



RRD002KVJP

Document Number: **RDC-1169384**

Date Registered: **9/8/2021**

ROTORUA
LAKES COUNCIL
Te kaunihera o ngā roto o Rotorua

28 JUL 2021

20 PADDOCKS LIMITED
C/O B L NICKALLS
16A HIGH STREET
GLENHOLME
ROTORUA 3010

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

File Ref: P09611
Building Consents no: 82139

Dear Sir/Madam

AMENDED PLANS FOR BUILDING CONSENT NO: 82139
ADDRESS: 177 OLD TAUPO ROAD, UTUHINA

Please find enclosed the amended Building Consent and the Amended Plans that were submitted on 15/07/2021 for the above Building Consent.

Please be advised that any additional inspections necessary to confirm compliance with the Building Consent have not been charged. However, any additional inspection costs incurred as a result of this process will be assessed and invoiced prior to issue of Code Compliance Certificate where appropriate.

If you have any further queries, please do not hesitate to contact the Building Services Division.

Yours faithfully

Business Support Administrator
Planning & Development Solutions

Building Consent No: 82139
Amendment 82139/001 - Plumbing and drainage to laundry for bathroom

Section 51, Building Act 2004
Issued: 28 May 2021

ROTORUA
LAKE COUNCIL
Te kaunihera o ngā roto o Rotorua

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

Owner

20 PADDOCKS LIMITED
C/O B L NICKALLS
16A HIGH STREET
GLENHOLME
ROTORUA 3010

The Building

Property ID: P09611
Street Address: 177 OLD TAUPU ROAD, UTUHINA
Valuation number: 06570 313 00
Legal Description: LOT 11 DP5265

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

20 PADDOCKS LIMITED
C/O B L NICKALLS
16A HIGH STREET
GLENHOLME
ROTORUA 3010
nickalls.earthmoving@xtra.co.nz

Building Work

The following building work is authorised by this consent:

Project is for: BATHROOM ALTERATIONS
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.

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

This Building Consent is subject to the following conditions:

Phone 07 349 5646 to book inspections.

INSPECTIONS BY BUILDING CONSENT AUTHORITY

Authorisation under Section 90 of the Building Act 2004 to undertake the following inspections.

PRE-LINE PLUMBING

All water pipes and internal stacks to be under test, frost protection where water pipes are not contained within the thermal envelope and water hammer protection completed. Terminal and/or back vents and hot water source to be completed.

SANITARY AND STORMWATER DRAINAGE

Sanitary drains are to be completed and under test.

Stormwater drains and on-site soakage must be visible to establish compliance with the approved documents. Backfilling of drains is not allowed until after Council has inspected the drains and approval has been given by the building inspector. Where any drains have been laid not in accordance with the approved plan then an "as built plan" will be required.

FINAL

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

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.

ENERGY WORKS CERTIFICATES

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

AS BUILT DRAINAGE PLAN

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

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.

AMENDMENT 1 - PLUMBING AND DRAINAGE TO LAUNDRY FOR BATHROOM

There are no changes to the original building consent conditions as a result of this amendment.

ADDITIONAL FEES

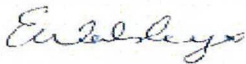
During consent processing Council estimates the number, type and grouping of inspections required to complete a project.

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

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

Signed for and on behalf of the Council:

Name: Elyshia Walmsley Position: Business Support Administrator, Planning & Development Solutions

Signed:  Date: 28 July 2021

Building Consent / Amendment Circulation Checklist

Ref: CP 22
Ver: 28
Issued: 11 May 2020
RDC - 546022
Page 1 of 4

Copies Required	ADMINISTRATION CHECKLIST <i>To be completed by Customer Service Centre (✓)</i>	✓
2	Geyserview printout (contour plan) checked with Applicant for Correctness	☐
1	Site Inspection Card completed	☐
1	Applicant Inspection card complete	☐
1	Form 6 (Application for Code Compliance Certificate) attached to Applicant Inspection Card	☐
1	Form 2 administratively complete and front cover signed appropriately	☐

BUILD CAT	COST CAT	STREAM 1	SFH	RBW	FENZ	SPECIALIST/TECH LEAD	1 ST INSP	HERITAGE NZ
R1	6	☐	☐	☒	☐		Berkie	
ALLOCATED BY	S Ulrich						Start - Remove + Add	
	8 2 1 3 9 / 0 0 1						DWG	- +

BC Application No.

