



RRD002K1VG

Document Number: RDC-1137835

Date Registered: 1/6/2021

**Building Consent / Amendment
Circulation Checklist**

Ref: CP 22

Ver: 28

Issued: 11 May 2020

RDC - 546022

Page 1 of 4

Copies Required	ADMINISTRATION CHECKLIST To be completed by Customer Service Centre (✓)	✓
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	6L	☐	☐	☐	☐		Berkie	
ALLOCATED BY	BC ONLY №: 82139						Start - Remove + Add	
S Ulrich							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:

DC Circulation Record:

Hazard/Caution/ Information (as noted on file)	N/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			☐	☐	
☐ Geothermal			☐	☐	
☐ Licensing			☐	☐	
☐ Sport and Rec			☐	☐	
☒ Building	18/05/21	M. Resefea	☒	"S"=Supervision or Record Current Comp. R1	M.P 26/05/21

✓ "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 M VanVuren				Date 28.05.21		

RECEIVED
5 MAY 2021

Building Consent Processing Section: Building Consent Endorsements / Conditions:**Inspections by Council:**

400 See over page

Inspection by a 3rd party

400Z za zb zc zd zf

Additional BA Conditions

401 a aa
b c
d f

Important Endorsements

402 a c ea h i j k l m n
n1 oa ob oc od p q r s sa
(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

404 a
b c
d e f

Restricted Building Work

405 rbw fou (car) roo bri ext f

Restricted Building Work – Owner Builder

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

Inspection and Fees Calculation Sheet

PROCESSING			TIME TAKEN (Quantity)	TOTALS in Dollars
Processing hours incl. vetting	Vet \$ 48.25		Proc \$ 579	\$ 627.25
Processing Fees Paid (Check fee screen in ozone)				\$ 675.50
SUB TOTAL				\$ -48.25
Further information				\$ 193.00
TOTAL PROCESSING CHARGE				\$ 144.75
400				
INSPECTIONS (Circle correct letter)	☐	Guide Only- (min ¼ hour increments)	# of Insp	# of ¼ hour Increments
w	Combined inspections	NA	NA	NA
w	Combined inspections	NA	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		
<u>n</u>	Preline P&D	2	1	2
o	Wet Areas/Tanking	2		
p	Postline (Addition – New Dwelling)	2-3		
<u>q</u>	Sanitary & Stormwater Drainage)	2-3	1	2
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		
<u>v</u>	Final Inspection (Res ≤200m² = 1 hr min) (Com/Ind = 1½ hrs min)	4-5 (6)	1	4
x	Trade waste - no charge			0
f	Free text - complete free text on sheet 2			0
Total			# 3	# 8
1	Total number of ¼ hour increments x \$48.25 = (Inspection cost)			\$ 386.00
2	LBP Process (allow 15 min / LBP Category)	# of LBP Cat.	\$/15 minutes	\$ 48.25
		/	x \$48.25 =	
3	Travel (total travel time one way only, calculate by using Google maps for RLC)	# of inspections	\$/minute	\$54.00
		3 x	\$3.00 x 6 =	
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		\$ 77.20
		3 x 8 = 24 / 15 = 1.6 x \$48.25 =		
5	Other			\$
TOTAL INSPECTION CHARGE (Tally sub totals for boxes 1 to 6)				\$ 565.45
Record three # figures above on summary sheet & circle "Completed" to the right when done				Completed

28 May 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 Consent No: 82139

Dear Sir/Madam,

BUILDING CONSENT

Address of Project: 177 OLD TAUPU ROAD

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) and have satisfied all the Conditions set out in this document, 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. When requesting an inspection a minimum of 72 hours' notice should be given. Remember also that you or your agent/builder, etc, needs to attend and/or be on site for any inspection.

To avoid potential delays on site and help you understand what Council will be inspecting it is suggested you reference the suite of inspection checklists that are available on Council's web site.

Please note Council's Valuers (Opteon Technologies Ltd) may also carry out an inspection.

"Please remember also to quote your Building Consent No. 82139 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



Darrell Holder
Manager, Building Services

Civic Centre
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
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 TAUPO 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.

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.

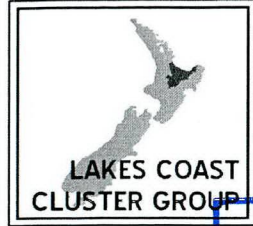
Signed for and on behalf of the Council:

Name: Manuela van Vuuren
Solutions

Position: Business Support Administrator, Planning & Development

Signed: 

Date: 28 May 2021



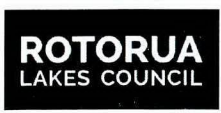
**LAKES COAST
CLUSTER GROUP**



**WHAKATĀNE
District Council**



**South
Waikato
District
Council**



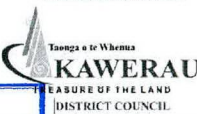
**ROTORUA
LAKES COUNCIL**



**GREAT LAKE TAUPŌ
Taupo District Council**



Ōpōtiki District Council



**KAWERAU
DISTRICT COUNCIL**



**Western Bay of Plenty
District Council**



Tauranga City

BC ONLY

82139

RESIDENTIAL

Application No/BC: 82139

Property ID #: P

Form 2

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

1. THE BUILDING [If item is not applicable put N/A in the space]	
Street address of building: <u>177 OLD TAUPŌ ROAD</u> [If no street address – details of nearest intersection] <u>ROTORUA</u>	
Legal description of land where building is located: Lot <u>11</u> DP <u>5265</u> Site area: <u>981</u> m ² Sec _____ Block _____	
Building name: _____ Valuation No: <u>06570 31300</u>	
Location of building within site/block number: [Include nearest street access] _____	
Number of levels: [Above & below ground] _____	
Level/Unit No: <u>EXISTING</u> Floor area: <u>62.925</u> (sq m) [Indicate area affected by the building work] Current, lawfully established, use: <u>DWELLING</u> Year First Constructed: <u>?</u> [Add no. of occupants per level and per use if more than 1] _____	

