

TechnologyOne ECM Document Summary

Printed On 18-Feb-2026

Class	Description	Doc Set Id / Note Id	Version	Date
PUBLIC	ECM_21081601_v3_FOGO Update Letter - Okareka & Mamaku	21089822	1	17-Dec-2024
PUBLIC	BC73495 - Further information letter	2884983	3	12-Jun-2024
PUBLIC	BC73495 - Extension of time approved to complete work by 30/04/21	3468678	1	03-Jul-2019
PUBLIC	BC73495 - Extension of time granted to complete to 30.4.19	3148232	1	19-Apr-2017
PUBLIC	Water Connection - 47 Mamaku Street - W22287	2895379	2	14-May-2015
PUBLIC	BC43495 - Issue of consent - Part 2 of 2	2886856	1	17-Apr-2015
PUBLIC	BC43495 - Issue of consent - Part 2 of 2	2886855	1	17-Apr-2015
PUBLIC	BC43495 - Issue of consent - Part 1 of 2	2886853	1	17-Apr-2015
PUBLIC	Notes for BC73495 Relocate dwelling onto lot	2877214	4	18-Mar-2015
PUBLIC	BC73495 - Producers statements and technical literature	1909432	1	05-Oct-2021
PUBLIC	BC73495 - As-built plans	1909431	1	05-Oct-2021
PUBLIC	BC73495 - Colour pictures and electrical certificates of compliance	1909428	1	05-Oct-2021
PUBLIC	BC73495 - As-built drainage plans	1909426	1	05-Oct-2021
PUBLIC	BC73495 - Code Compliance Certificate	1909422	1	05-Oct-2021

PUBLIC	BC73495 - Amendment to consent (2)	1796212	1	08-Apr-2021
PUBLIC	BC73495 - Amendment to consent - Plans	1754688	1	19-Jan-2021
PUBLIC	BC73495 - Amendment to consent	1754687	1	19-Jan-2021
PUBLIC	RC6599025 - Notice of new subdivision parcels	695785	1	19-Apr-2011
PUBLIC	RC6599025 - Plan deposit notice - DPS 85420	695784	1	19-Apr-2011
PUBLIC	Application to connect to water supply	695783	1	19-Apr-2011
PUBLIC	Effluent and stormwater disposal report	695782	1	19-Apr-2011
PUBLIC	Planning query - Proposed subdivision	695781	1	19-Apr-2011
PUBLIC	Zoning / District Scheme - Rural 5	695780	1	19-Apr-2011
PUBLIC	RC6599025 - Subdivision and plan	695779	1	19-Apr-2011
PUBLIC	RC6599025 - s224 approvals , certification and consent notice	695778	1	19-Apr-2011
PUBLIC	No consent number - Plumbing and drainage to shop	695777	1	19-Apr-2011
PUBLIC	No consent number - Shops	695776	1	19-Apr-2011
PUBLIC	RC6599025 - Pre allocation plan number notice - DPS 85420	640348	1	29-Mar-2009
PUBLIC	LF100318 - Information - Planning restriction	640337	2	29-Mar-2009

Doc ID: 21081601

17 December 2024

Civic Centre
1061 Haupapa Street
DX Box JX10503
Rotorua 3046
New Zealand

+64 7 348 4199

info@rotorualc.nz

rotorualakescouncil.nz

Dear Property Owner,

Re: Exclusion from food organic and green organic waste collection service

This letter is to advise you that Mamaku and Ōkāreka will not be included in a new food organic and green organic waste (FOGO) collection service following consultation with residents last month.

Council approved the introduction of a food organic and green organic waste collection service in July 2024 with a start date of 1 July 2026.

However, at an Infrastructure and Environment Committee meeting in July, it was suggested the Mamaku and Ōkāreka areas might not wish to be included as residents had alternative methods of processing organic food and green waste such as composting.

The committee delegated Rotorua Lakes Council Chief Executive Andrew Moraes to finalise the coverage areas for the new service.

Council then sought to confirm the views of residents in Mamaku and Ōkāreka by asking if they wanted:

1. a weekly food and green waste collection and a fortnightly household rubbish collection; **or**
2. to retain the status quo of a weekly household rubbish collection with no organic food and green waste collection.

The consultation involved 587 survey letters being sent, an online survey, a weblink and QR code being sent to all property owners with email addresses (80% of properties).

Council received 342 responses, a return rate of 57%.

Of those:

- 15% selected Option 1 (weekly FOGO collection & fortnightly rubbish collection)
- 85% selected Option 2 (status quo: weekly rubbish collection, no FOGO collection)

Option	Ōkāreka	%	Mamaku	%
Weekly FOGO collection and fortnightly rubbish collection	46	31%	7	4%
Status quo (weekly rubbish collection, no FOGO collection)	103	69%	184	96%
Total Responses Received	149		191	
Response Rate	55%		57%	

N.B. 2 responses were received from outside the Mamaku and Ōkāreka communities

Consultation showed there was significant support in both communities for retaining the status quo.

Based on this feedback, Mamaku and Ōkāreka will not be included in the collection coverage area for the FOGO contract and will instead retain a weekly rubbish collection.

If you have any questions, please contact the Rotorua Lakes Council Customer Centre 07 348 4199 or email info@rotorualc.nz.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Stavros Michael', with a long horizontal line extending to the right.

Stavros Michael
Group Manager, Infrastructure & Assets

8 April 2015

GURRAN, LYNLEE-ANN
37A MALLARD DRIVE
SELWYN HEIGHTS
ROTORUA 3015

Dear Madam

Request for Further Information on PIM / BC Application.

Building Consent Number: 73495 P29400

Project Location: 47 MAMAKU STREET, MAMAKU

Project Description: RELOCATED DWELLING AND METRO ECO TINY PED
WOODBURNER

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. NZS 3604:2011 is noted as one of your means of compliance for structure, the following details need to be amended or submitted to demonstrate compliance:
 - Subfloor skirt (solid or Slates) Ventilation must be noted on plans, also indicate location of access panel.
 - Finish floor height to be noted on plans.
 - Bearer treatment to be noted on plans.
2. Building wraps to be indicated on plans for both roof and walls.
3. Roofing material (New) to be confirmed durability requirements will be met in connection with the existing roof cladding. If additional priming is required for compatibility a note must be added on the plans.

4. Wall soffit junction to be added to plans *ref NZBC E2/ AS1*.
5. Solid Fuel Heater requires the following points clarified:
 - Flue Height and specifications.
 - It shows on the floor plan the location of the solid fuel appliance will be close to the existing doors, confirm which way the curtain will open, if they are behind the appliance
 - Curtain restraints are required and clearance distances still adhered for.

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 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

Charlie Sefuiva
Building Inspector

3 July 2019

File Ref: P29400

Doc No:

Dear

**EXTENSION OF TIME TO BUILDING CONSENT
ADDRESS OF PROJECT:**

Council acknowledges your request for an extension of time to complete building work at the above address.

An extension to (Date)..... is granted by which time an application for Code Compliance must be made.

If you do not meet this timeframe Council may consider a further extension of time or failing to hear from you refuse to issue code compliance certificate under section 93 of the Building Act 2004 as the building work will not be completed in accordance with the building consent.

The file will be closed and this action will appear on any future Land Information Memorandum.

Yours faithfully

Author.locFormattedName
Author.locJobDescription

19 April 2017

File Ref: BC73495-P29400

Doc No: RDC-717021

MS LYNLEE-ANN GURRAN
47 MAMAKU STREET
MAMAKU
ROTORUA 3020

Dear Ms Gurrán

EXTENSION OF TIME TO BUILDING CONSENT – 47 MAMAKU STREET MAMAKU

Council acknowledges your request for an extension of time to complete building work at the above address.

An extension to **30 April 2019** is granted by which time an application for Code Compliance must be made.

If you do not meet this timeframe Council may consider a further extension of time or failing to hear from you refuse to issue code compliance certificate under section 93 of the Building Act 2004 as the building work will not be completed in accordance with the building consent.

The file will be closed and this action will appear on any future Land Information Memorandum.

Yours faithfully

Ann Kelly
Consents Solutions Business Support Advisor

Application For Water Connection

(Pursuant to Section 88 of the Resource Management Act 1991)



RRD0020XEG

Document Number: RDC-544334

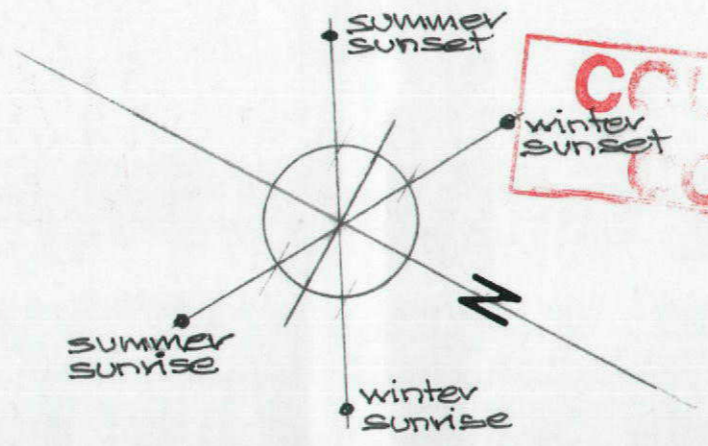
Date Registered: 14/5/2015

1. APPLICANT DETAILS	FOR OFFICE USE ONLY
Name of Property Owner/Company: <u>Lynlee - Ann Gurrin</u>	Application No: <u>22287</u>
Street address: [of new connection to be installed]: <u>47 Mamaku St Mamaku, Rotorua</u>	Valuation No: <u>01050085.01</u>
Full legal description [Lot No., DPS SD Blk No.]: <u>LOT 1 DPS 85420</u>	Water supply: <u>MAMAKU</u>
Name of applicant: [if different from above] agent <input type="checkbox"/> : <u>Lynlee - Ann Gurrin</u>	P. File No: <u>29400</u>
Phone: _____ Cell Phone: <u>0276655334</u>	Administration fee <input type="checkbox"/> Yes <input type="checkbox"/> No [Not applicable if a service line is already in place or where there is a change of use or relocation of use or relocation is required] <u>\$92.00</u> inclusive of GST on application
Correspondence to be sent to: [postal address]: _____ <u>375 Wainui Mallard drive, Rotorua</u>	Cashier Receipt No. <u>326719</u>
Email: <u>lynleegurrin@yahoo.com</u>	Recorded by: <u>[Signature]</u>
Name and address for Metered Accounts [if applicable]: _____ <u>Lynlee Gurrin</u> <u>47 Mamaku St, Mamaku</u>	Contact ID: <u>89-10-10-5629</u>
	Date: <u>14/5/15</u>
	Customer Centre Site No: <u>2.38</u>
	Received 14 MAY 2015 Rotorua District Council Customer Centre

2. CONNECTION DETAILS
Reason for connection: <input checked="" type="checkbox"/> New House <input type="checkbox"/> Secondary dwelling <input type="checkbox"/> Subdivision <input type="checkbox"/> Change of use <input type="checkbox"/> Separating services <input type="checkbox"/> Redevelopment <input type="checkbox"/> Relocation of connection <input type="checkbox"/> Other
Description of activity: <u>Relocatable house.</u> Consent No <u>BCT3495</u>
Purpose for which water is supplied: <input checked="" type="checkbox"/> Domestic [0m ² -2000m ²] <input type="checkbox"/> Domestic [over 2001m ²] <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Fire Supply <input type="checkbox"/> Lifestyle [2000m ² -20 ^{ha}]
Is the property already supplied with water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the existing supply need to be disconnected? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Were any buildings demolished to which water was supplied? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Connection size ID [standard size is 20mmID, specify]: _____ mm
Preferred location of the connection [mark on site plan]. <u>1.5</u> metres from left/right [circle] side of boundary. NB: Non-standard and all commercial connections require comprehensive services plans to be submitted at time of application.