Property File No. P09611

Owner: 20 Paddocks Limited

Project Location: 177 old tauupo road

Description of Work: Bathroom alterations

BC Circulation Record:

Hazard/Caution/ Information (as noted on file)	U/A - internal		Hard copy documents (attached) ☒		Electronic documents (in Trim) ☐
Discipline ✓	Review Date	Name	RFI ✓	Other Permissions or Advice ✓	Sign & date when review completed
☐ Engineering			☐	☐	
☐ Ext. Engineering			☐	☐	
☐ Pollution Control			☐	☐	
☒ Planning	22/7/21	R. Sergeant	☐	☐	RS - 22/7/21
☐ Geothermal			☐	☐	
☐ Licensing			☐	☐	
☐ Sport and Rec			☐	☐	
☒ Building	26/7/21	M. Pesce	☒	"S"=Supervision or Record Current Comp. R1	M.P 27/7/21

✓ "RFI" and complete request in the "Consent Review Form" contained within the building consent file (BC#####) NB an RFI request must only be used where changes are required to demonstrate compliance or there is insufficient detail to make a decision.

✓ "Other Permission Required" and if these are show stoppers, contact applicant directly recording outcome in the "Consent Review Form" contained within the building consent file (BC#####) Any required Planning permissions will result in a section 37 notice being issued with the building consent. Other permissions will be recorded as an advice note as reinforcement only!

"Review Completed" Sign in Review Completed column when your input into the building consent review process is completed.

Records sent to applicant and TA. Business Support to complete on issue (✓ included or x NA)	Plans	☒	Supporting documentation	☒	Section 37 Notice	☐
	PIM	☐	Building Consent	☒	Section 36 Notice	☐
Name	E. Walsley				Date	28/07/21

AMENDED PLANS
15 JUL 2021
RECEIVED

Building Consent Processing Section: Building Consent Endorsements / Conditions:**Inspections by Council:****Inspection by a 3rd party**

400 See over page

400Z za zb zc zd zf

Additional BA Conditions**Important Endorsements**

401	a	aa	402	a	c	ea	h	i	j	k	l	m	n
	b	c		n1	oa	ob	oc	od	p	q	r	s	sa
	d	f		t	u	v	w	x	y	z	za	f	

Compliance Schedule

403 a b c d f

403aa

Specified Systems Performance and Certification

SS1	a	b	c	d	f	SS2	a	b	c	d	f		
SS3/1	a	b	c	d	f	SS3/2	a	f					
SS3/3	a	b	c	f		SS4	a	b	c	d	f		
SS5	a	b	c	f		SS6	a	b	f				
SS7	a	f				SS8/1	a	b	f				
SS8/2	a	b	c	f		SS8/3	a	b	c	f			
SS9/1	a	b	c	d	e	f	SS9/2	a	b	c	d	e	f
SS10	a	b	c	f		SS11	a	b	f				
SS12		b	c	f		SS13/1	a	b	c	f			
SS13/2	a	b	c	f		SS13/3	a	b	c	f			
SS14/1	a	f				SS14/2		f					
SS15/1	a	b	c	d	f	SS15/2		f					
SS15/3		f				SS15/4		f					
SS15/5		f				SS16							

f. Free Text

Attachments**Restricted Building Work**

404 a 405 rbw fou car roo bri ext f

b c

Restricted Building Work – Owner Builder

d e f 406 rbw1 fou1 car1 roo1 bri1 ext1 f1

Other Information: 407 (Insert engineers/planning etc comments from Consent Review form)

407 a 407 f

Amendments

408 a 408 b

FREE TEXT

[illegible]

