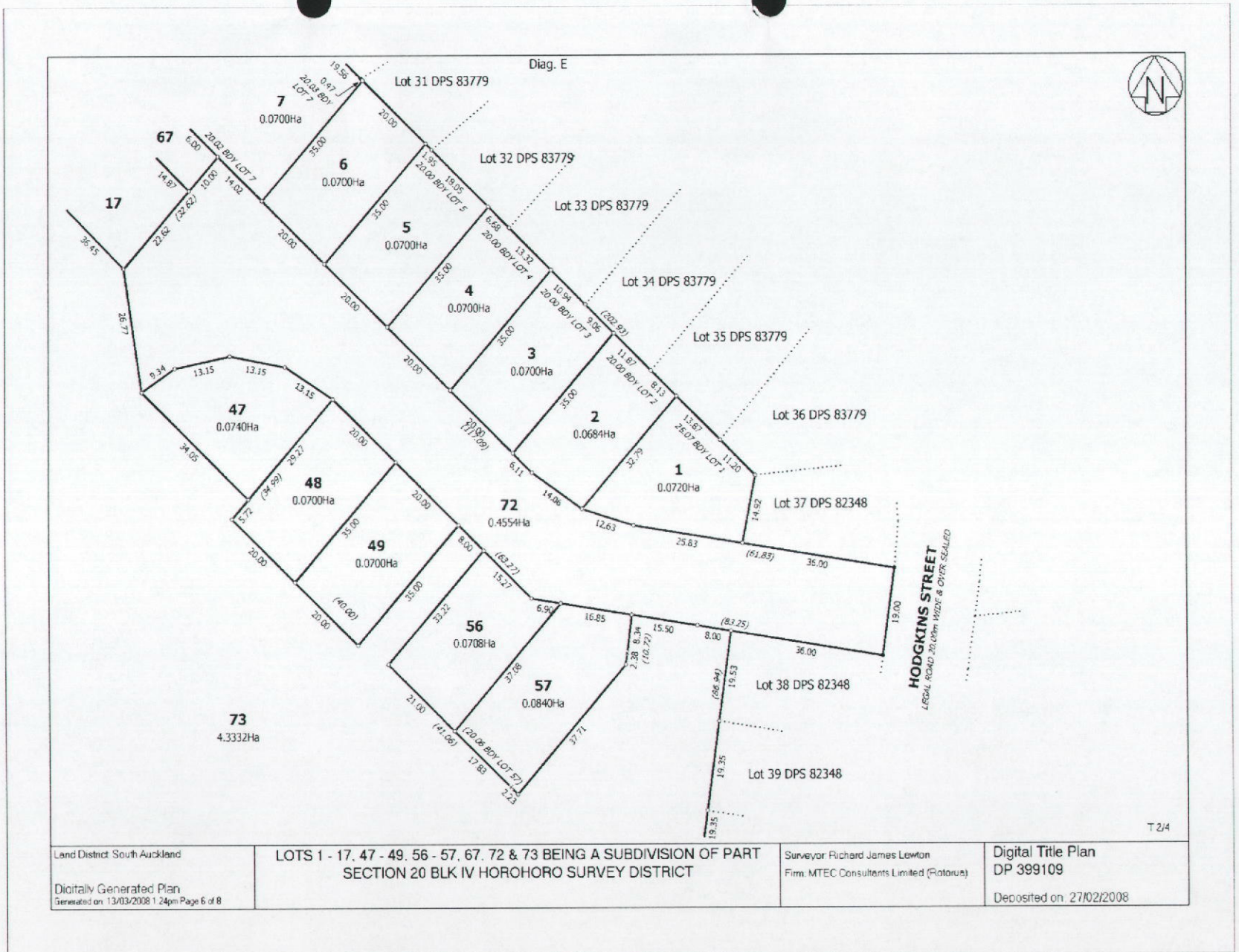
Interests
Subject to Section 11 Crown Minerals Act 1991
Subject to Part IV A Conservation Act 1987
7730864.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 27.2.2008 at 12:51 pm
Land Covenant in Easement Instrument 7730864.9 - 27.2.2008 at 12:51 pm
Fencing Covenant in Transfer 9051918.1 - 18.5.2012 at 2:14 pm