3. DECLARATION
I acknowledge the general conditions on the attached 'Notice to Applicants' form and hereby make application for the above water connection and agree to meet such fees, water rates, and/or conditions as may apply from time to time in respect to the Rotorua District Council Water Services & Trade Wastes Bylaws 2010, and the Local Government [Rating] Act 2002.
Signature of applicant: <u>[Signature]</u> Date: <u>14-5-15</u> [or person authorised to sign on behalf of applicant]
<u>e-mailed 24-5-15 DD</u>

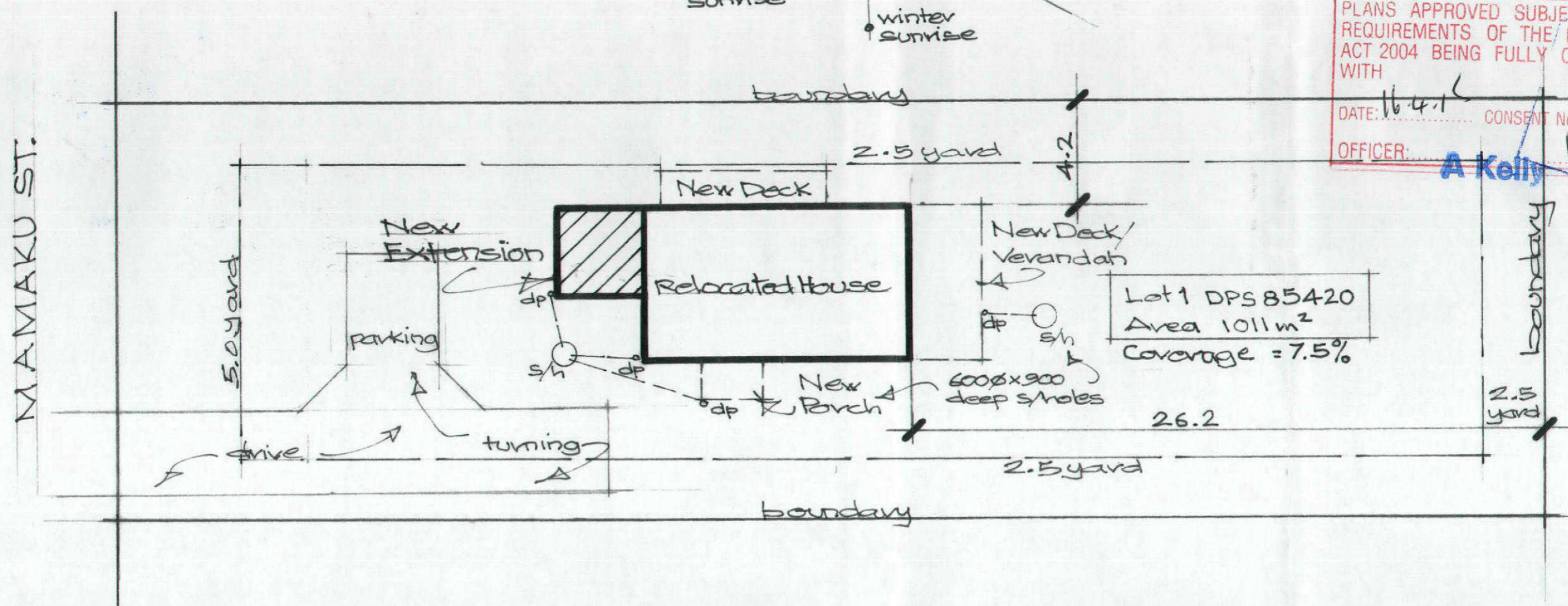
RRD0020QPL
 Document Number: RDC-538877
 Date Registered: 17/4/2015



COUNCIL COPY

PROJECT INFORMATION MEMORANDUM
 ISSUED UNDER SECTION 32 OF THE BUILDING ACT 2004
 DATE: 16.3.15 P.I.M. No: # 73495
 OFFICER: A Kelly

PLANS APPROVED SUBJECT TO ALL REQUIREMENTS OF THE BUILDING ACT 2004 BEING FULLY COMPLIED WITH
 DATE: 16.4.15 CONSENT No: # 73495
 OFFICER: A Kelly



Site Plan 1:200

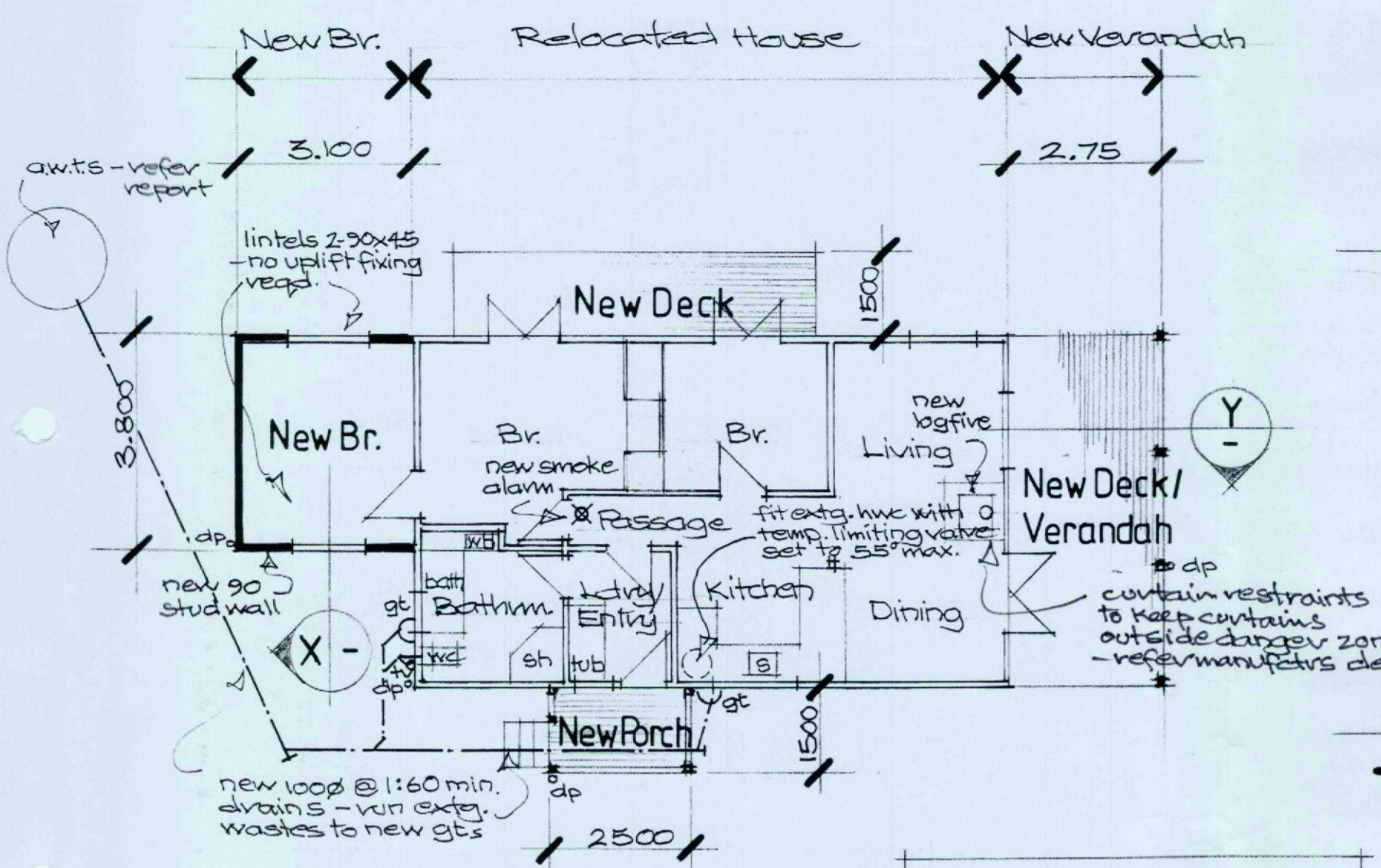
Wind Zone	Med.
(A/Urban/Exposed/T1)	
Earthquake Zone	2
Cavasion Zone	B

Relocation of House to 47 Mamaku St. Mamaku + Extension, Decks & Porch

1
 13.3.15
Graham Jenner DESIGN
 9 Reeme St., Ngongotaha
 Phone/Fax 07 357-4129

COUNCIL COPY

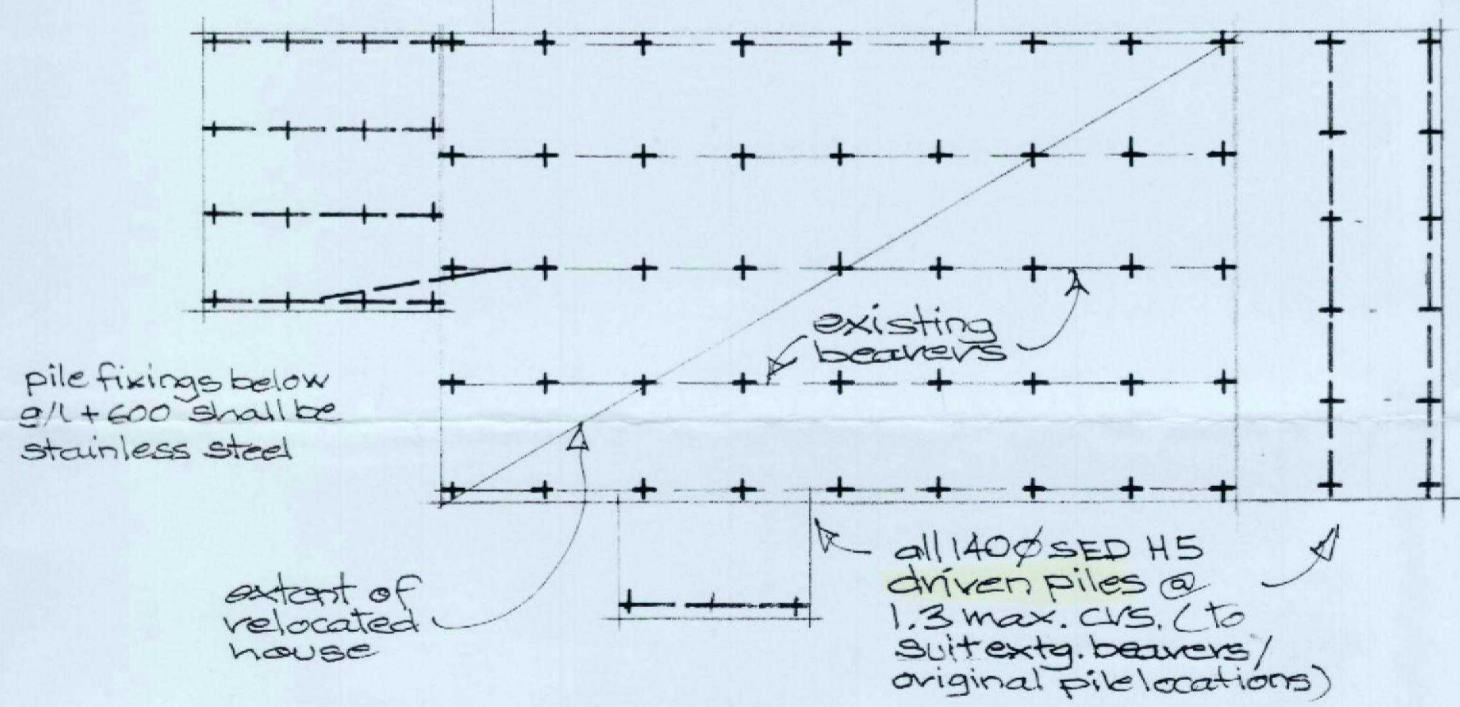
PIM/BC
173495



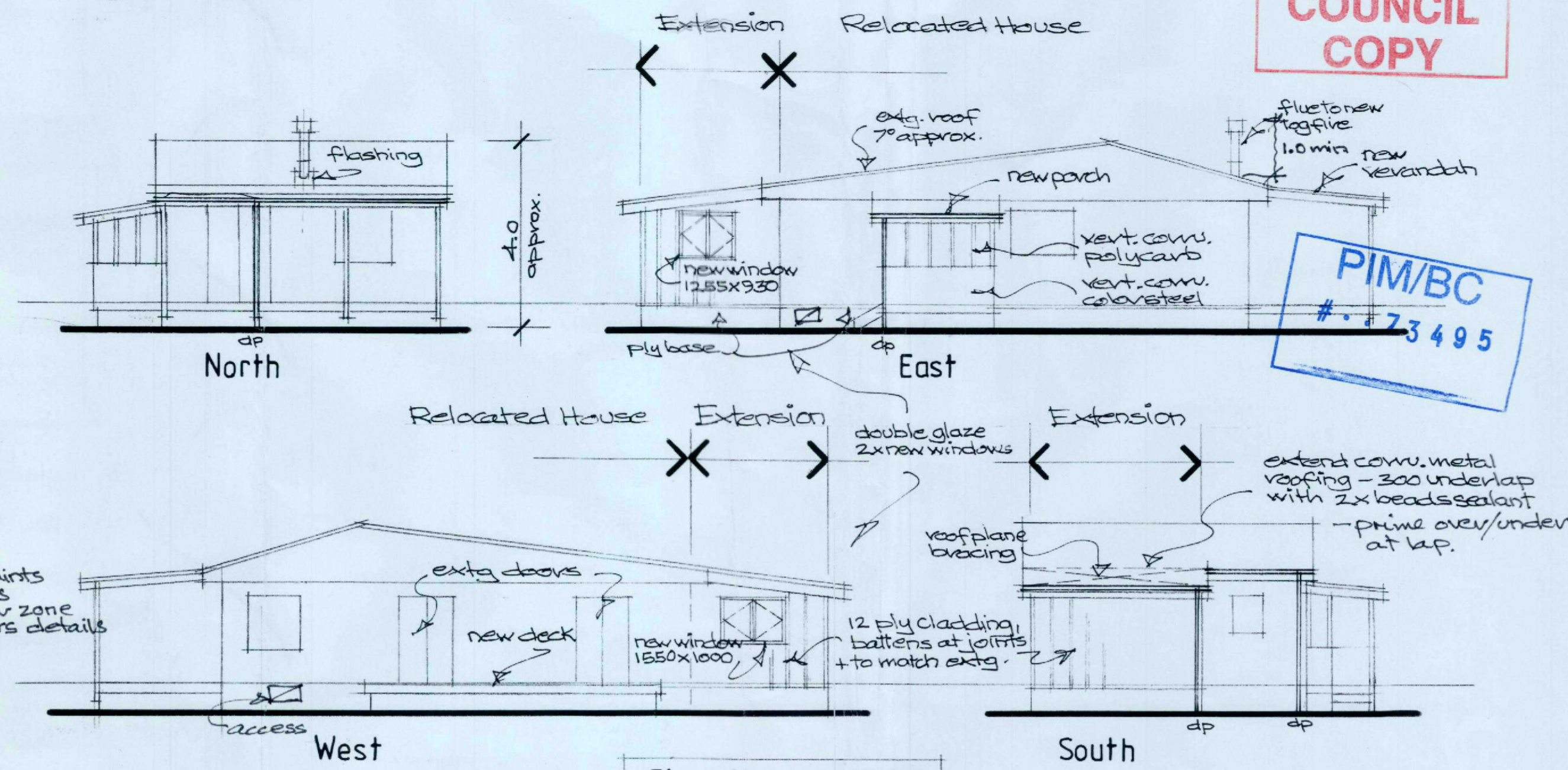
Floorplan 1:100

Schedule of Timber Treatment	
• Piles	H5
• Deck/Verandah/Porch Framing	H3.2
• Remainder "	H1.2