Inspection and Fees Calculation Sheet

PROCESSING		TIME TAKEN (Quantity)	TOTALS in Dollars
Processing hours incl. vetting	Vet \$	Proc \$ 386.00	\$ 386.00
Processing Fees Paid (Check fee screen in ozone)			\$
SUB TOTAL			\$
Further information			\$ 193.00
TOTAL PROCESSING CHARGE			\$ 579.00
400	INSPECTIONS (Circle correct letter)	Guide Only- (min ¼ hour increments)	# of Insp # of ¼ hour Increments
w	Combined inspections	NA	NA
w	Combined inspections	NA	NA
aa	Siting	3	
aaa	Footings, Foundations	2	
ab	Retaining Walls	2-3	
b	Subfloor Bracing & Fixing	2	
c	Pre-floor P&D	2	
d	Concrete Floor Building	2	
e	Pre-Wrap <200-<300->	3-4-5	
ga	Wrap Only	2	
gb	Wrap/Cavity Battens	3	
h	½ High Brick	2	
i	Bond Beams (One Block- full basement)	2-3	
j	Precast Concrete Work	2	
k	Pre Plaster	3	
l	Solar water heater	2	
m	Preline Building	3	
n	Preline P&D	2	1 2
o	Wet Areas/Tanking	2	
p	Postline (Addition – New Dwelling)	2-3	
q	Sanitary & Stormwater Drainage)	2-3	
r	Enclosed Decks – membrane roofs/gutters	2	
s	Disconnection drainage	2	
t	Swimming Pools (Pool fencing)	2	
ua	Solid Fuel Heater	2	
ub	In Built Solid Fuel Heater	2	
v	Final Inspection (Res ≤ 200m² = 1 hr min) (Com/Ind = 1½ hrs min)	4-5 (6)	
x	Trade waste - no charge		0
f	Free text - complete free text on sheet 2		0
Total			# 1 # 2
1	Total number of ¼ hour increments x \$48.25 = (Inspection cost)		\$ 96.50
2	LBP Process (allow 15 min / LBP Category)	# of LBP Cat. \$/15 minutes x \$48.25 =	\$
3	Travel (total travel time one way only, calculate by using Google maps for RLC)	# of inspections \$/minute Time/ trip x \$3.00 x =	\$
4	CCC review (includes any office time necessary to collate and review application) - Min 30 min for R1-3 and 60 min for C1-3	# of inspections x 8 (R1-3) or 12 (C1-3) minutes (round up to nearest ¼ hour) and multiply by ¼ hour rate x = / 15 = x \$48.25 =	\$
5	Other		\$
TOTAL INSPECTION CHARGE (Tally sub totals for boxes 1 to 6)			\$
Record three # figures above on summary sheet & circle "Completed" to the right when done			Completed

BUILDING – TAX INVOICE

REGISTRATION NO. GST-REG-NO
10-801-397

ROTORUA
LAKES COUNCIL

Civic Centre
1061 Haupapa Street
Private Bag 3029, Rotorua
Telephone: 07 348 4199. Facsimile 07 346 3143

20 PADDOCKS LIMITED C/O B L NICKALLS 16A HIGH STREET GLENHOLME ROTORUA 3010	Invoice No:	546153
	Date:	27 Jul 2021
	Customer No:	332786
	Reference:	BC - 82139

DETAILS	UNIT	AMOUNT
<i>BUILDING CONSENT ACCOUNT</i>		
ADDITIONAL TECHNICAL PROCESSING FEE-TIME RELATED	503.48	503.48

Payable within 21 days of the invoice date

Payment Due: 17 Aug 2021	INVOICE TOTAL	\$503.48
	G.S.T	\$75.52
	TOTAL NOW DUE	\$579.00

For Direct Credit please make payment to: BNZ, Rotorua, 020412 0234516 00
and quote Invoice number **546153** and **BC - 82139** as reference.

REMITTANCE ADVICE: Please detach and return with your payment:

CUSTOMER: 332786
20 PADDOCKS LIMITED

INVOICE NO: 546153
TOTAL DUE: **\$579.00**

PAYMENT MADE:

\$

*Fees paid
2202 27205*

27 July 2021
RDC-1162723

20 PADDOCKS LIMITED
C/O B L NICKALLS
16A HIGH STREET
GLENHOLME
ROTORUA 3010

Civic Centre
1001 Hapapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3016
New Zealand

Dear Sir or Madam:

Request for Further Information on PIM / BC Application.