2. OWNER	3. AGENT [Only required if application is being made on behalf of the owner]
Name of Owner: <u>20 PADDOCKS LTD</u> Contact person: <u>Brian Bruce</u> Mailing address: <u>7 SOPHIA ST</u> <u>ROTORUA</u> Street address/registered office: _____	Name of Agent: _____ Contact person: _____ Mailing address: _____ Street address/registered office: _____
Phone No: _____ Landline: _____ Mobile: <u>0274977546</u> Daytime: _____ After hours: _____ Facsimile: _____ Email: <u>nickalls@earthmoving.co.nz</u> Website: _____	Phone No: _____ Landline: _____ Mobile: _____ Daytime: _____ After hours: _____ Facsimile: _____ Email: _____ Website: _____
THE FOLLOWING EVIDENCE OF OWNERSHIP IS ATTACHED: ☐ Certificate of Title ☐ Lease Agreement ☒ Agreement for Sale and Purchase ☐ Other document	
FIRST POINT OF CONTACT [Mark boxes as appropriate] Further information ☐ Agent ☒ Owner Correspondence ☐ Agent ☒ Owner	
Invoicing: ☐ Agent ☒ Owner Additional copy of Code Compliance Certificate ☐	

4. APPLICATION [Tick if applicable]

I, [name] BRUCE NICOLL request that you issue one of the following [for the building work described in this application]:

Signature: B. Nicoll Date: 29-4-2021

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

☐ Project Information Memorandum (PIM) & Building Consent

☐ Project Information Memorandum (PIM)

☒ Building Consent

Existing PIM.No [if applicable] is: _____

☐ Staged Consent

Restricted Building Work applicable?

☒ Yes ☐ No

Cultural or Heritage Significance?

☐ Yes ☒ No

Financial assistance package [FAP] re-clad application - or claim under FAP scheme?

☐ Yes ☒ No

If yes, FAP claim number: _____

National Multiple Use Approval?

☐ Yes ☒ No

If yes, NUA number: _____

To be completed in lieu of Authorisation Letter:

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

Signature: _____ Date: _____

5. PRIVACY INFORMATION

The information you have provided on this form is required so that your building consent application can be processed under the Building Act 2004. The Council collates statistics relating to issued building consents and has a statutory obligation to forward these regularly to Statistics New Zealand. The Council stores the information on a public register, which must be supplied (as previously determined by the Ombudsman) to whoever requests the information. Under the Privacy Act 1993 you have the right to see and correct personal information the Council holds about you.

6. THE PROJECT

Description of Building Work: [Provide sufficient information below to enable scope of work to be fully understood]

FIT SHOWER, RELIGIOUS WC, INSTAL. LAUNDRY
AND EXTRACTOR FANS

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]:

\$ 7,200 [State estimated value as defined in section 7 of the Building Act 2004]

7. RESTRICTED BUILDING WORK

Will the building work include any restricted building work? ☒ Yes ☐ No If Yes, please 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].
Complete in contacts section below

8. CONTACTS [Provide all details where relevant]

Please provide the following details of all practitioners who will be involved in carrying out or supervising the building work regardless of whether it is restricted building work.

DESIGNER:

Name: TREVOR ROWSON
Address: 9 GREAT WEST ROAD ROTORUA
Email: _____
Telephone: 3422577 LBP No: 100496
License Class: DESIGN 2

ENGINEER:

Name: _____
Address: _____
Email: _____
Telephone: _____ Reg No: _____
License Class: DESIGN

BUILDER:

Name: Phil Jesson Builders
Address: _____
Email: _____
Telephone: _____ LBP No: _____
License Class: CARPENTRY

BRICK / BLOCK LAYER:

Name: _____
Address: _____
Email: _____
Telephone: _____ Reg No: _____
License Class: BLOCKLAYING

ROOFER:

Name: _____
Address: _____
Email: _____
Telephone: _____ Reg No: _____
License Class: ROOFING or CARPENTRY (delete one)

EXTERNAL PLASTERER:

Name: _____
Address: _____
Email: _____
Telephone: _____ Reg No: _____
License Class: EXTERNAL PLASTERING

FOUNDATIONS / FLOORS:

Name: _____
Address: _____
Email: _____
Telephone: _____ Reg No: _____
License Class: FOUNDATIONS or CARPENTRY (delete one)

GAS FITTER:

Name: _____
Address: _____
Email: _____
Telephone: _____ Reg No: _____

PLUMBER:

Name: Dave Raleston
Address: _____
Email: _____
Telephone: 073488661 Reg No: 12600

DRAIN LAYER:

Name: Dave Raleston
Address: _____
Email: _____
Telephone: 073488661 Reg No: 12600

LICENSED BUILDING PRACTITIONER:

Name: _____
Address: _____
Email: _____
Telephone: _____ Reg No: _____
License Class: _____

OTHER KEY PERSONNEL:

Name: _____
Address: _____
Email: _____
Telephone: _____ Reg No: _____
License Class: _____

9. 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]*

The following plans and specifications are attached to this application:

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Building Code Clause <i>Tick relevant clauses</i>	Acceptable Solution & NZS 4121 Accessible Design	Verification Method	Alternative Solution [Supporting documents listed below]	Waiver/ Modification [Supporting documents listed below]	Proposed Inspections
☒ B1 Structure	☐ AS1NZS1170 ☐ B1/AS1 ☒ NZS3604 ☐ NZS4229 ☐ Other	☐ B1/VM1 ☐ Other	☐	☐	☒ Council ☐ Engineer ☐ Other (Specify):
☒ B2 Durability	☒ B2/AS1	☐ B2/VM1	☐	☐	☒ Council ☐ Engineer ☐ Other (Specify):
☐ C1-6 Protection from Fire	☐ C/AS1 ☐ C/AS2 ☐ C/AS3 ☐ C/AS4 ☐ C/AS5 ☐ C/AS6 ☐ C/AS7 ☐ C/VM1	☐ C/VM1 ☐ C/VM2	☐	☐	☐ Council ☐ Engineer ☐ Other (Specify):
☒ D1 Access routes	☒ D1/AS1 ☐ NZS 4121		☐	☐	☒ Council ☐ Engineer ☐ Other (Specify):
☐ D2 Mechanical installation for access	☐ D2/AS1 ☐ D2/AS2 ☐ D2/AS3 ☐ NZS 4121		☐	☐	☐ Engineer ☐ Other (Specify):
☐ E1 Surface water	☐ E1/AS1 ☐ AS3500	☐ E1/VM1	☐	☐	☐ Council ☐ Other (Specify):
☒ E2 External moisture	☒ E2/AS1 ☐ E2/AS2 ☐ SED ☐ E2/AS3	☐ E2/VM1	☐	☒	☒ Council ☐ Other (Specify):
☒ E3 Internal moisture	☒ E3/AS1 ☐ Other		☐	☐	☒ Council ☐ Other (Specify):
☒ F1 Hazardous agents on site	☒ F1/AS1	☐ F1/VM1	☐	☐	☒ Council ☐ Other (Specify):
☒ F2 Hazardous building materials	☒ F2/AS1		☐	☐	☒ Council ☐ Other (Specify):
☐ F3 Hazardous substances and processes	☐ F3/AS1	☐ F3/VM1	☐	☐	☐ Council ☐ Other (Specify):
☐ F4 Safety from falling	☐ F4/AS1		☐	☐	☐ Council ☐ Other (Specify):
☐ F5 Construction and demolition hazards	☐ F5/AS1		☐	☐	☐ Council ☐ Other (Specify):
☒ F6 Visibility in escape routes	☒ F6/AS1		☐	☐	☒ Council ☐ Other (Specify):
☒ F7 Warning systems	☒ F7/AS1		☐	☐	☒ Council ☐ Engineer ☐ Other (Specify):