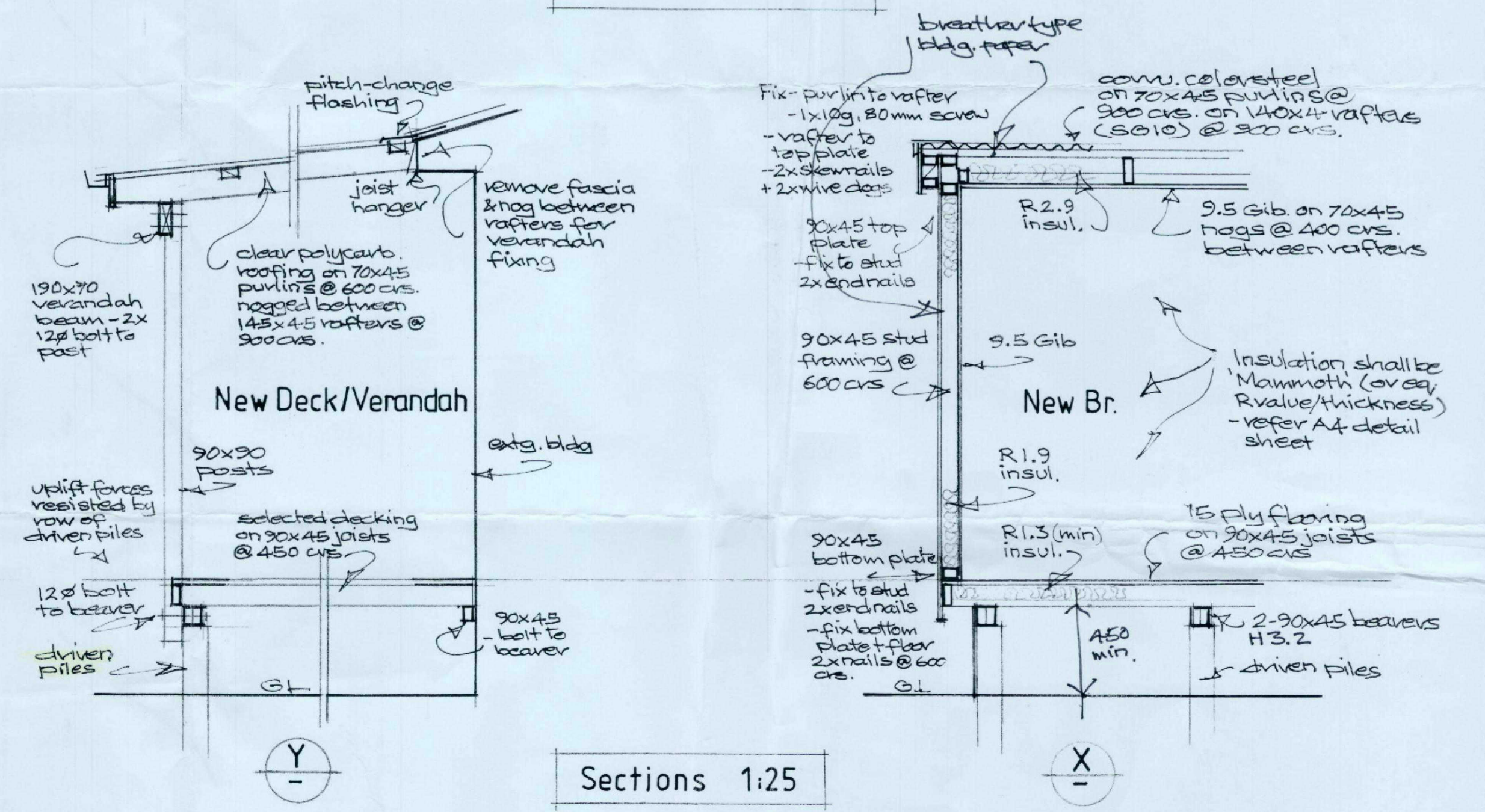
- Pile Fixings**
- refer A4 detail sheet for fixing to cantilever pile
 - standard piles 2x wire dogst + 2x skew nails



Subfloor plan 1:100



Elevations 1:100



Sections 1:25

Relocated House + Extension + Decks at 47 Mamaku St. Mamaku

2
13.3.15

Graham Jenner DESIGN
9 Reeme St., Ngongotaha
Phone/Fax 07 357-4129

GeyserView IV Parcel Report

Legal desc: Lot 1 DPS 85420

PIM/BC
. . 73495



Parcel Information

Parcel is 'ghosted'

Parcel Id	PFile	Full Address	Parcel Name
4724/39	P29400	47 MAMAKU STREET, MAMAKU	LOT 1 DPS 85420
Title(s) SA67C/681			
0000/3156	VARIOUS	UNKNOWN ROAD, ROTORUA	MAMAKU SEWERAGE SCHEME
Title(s)			
0000/3156	VARIOUS	UNKNOWN ROAD, ROTORUA	MAMAKU SEWERAGE SCHEME
Title(s)			

07050*085*01* 47 MAMAKU STREET
 Capital Value \$37,000.00
 Improvements No improvements
 Area (ha) 0.1011

LOT 1 DPS 85420
 Land Value \$37,000.00

Connections: Sewer 0
 Water 0
 Refuse Charges 0

Zone - Operative Plan

FRD0020QPK
 Document Number: RDC-538876
 Date Registered: 17/4/2015

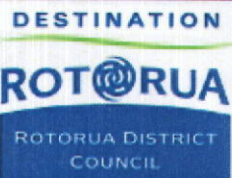


This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

GeyserView IV Parcel Report

Legal desc: Lot 1 DPS 85420

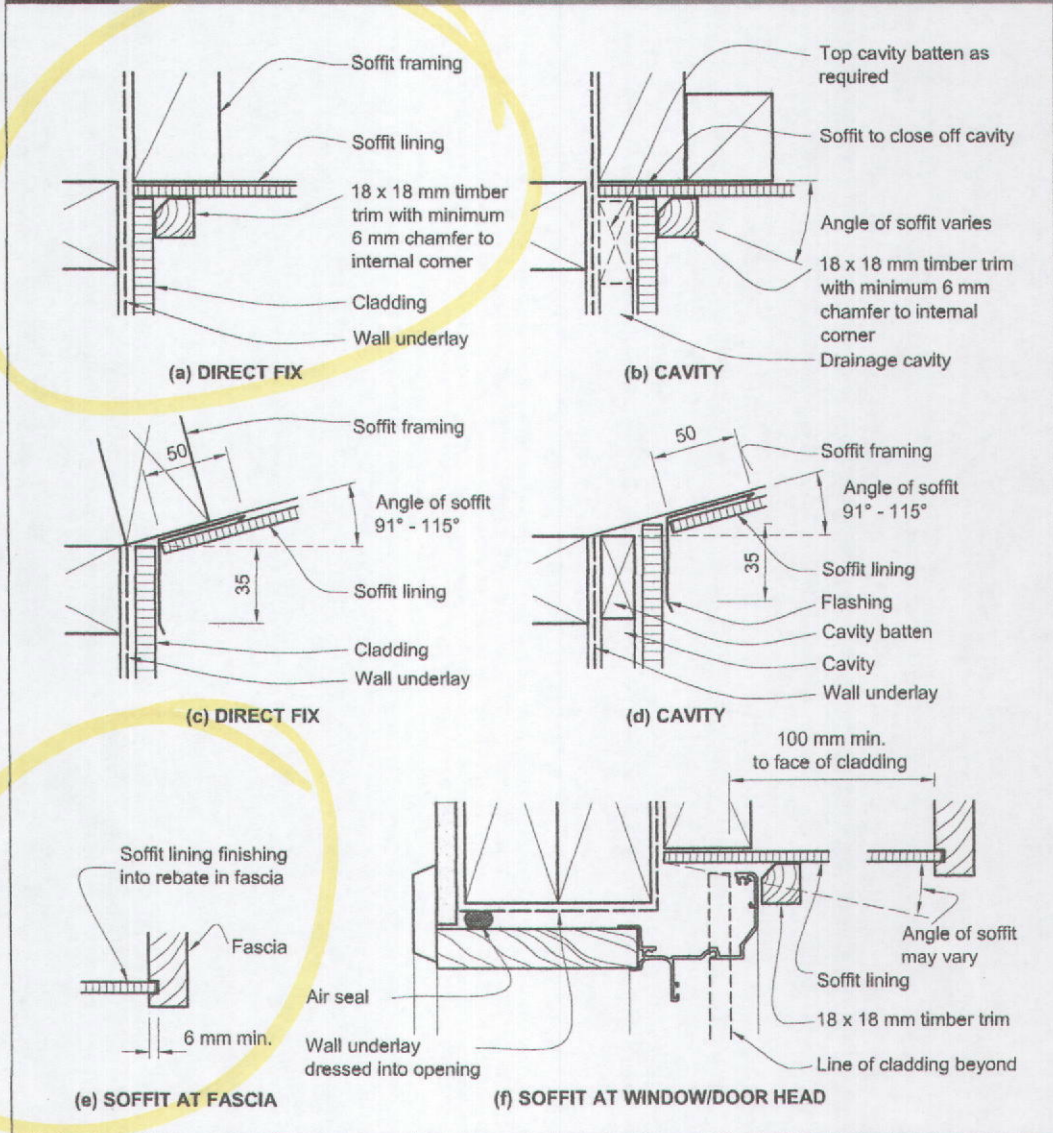
Rural D (Rural Settlement)



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.

Amend 5
Aug 2011

Figure 8A: Soffit/wall junction
Paragraphs 8.3, 8.4.3.1, 8.4.6, 9.7.5, 9.8.6



Errata 2
Dec 2011

Amend 2
Jul 2005

Amend 5
Aug 2011

- b) For profiled metal, incorporates *stopends* at the upper end of the *roof cladding* as per Paragraph 8.4.13,
- c) Provides a minimum clearance from the wall *cladding* to the roofing in accordance with Table 7, and
- d) Extends over the roofing by a minimum cover in accordance with Paragraph 4.6.1.1 and Table 7, depending on the:
 - i) *wind zone* and,
 - ii) *pitch of the roof*.

COMMENT:

40 mm is the maximum upturn achievable with pressed metal tiles, meaning that a *flashing* is required.

Details for specific *wall cladding systems* are given in Paragraph 9.0.

Where the roof finishes within the length of an adjacent *wall*, a *kick-out* or *stopend* as detailed in Figure 8B shall be provided to direct water out from the *wall cladding* onto the *roof cladding* and gutter.

Amend 2
Jul 2005

Amend 5
Aug 2011

Amend 2
Jul 2005

**COUNCIL
COPY**

Visual Building Inspection Report

130 Hot Springs Rd, Katikati

PIM/BC
. . 7 3 4 9 5



Client: Lynlee Gurrán
Date of Inspection: 5th January 2015
Inspection ID: 13211



0800 422 388
info@bettainspectit.co.nz
www.bettainspectit.co.nz

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NOTES TO ACCOMPANY THIS REPORT

The Inspectors Thought Process (How they go about it).....

The following report is the inspector's personal opinion based on their extensive industry knowledge. All areas of concern noted are the significant concerns that the inspector would inform friends and family about (if they were looking at this property) and are detailed in a way that they believe they would articulate it to them. The inspector and Betta Inspect It are working for you as the client, and will make a best effort to ensure your real estate transaction is a stress free one.

This report focuses on what we see as the nine main areas of concern for our clients when buying property. These areas are:

1. Exterior Roof
2. Roof Space
3. External Wall Cladding
4. Foundation & Subfloor (*under floor space*)
5. Plumbing System (*including water supply & waste water drainage*)
6. Electrical System
7. Weather Tightness
8. Site Improvements
9. Pest & Potential Hazard
10. Other Points of Interest

Specific Inspection Information

Order Number	13211
Inspector & Company	Garett Jacobs on behalf of Jacobs ladder trading as Betta Inspect It
Instructed By	Purchaser
House Occupied	Yes
Client Present	No
Other People Present	Owner
Was the property Furnished	Yes
Weather during Inspection	Clear
Building Type	Self contained two bedroom dwelling, as part of the main dwelling, which was not inspected
Status of Utilities	Gas on Power on Water on

What you need to know before reading the report...

- This report is based on a visual inspection only, no invasive testing was performed.
- This report is based on the condition of the property on the day of the inspection.
- This report is exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorised person is prohibited. This report in whole or part may not be reproduced or translated in any medium. The contents of this report shall not be relied upon by any third party.
- This report does comply with NZS 4306:2005 Residential Property Inspection. The report is based on an "exceptions or information basis" i.e. listing only significant defects.
- This report is based on an overall assessment of the nine major areas of the property, not an all-encompassing report detailing every minor defect or minor outstanding maintenance issue.
- This report does not comment on the condition of a particular building element but rather rates the overall concern level. *For example, if there are rotten weatherboards over the entire south wall of the house the inspectors level of concern is likely to be high (RED), if the dwelling has a few weatherboards that require filling the Inspectors concern level is likely to be Low (GREEN).*

More minor defects maybe present on the property and not reported on individually. However all defects will form part of the overall rating and concern level of a particular building element (The nine main "areas of focus").

Please refer to the "Scope of the Inspection" pages for further detailed information.