Building Consent Number: 82139 P09611 Amendment

Project Location: 177 OLD TAUPU ROAD, UTUHINA

Project Description: Plumbing and drainage to laundry for bathroom (15/7/21)

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:

Building

1. ☒ Confirm floor finish to Laundry/bathroom area.
Vinyl flooring to be installed 27/7/21
2. ☒ Confirm what linings have been used in the Laundry?
Scratch installed like bathroom 27/7/21
3. Confirm position of windows to Laundry and what glazing is installed.
No windows in Laundry. 27/7/21.
4. Confirm windows to Laundry for passive ventilation.
Laundry is vented via mechanical ventilation. Door must be opened & closed to use. 27/7/21
5. Has insulation been installed into Laundry? Does this building have building wrap? *Note add to plan*
Room is insulated & has building wrap. Designer has confirmed this over phone 27/7/21
6. ☒ Show connection from gully trap to new drain. Show inspection point at this junction. Show terminal vent to WC drain.
Connection added to Plan. Designer has authorised me to make change. 27/7/21

Hard Copies *Accepted Mpers 27/7/21*

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 can be forwarded by mail or lodged with Customer Services. Alternatively you can contact the writer 24 hours prior to lodgment and arrange a meeting where each of the outstanding items can be assessed in person.

Electronic Lodgment

Where the response results in amendments to the plans a full set of plans are to be submitted electronically. All changes shall be clouded for clarity. All further information must be in PDF or PDF/A, in colour and a minimum of 300 DPI.

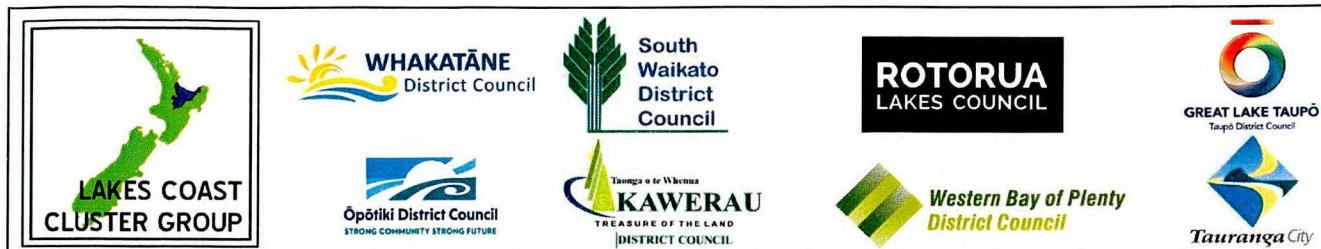
All information must be submitted using the same gateway used to lodge the building consent.

Email information can only be submitted using the buildingadmin@rotorualc.nz address so that we can ensure that this information is allocated to the appropriate resource.

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

M. Pesefea



Form 2 Amendment Received

14¹⁴ 15 JUL 2021

Rotorua Lakes Council
Customer Centre

APPLICATION TO AMEND BUILDING CONSENT

Section 45, Building Act 2004

(this application must be approved before proposed work is commenced)

1. THE BUILDING

Building Consent Number: 82139
 Owner: Mr Bruce Nickalls
 Street address of building: 177 Old Taupo Rd
Rotorua

2. CONTACT DETAILS FOR ANY REQUESTS FOR FURTHER INFORMATION

Person: Mr Bruce Nickalls
 Address: 7 Sophia St
Glenholme Rotorua 3010
 Phone: 0274977546 or Mobile: 0274977546
 Email: nickalls.earthmoving@xtra.co.nz Fax: N/A

3. PROJECT [must include 2 copies of any plans/specifications]

Brief description of the amendment (full description of amendments to be completed on page 2)

Bathroom/Laundry Alterations
Plumbing & DRAINAGE
to Laundry for Bathroom

If this amendment is to a project identified as "restricted building work" then provide:

- a) A completed form 2A (Memorandum from licensed building practitioner) included with application. Yes ☐ No ☐ N/A ☐
 b) Has this amendment been designed by a LBP whom holds the appropriate design class? Yes ☒ No ☐ N/A ☐

If this amendment prescribed as an "Owner Builder" project then provide:

- a) A completed "Statutory declaration as to owner builder building status" included with application. Yes ☐ No ☐ N/A ☐

Complete and attach an appropriate vetting checklist.