Building Code Clause <i>Tick relevant clauses</i>	Acceptable Solution & NZS 4121 Accessible Design	Verification Method	Alternative Solution [Supporting documents listed below]	Waiver/ Modification [Supporting documents listed below]	Proposed Inspections
☐ F8 Signs	☐ F8/AS1 ☐ NZS 4121		☐	☐	☐ Council ☐ Other (Specify): _____
☐ F9 Means of restricting access to residential pools	☐ F9/AS1 ☐ F9/AS2		☐	☐	☐ Council ☐ Other (Specify): _____
☒ G1 Personal hygiene	☒ G1/AS1 ☐ NZS 4121		☐	☐	☒ Council ☐ Other (Specify): _____
☒ G2 Laundering	☒ G2/AS1 ☐ NZS 4121		☐	☐	☒ Council ☐ Other (Specify): _____
☒ G3 Food preparation and prevention of contamination	☒ G3/AS1 ☐ NZS 4121		☐	☐	☒ Council ☐ Other (Specify): _____
☒ G4 Ventilation	☒ G4/AS1	☐ G4/VM1	☐	☐	☒ Council ☐ Other (Specify): _____
☒ G5 Interior environment	☒ G5/AS1	☐ G5/VM1	☐	☐	☒ Council ☐ Other (Specify): _____
☐ G6 Airborne impact sound	☐ G6/AS1	☐ G6/VM1	☐	☐	☐ Council ☐ Other (Specify): _____
☒ G7 Natural light	☒ G7/AS1	☐ G7/VM1	☐	☐	☒ Council ☐ Other (Specify): _____
☐ G8 Artificial light	☐ G8/AS1	☐ G8/VM1	☐	☐	☐ Council ☐ Other (Specify): _____
☐ G9 Electricity	☐ G9/AS1	☐ G9/VM1	☐	☐	By certification only
☐ G10 Piped services	☐ G10/AS1	☐ G10/VM1	☐	☐	By certification only
☒ G11 Gas as an energy source	☒ G11/AS1		☐	☐	By certification only
☒ G12 Water supplies	☒ G12/AS1 ☐ G12/AS2	☐ G12/VM1	☐	☐	☒ Council ☐ Other (Specify): _____
☒ G13 Foul water	☒ G13/AS1 ☐ G13/AS2 ☐ AS3500 ☐ G13/AS3	☐ G13/VM1 ☐ G13/VM4	☐	☐	☒ Council ☐ Other (Specify): _____
☐ G14 Industrial liquid waste	☐ G14/AS1	☐ G14/VM1	☐	☐	☐ Council ☐ Other (Specify): _____
☐ G15 Solid waste	☐ G15/AS1		☐	☐	☐ Council ☐ Other (Specify): _____
☒ H1 Energy efficiency	☒ H1/AS1	☐ H1/VM1	☐	☐	☒ Council ☐ Other (Specify): _____

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

Supporting documentation attached as follows [please list]:

11. COMPLIANCE SCHEDULE

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

Purpose group [select all relevant]

CS	CL	CO	CM	SC	SD	SA	SR	SH	WL	WM	WH	WF	IA	ID

Applicant to completeThere are no specified systems in the building ☐

Any system installed from below to be accompanied by procedures for inspection and routine maintenance. [Council to vet and verify in first column.]

COUNCIL

Existing

New

Altered

Added

Removed

Inspection
performance
standardsMaintenance
performance
standardsReporting
frequency**Specified Systems Prescribed by Building Act 2004 Compliance Schedule Handbook 25 May 2007**

Ss16 Cable cars

☐☐☐☐☐☐☐☐☐**12. ATTACHMENTS**

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

☒ Plans and specifications [list] TWO COPIES BY DRAFTING SERVICES

☐ 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☐ National Environmental Standard Checklist☐ Other information relevant to this application: [Please specify]:

COUNCIL USE ONLY

ESTIMATED TOTAL VALUE OF WORK

\$ 7,200 GST inclusive Project floor area 0 m²

FEE PAYABLE

Project Information Memorandum	\$	
Building Admin / Circulation	\$	<u>424.50</u>
Technical Processing fee	\$	<u>675.50</u>
Inspection fee	\$	
Other	\$	
LODGEMENT FEE	\$	<u>1100.00</u>
Technical Processing fee	\$	<u>144.75</u>
Inspection fee	\$	<u>565.45</u>
Industry Levy (MBIE)	\$	<u>-</u>
Industry Levy (BRANZ)	\$	<u>-</u>
External Review (Geotechnical)	\$	<u>-</u>
External Review (Structural)	\$	
FENZ	\$	
Compliance Schedule	\$	
Vehicle Crossing	\$	
Street Damage	\$	
Water Connection	\$	
Sewer Connection	\$	
Development Contribution	\$	
	\$	
	\$	
TOTAL BALANCE PAYABLE	\$	<u>710.20</u>

Lodgement deposit	\$	<u>1100.00</u>
Date paid		<u>5/5/21</u>
Receipt No.		<u>2021347862</u>
Consent fee balance	\$	<u>710.20</u>
Date paid		<u>27/05/21</u>
Receipt No.		<u>2021/381929</u>

6L

M Pesefea

Granted by _____

Signature [Signature]

Date 26/05/21

Issued by M VanVuuren

Signature [Signature]

Date 28/05/21

Please complete

Forward any refunds or further invoices to:



Building Consent Application Checklist RESIDENTIAL

Address: 177 Old Taupo Road Date Vetted: _____

How to use this checklist

Use this checklist when finalising your building drawings plans to assist you to lodge a complete application and to avoid delays in processing. Your application will be accepted based on this checklist to ensure that it has sufficient information to commence processing. All items on this checklist must be circled to show that they are either provided or are not applicable to your project (N/A).

