

18 July 2023
RDC – 267670

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

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.
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.
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.
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.

5. Please confirm the fans from wet areas will be terminated to open air.
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.

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