Additional area: _____ m² [to be completed if original area is increased]

Applications to initial this section as complete: _____



4. FORMAL DECLARATION

This amendment to this Building Consent is submitted by me as the owner of the property/or as the authorised agent as identified on the original Building Consent Application Form 2 *[delete which does not apply]*.

Name: Mr Bruce Nickalls

Signature: *B Nickalls*

Date: 14/7/21

Estimated value that this consent will affect the original value of work? \$ 2,000.00

[Please identify if the value is increased or decreased clearly! Include GST and labour]

5. DOCUMENTS SUBMITTED *[Please list all documents submitted to council as an amendment]*

Applicant provided amended plans

6. DESCRIPTION OF AMENDMENT TO APPROVED DOCUMENTS

Please identify on amended plans any changes by outlining with a cloud

[number these accordingly to help with a clear understanding of all work being amended and list below]

Page number and/or
location within specs

1)	_____	_____
2)	_____	_____
3)	_____	_____
4)	_____	_____
5)	_____	_____
6)	_____	_____
7)	_____	_____
8)	_____	_____
9)	_____	_____

7. RESTRICTED BUILDING WORK (residential building work affecting structure or weather tightness)

Will the building work include any restricted work? Yes ☐ No ☒ *[please ✓]*

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	Licensed building practitioner number <i>[or registration number if treated as being licensed under section 291 of Building Act 2004]</i>	Particular work carried out or supervised
Philip Jesson	Carpentry	BP 103 811	
Rawlinson Plumbers & Gas Ltd		12600	Plumbing / Drainage & Gas

Note: Continue on another page if necessary

8. BUILDING PRACTITIONERS

No change from original Building Consent Application Form 2 [please ✓] ☐

[Complete only if there is to be a change in tradesman / LBP's]

Specify Practitioners: Philip Jesson

Business/name: Philip Jesson Builders

Address: 116 Clayton Road

Phone: 0274801631 Mobile: _____ After hours: 0274801631 Fax: _____

Email: _____ LBP or Reg. No.: BP 103811

Specify Practitioners: Dave Sander

Business/name: Raulinson Plumbing & gas Ltd.

Address: Davies Street

Phone: 07 3488661 Mobile: _____ After hours: _____ Fax: _____

Email: _____ LBP or Reg. No.: 12600

Please attach separate sheets if extra room is required to identify changes from the building consent

9. THE PROPOSED BUILDING WORK WILL AFFECT THE FOLLOWING BUILDING CODE CLAUSES

[If in doubt use the original building application form for an example or go to www.dbh.govt.nz and search code clauses]

No Building Code Clauses differ from original Building Consent Application Form 2 [please ✓] ☐

CLAUSE [Which of the following clauses will be involved in the proposed building work?] e.g. NZBC Clause B1 Structure.	MEANS OF COMPLIANCE [Refer to the relevant compliance document(s) or detail of alternative solution in the plans and specifications] e.g. NZ standard, engineer design or an Acceptable Solution.	PROPOSED INSPECTIONS [State means of inspections. Note PS4 or certificate may be required] e.g. council, engineer or other.
NZBC Clause		
NZBC Clause		
NZBC Clause		
NZBC Clause		
NZBC Clause		
NZBC Clause		
NZBC Clause		

10. NEW CERTIFICATE OF TITLE REQUIRED

Yes ☐ No ☒

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

I do not require a modification nor a waiver as part of this application to amend Building Consent [please ✓] ☐

Description of waiver / modification _____

Supporting documentation attached as follows: [please list] _____

12. CHANGE OF USE NZ Building Act 2004 Section 114, 115

Will this amendment result in a change of use from the original Building Consent? [please ✓]

Yes ☐ No ☒

Will the change of use result in the need to include / remove a specified system? [please ✓]

Yes ☒ No ☐

If yes please complete COMPLIANCE [Specified Systems] box on page 4.

Please attach separate sheets if extra room is required to identify changes from the building consent

13. COMPLIANCE [Specified Systems]

Does this amendment involve an alteration / installation or removal of a specified system?