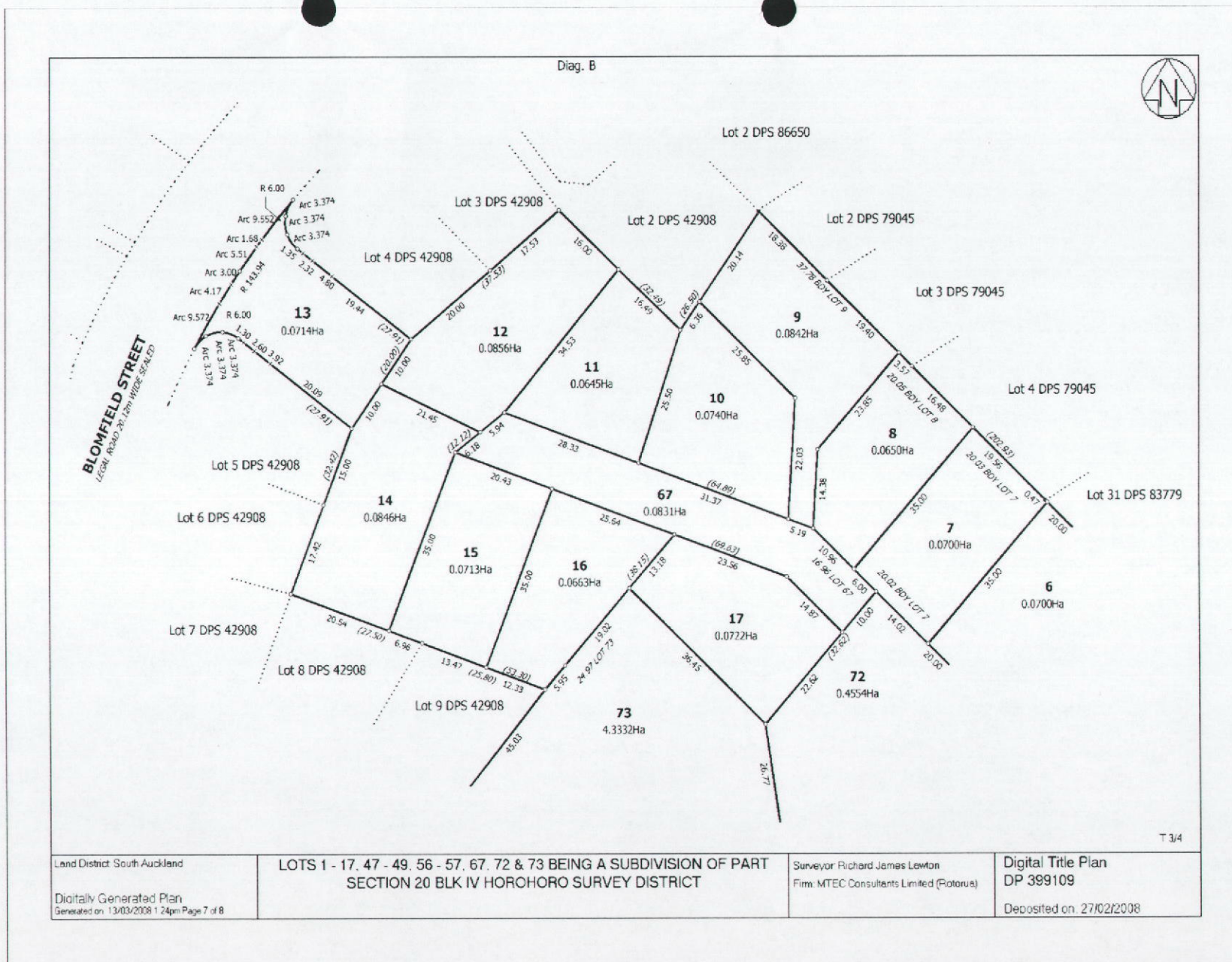


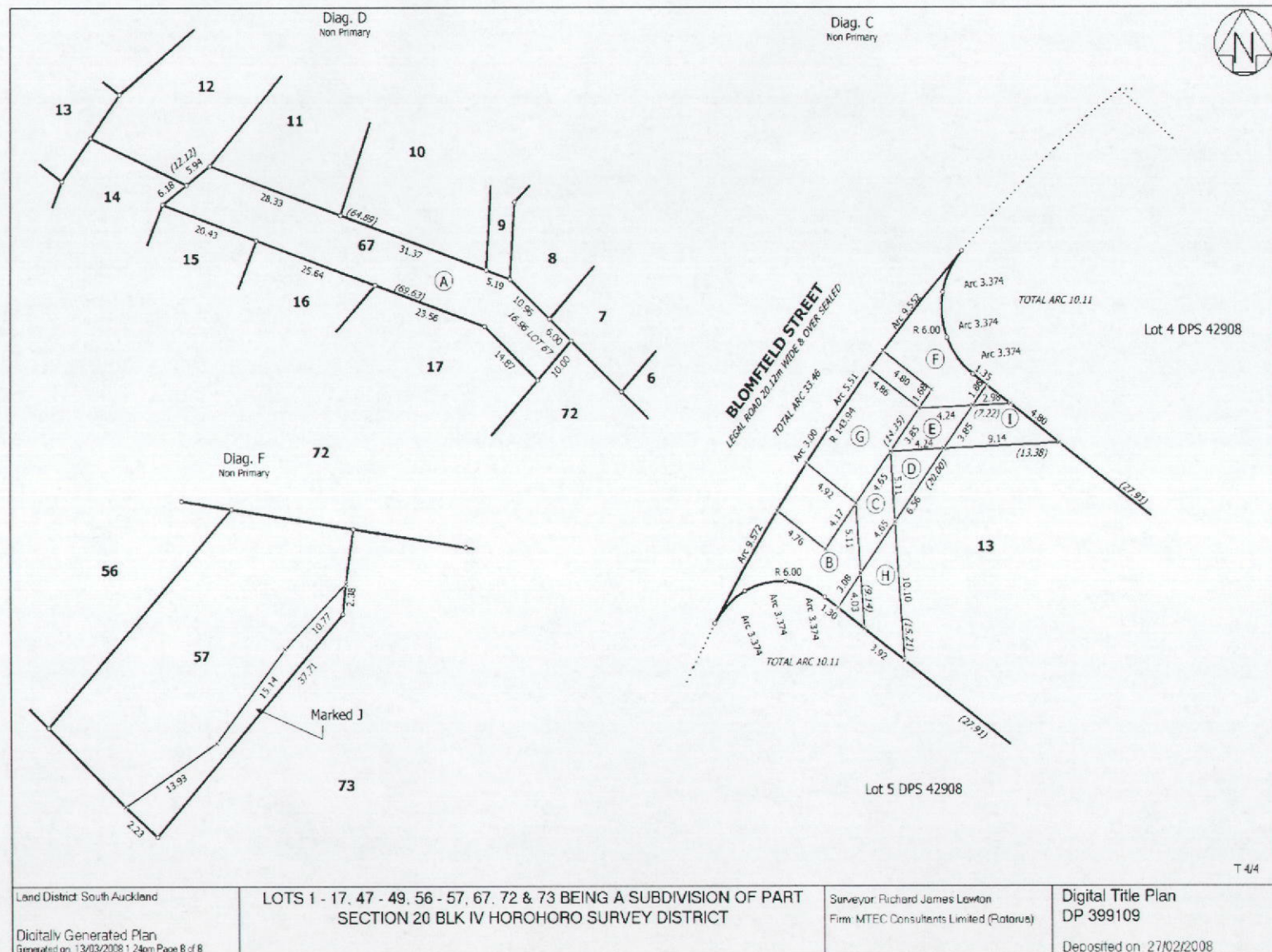
T 1/4

Land District: South Auckland	LOTS 1 - 17, 47 - 49, 56 - 57, 67, 72 & 73 BEING A SUBDIVISION OF PART SECTION 20 BLK IV HOROHORO SURVEY DISTRICT	Surveyor: Richard James Lawton Firm: MTEC Consultants Limited (Rotorua)	Digital Title Plan DP 399109 Deposited on: 27/02/2008
-------------------------------	--	--	---

Digitally Generated Plan
Generated on: 13/03/2008 1:24pm Page 5 of 8







	Habitable Building Vetting Checklist <i>For initial completion by the applicant</i>	Ref: CV 01
		Ver:9
		Issued 28 Feb 2012
		RDC-66524
		Page 1 of 3