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● Green (G) = We have a low or nil level of concern associated with this building element

● Orange (O) = We have a moderate level of concern associated with this building element (Caution, further investigation and/or repair should be considered)

● Red (R) = We have a high level of concern associated with this building element (Caution and further investigation is strongly recommended)



● **Green (G)** =
We have a low or
nil level of
concern associated
with this building
element

● **Orange (O)** = We have a
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element (Caution, further
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● **Red (R)** = We have a high
level of concern associated
with this building element
(Caution and further
investigation is strongly
recommended)



SCOPE OF INSPECTION

Fee & Inspection Agreement

YOU HAVE AGREED TO THE TERMS AND CONDITIONS ISSUED TO YOU, THE INSPECTION TYPE ORDERED BY YOU AND THE FOLLOWING LIMITATIONS (VISUAL BUILDING INSPECTION & REPORT)

1. This report is not
An electrical report, plumbing report, gas report, appliances report, geological report (foundation integrity/soil conditions), structural engineering report, invasive weather tightness report, earthquake damage assessment, Code of Compliance Certificate, Building Warrant of Fitness
2. **ACKNOWLEDGEMENT:** You have agreed to contact the inspector, or have the inspector contact you, once you have read the visual building report.
3. Excluded From the Report is the following;
Geological stability, soil conditions, structural stability, electromagnetic radiation, environmental hazards, building codes, zoning ordinance violations, engineering analysis, water or air contaminates of any kind, toxic moulds, termites or other infestations, asbestos, formaldehyde, rotting (non visual), detached buildings, sheds, underground condition of pool and spa bodies and related piping, items marked as not inspected within the report, private water systems, septic systems, sauna, specialized electronic controls of any kind, elevators, dumb waiters, water softener and purification systems, solar systems, internal system components, system adequacy or efficiency, prediction of life expectancy of any item or system, latent or concealed defects appraisal of property value, or repair estimates, building codes, zoning ordinance violations, engineering analysis, infestations, asbestos, formaldehyde, water or air contaminates of any kind, toxic moulds, rotting (non visual), electromagnetic radiation, environmental hazards, playground equipment, efficiency measurement of insulation, lead paint, toxic or flammable materials, heating and cooling equipment including fireplaces, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured, water wells (water quality and quantity) zoning ordinances; intercoms, security systems, heat sensors, cosmetics or building code conformity, liquefaction zones or flooding plains.
4. No assessment will be made for any environmental and/or air quality concerns. This inspection does not include examination for hazardous materials that may be on the property, in or behind surfaces, or contaminants, presence of mould, spores or fungus, radon gas or carcinogens etc.
5. Buildings suffering from rotting, leaky homes and toxic mould are not covered in this report. Areas that the inspector believes to be potential problem areas are checked with a non-invasive moisture meter. Weather tightness, regardless of age; will only be tested at random high risk internal wall junctions and as outlined in the weather tightness observation section of the report.
6. We strongly suggest invasive testing and further moisture ingress and weather tightness investigation is undertaken on all properties with any plaster exterior cladding built between 1980 and 2006.
7. The inspection report is not a compliance report against any Governmental or non-Governmental code or regulation.
8. This report is limited to the main structure on the site and any other substantial outbuilding and improvements.
9. The report is not intended to be a warranty or guarantee of the current or future adequacy or performance of the property - its structure, systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.
10. This report is intended to be a reasonable attempt to identify any significant defects or damages to the property, that cause concern to the inspector, at the time of the visual inspection. While minor defects may be noted, comments on some minor defects and imperfections will not be commented on in our standard property report.
11. We are unable to carry out any probe or destructive testing, or move any furnishings or appliances, in a visual inspection. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation will be performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

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● **Green (G) =**
We have a low or nil level of concern associated with this building element

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● **Red (R) =** We have a high level of concern associated with this building element (Caution and further investigation is strongly recommended)



12. This report is intended only as a general guide to help the client make his/her own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically comprehensive, or to imply that every component was inspected, or that every possible defect was discovered.
13. Costs for building rectification works are not provided with in this report. Should you require costings you should seek further advice from a suitably qualified professional.
14. We will not be liable for any third party loss or damage suffered by any person other than you in connection with the inspection reports use. We are released from any claims or further actions, damages or loss whatsoever if this report is to be used by another person or entity without our written permission to do so.
15. We invite you to contact the inspector that undertook the inspection so any implications or unresolved issues can be explained. The inspector can only advise on areas within their area of expertise. Any unexplained areas you agree to research yourself prior to making any informed decisions is beyond the scope of this report and no comment will be made by the inspector.
16. Other photos may have been taken and not included within the report but held against the property file.
17. This report does not advise on events or any further damage which may have occurred to the property post the inspector departing the property.
18. Future damage from earthquake (including liquefaction) is not commented on in this visual building inspection report.

● Green (G) = We have a low or nil level of concern associated with this building element

● Orange (O) = We have a moderate level of concern associated with this building element (Caution, further investigation and/or repair should be considered)





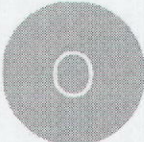

● Red (R) = We have a high level of concern associated with this building element (Caution and further investigation is strongly recommended)





SUMMARY


Explanation of Summary

Below is a summary of the highest concern level for each focus area.

Building Focus - Level of Concern	Building Focus - Level of Concern
<p>EXTERIOR ROOF (Inspection Focus #1) <u>Overall Rating (Highest Concern)</u> Overall Roof Exterior Rating (Highest Concern) Refer to page 10</p> <p style="text-align: center;"></p>	<p>ELECTRICAL SYSTEM (Inspection Focus #6) <u>Overall Rating (Highest Concern)</u> Overall Electrical System Rating (Highest Concern) Refer to page 24</p> <p style="text-align: center;"></p>
<p>ROOF SPACE (Inspection Focus #2) <u>Overall Rating (Highest Concern)</u> Overall Roof Space Rating (Highest Concern) Refer to page 13</p> <p style="text-align: center;"></p>	<p>WEATHER TIGHTNESS (Inspection Focus #7) <u>Overall Rating (Highest Concern)</u> Overall Weathertightness Rating (Highest Concern) Refer to page 27</p> <p style="text-align: center;"></p>
<p>EXTERNAL WALL CLADDING (Inspection Focus #3) <u>Overall Rating (Highest Concern)</u> Overall External Wall Cladding Rating (Highest Concern) Refer to page 16</p> <p style="text-align: center;"></p>	<p>SITE IMPROVEMENTS (Inspection Focus #8) <u>Overall Rating (Highest Concern)</u> Overall Site Improvement Rating (Highest Concern) Refer to page 33</p> <p style="text-align: center;"></p>
<p>FOUNDATION & SUBFLOOR (Inspection Focus #4) <u>Overall Rating (Highest Concern)</u> Overall Foundation & Subfloor Rating (Highest Concern) Refer to page 19</p>	<p>PEST & POTENTIAL HAZARDS (Inspection Focus #9) <u>Overall Rating (Highest Concern)</u> Overall Pest & Potential Hazard Rating (Highest Concern) Refer to page 34</p>

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 **Red (R)** = We have a high level of concern associated with this building element (Caution and further investigation is strongly recommended)





PLUMBING SYSTEM (Inspection Focus #5)

Overall Rating (Highest Concern)

Overall Plumbing System Rating (Highest Concern)

Refer to page 21

OTHER POINTS OF INTEREST (Inspection Focus #10)

Overall Rating (Highest Concern)

Other Points of Interest Rating (Highest Concern)

Refer to page 36





Disclosure of Defects by Real Estate salesperson:


The owner mentioned that there is not expected to be much insulation and there is a range of power points that do not work

General Summary Notes:

The house is lacking significant maintenance.

 **Green (G) =**
We have a low or nil level of concern associated with this building element

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 **Red (R) =** We have a high level of concern associated with this building element (Caution and further investigation is strongly recommended)



GENERAL INFORMATION

Specific Information

Inspected Property Address: 130 Hot Springs Rd, Katikati
 Date of the Inspection: 5th January 2015
 Clients Name: Lynlee Gurran
 Order Number: 13211
 Inspector: Garett Jacobs on behalf of **Jacobs ladder trading as Betta Inspect It**
 Instructed By: Purchaser

General Inspection Information

House Occupied: Yes
 Client Present: No
 Other People Present: Owner
 Was the property furnished at the time of the inspection: Yes
 Weather at the time of the inspection: Clear
 Building Type: Self contained two bedroom dwelling, as part of the main dwelling, which was not inspected
 Status of Utilities: Gas on Power on Water on

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● **Red (R)** = We have a high level of concern associated with this building element (Caution and further investigation is strongly recommended)



EXTERIOR ROOF (Inspection Focus #1)

This focus section covers the exterior of the roof. If it was unsafe to walk on the roof due to weather conditions, roof pitch, or any other reason we deem to be unsafe, then we have undertaken our visual inspection using alternative methods (these may include viewing from a ladder, from upstairs windows, from the ground, and may include the use of binoculars). Please note our visual inspection provides an overall level of concern, rather than a detailed account of every minor defect which may not effect the overall structural integrity or function of the exterior of the roof.

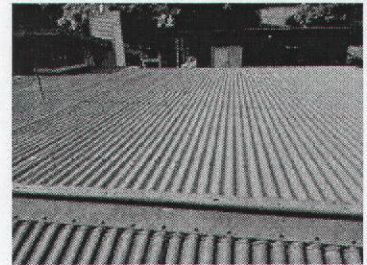
G O R

Restrictions

Level of Concern ●

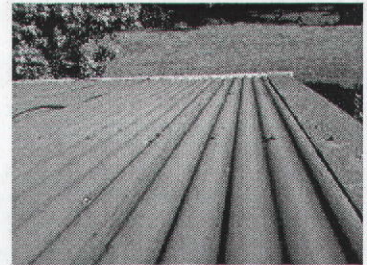
Predominant Roof Material (including significant maintenance)

Type Corrugated metal. There are short sections of roofing joined in multiple places.



Level of Concern ●

The sheet is lifting and may need to be refastened.



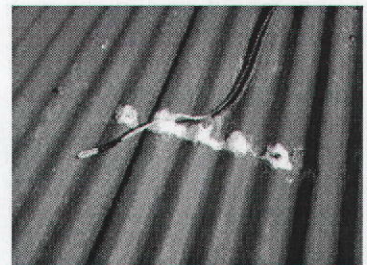
●

There is some corrosion present and paint flaking. Some of the corrosion present is at the lap in the sheet joins.



●

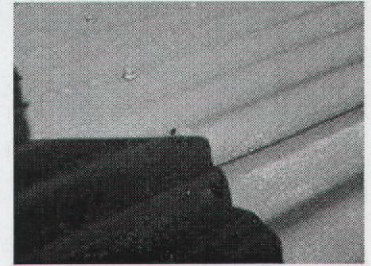
There is sealant on the roof. This will need to be monitored as it does break down over time.





Some roof fixings have "popped" and risen. The "popping" has occurred in multiple areas of the roof.

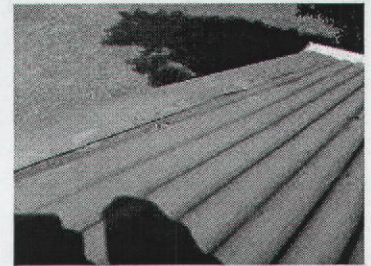
There are areas where some of the fasteners have been replaced. There are a range of the older fasteners showing signs of corrosion.



G O R

Predominant Flashing Material (including significant maintenance)

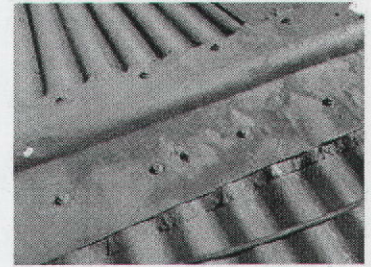
Type Profiled metal



Level of Concern



The flashings are old and there are a number of holes which would need sealing and monitoring.



Hole in the barge flashing.



Predominant Gutter & Downpipe Material (including significant maintenance)

Type Downpipe - PVC Gutter - PVC

● **Green (G)** = We have a low or nil level of concern associated with this building element

● **Orange (O)** = We have a moderate level of concern associated with this building element (Caution, further investigation and/or repair should be considered)

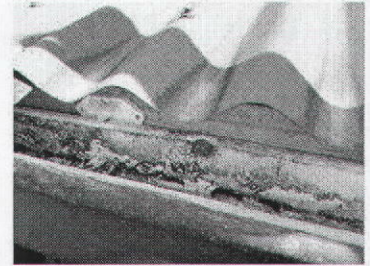
● **Red (R)** = We have a high level of concern associated with this building element (Caution and further investigation is strongly recommended)



Level of Concern



The gutter brackets are broken and have been fixed with a screw into the fascia. The brackets are located on the southern face of the roof.

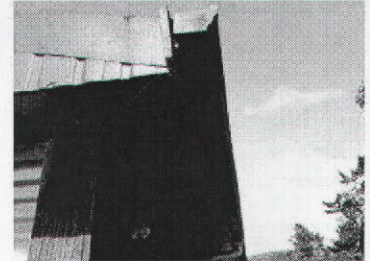


G O R

Predominant Fascia & Soffit Material (including significant maintenance)

Type

Fascia - timber Soffit - fibre cement sheeting (age indicates potential asbestos).



Level of Concern



Indications of Water Penetration

Level of Concern



There is paint bubbling on the soffit. This would indicate there has been some leaks either past or present.



Obvious Structural Alterations

Level of Concern



Functional Operation of Roof, Flashings, Gutters & Downpipes (including services)

Level of Concern



Overall Rating (Highest Concern)

Refer to page 10



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● Red (R) = We have a high level of concern associated with this building element (Caution and further investigation is strongly recommended)



ROOF SPACE (Inspection Focus #2)

This focus section covers the roof space. Please note our visual inspection provides an overall level of concern, rather than a detailed account of every minor defect which may not effect the overall structural integrity or function of the roof space. There is generally limited space in roof cavities, particularly to the lower and outer portions of the building. This does restrict access and in most instances prevents an inspection of the outer or lower areas, including any roof to wall connections. If insulation is in place this will also restrict the inspectors visibility. Defects or damage may be present and not detected in areas where inspection was limited, obstructed or access was not gained.