Later additional information may be requested during the processing of your building consent to confirm compliance with the Building Act, Building Code, District/City Plan and any other relevant legislation. Processing time will be suspended until information is received.

Your application will only be accepted if the information in this checklist is provided and the checklist completed.

Customer Use Circle as appropriate		Doc ref./ page #	General Documentation Required	Council Use		
☒ Yes	N/A		Application form completed in full and signed	☒ Yes	No	N/A
☒ Yes	N/A		Lodgement fee (refer to Schedule of Fees and Charges for amount)	☒ Yes	No	N/A
☒ Yes	N/A		Two (2) complete sets of drawings/report/specification/plans and other relevant documents are required	☒ Yes	No	N/A
☒ Yes	N/A		Form 2A Certificate of Design Work	☒ Yes	No	N/A
☒ Yes	N/A		All drawings must meet the minimum requirements of the technical drawings standard AS/NZS1100. Index provided for plans and specifications	☒ Yes	No	N/A
☒ Yes	☒ N/A		Are you applying for owner/builder exemption? If yes, the appropriate documentation including Form 2b is to be supplied	☒ Yes	No	☒ N/A
☒ Yes	N/A		All documents including photocopies must be legible	☒ Yes	No	N/A
☒ Yes	N/A		All plans are to be titled and dated (or version number)	☒ Yes	No	N/A
			Legal Documentation Required			
☒ Yes	☒ N/A		Full, current (less than three months old) Certificate of Title	☒ Yes	No	☒ N/A
☒ Yes	N/A		Sale and purchase agreement with settlement date provided (if applicable) <u>4/5/2021 - now provided</u>	☒ Yes	☒ No	☒ N/A
☐ Section NA			Specifications and other Documentation	☐ Section Accepted		
☒ Yes	N/A		Technical specifications for proprietary systems/products e.g. tiled showers, membranes, cladding systems, and foundation systems	☒ Yes	No	N/A
☒ Yes	☒ N/A		H1 calculations	☒ Yes	No	☒ N/A
☒ Yes	☒ N/A		E2 Risk Matrix	☒ Yes	No	☒ N/A
☒ Yes	☒ N/A		Natural hazard assessment report where applicable (erosion, falling debris, subsidence, inundation, slippage)	☒ Yes	No	☒ N/A

Comments – Council Use Only

Customer Use Circle as appropriate		Doc ref./ page #	Specific Design Engineering	Council Use		
☐ Section NA				☐ Section Accepted		
Yes	N/A		Engineering calculations and scope of works	Yes	No	N/A
Yes	N/A		Producer statements fully completed, signed and dated	Yes	No	N/A
Yes	N/A		Engineered plans or Architectural plans with engineer's details to be signed, dated and stamped	Yes	No	N/A
Yes	N/A		Proposed inspections regime	Yes	No	N/A
☐ Section NA			Site/Location Plan	☐ Section Accepted		
Yes	N/A	/	North Point	Yes	No	N/A
Yes	N/A	/	Road frontage indicated and street named	Yes	No	N/A
Yes	N/A	/	Location of all existing and proposed buildings	Yes	No	N/A
Yes	N/A	/	Distance of buildings to boundaries and distance between existing and proposed buildings including eaves and gutters <i>No, not required</i>	Yes	No	N/A
Yes	N/A		Site levels and finished floor levels relative to Moturiki Datum survey point (if applicable)	Yes	No	N/A
Yes	N/A		Existing contours (proposed cut or fill also to be shown)	Yes	No	N/A
Yes	N/A		Building line restrictions and easements	Yes	No	N/A
Yes	N/A		Site boundaries/exclusive area boundaries for cross lease properties and common areas clearly shown	Yes	No	N/A
Yes	N/A		Show calculations and percentage of net site coverage	Yes	No	N/A
Yes	N/A		Labelled points on boundaries where overshadowing is taken from	Yes	No	N/A
Yes	N/A	/	Existing and proposed crossings/driveways also showing berms and footpaths. Crossings are to be clear of Council storm water sumps <i>(Note: normally one crossing per site)</i>	Yes	No	N/A
Yes	N/A		Sediment control plan	Yes	No	N/A
Yes	N/A		If building under or near transmission and or power lines, please show transmission plan area or location of power lines	Yes	No	N/A
☐ Section NA			Retaining Walls/Site Works	☐ Section Accepted		
Yes	N/A		Site Plan indicating position and height of retaining walls, other buildings and drainage points to an approved outfall	Yes	No	N/A
Yes	N/A		Elevations showing original ground level, cut and fill	Yes	No	N/A
Yes	N/A		Engineering design information where required	Yes	No	N/A
Yes	N/A		Has safety from falling and loadings from barrier been considered?	Yes	No	N/A
Yes	N/A		Cross sections/details (cut, fill, height of retained ground, waterproof membrane and drainage) and height of wall indicated	Yes	No	N/A
Yes	N/A		Show cuts battered to a safe angle	Yes	No	N/A
Comments – Council Use Only						