Yes ☐ No ☒No change to the specified systems identified in the original building consent [please ✓] ☐

Specified Systems prescribed by Building Act 2004 Compliance Schedule Handbook 25 May 2007	Removed Altered New
SS	
SS	
SS	
SS	

Please attach separate sheets if extra room is required to identify changes from the building consent

COUNCIL USE ONLY**ESTIMATED EFFECT TO VALUE OF ORIGINAL BUILDING COST**\$ 5000

Lodgement fee	\$ <u>144.00</u>	Date paid <u>15/7/21</u>	Rec # <u>14615</u>
Technical Processing	\$ <u>579.00</u>	Granted by <u>M Pesefea</u>	
Industry Levy (MBIE)	\$ <u>—</u>	Signature <u>[Signature]</u>	
Industry Levy (BRANZ)	\$ <u>—</u>	Date <u>27/7/21</u>	
Inspection	\$ <u>—</u>	Issued by <u>EE Walmsley</u>	
Compliance Schedule	\$ <u>—</u>	Signature <u>[Signature]</u>	
Peer Review	\$ <u>—</u>	Date <u>28/07/21</u>	
Other	\$ <u>—</u>		
Other	\$ <u>—</u>		
Total balance payable	\$ <u>579.00</u>		

PIM to be reissued?

Yes ☐ No ☐

[if PIM to be reissued please sign below]

Processor's Name: _____

Signature: _____

Date: _____

**COUNCIL
COPY**

AMENDMENT

№ 8 2 1 3 9 / 0 0 1

KITCHEN VENT 50 liter per SECOND
BATH + LAUNDRY 88 liter per SECOND

WASHING MACHINE OUTLET
IS FITTED INTO 40mm WASTE
PIPE 1:40 FALL TO G.F.