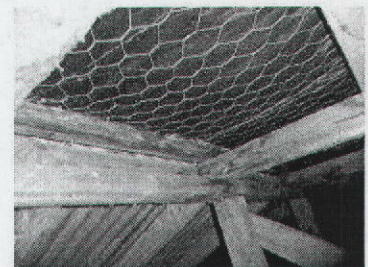
G O R

Restrictions

Level of Concern ● The roof space inspection was limited. We could not complete a full inspection of the roof space. No access was gained to the South elevation of the roof space.

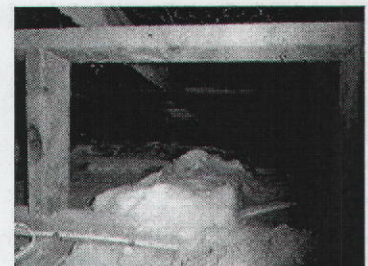
Indications of Water Penetration

Level of Concern ● The roof underlay is missing in places. Roof underlay provides a second line of defence against moisture ingress through the roof cladding. There is water staining on the roof framing. The stains are not currently wet and nor does the framing currently have an elevated moisture level.



Integrity of Roof Structure Elements

Type Traditional timber structure
Level of Concern ● There is some sagging noted in the supporting roof structural elements.



● There rotten timber present in the centre of the western gable. It didn't appear to be active, and the moisture meter was reading within normal parameters.



● There is some deterioration to some of the timber members, mainly the purlins on the ridge.



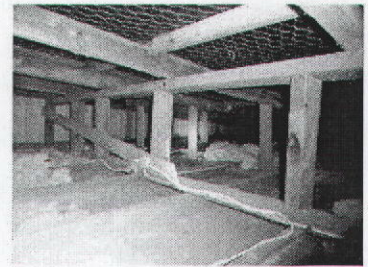
G O R

Obvious Structural Alterations

Level of Concern



There is evidence of building alterations in the roof space. The rafters are joined and propped in various locations.



Insulation

Type

Fiberglass batts "insulfluff"

Level of Concern



There is minimal ceiling insulation. The ceiling insulation has been poorly laid. We recommend the insulation is tidied up and additional insulation is added.

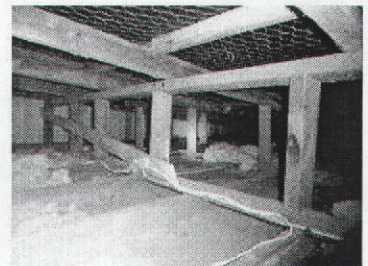


Functional Operation of Roof Structure Elements (including services)

Level of Concern



Appears to have been re-wired.



Overall Rating (Highest Concern)

Refer to page 13



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● **Red (R)** = We have a high level of concern associated with this building element (Caution and further investigation is strongly recommended)



EXTERNAL WALL CLADDING (Inspection Focus #3)

The exterior wall cladding of the dwelling is visually inspected where accessible. Some limitations may occur due to the height of the dwelling, foliage near the cladding, site slope etc. Please note our visual inspection provides an overall level of concern, rather than a detailed account of every minor defect which may not effect the overall structural integrity or function of the exterior cladding.

G O R

Restrictions

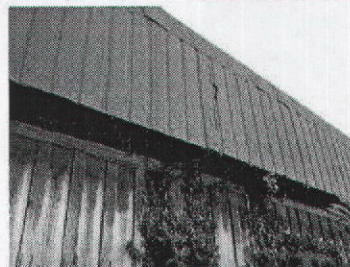
Level of Concern There is landscaping prohibiting inspection of some cladding

Exterior Cladding Material (including significant maintenance)

Type Timber board & batten



Asbestos cement sheet



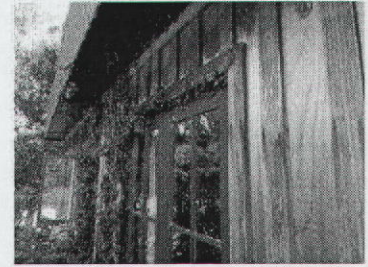
Corrugated sheet installed horizontally



Level of Concern Gaps in between the cladding and the windows. Possible water ingress point.



- There is plant matter and gardens in contact with the cladding. This can limit the life span of the cladding material.



- There is a damaged area of the cladding that has been patched up from the inside. This material would no longer be available, to repair this one area.



G O R

Joinery Material (including significant maintenance)

Type Timber
Level of Concern ●

- There is no head flashing located over a few of the windows and doors.



- There is evidence of repairs to joinery. This is located in multiple areas.



Obvious Cladding Alterations

Type Addition

● **Green (G)** = We have a low or nil level of concern associated with this building element

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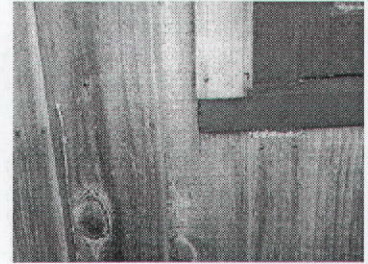
● **Red (R)** = We have a high level of concern associated with this building element (Caution and further investigation is strongly recommended)



Level of Concern



The dwelling has been reclad, over the existing cladding material.



G O R

Functional Operation of Wall Cladding (including window & door flashings)

Type

Metal flashing

Level of Concern



No head flashing over joinery. This is located in multiple areas.



Overall Rating (Highest Concern)

Refer to page 16



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FOUNDATION & SUBFLOOR (Inspection Focus #4)

This section includes both the foundation and its supporting subfloor structure (if applicable). The inspection is done by entering the subfloor (any access restrictions will be identified). Please note concrete slab sub-floors are not inspected. Where piles are present we conduct a visual inspection above ground level only. Please note our visual inspection provides an overall level of concern, rather than a detailed account of every minor defect which may not effect the overall structural integrity or function of the foundations.

G O R

Restrictions

Level of Concern ● There is debris under the house. This restricts our visual inspection of the area.

Predominant Foundation Material (including significant maintenance)

Type Piles
 Level of Concern ● The building is to be relocated, so the timber piles are not commented on.

Obvious Cracking or Foundation Deterioration

Level of Concern ●

Pile to Bearer Connections (if applicable)

Type Propriety metal plates, Wire straps
 Level of Concern ●

Subfloor Ventilation (if applicable)

Type Gaps at the bottom of the cladding
 Level of Concern ● The subfloor soil was damp. There is limited ventilation provided to the subfloor. We recommend additional ventilation is provided.



Insulation (if applicable)

Type none
 Level of Concern ● There is no subfloor insulation. This will reduce the energy efficiency of the house.

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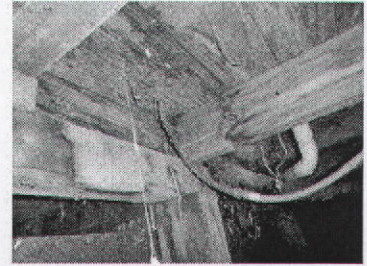
G O R

Indications of Water Leaks - Below Finished Floor Level

Level of Concern



There is staining on the floor where the plumbing penetrates the floor.



Obvious Structural Alterations

Type

Re-piled

Level of Concern



The dwelling appears to have been relocated in the past. It is recommended that a council record check to ensure the correct consents and code of compliance certificate has been issued.

Functional Operation of Foundation & Subfloor

Level of Concern



The floors are particle board construction in areas. These floors are susceptible to substantial deterioration if they are exposed to moisture. It is particularly important to constantly keep the floor sealed and free of moisture in wet areas of the house.



Overall Rating (Highest Concern)

Refer to page 19



PLUMBING SYSTEM (Inspection Focus #5)

This section includes both the water supply and waste water drainage. None of our inspectors are qualified Plumbers. Due to construction methods a large portion of the plumbing systems can be concealed within the building envelope. Our report covers only those areas able to be viewed by the inspector. Please note our visual inspection provides an overall level of concern, rather than a detailed account of every minor defect which may not affect the overall integrity or function of the water and drainage systems.

G O R

Restrictions

Level of Concern ● We had limited access to the hot water cylinder during our inspection.

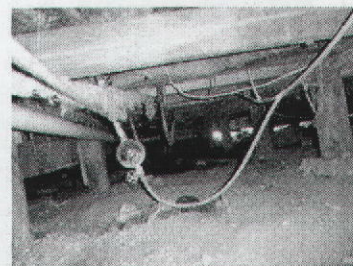
Predominant Waste Water Material (including significant maintenance)

Type PVC

Level of Concern ●

Predominant Water Supply Piping (including significant maintenance)

Type Polybutylene



Level of Concern ●



Indications of Water Leaks - Above Finished Floor Level

Level of Concern ●

Hot Water Cylinder Function

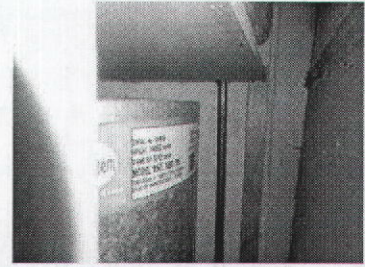
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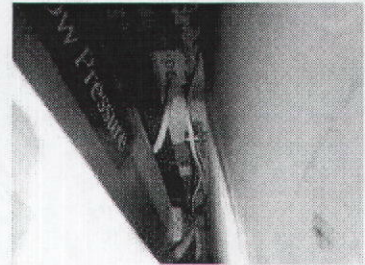
● Red (R) = We have a high level of concern associated with this building element (Caution and further investigation is strongly recommended)



Type 1996 Electric.



Level of Concern ● The hot water cylinder shows signs of corrosion/encrustation at the base. We recommend this is regularly monitored.



G O R

Source of Water Supply

Type Council
Level of Concern ●

Method of Waste Water Disposal

Type Septic tank
Level of Concern ●

Functional Operation of Plumbing System

Level of Concern ● The water pressure was tested and appeared to be low. This may affect the pressure in showers and also the time taken to fill washing machines and other such appliances.

Functional Operation of Fixture & Fittings

Level of Concern ● Kitchen sink



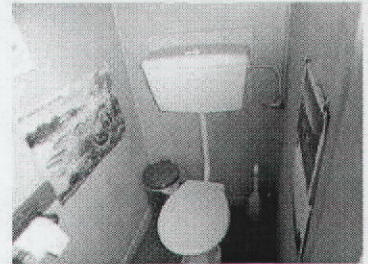
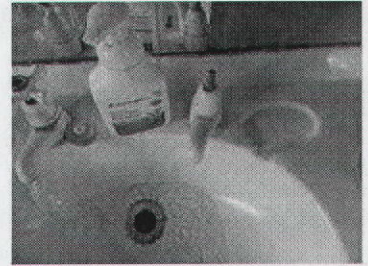
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● Faucet damaged on the vanity.



● There appears to be hot and cold water supply and waste in the entry foyer.



Overall Rating (Highest Concern)

Refer to page 21



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ELECTRICAL SYSTEM (Inspection Focus #6)

This section includes the electrical system. None of our inspectors are qualified Electricians. Due to construction methods a large portion of the electrical systems can be concealed within the building envelope. Our report covers only those areas able to be viewed by the inspector. No testing or commenting on the function, defects and concern level of appliances (ovens, hobs & range hoods etc) is undertaken. Please note a sampling of outlets will be tested for function, not every outlet. Please note our visual inspection provides an overall level of concern, rather than a detailed account of every minor defect which may not affect the overall integrity or function of the electrical system.

G O R

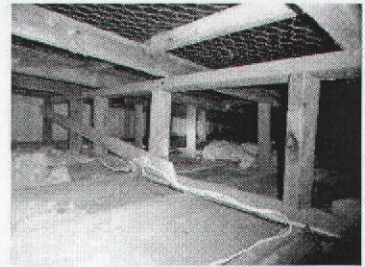
Restrictions

Level of Concern ●

Visible Signs of Conduit, VIR or TRS Wiring

Type

TPS



Level of Concern ●

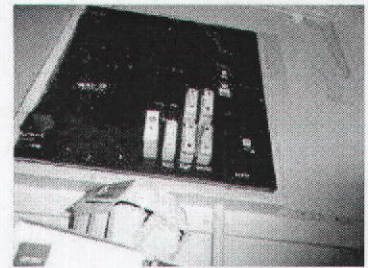
Circuit Breaker Estimated Era

Type

Porcelain

Level of Concern ●

The circuit breakers are of an older style. On the balance of probability it is likely that if you were to add to your exiting electrical system or undertake renovations, the electrical system will need upgrading.



Electricity Source

Type

Council

Level of Concern ●

There is no meter board located on the property. This may need to be aloud for in the relocation.



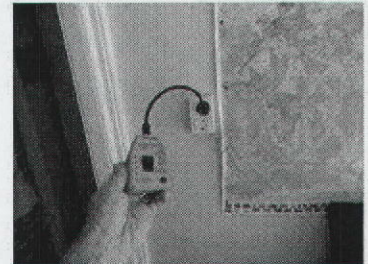
G O R

Significant Maintenance Required

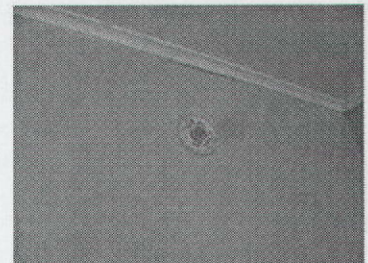
Level of Concern ● We recommend further investigation by a qualified electrician. There were limited power points in areas. Some light switches were difficult to locate. Some power points not functioning.

Supply of Electricity Functional Operation (based on sampling of outlets & lights)

Level of Concern ● A few power outlets were not operational. We recommend further investigation by a qualified electrician.



● No smoke detector was located.



● The light is not functioning correctly. It could be a blown bulb over the toilet.



● The fan was operational. The cover for the light fitting was missing.