Customer Use Circle as appropriate		Doc ref./ page #	Structure	Council Use		
☐ Section NA			Foundation Plan	☐ Section Accepted		
Yes	N/A		Foundation details	Yes	No	N/A
Yes	N/A		For timber floors and decks, show the location of piles, pile type, sub-floor bracing calculations, foundation perimeter walls and internal piling system where applicable	Yes	No	N/A
Yes	N/A		Concrete floor details provided	Yes	No	N/A
Yes	N/A		Control joints/saw cuts indicated	Yes	No	N/A
Yes	N/A		Bearer layout for floors and decks	Yes	No	N/A
Yes	N/A		Access/ventilation to subfloor space	Yes	No	N/A
☐ Section NA			Floor Plan	☐ Section Accepted		
Yes	N/A	2, 3	Plan of all floors describing the function of each room	Yes	No	N/A
Yes	N/A	2, 3	Show all doors, windows and ventilation including enclosed space ventilation	Yes	No	N/A
Yes	N/A		Stairs, handrails and decking shown showing dimensions and details	Yes	No	N/A
Yes	N/A	3	Smoke alarms position shown	Yes	No	N/A
Yes	N/A	2, 3	For additions and alterations, the existing shall be shown separately to the proposed and to the same scale for comparison	Yes	No	N/A
Yes	N/A		Chimneys and solid fuel heaters	Yes	No	N/A
Yes	N/A		Lintel sizes/beam sizes and proprietary system design	Yes	No	N/A
☐ Section NA			Framing Plan/ Bracing Plan	☐ Section Accepted		
Yes	N/A		Bracing calculations/details – type and fixing	Yes	No	N/A
Yes	N/A		Framing plan including size, centers, grade and treatment of members	Yes	No	N/A
Yes	N/A		Bottom plate, top plate stud, lintel fixing details	Yes	No	N/A
Yes	N/A		Upper storey floor design if applicable	Yes	No	N/A
Yes	N/A		Floor joist layout for floors and decks	Yes	No	N/A
☐ Section NA			Roof Plan	☐ Section Accepted		
Yes	N/A		Roof plan and roof bracing	Yes	No	N/A
Yes	N/A		Truss types/roof framing layout and design statement	Yes	No	N/A
Yes	N/A		Truss/ rafter and purlin fixings	Yes	No	N/A
☐ Section NA			Elevations	☐ Section Accepted		
Yes	N/A		North, South, East and West elevations	Yes	No	N/A
Yes	N/A		Overshadowing/ daylighting angles labelled to correspond with points on site plan shown on all elevations	Yes	No	N/A
Yes	N/A		Height from ground level to apex of building	Yes	No	N/A
Yes	N/A		Show existing finished ground levels/floor levels and proposed finished ground levels/floor levels (subfloor ventilation and access)	Yes	No	N/A
Yes	N/A		Stairs, handrails and decking shown	Yes	No	N/A
Yes	N/A		Cladding systems, roofing type and any other relevant details	Yes	No	N/A
Yes	N/A		Window schedule	Yes	No	N/A
Yes	N/A		Roof pitch and chimneys (show height of chimney in relation to ridge)	Yes	No	N/A
Yes	N/A		Alterations to land contour, retaining, cut and fill and batters	Yes	No	N/A
Comments – Council Use Only						

Customer Use Circle as appropriate		Doc ref./ page #	Cross Sections	Council Use ☐ Section Accepted		
☐ Section NA						
Yes	N/A		Drawings showing constructional details of foundations, floor systems, wall, ceiling, stud heights and stud sizes, roof construction, balustrades and barriers.	Yes	No	N/A
Yes	N/A		Surface finishes to wet areas (walls and floor to laundry, kitchen and bathroom).	Yes	No	N/A
Yes	N/A		Location and type of insulation	Yes	No	N/A
Yes	N/A		Details for all penetration in walls, roof (i.e. windows, doors, meter boards, skylights etc.)	Yes	No	N/A
Yes	N/A		Cavity construction details where applicable	Yes	No	N/A
☐ Section NA				☐ Section Accepted		
Plumbing and Drainage						
Yes	N/A	2	All existing SEWERS, sewer connections and sewer drain locations and depth shown including Territorial Authority services	Yes	No	N/A
Yes	N/A		All existing STORMWATER drains and connections shown including Territorial Authority services	Yes	No	N/A
Yes	N/A	2	Proposed sewer and storm water drains/soak holes, terminal vents shown	Yes	No	N/A
Yes	N/A		Existing and proposed potable water supply	Yes	No	N/A
Yes	N/A	2, 3	All existing and proposed sanitary fittings including pipe sizes, inspection fittings and gradients (isometric)	Yes	No	N/A
Yes	N/A		Standard Regional Council design system or Regional Council approved effluent disposal system	Yes	No	N/A
Yes	N/A	Spec	Specifications for hot water heating system (consider seismic restraints)	Yes	No	N/A
Yes	N/A		Storm water disposal design and calculations	Yes	No	N/A
☐ Section NA				☐ Section Accepted		
Relocatable Buildings						
Yes	N/A		Is the structure being relocated in more than one part? If so, please provide detail of how the building will be reconnected showing compliance with NZBC including B1 & E2.	Yes	No	N/A
☐ Section NA				☐ Section Accepted		
Solar Heating						
Yes	N/A		Specifications and installation details	Yes	No	N/A
Yes	N/A		Location of solar panels/ tubes/roof tank on roof plan (orientation)	Yes	No	N/A
Yes	N/A		Flashing and installation details for pipe penetrations through walls/roof details	Yes	No	N/A
Yes	N/A		Demonstrate roof structure is designed for additional load (weight)	Yes	No	N/A
Yes	N/A		Water pipe type and insulation requirements	Yes	No	N/A
Comments – Council Use Only						

Customer	Doc ref./	
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Use Circle as appropriate	page #	Swimming Pool/Spa Pool	Council Use
☐ Section NA			☐ Section Accepted
Yes	N/A	Site plan (refer site plan section of checklist)	Yes No N/A
Yes	N/A	Plan of all floors describing the function of each room including all doors and windows.	Yes No N/A
Yes	N/A	Fences/Gates with dimensions.	Yes No N/A
Yes	N/A	Show access restrictions, direction of opening and locking device details for doors and windows to pool area from all doors and windows	Yes No N/A
Yes	N/A	Have immediate pool area hazards been identified (climb hazards)	Yes No N/A
Yes	N/A	Pool manufacturer's specifications	Yes No N/A
Yes	N/A	Elevations/Cross section showing all construction details	Yes No N/A
Yes	N/A	Location of backwash indicating connection to approved outfall	Yes No N/A
Yes	N/A	Backflow preventer shown – type and location	Yes No N/A
☐ Section NA		Solid Fuel Heater	☐ Section Accepted
Yes	N/A	Is the proposed appliance 'clean air' approved?	Yes No N/A
Yes	N/A	Location of SFH on floor plan in relation to windows, doors and flammable materials	Yes No N/A
Yes	N/A	Make and model provided	Yes No N/A
Yes	N/A	Manufacturers specifications provided including hearth information	Yes No N/A
Yes	N/A	Cross section through roof including height of flue in relation to roof	Yes No N/A
Yes	N/A	Flashing details (roof/wall penetrations)	Yes No N/A
Yes	N/A	Location and distance of all smoke alarms	Yes No N/A
Yes	N/A	Seismic restraint detailed	Yes No N/A
☐ Section NA		Wetback Installation	☐ Section Accepted
Yes	N/A	Location of hot water cylinder and size	Yes No N/A
Yes	N/A	Wetback installation diagram/manufacturers installation instructions	Yes No N/A
Yes	N/A	Tempering valve information provided	Yes No N/A
Comments – Council Use Only			