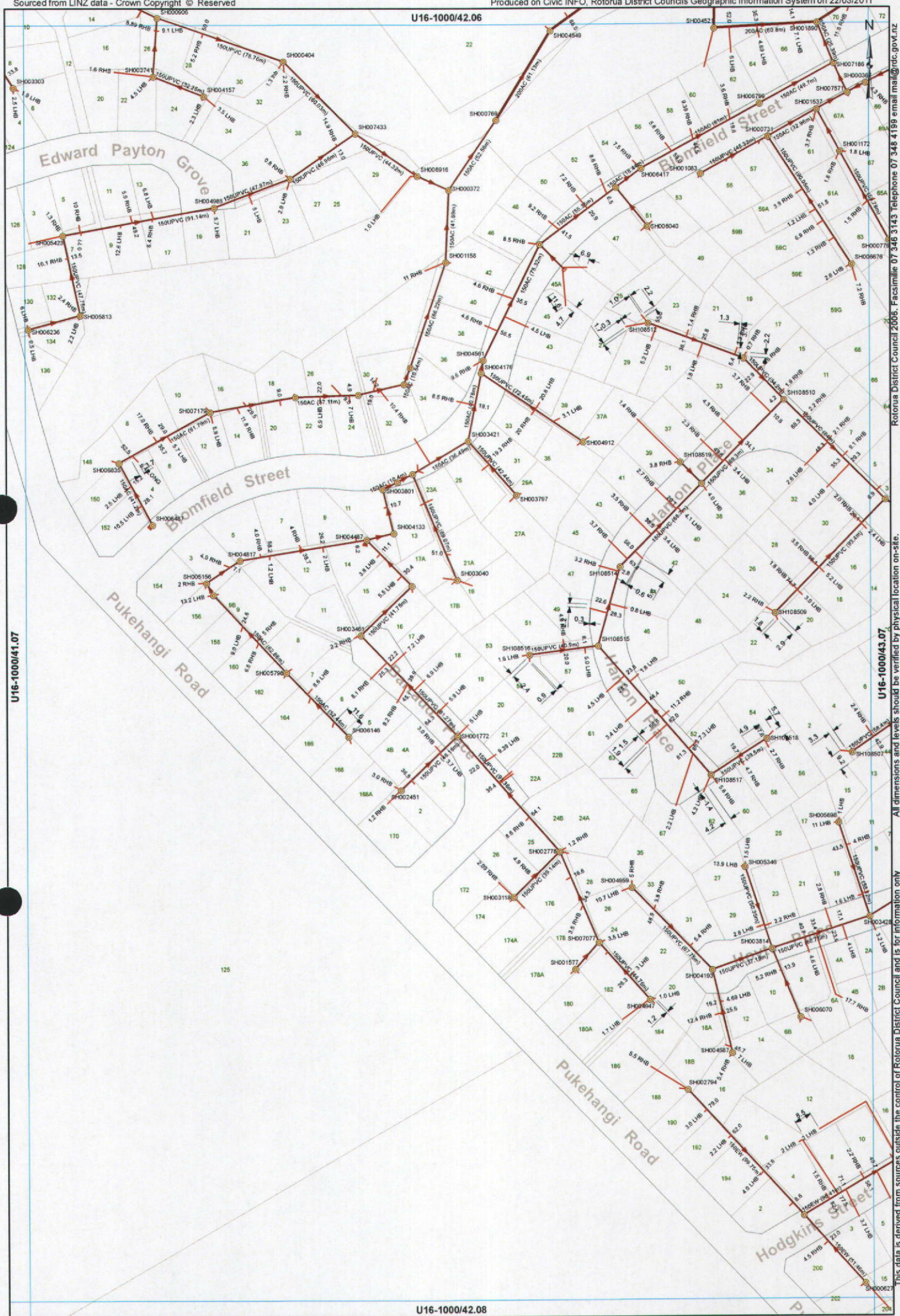
Copies Rqd	ADMINISTRATION CHECKLIST <i>To be completed by Customer Service Centre</i>				Complete ✓		
2	Geyserview printout (contour plan) checked with Applicant for Correctness				✓		
1	Green PIM/BC Master cover has been completed				✓		
1	Site Inspection Card completed				✓		
1	Applicant Inspection card complete				✓		
1	Form 6 (Application for Code Compliance Certificate) attached to Applicant Inspection Card				✓		
	Form 2 administratively complete and front cover signed appropriately				✓		
Document	Description	Applicant to Complete		Plan/Spec No.	RDC USE ONLY		
Address	15 Hamon Place	S	N/A	N/A	☒ P	☐ F	☐ N/A
	Building Consent Application Form 2 completed and signed	S	N/A	N/A	☒ P	☐ F	☐ N/A
	If this project involves "restricted building work" has the design been carried out by a Licensed Designer?	☒ Y	☐ N		☒ P	☐ F	☐ N/A
	If this project is "restricted building work" has Form 2A (Certificate of Design Work) been provided?	☒ Y	☐ N		☒ P	☐ F	☐ N/A
	Have all Licensed Building Practitioner's been identified?	☐ Y	☒ N		☐ P	☒ F	☐ N/A
Documents							
Please refer to RDC website " How do I apply for a building Consent " if you are not sure how to complete this document or don't know what to provide.							
	Two sets of plans specifications, reports, calculations, producer statements etc	☒ S	☐ N/A		☒ P	☐ F	☐ N/A
	All plans drawn to clearly to recognize metric scale (no pencil or red ink)	☒ S	☐ N/A		☒ P	☐ F	☐ N/A
	Separate A3 (minimum size) floor plan for works >10k	☒ S	☐ N/A		☒ P	☐ F	☐ N/A
	Current certificate of title no more than 6 months old	☐ S	☒ N/A		☒ P	☐ F	☐ N/A
	Has site assessment of soil conditions been provided to 3604:2011?	☒ S	☐ N/A		☐ P	☒ F	☐ N/A
N2S 3604-2011	To what standard has this building been designed?	☐ S	☐ N/A		☒ P	☐ F	☐ N/A
	Show how wind zone was determined	☐ S	☐ N/A	9	☒ P	☐ F	☐ N/A
	Bracing calculations	☐ S	☐ N/A	9	☒ P	☐ F	☐ N/A
	E2 Risk Matrix for each elevation	☐ S	☐ N/A	4	☒ P	☐ F	☐ N/A
	H1 Assessment (calculation method) <i>CPC</i>	☐ S	☐ N/A		☒ P	☐ F	☐ N/A
	Buildable truss layout	☒ S	☐ N/A		☒ P	☐ F	☐ N/A
	Bracing fixings	☐ S	☐ N/A	10	☒ P	☐ F	☐ N/A
	Specific design calculations and producer statement	☒ S	☐ N/A		☒ P	☐ F	☐ N/A
	Tanking specifications and appraisal certificates (e.g. wet area showers, membrane roofing, basements)	☐ S	☒ N/A		☐ P	☐ F	☒ N/A
	Exterior cladding specification	☐ S	☐ N/A	14, 15	☒ P	☐ F	☐ N/A
	Job specific specifications (non generic)	☒ S	☐ N/A		☒ P	☐ F	☐ N/A
	Has calculation for wind zone been provided?	☐ S	☐ N/A	9	☒ P	☐ F	☐ N/A
N2S 3604-2011	To what standard has this building been designed?	☐ S	☐ N/A		☒ P	☐ F	☐ N/A
Site Plan (Recommended Scale 1:100 1:200 1:500 1:1000)							
	Distances to boundaries indicated for proposed work	☐ S	☐ N/A	2	☒ P	☐ F	☐ N/A
	Accurate site plan showing street name, boundary dimensions and north point	☐ S	☐ N/A	2	☒ P	☐ F	☐ N/A
	Locations of all existing / proposed buildings, distances between them and any existing services	☐ S	☐ N/A	2	☒ P	☐ F	☐ N/A