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● Red (R) = We have a high level of concern associated with this building element (Caution and further investigation is strongly recommended)



Overall Rating (Highest Concern)

Refer to page 24



Page
26 of 39

● **Green (G)** =
We have a low or
nil level of
concern associated
with this building
element

● **Orange (O)** = We have a
moderate level of concern
associated with this building
element (Caution, further
investigation and/or repair should
be considered)

● **Red (R)** = We have a high
level of concern associated
with this building element
(Caution and further
investigation is strongly
recommended)



WEATHER TIGHTNESS (Inspection Focus #7)

ASSESSMENT OF EXISTING & POTENTIAL WEATHER TIGHTNESS CONCERNS STEMMING FROM BUILDING DESIGN & CONSTRUCTION

Assessing the weather tightness of a building non-invasively is an art. There is a range of factors that need to be taken into account when concluding the overall state of weather tightness (see below). A moisture meter is one tool we utilise to identify moisture. We also consider the building design and structure. Refer to text on following page for further detail.

G O R

Restrictions

Level of Concern ●

Framing & Attachment to Cladding

Type Direct fixed, over the existing cladding.

Level of Concern ● The condition of the original cladding could not be determined.

Method of Discharging Roof Collected Rain Water

Type Exterior mounted gutters

Level of Concern ●

High Risk Junctions

Level of Concern ●

Decks & Balcony's

Type External deck

Level of Concern ● No comment is made to the decks as they will be dismantled and not relocate.



Soffit Depth

Level of Concern ●

Estimated Era of Building Construction

Type 1960's

Level of Concern ● Older houses need more maintenance and have an increased cost to keep them in a reasonable condition . We suggest that a thorough examination is completed bi-annually (ideally at the end of winter and end of summer), and any rot, cracking, paint flaking, or any signs of deterioration of the exterior envelope should be investigated by a specialist.



G O R

Complexity of Building Design

Type Non complex
 Level of Concern ●

Other Risk Factors (including wind zone & number of story's)

Type Single story
 Level of Concern ●

Prevalent Weather Conditions (One Month Prior)

Level of Concern ● The weather has been mainly clear and dry in the one month prior to this inspection. This can affect the readings of the non-invasive moisture meters due to the timber building elements (such as any timber framing) drying out prior to inspection. Readings should not be solely relied on to confirm any concerns you may have in regards to weather tightness or water ingress.

Bench Mark Reading

Reading Location Entry foyer



Level of Concern ●

Moisture Reading #1

Reading Location Bathroom one



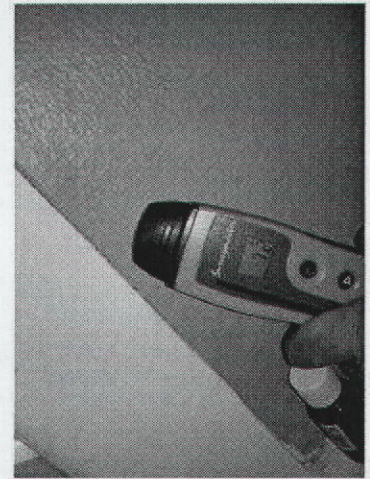
Level of Concern ●

<p>Page 28 of 39</p>	<p>● Green (G) = We have a low or nil level of concern associated with this building element</p>	<p>● Orange (O) = We have a moderate level of concern associated with this building element (Caution, further investigation and/or repair should be considered)</p>	<p>● Red (R) = We have a high level of concern associated with this building element (Caution and further investigation is strongly recommended)</p>	
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G O R

Moisture Reading #2

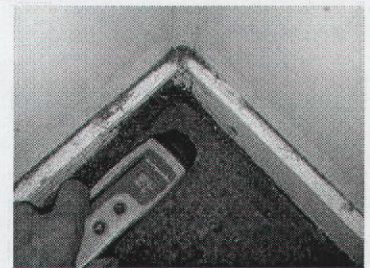
Reading Location Bathroom one



Level of Concern ●

Moisture Reading #3

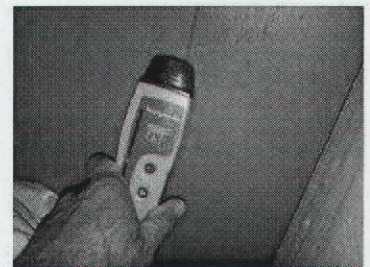
Reading Location Bathroom one



Level of Concern ●

Moisture Reading #4

Reading Location Bedroom one



Level of Concern ●

● **Green (G)** = We have a low or nil level of concern associated with this building element

● **Orange (O)** = We have a moderate level of concern associated with this building element (Caution, further investigation and/or repair should be considered)

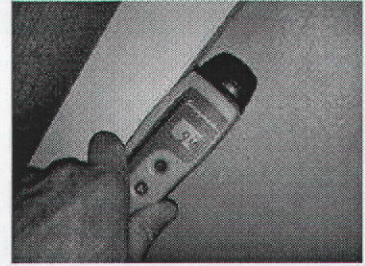
● **Red (R)** = We have a high level of concern associated with this building element (Caution and further investigation is strongly recommended)



G O R

Moisture Reading #5

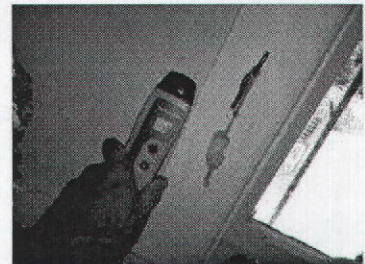
Reading Location Bedroom two



Level of Concern ●

Moisture Reading #6

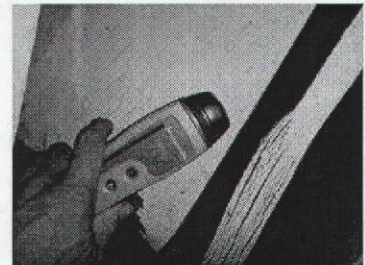
Reading Location Kitchen



Level of Concern ●

Moisture Reading #7

Reading Location Hot water cupboard



Level of Concern ●

Moisture Reading #8

Reading Location Lounge



<p>Page 30 of 39</p>	<p>● Green (G) = We have a low or nil level of concern associated with this building element</p>	<p>● Orange (O) = We have a moderate level of concern associated with this building element (Caution, further investigation and/or repair should be considered)</p>	<p>● Red (R) = We have a high level of concern associated with this building element (Caution and further investigation is strongly recommended)</p>	
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Level of Concern



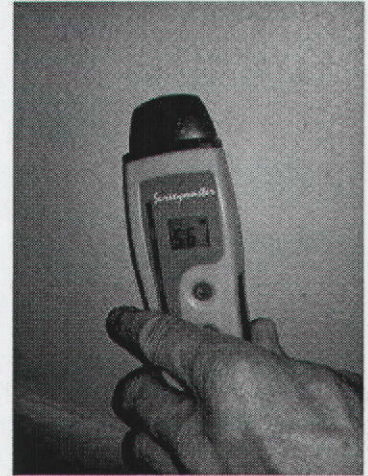
G O R

Moisture Reading around Shower and/or bath

Level of Concern



A higher than average moisture reading was noted on the back wall of the shower. This will require further investigation.



Overall Rating (Highest Concern)

Refer to page 27



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WEATHER TIGHTNESS Continued ...

ASSESSMENT OF EXISTING & POTENTIAL WEATHER TIGHTNESS CONCERNS STEMMING FROM BUILDING DESIGN & CONSTRUCTION

Understanding Moisture Readings.....

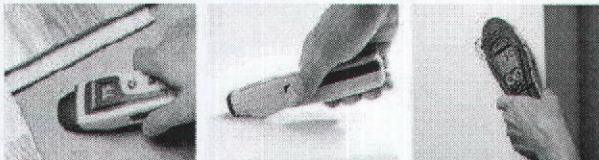
1. The only accurate way to measure moisture is intrusively; this is NOT practiced during our visual property inspection. Therefore this report cannot give any weather tightness guarantee. Any clear signs of moisture ingress are noted and spot checks are carried out primarily around windows, doors and high risk areas with a moisture meter. We use a Protimeter Survey Master moisture meter, calibrated to the manufacturer's specifications. This device is used in its Non-invasive mode and while this mode is deemed non-conclusive, it is a good indicator of the potential presence of moisture.

2. The moisture meter in the non-invasive mode is not an accurate moisture reading. Readings are determined by what is known as a 'Relative moisture level'. Firstly a "Base" moisture level for the property is ascertained (by undertaking a selection of tests in low risk areas such as a central hallway where low moisture levels are expected). Then a selection of potential high risk areas are taken in areas which the inspector believes are high risk.

3. All "betta inspect it" Inspectors are trained in the correct use of the moisture meters, with a good understanding of their abilities and limitations.

4. The lack of moisture indicators does not confirm that the property does not have moisture issues. Water accumulates and travels immediately behind the external cladding; the external cladding is ideally what should be tested. However, this is not practical, nor possible with some claddings and weather conditions, therefore the meters are predominately used for the interior of the building. As visual inspections are non-invasive testing may provide no initial evidence of leaking, knowledge of known weather tight risk details and / or signs to look for become more critical. Further investigation will be recommended where there is sufficient evidence and concern that it may reveal signs of severe moisture penetration. Moisture levels can change significantly with the seasons and can often be much lower in advanced decay. The same can incur with leaks in plumbing where plumbing has not been used for a period of time in a manor causing the moisture and as a result allowing the area to dry out.

Moisture Meter Used.....



As part of our standard inspection our inspectors use a Protimeter 'Surveymaster' moisture meter in it's NON INVASIVE search mode.

Understanding the Readings.....

Red = Very High (relative moisture reading is being 90 points above the benchmark on a relative scale) This indicates very high levels of moisture behind the wall. Further investigation is required prior to purchasing the house. Invasive testing is recommended.

Orange = Higher (relative moisture readings 40 - 90 points above the benchmark on a relative scale), this indicates moisture in the wall. Possible causes could be the wall faces south, vegetation could be in close proximity to the building envelope or water ingress. There is the potential for timber in this area to harbour toxic mould growth and potential timber decay. We recommend a further investigation by a thermographer or weather tightness specialist prior to purchasing the property.

Green = Normal (relative moisture reading is within 40 points of the benchmark on a relative scale)

Page 32 of 39	● Green (G) = We have a low or nil level of concern associated with this building element	● Orange (O) = We have a moderate level of concern associated with this building element (Caution, further investigation and/or repair should be considered)	● Red (R) = We have a high level of concern associated with this building element (Caution and further investigation is strongly recommended)	
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SITE IMPROVEMENTS (Inspection Focus #8)

This section includes the site and site improvements. Our inspectors are NOT qualified Geotech engineers and therefore the report cannot include geotechnical issues (current or historic). Liquefaction zones and flood plains are not commented on along with the site boundaries. We do not comment on any soil, site strength or stability. Only the main outbuilding will be included in our assessment, unless specifically requested. Please note our visual inspection provides an overall level of concern, rather than a detailed account of every minor defect which may affect the overall integrity or function of the site and site improvements.

G O R

Restrictions

Level of Concern ●

Site Improvements (including visual site drainage)

Level of Concern ●

There is vegetation in close proximity to the buildings. This may cause increased maintenance. These are located to the West of the buildings.

Overall Rating (Highest Concern)

● Refer to page 33



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● **Red (R)** = We have a high level of concern associated with this building element (Caution and further investigation is strongly recommended)



PEST & POTENTIAL HAZARDS (Inspection Focus #9)

This section includes both signs of pest infiltration and potential hazards. Please note our visual inspection provides an overall level of concern, rather than a detailed account of every minor aspect relating to pests and hazards.

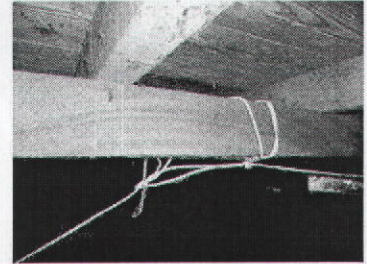
G O R

Restrictions

Level of Concern ● Refer to subfloor section.

Significant Evidence of Borer

Level of Concern ● There are some borer holes in the subfloor timbers. We recommend this is monitored annually.



Significant Evidence of Termites

Level of Concern ●

Identified Asbestos

Type Cladding

Level of Concern ● Based on the era of construction the fibre cement cladding material may contain asbestos. This can be verified by independent testing. As a precaution we strongly suggest that you do NOT grind, water blast, cut or remove asbestos sheet without first seeking professional advice.

Identified Significant Safety Issues

Level of Concern ●

Observed Occurrences of Mould and Mildew

Level of Concern ●

Identified Pest Infiltration

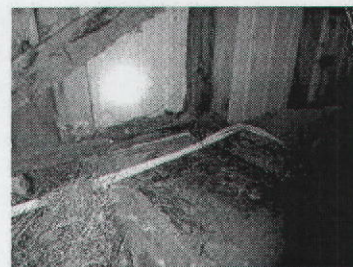
Type Birds nesting



Level of Concern



There is evidence of birds nesting in the roof space. We recommend further investigation by a qualified pest controller.



Overall Rating (Highest Concern)

Refer to page 34



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OTHER POINTS OF INTEREST (Inspection Focus #10)

This section includes other significant points of interest that we believe are important to know prior to settling on your desired property. Evidence of scrim wall lining can often be hard to determine as it is often covered with other lining. Floors are often slightly un-level; only significant unevenness will be commented on. The function of the heating and ventilation systems will not be tested, only being visually inspected. Please note our visual inspection provides an overall level of concern, rather than a detailed account of every minor defect which may affect the overall integrity or function of the property.

G O R

Restrictions

Level of Concern ● The quantity of furniture within the house meant we had limited ability to inspect the house.

Significant Interior Ceiling Damage or Defects

Level of Concern ● The ceiling linings have minor imperfections. These appear to be aesthetic.

Significant Interior Wall Damage or Defects

Level of Concern ● The linings have impact damage. This detracts from the aesthetics of the property. This is located in bedroom two.