Council Specific Requirements – Please complete for your related Council

☐ Section NA		Tauranga City Council	☒ Section Accepted
Yes	N/A	Land undergoing subdivision – If the title has not yet been issued, the council may or may not accept your application. Refer to the Land Undergoing Subdivision Checklist form AC-6	Yes No N/A
Yes	N/A	50m ² continuous outdoor living area incorporating a 4x3m outdoor living court minimum dimension	Yes No N/A
☐ Section NA		Rotorua Lakes Council	☒ Section Accepted
Yes	N/A	Soil investigation that has a conclusion readily identifiable in accordance with chapter 3 RCEIS	Yes No N/A
Yes	N/A	Any geothermal activity on or near site, distances to proposed building work (SED where <50m to a bore or geothermal feature)	Yes No N/A
Yes	N/A	Relocatable Buildings – Please provide re-site report	Yes No N/A
☐ Section NA		Whakatane District Council	☒ Section Accepted
Yes	N/A	Peer review required Structural ☐ Geotech ☐	Yes No N/A
Yes	N/A	Comments required by Council 3 Water Engineers	Yes No N/A

☐ Section NA	Opotiki District Council		☒ Section Accepted
☐ Section NA	South Waikato District Council		☒ Section Accepted
☐ Section NA	Kawerau District Council		☒ Section Accepted
☐ Section NA	Western Bay of Plenty District Council		☒ Section Accepted
☐ Section NA	Taupo District Council		☒ Section Accepted
Yes	N/A	Any geothermal activity on or near site, distances to proposed building work	Yes No N/A
Yes	N/A	Electronic plans/documentation provided	Yes No N/A
Yes	N/A	Any geothermal activity on or near site, distances to proposed building work	Yes No N/A
Yes	N/A	Relocatable Buildings: - Please provide current photos for all elevations	Yes No N/A
		Please specify how you would like to receive your approved documents: (select one option) ☐ USB (\$10.00) ☐ Paper copy - Plans only printed to a maximum size of A3 . Due to this the scale of plans may be affected. (\$35.00 minimum fee)	

ADDITIONAL FEES

Please be aware that additional fees may be applied after lodgment deposit is paid, for inspections, processing, certificates, government levies and the like.

Person completing checklist

Name of person signing:	<u>TREVOR ROWSON</u>	Date:	<u>23/4/21</u>
Signature:	<u>[Signature]</u>	☐ Agent ☐ Owner ☒ Other:	<u>DESIGNER</u>
Name to be on invoice:	<u>20 PADDOCKS LTD</u>		
Payment Details:			

COUNCIL USE ONLY

Outcome of decisions – Council Use Only	Officer	Date	Time
☐ This application was not accepted for lodgement because documentation was incomplete			
☐ This application needs to be re-vetted			
☒ Documentation is now complete and the application is accepted for lodgement	<u>[Signature]</u>	<u>4/5/2021</u>	<u>15</u>
☐ Application will now proceed for compliance checking			

Project Type

RBW	Yes ☐ No ☒	Type	PIM ☐ PIM/BC ☐ BC ☒	Category	R1 ☒ R2 ☐ R3 ☐ C1 ☐ C2 ☐ C3 ☐
-----	---	------	---	----------	--

BUILDING CONSENT ACCOUNT

TAX INVOICE: REGISTRATION NO. 10-801-397

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

**ROTORUA
LAKES COUNCIL**
Te kaunihera o ngā roto o Rotorua

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

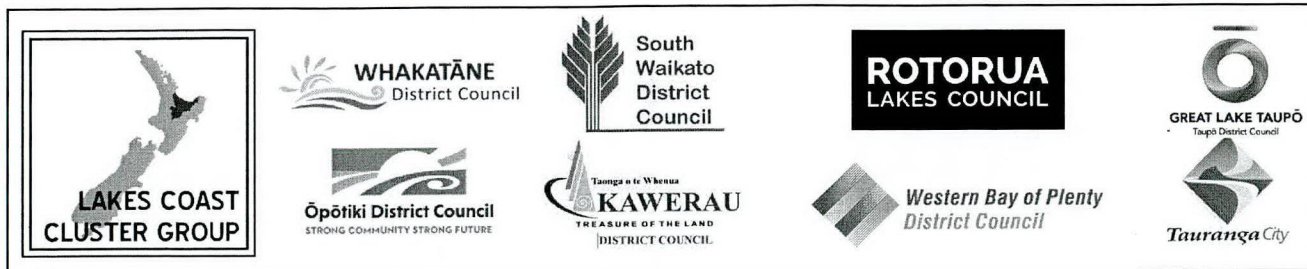
20 PADDOCKS LIMITED
C/O B L NICKALLS
16A HIGH STREET
GLENHOLME
ROTORUA 3010

Invoice No: 540075
Application No: 82139
Valuation No: 06570 313 00
Legal Description: LOT 11 DP5265
Site Location: 177 OLD TAUPU ROAD, UTUHINA
Owners Name: 20 PADDOCKS LIMITED
Date: 26 May 2021
Agent Name: N/A

DESCRIPTION	CHARGE	GST AMOUNT	TOTAL FEE
ADMIN AND TA CIRCULATION FEE	369.13	55.37	424.50
INITIAL TECHNICAL PROCESSING FEE	587.39	88.11	675.50
ADDITIONAL TECHNICAL PROCESSING FEE-TIME RELATED	125.87	18.88	144.75
INSPECTION FEES CALCULATED DURING PROCESSING	491.70	73.75	565.45
Building Consent Fees Chargeable	1,574.09	236.11	\$1,810.20
Prepaid at Lodgment 2021 347862	05 May 2021	956.52	143.48
Invoice Payment due			1,100.00
			\$710.20

PAYMENT REQUIRED WITHIN 28 WORKING DAYS

For Direct Credit please pay: BNZ, Rotorua, 020412 0234516 00 and quote
Invoice number **540075** and **BC82139** as reference.