All dimensions and levels should be verified by physical location on-site.

This data is derived from sources outside the control of Rotorua District Council and is for information only

Rotorua District Council 2006. Facsimile 07 346 3143 Telephone 07 348 4199 email mail@dc.govt.nz



All dimensions and levels should be verified by physical location on-site.

This data is derived from sources outside the control of Rotorua District Council and is for information only

Rotorua District Council 2008. Facsimile 07 346 3143 Telephone 07 344 4199 email mail@rdc.govt.nz



All dimensions and levels should be verified by physical location on-site.

This data is derived from sources outside the control of Rotorua District Council and is for information only

Rotorua District Council 2008. Facsimile 07 348 3143 Telephone 07 348 4199 email mail@rdc.govt.nz



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.

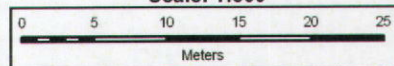
Position measurements are subject to reasonable tolerances and depth of cover may have changed after installation. Service locations were not recorded relative to one another and display is indicative only. Verify locations prior to excavating with machinery. A Road Opening Notice is required for excavation work within the road reserve.

All valves, hydrants and manholes must be kept clear and accessible at all times. Failure to do so may affect Council or Fire Service response for maintenance or emergency purposes.

Warning: Check for other underground services.

Refer to disclaimer in the LIM document for further data limitations.

Scale: 1:500



[Handwritten signature]

- Legend
- Address
 - Index
 - Intermediate
 - VECTOR_TM.GIS.stream
 - Stormwater manhole
 - Stormwater inlet
 - Stormwater node
 - Stormwater lead
 - Stormwater service line
 - Stormwater channels
 - Culvert
 - Gravity main
 - Rising main
 - SUBS
 - Wastewater valve
 - Wastewater manhole
 - Wastewater node
 - Wastewater service line
 - Wastewater main line
 - Valve
 - Toby
 - Water supply meter
 - Water supply service line
 - Water supply Main line
 - Water supply Rising main
 - Roads
 - Cadastral Parcels
 - Island
 - Lake
 - Aerial_1K_2011
 - RGB
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
 - Aerial_2K_2006
 - RGB
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3