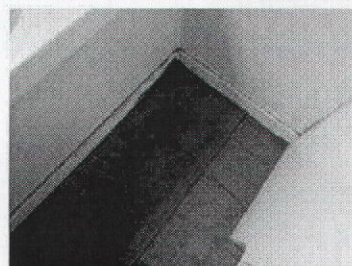


● The MDF linings around the hot water cupboard are swollen and damaged. They appeared dry at the time of inspection.



Significant Interior Floor Damage or Defects

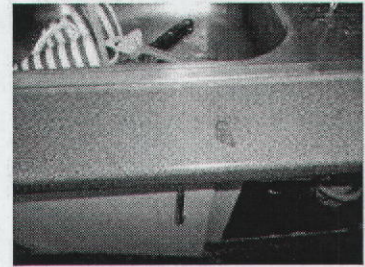
Level of Concern ● The floor covering and substrate is in poor condition. This is located in the bathroom.



G O R

Significant Interior Fixture & Fittings Damage or Defects

Level of Concern ● The bench top is damaged. There is minor impact by the sink in the kitchen



Evidence of Potential Scrim

Level of Concern ●

Evidence of Un-level Flooring

Level of Concern ●

● **Home Heating (including chimneys)**

Level of Concern ●

Bathroom Ventilation

Type Passive ventilation (window)

Level of Concern ●

Obvious Internal Structural Alterations

Level of Concern ● There are a number of different wall lining types through the dwelling, ranging from, plywood, softboard, plasterboard.

Presence of Smoke Alarm

Level of Concern ● There are no smoke detectors. We recommend these are installed.

Significant Security Concerns (including alarm system)

Level of Concern ●

● **Type of Energy Source Servicing Appliances**

Type Electric Gas

Level of Concern ●

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G O R

Presence of Converted Living Spaces (eg converted garage to room)

Level of Concern ●

Dwelling Systems (including central vacuum, heat transfer, ventilation)

Type Telephone

Level of Concern ● We do not test telephone lines.

Observations of external joinery from Interior

Level of Concern ● Adjustment is required to some external windows. Adjustment is required to some external doors. The joinery is not windproof. There is moisture staining on some frames. Repairs are required to some windows.


Overall Rating (Highest Concern)

Refer to page 36



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ADDITIONAL NOTES

Page
39 of 39

● **Green (G)** =
We have a low or
nil level of
concern associated
with this building
element

● **Orange (O)** = We have a
moderate level of concern
associated with this building
element (Caution, further
investigation and/or repair should
be considered)

● **Red (R)** = We have a high
level of concern associated
with this building element
(Caution and further
investigation is strongly
recommended)





**COUNCIL
COPY**

Schedule 5 - On-site Wastewater Disposal

Site and Soil Evaluation Checklist

Craig Rall/Envirolutions Ltd OSET Accredited designer

PIM/BC
. . 7 3 4 9 5

PART A: Contact Details

A1. Applicant Details:

Applicant Name	
Company Name	Graham Jenner Design Ltd

	First Name(s)	Surname
Property Owner Name(s)	L	Gurran

Nature of Applicant*	Owner
----------------------	-------

(*i.e. Owner, Lessee, Prospective Purchaser, Developer)

A2. Consultant/Site Evaluation Details:

Consultant/Agent Name	Envirolutions Ltd		
Site Evaluator Name	Craig Rall		
Postal Address	P.O Box 4654		
	Mount Maunganui		
	3149		
Phone Number	Business	0800 349 484	Private
	Mobile	027 622 9796	Fax
Name of Contact Person	Craig Rall		
E-mail Address	info@envirolutions.co.nz		

A3. Are there any previous existing discharge consents relating to this proposal or other waste discharged on the site?

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	(Please tick)
-----	--------------------------	----	-------------------------------------	---------------

If yes, give Reference Number(s) on Description



Bay of Plenty
REGIONAL COUNCIL

A4. List any other district and regional council consents in relation to this proposal site and indicate whether or not they have been applied for or granted. Specify Application Details and Consent No.): (e.g. Land Use, Water Take, Subdivision, Earthworks and Stormwater Consents)

PART B: Property and Site Details

B1. Property for which this application or permitted activity authorisation relates:

Physical address of property	47 Mamaku Street
	Mamaku
Territorial Local Authority	Rotorua District Council
Regional Council	Bay of Plenty Regional Council
Legal Status of Activity	Permitted: <input checked="" type="checkbox"/> Controlled: Discretionary:
Relevant Regional Rule(s) [Note 1]	On-Site Effluent Treatment Regional Plan 2006 (OSET Plan)
Map Grid Reference of Property [Note 2]	38°05'42.27"S 176°04'38.86"E
Attach a Location Plan with scale and orientation, with adequate features to locate the property.	
Attach a Site Plan with scale and orientation of all the components of the on-site effluent treatment system, in particular any septic or AWTS tank(s), tank access points, outlet filters and access, land application area and reserve areas and associated pipe lines between components. This is the same Site Plan required in H7.	
Note 1: On-Site Effluent Treatment Regional Plan 2006 (OSET Plan)	
Note 2: Use NZMS 260 series, scale 1:50,000	

B2. Legal description of land (as shown on Certificate of Title):

Lot No.		DP No.		Ct No.	SA67C/681
Other (specify)	PARCEL ID 4724/39				

Please ensure copy of Certificate of Title is attached.



PART C: Site Assessment

C1. Has a Surface Evaluation been undertaken for this property?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	(Please tick one)
-----	-------------------------------------	----	--------------------------	-------------------

If yes, please specify the findings of the Surface Evaluation, and if not please specify why this was not considered necessary.

The site has been raised along the North East and Eastern boundary the site is fairly flat with a slightly sloping contour away from the proposed building platform to the North Western boundary.
Due to site constraints we propose to use the land to the road frontage for our disposal fields
we propose to use these areas for our irrigation fields to maximize the uptake of nutrients by the plants .

C2. Has a Slope Stability assessment been carried out on the property?

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	(Please tick one)
-----	--------------------------	----	-------------------------------------	-------------------

If No, why not?

No special circumstances exist that would require a desk study, owner is not aware of any problems with systems on adjacent properties and no slips have been noted .

If Yes, please give details of report (and if possible, please attach report):

Author:	
Company/Agency	
Date of Report	
Brief Description of Report Findings	

C3. Site Characteristics – Provide descriptive details below:

Performance of Adjacent Systems:
Existing systems that have been designed, installed and serviced correctly are performing exceptionally well.
Estimated Rainfall and Seasonal Variation: (Refer to OSET Plan Map 3)
1100-1200mm per annum
Vegetation Cover:
Grass and plantings
Slope Shape:

Flat to rolling under 5 degree slope
Slope Angle:
>5 degrees
Surface Water Drainage Characteristics:
Pathways and any hard surfaces contour away from area set aside for the irrigation fields and surrounding area is to be planted.
Flooding Potential: YES/NO
No
If yes, specify relevant flood levels on appended site plan, i.e. one in 5 year and/or 20 year and/or 100 year return period flood level, relative to disposal area.
Surface Water Separation:
No ponding will occur around the disposal field as we have chosen the higher terrain to the north West side of the property
Site Clearances (Provide general description here and specific dimensions in Part 6 below and in Site Plan):
Refer to the site plan attached all clearances as per AS/NZS 1547:2012 have been adhered to.
Site Characteristics:
Disposal field is clear of any obstructions or negative features that could cause ponding or any other detrimental effects to the receiving soils and is grassed.

C4. Describe the Site Geology of the subject property:

Key name	Undifferentiated Middle Pleistocene rhyolite of Ohakuri-Kapenga-Rotorua Volcanic Centres
Simple name	Middle Pleistocene igneous rocks
Main rock name	rhyolite
Stratigraphic age	mQ
Description	rhyolite lava variably with lesser pumice and breccia as a carapace
Subsidiary rocks	pumice, breccia
Key group	Middle Pleistocene igneous rocks
Stratigraphic lexicon name	
Terrane equivalent	Ohakuri-Kapenga-Rotorua Volcanic Centres

Geological Map Reference Number	LRIS NZMS 260 Sheet T14
---------------------------------	-------------------------

C5. What Aspect(s) does the proposed disposal system face (please tick)?

North	<input type="checkbox"/>
North-West	<input checked="" type="checkbox"/>
North-East	<input type="checkbox"/>
East	<input type="checkbox"/>

West	<input type="checkbox"/>
South-West	<input type="checkbox"/>
South-East	<input type="checkbox"/>
South	<input type="checkbox"/>







C6. Site clearances (These must also be shown on the site plan)

Separation Distance from	Treatment Separation Distance (m)	Disposal Field Separation Distance (m)
Boundaries	>1.5m	>1.5m
Surface water	>20m	>20m
Groundwater	>1.1m	>m
Stands of Trees/Shrubs	>1m	>1m
Wells, water bores	>20m	>20m
Embankments/retaining walls	>3m or 45 degree's from toe of wall	>3m or 45 degree's from toe of wall
Buildings	>3m	>3m
Other (specify):		

PART D: Site Assessment – Subsoil Investigation

D1. Identify the soil profile determination method:

Test Pit		(Depth ___ m)	No. of Test Pits	
Bore Hole	✓	(Depth __ 1.1 __ m)	No. of Bore Holes	
Other (specify)				



Soil Report Attached?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	(Please tick)
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D2. Was fill material intercepted during the subsoil investigation?

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	(Please tick)
-----	--------------------------	----	-------------------------------------	---------------

If yes, please specify the effect of the fill on wastewater disposal.

D3. Has percolation testing been carried out?

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	(Please tick)
-----	--------------------------	----	-------------------------------------	---------------

If yes, please specify the method

Test Report Attached? (Please tick)	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
-------------------------------------	--------------------------	-----	--------------------------	----	--------------------------

D4. Are surface water interception/diversion drains required?

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	(Please tick)
-----	--------------------------	----	-------------------------------------	---------------

If yes, please show on site plan

D5. State the depth of the seasonal water table:

Winter	<input type="text" value=">1.2(m)"/>
Summer	<input type="text" value=">2(m)"/>
Please indicate whether measured	<input type="checkbox"/> or estimated <input checked="" type="checkbox"/> (Please tick)

D6. Are there any potential short circuit paths?

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	(Please tick)
-----	--------------------------	----	-------------------------------------	---------------

If the answer is yes, please explain how these have been addressed

D7. Based on results of subsoil investigation above please indicate the disposal field soil category:

Is Topsoil Present?	Yes	If so, Topsoil Depth?	0.100-.200(m)
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NZS 1547:2012 - Table E1

Soil Category	Classification	Properties
1	Sand	Very little to no coherence; cannot be moulded; single grains stick to fingers
2✓	Loamy sand	Slight coherence; forms a fragile cast that just bears handling; gives a very short (5mm) ribbon that breaks easily; discolours the fingers
	Sandy loam✓	Forms a cast but will not roll into a coherent ball; individual sand grains can be seen and felt; gives a ribbon 15-25 mm long
3	Fine sandy loam	As for sandy loams, except that individual sand grains are not visible, although they can be heard and felt; gives a ribbon 15-25 mm long
	Loam	As for sandy loams but cast feels spongy, with no obvious sandiness or silkiness; may feel greasy if much organic matter is present; forms a thick ribbon about 25 mm long
	Silty Loam	As for loams but not spongy; very smooth and silky; will form a very thin ribbon 25mm long and dries out rapidly
4	Sandy clay loam	Can be rolled into a ball in which sand grains can be felt; forms a ribbon 25-40 mm long
	Fine sandy clay	As for sandy clay loam, except that individual sand grains are not visible although they can be heard and felt; forms a ribbon 40-50 mm long
	Clay loam	Can be rolled into a ball with a rather spongy feel; slightly plastic; smooth to manipulate; will form a ribbon 40-50 mm long
	Silty clay loam	As for clay loams but not spongy; very smooth and silky; will form a ribbon 40-50 mm long; dries out rapidly
5	Sandy clay	Forms a plastic ball in which sand grains can be seen, felt or heard; forms a ribbon 50-75 mm long
	Light clay	Smooth plastic ball that can be rolled into a rod; slight resistance to shearing between thumb and forefinger; forms a ribbon 50-75 mm long
	Silty clay	As for light clay but very smooth and silky; will form a ribbon about 50-75 mm but very fragmentary; dries out rapidly
6	Medium clay	Smooth plastic ball, handles like plasticine and can be moulded into rods without fracture; some resistance to ribboning, forms a ribbon 75 mm or more long
	Heavy clay	Smooth plastic ball that handles like stiff plasticine; can be moulded into rods without fracture; firm resistance to ribboning; forms a ribbon 75 mm or more in length

Reasons for placing in stated category

Category 2 soil" Sandy Loam over loam " Mamukuf soils typic Orthic Podzol soils as per borehole findings although we found a lot of fill has been placed onsite , local knowledge ,Soil Maps and Landcare research online



Mamakuf

Typic Orthic Podzol

S-map ref: Mku_1a.1

Mku1s/l (100% of the mapunit at location (5779106, 1869950), Confidence: High)

Key physical properties

Depth class (diggability)		Deep (> 1 m)
Texture profile		Sandy Loam Over Loam
Potential rooting depth		Unlimited
Rooting barrier		No significant barrier within 1 m
Topsail stoniness		Stoneless
Topsail clay range		5 - 8 %
Drainage class		Well drained
Aeration in root zone		Unlimited
Permeability profile		Rapid
Depth to slowly permeable horizon		No slowly permeable horizon
Permeability of slowest horizon		Rapid (> 72 mm/h)
Profile available water	(0 - 100cm or root barrier)	Very high (197.9 mm)
	(0 - 60cm or root barrier)	Very high (113.6 mm)
	(0 - 30cm or root barrier)	Moderate (62.1 mm)
Dry bulk density, topsoil		1.18 (g/cm ³)
Dry bulk density, subsoil		1.42 (g/cm ³)
Depth to hard rock		No hard rock within 1 m
Depth to soft rock		No soft rock within 1 m
Depth to stony layer class		No significant stony layer within 1 m

Key chemical properties

Topsail P retention	Medium (42%)
---------------------	--------------

PART E: Discharge Details

E1. Water supply source for the property (please tick):

Rainwater (roof collection)	<input type="checkbox"/>
Bore/well	<input type="checkbox"/>
Public supply	<input checked="" type="checkbox"/>

E2. Calculate the maximum daily volume of wastewater to be discharged, unless accurate water meter readings are available (Refer Schedule 5A and NZS1547:2012 Table H3).