Form 2A

Memorandum from licensed building practitioner: Certificate of design work

Section 45 & Section 30C, Building Act 2004

THE BUILDING

Street address of building: 177 Old Taupo Road
 Suburb: _____ Town/City: ROTORUA
 Post Code: _____

THE OWNER

Name: 20 PADDOCKS LTD
 Address: 7 SOPHIA ST
 Suburb: _____ PO Box/Private Bag: _____
 Town/City: ROTORUA Postcode: _____
 Phone: 0274977546 Email: _____

BASIS FOR PROVIDING THIS MEMORANDUM

I am providing this memorandum in my role as the: Please tick ☒ the option that applies:

- ☒ **Sole designer** of all of the RBW design outlined in this memorandum – I carried out all of the RBW design work myself – no other person will be providing any additional memoranda for the project.
- ☐ **Lead designer** who carried out some of the RBW design myself but also supervised other designers – this memorandum covers their RBW design work as well as mine, and **no other** person will be providing any additional memoranda for the project.
- ☐ **Lead designer** for all but specific elements of RBW – this memorandum only covers the RBW design work that I carried out or supervised and the **other** designers will provide their own memorandum relating to their specific RBW design.
- ☐ **Specialist designer** who carried out specific elements of RBW design work as outlined in this memorandum – other designers will be providing a memorandum covering the RBW design work.

IDENTIFICATION OF DESIGN WORK THAT IS RESTRICTED BUILDING WORK

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

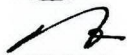
Design work that is restricted building work	Description	Carried out/ supervised	Reference to plans and specifications
Tick ☼ if included Cross ☹ if excluded	[If appropriate, provide details of the restricted building work]	[Tick ☼ whether you carried out this design work or supervised someone else carrying out this design work]	[If appropriate, specify references]
Primary Structure: B1			
All RBW design work relating to B1	☒	☒ Carried out ☐ Supervised	2,3
Foundations and subfloor framing	☐	☐ Carried out ☐ Supervised	
Walls	☒	☒ Carried out ☐ Supervised	2,3
Roof	☐	☐ Carried out ☐ Supervised	
Columns and beams	☐	☐ Carried out ☐ Supervised	
Bracing	☐	☐ Carried out ☐ Supervised	
Other	☐	☐ Carried out ☐ Supervised	
External Moisture Management Systems: E2			
All RBW design work relating to E2	☒	☒ Carried out ☐ Supervised	3
Damp proofing	☐	☐ Carried out ☐ Supervised	
Roof cladding or roof cladding system	☐	☐ Carried out ☐ Supervised	
Ventilation system for example, subfloor or cavity)	☐	☐ Carried out ☐ Supervised	
Wall cladding or wall cladding system	☐	☐ Carried out ☐ Supervised	
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 <input style="float: right;" type="checkbox"/>		☐ 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.			
Waivers or modifications of the building code are required? ☐ Yes ☐ No If Yes, provide details of the waivers or modifications below:			
Clause <i>[List relevant clause numbers of building code]</i>	Waiver/modification required <i>[Specify nature of waiver or modification of building code]</i>		
Note: continue on another page if necessary			
ISSUED BY			
Name and contact details of the licensed building practitioner who is licensed to carry out or supervise design work that is restricted building work.			
Name: <u>TREVOR ROWSON</u>			
LBP or registration number: <u>100496</u>			
The practitioner is a: ☒ Design LBP ☐ Registered architect ☐ Chartered professional engineer			
Design Entity or Company [optional]: <u>DRAUGHTING SERVICES</u>			
Mailing address [if different from below] _____			
Street address or registered office: <u>9 GREAT WEST ROAD</u>			
Suburb: _____		Town/City: <u>ROTORUA</u>	
PO Box/Private Bag: _____		Postcode: <u>3015</u>	
Phone No: _____	Landline: <u>348 2577</u>	Mobile: _____	
Daytime: _____		After hours: _____	
Fax: _____			
Email address: _____		Website: _____	
DECLARATION			
I <u>TREVOR ROWSON</u> LBP, state that I have applied the skill and care reasonably required of a competent design professional in carrying out or supervising the Restricted Building Work (RBW) described in this form, and that based on this, I also state that the RBW:			
(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: <u>TREVOR ROWSON</u>			
Date: <u>23/4/21</u>			



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier SA792/124
Land Registration District South Auckland
Date Issued 13 August 1942

Prior References

SA742/227

state	Fee Simple
Area	981 square metres more or less
Legal Description	Lot 11 Deposited Plan 5265