COLOR STEEL
FLASHING

110 UPVC DRAIN
1:60 FALL 6.

RINNAI T124
GAS CALAFONT

EXISTING DRAIN

110 UPVC
DRAIN
1:60 FALL

3. EXTRACT FAN
UNDER + THROUGH
SOFFIT

4. GAS BOTTLES IN
A VENTED SECURITY
CAGE

7. EXISTING
TV

RANGE HOOD
OVER VENTED
THROUGH SOFFIT

100mm
1:60
WALL MOUNTED
EXTRACT FAN
GT

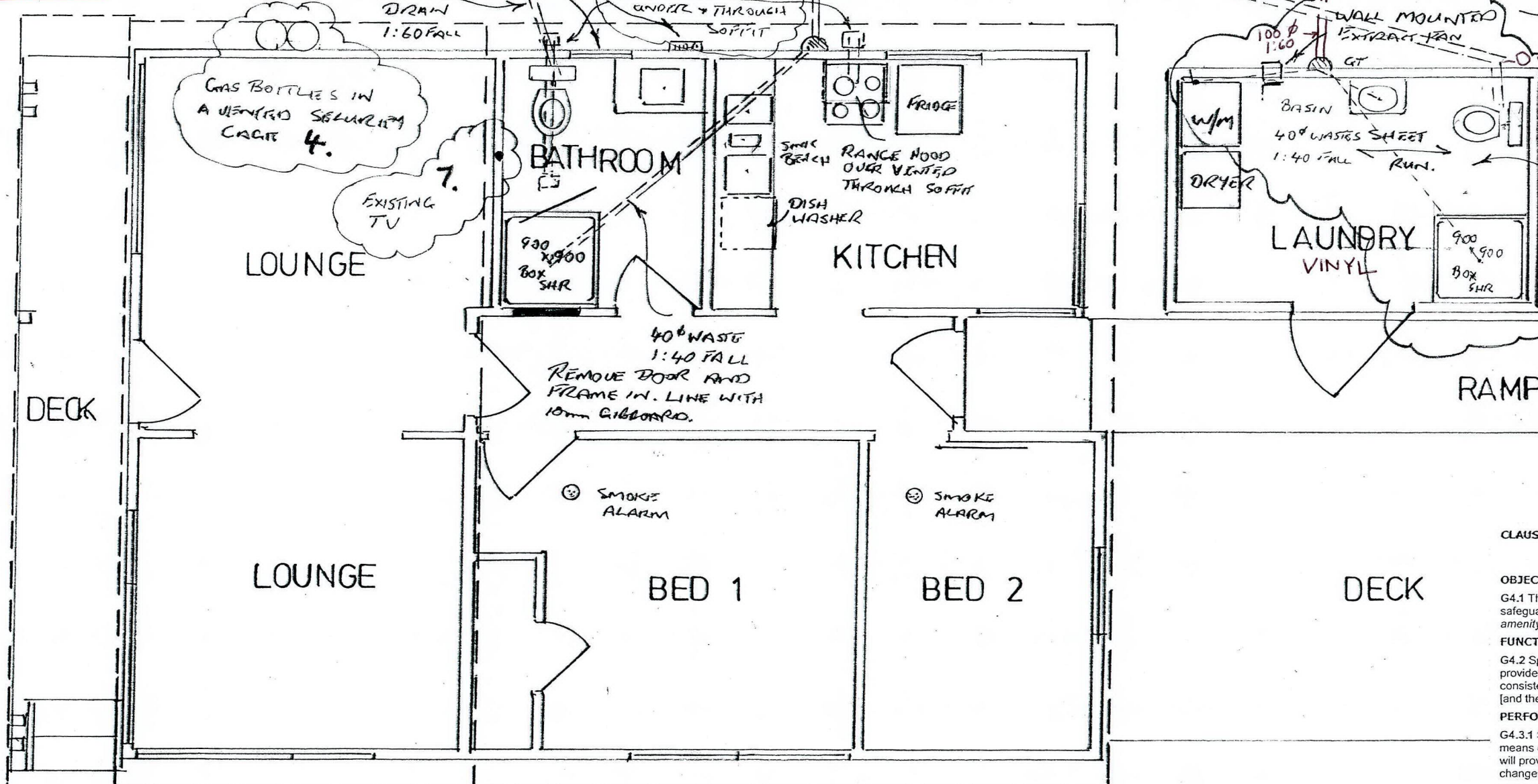
40mm WASTE
SHEET
1:40 FALL
RUN.

LAY A NEW 19mm
PLY FLOOR OVER
EXISTING 12mm FLOOR.

LAUNDRY HAS BUILDING
WRAP & INSULATION.

WALL FAN TO BE
CONNECTED TO LIGHT
FIXTURE SO WHEN
LIGHT IS ON THEN
FAN IS ON.

5. PLUMBING STANDARDS
AS SHOWN ON
APPLICATION
G12/AS1
G13/AS1



CLAUSE G4—VENTILATION

Provisions

OBJECTIVE

G4.1 The objective of this provision is to safeguard people from illness or loss of amenity due to lack of fresh air.

FUNCTIONAL REQUIREMENT

G4.2 Spaces within buildings shall be provided with adequate ventilation consistent with their maximum occupancy (and their intended use).

PERFORMANCE

G4.3.1 Spaces within buildings shall have means of ventilation with outdoor air that will provide an adequate number of air changes to maintain air purity.

G4.3.2 Mechanical air-handling systems shall be constructed and maintained in a manner that prevents harmful bacteria, pathogens and allergens from multiplying within them.

G4.3.3 Buildings shall have a means of collecting or otherwise removing the following products from the spaces in which they are generated:

- (a) Cooking fumes and odours,
- (b) [Moisture] from laundering, utensil washing, bathing and showering,
- (c) Odours from sanitary and waste storage spaces,

2. LINE WALLS IN BATHROOM WITH
AQUAGLAS OVER LAYING WITH
SERRATIONS

1. VINYL FLOOR COVERING
TO BATHROOM & LAUNDRY
WALLS ARE NOW TO BE
SERRATIONS.

ALTERED FLOOR PLAN 1:50

CONSENT NO
82139

**DRAUGHTING
SERVICES**

TREVOR ROWSON,

9 GREAT WEST ROAD
ROTORUA
Phone: (07) 348 2577

20 PADDOCKS LTD

177 OLD TRAP ROAD

PLAN № 2114

DATE: APRIL 21 | SHEET 3 OF 3

ADDITION OF SHOWER, WC
AND BASIN IN LAUNDRY
16/6/21