Registered Owners

20 Paddocks Limited

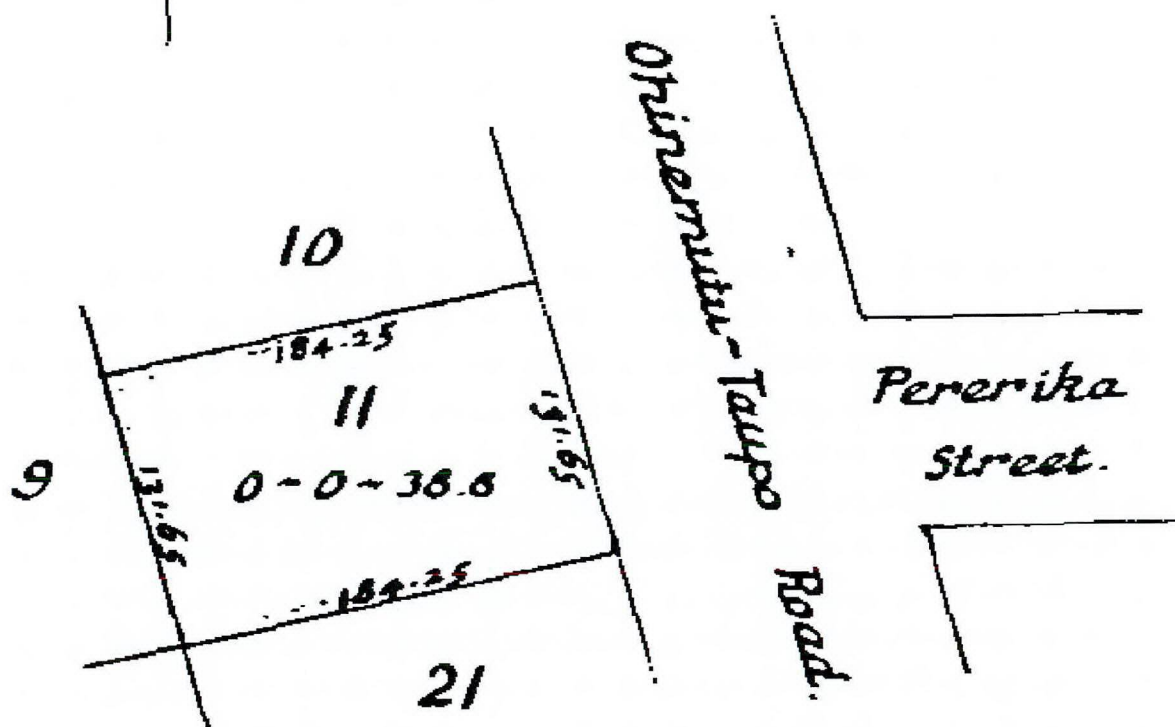
Interests

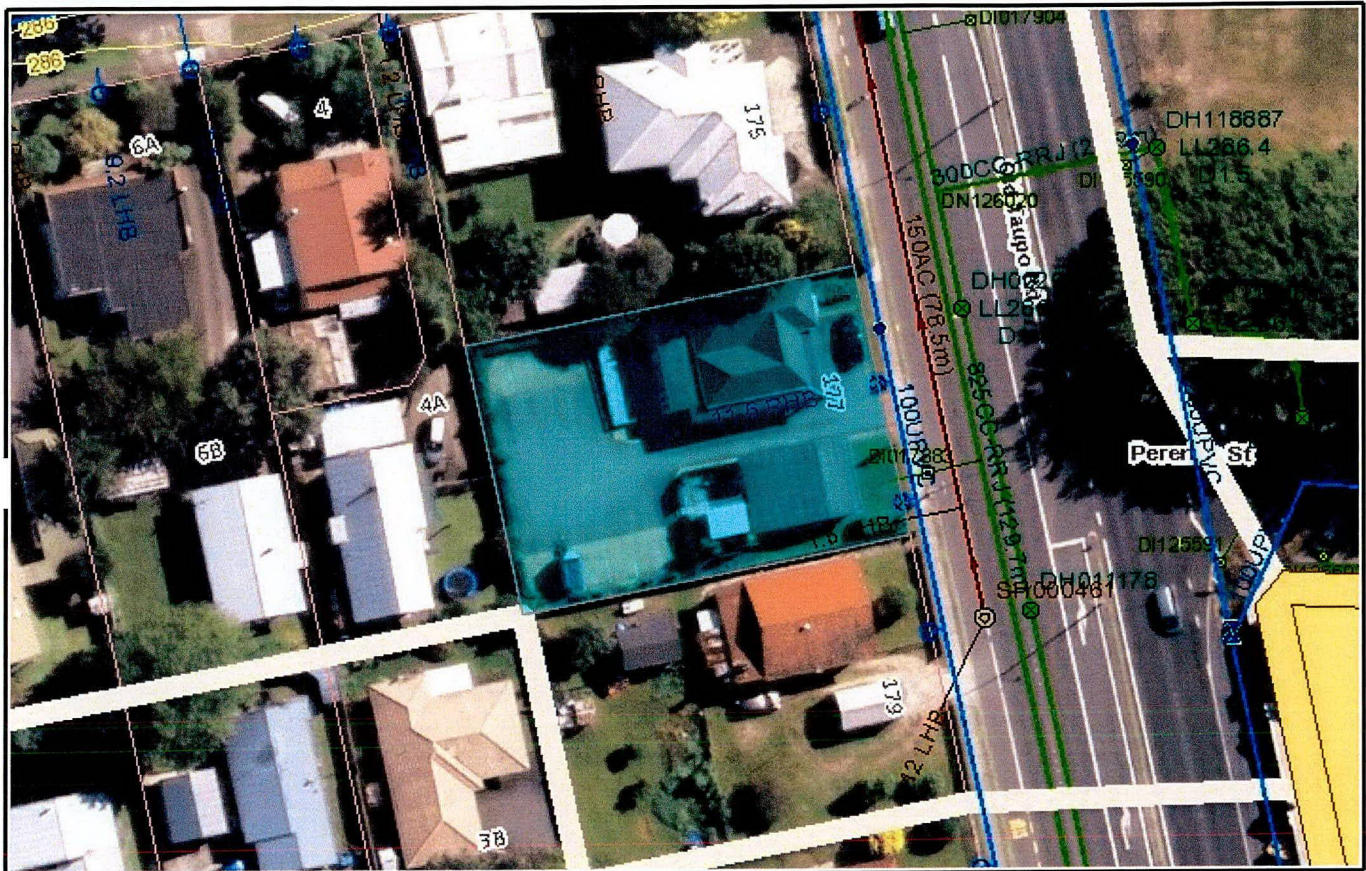
Fencing Agreement in Transfer 348618 - 13.8.1942

BC ONLY

№ . 8 2 1 3 9

Image Quality due
to Condition
of Original





Parcel Information

Parcel is highlighted.

This map is a user generated static output from an Internet mapping site and is for reference only.
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Ozone Parcel ID	PFile	Full Address and Parcel Name
5612/104 (SURVEYED)	P09611	177 OLD TAUPU ROAD , UTUHINA (LOT 11 DP 5265)
Title(s) SA792/124		

Valuation Number: 06570*313*00*
 Capital Value: \$625,000.00
 Land Value: \$285,000.00
 Improvements: 2 DWGS OI
 Legal Desc: LOT 11 DP 5265
 Area (ha): 0.0981
 Address: 177 OLD TAUPU ROAD
 Record Title: SA792/124
 2 refuse charge(s)
 2 sewer connection(s)
 2 water connection(s)
 1 parcel(s)
 Comments: BUILDING APPLICATIONS 2 dwellings



19 May 2021
RDC-1133420

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

Civic Centre
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1061 Haupapa Street
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Dear Sir or Madam:

Request for Further Information on PIM / BC Application.

Building Consent Number: 82139 P09611

Project Location: 177 OLD TAUPO ROAD, UTUHINA

Project Description: BATHROOM ALTERATIONS

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. Specify floor and wall finish to bathroom to comply with E3.
Vinyl floor covering. Walls to be Seratone. Accepted MPere 26/5/21.
2. Confirm if Aqualine gib is to be used in bathroom where door has been removed.
Specified on Plans. Accepted MPere 26/5/21
3. Clarify if the extract fans for bathroom and Kitchen are ducted to the soffit?
Fan to soffit specified on plans. Accepted MPere 26/5/21
4. Confirm if gas supply is going to be via. Bottles?
Gas bottles shown on plans with security cage. Accepted MPere 26/5/21
5. Specify the plumbing standard you have designed to on plans.
To G13 specified on plans. Accepted MPere 26/5/21
6. Provide drain extension size and gradient to laundry. Provide waste pipe size from washing machine.
Drain 110 to 1:60 fall. Complies to G13. Accepted MPere 26/5/21
7. Show location of existing TV
Existing TV shown on Plans. Accepted MPere 26/5/21

Hard Copies

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

Megan Pesefea