Number of Bedrooms	3	
Design Occupancy	5	(Number of people)
Per capita Wastewater Production	200	(Litres per person per day)
Other – Specify		
Total Daily Wastewater Production	1000	(Litres per day)

E3. Do you propose to install?

a) Full Water Conservation Devices?	Yes	<input type="checkbox"/>
b) Water Recycling – what %?	%	<input type="checkbox"/>

No	<input checked="" type="checkbox"/>	(Please tick)
No	<input checked="" type="checkbox"/>	(Please tick)

If you have answered Yes, please provide additional information including the estimated reduction in water usage:

We recommend 6/3 flush toilet cisterns and standard water reduction fixtures- such as
Aerators on all tap ware – Shower nozzle restrictors – limited the water pressure to 350kpa
No garbage grinder
Low usage dishwasher and washing machine

E4. Is Daily Wastewater Discharge Volume more than 2,000 litres?

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	(Please tick)
-----	--------------------------	----	-------------------------------------	---------------

Note if the answer to the above is yes, then a resource consent for the wastewater discharge will be required from Bay of Plenty Regional Council.



PART F: Primary Treatment (Refer NZS 1547:2012 Appendix J)

F1. Indicate below the number and capacity (litres) of all septic tanks including type (single/dual chamber grease traps) to be installed or currently existing:

Number of Tanks	Type of Tank	Capacity of Tank (Litres)
1	Concrete or Plastic Primary Chamber of an AWTS system	3300
	Total Capacity	4300

F4. Is a Septic Tank Outlet Filter to be installed?

Yes No (Please tick)

If yes, please state the type, manufacturer and serial number.

Zabel A1800 22"
Must comply with NZS 1546.1:2008 Appendix D

PART G: Secondary and Tertiary Treatment

G1. Indicate the type of additional treatment, if any, proposed to be installed in the system (please tick):

Secondary Treatment	<input checked="" type="checkbox"/>
Home aeration plant	<input checked="" type="checkbox"/>
Commercial aeration plant	<input type="checkbox"/>
Intermediate sand filter	<input type="checkbox"/>
Recirculating sand filter	<input type="checkbox"/>
Clarification tank	<input type="checkbox"/>
Tertiary Treatment	<input type="checkbox"/>
Ultraviolet disinfection	<input type="checkbox"/>
Chlorination	<input type="checkbox"/>
Other	<input type="checkbox"/>
	Specify

PART H: Land Application Method

H1. Indicate the proposed loading method (please tick):

Gravity	<input type="checkbox"/>
Dosing Siphon	<input type="checkbox"/>
Pump	<input checked="" type="checkbox"/>

H2. Is a high water level alarm being installed in pump chambers?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	(Please tick)
-----	-------------------------------------	----	--------------------------	---------------

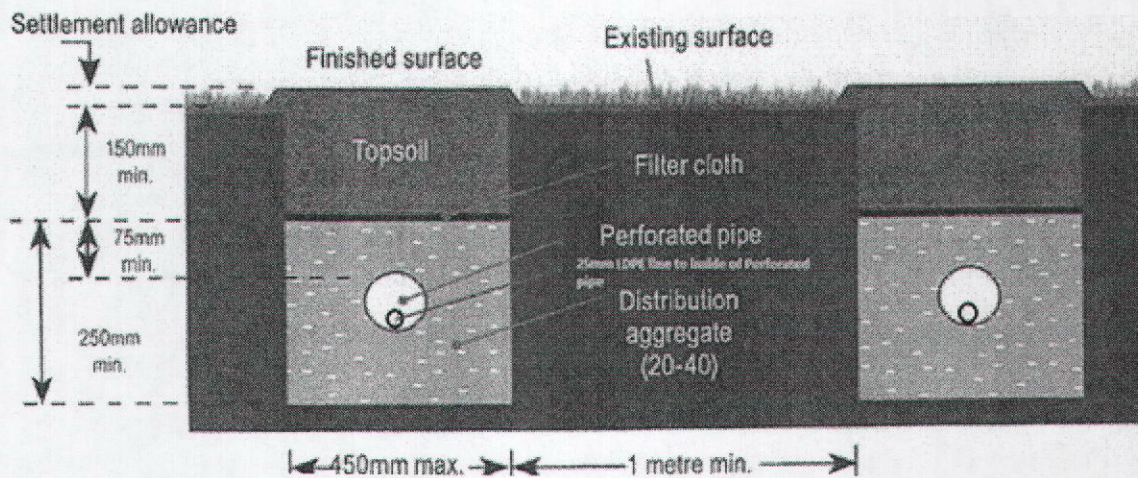
H3. If a pump is being used, please provide the following information:

Total Design Head	30	(m)
Pump Chamber Volume	600	(Litres)
Emergency storage volume	2000	(Litres)

H4. Identify the type(s) of land disposal method proposed for this site (please tick)

(Refer NZS 1547:2012 Appendices K to N):

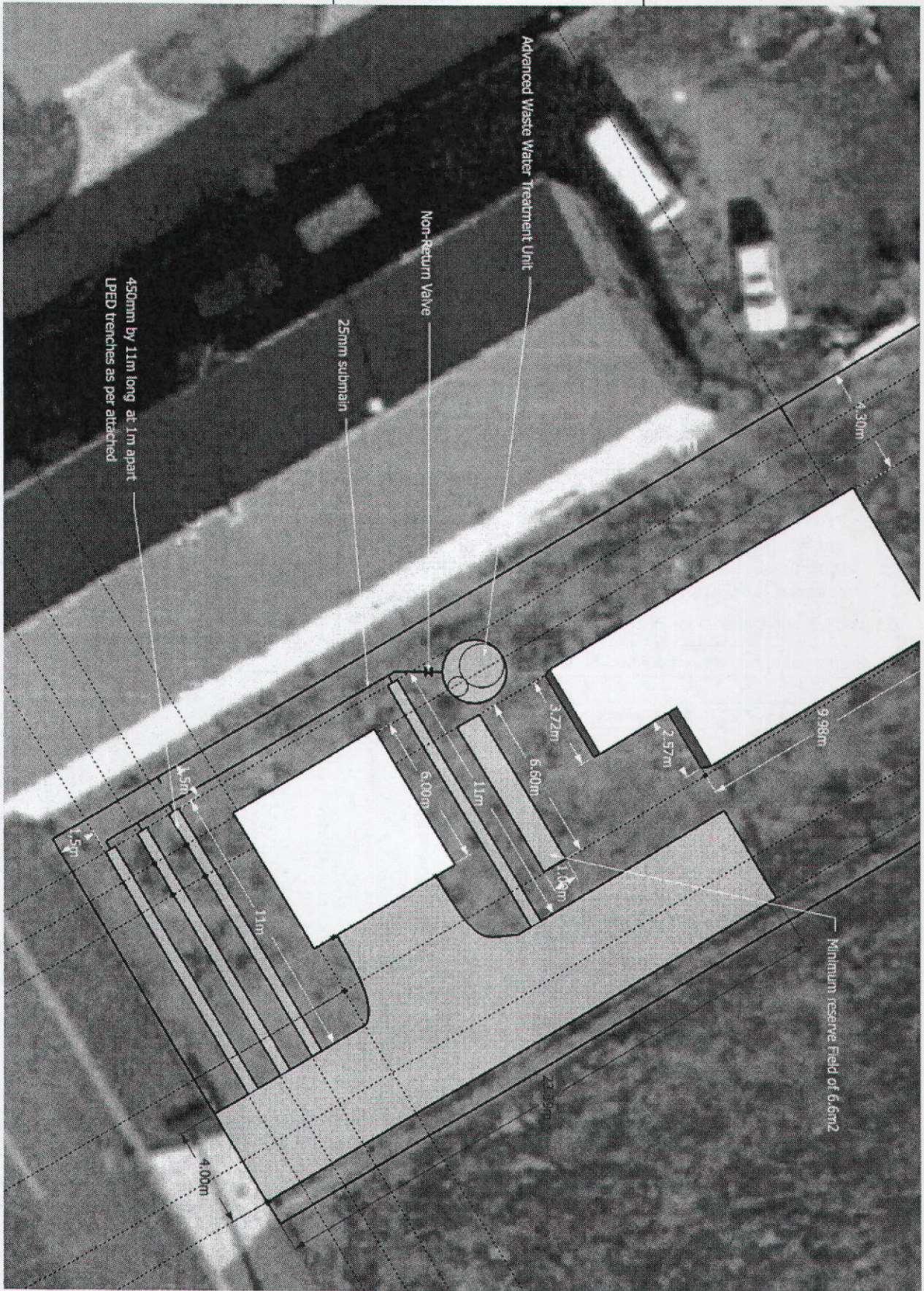
Surface Dripper Irrigation	<input type="checkbox"/>
Sub-surface Dripper Irrigation	<input type="checkbox"/>
Standard Trench	<input type="checkbox"/>
Deep Trench	<input type="checkbox"/>
Mound	<input type="checkbox"/>
Evapo-transpiration Beds	<input type="checkbox"/>
Other (Please Specify)	<input checked="" type="checkbox"/> LPED Trench system as per attached





H5. Identify the loading rate you propose for the option selected in Part H, Section 4 above stating the reasons for selecting this loading rate: (Refer NZS 1547:2012 Tables L1 and L2)

Design loading rate (DLR)	50		(mm/day)
Disposal Area	Basal	20	(m ²)
	Total	20	(m ²)





Explanation (Refer NZS 1547:2012 Appendix L and Appendix M)

The DIR of sandy loams for secondary treated effluent to be dose loaded to trench via LPED system is 50mm/day
Therefore requiring an irrigation field of 20m ² with a minimum 33 percent reserve field set a side please refer to attached plan
This equates to 44.5m of 450mm wide trenches dosed via a 25mm upvc pressure pipe with 3mm holes drilled at 1.5m spacing's inside a 90mm stormwater pipe as per attached.

H6. What is the available reserve land application area? (Refer NZS 1547:2012 5.5.3.4)

Reserve Disposal Area (m ²)	6.6m ²
Percentage of Primary Disposal Area (%)	33%

H7. Provide a detailed description of the layout, design and dimensions of the land application system and show these on the (B1) Site Plan, in particular show the land application area and layout relative to property site features. Also show the reserve land application area:

Description and Dimensions of Disposal Field:

As per plan attached all vertical and horizontal setback distances comply	
Refer to NZS 1547:2012 Appendix R	

Site Plan Attached? Yes No (Please tick)

PART I: Maintenance and Management (Refer NZS 1547:2012 section 6.3 and Appendix U)

I1. Has a maintenance agreement been made with the treatment and disposal system suppliers?

Yes No (Please tick)

PART J: Risk Management

J1. Is a Risk Reduction Report included with application? (Refer NZS 1547:2012 Appendix A. Ensure all issues concerning potential effects addressed)

Yes No (Please tick)

J2. Are there any specific environmental constraints?

Yes No (Please tick)



If Yes, please explain

PART K: Is Your Application Complete?

K1. In order to provide a complete application you have remembered to:

Fully complete this Site and Soil Evaluation Checklist	✓
Include a Location Plan and Site Plan (see B1 and H7)	✓
Include a Property Title (Certificate of Title)	✓
Attach a Risk Reduction Report	✓

K2. Declaration

I hereby certify that, to the best of my knowledge and belief, the information given in this application is true and complete

Name	Craig Rall	Signature	
Position	Director	Date	10/2/2015

Schedule 6 - Occupancy Allowances

Facility	Occupancy For Design Purposes
Homes	
Number of Bedrooms (Notes 1, 2 and 3)	
1	2
2	4
3	5
4	6
5	8
6	9
Hotels & Motels	
Guests	Maximum Occupancy/number of beds
Staff	Maximum number of staff
Hospitals (Note 3)	
Patients	1 per bed (Note 3)
Staff	Maximum Number of Staff
Retirement Villages (Note 3)	
1 bedroom	1.3p per unit
2 bedroom	1.3p to 2.0p per unit
3 bedroom	2p – 4p per unit
Staff	Maximum Number
Notes:	
1	<i>In situations where large modern dwellings are proposed which have additional rooms beyond those allocated as dining, lounge, bedrooms, (e.g. "family", "recreation", "games", "office", "study", "sewing", "work" rooms) which could have potential to be utilised as bedrooms with different furnishings, an additional occupancy allowance is to be made on the basis of 1 extra person times the ratio of the total floor area of the additional room(s) to that of the smallest designated bedroom and rounded up to the next whole number.</i>
2	<i>Design occupancy should allow for a seasonal peak, not just the average daily flow. Holiday homes tend to have intermittent occupancy but when occupied are likely to have a higher occupancy than a continuously occupied dwelling. An allowance in design occupancy should be made for the seasonally higher flows.</i>
3	<i>Occupancy data in this table is from the literature and observed levels. A higher water use/person should be allowed in facilities providing community care unless specific water meter data is available. Retirement village average occupancy from observed rates and the literature is 1.3 people per unit with occasional overnight guests. In the case of retirement homes occupancy should be based on the number of beds per bedroom.</i>



Risk Reduction Report for :

Onsite investigations show that the site has had considerable fill brought onto the site we propose to use an AWTS system to minimise the disposal field footprint .The irrigation fields are to be located primarily to the North west side of the property to maximise evapotranspiration and reducing the possibilities of harmful effects on the surrounding area this is also the higher area of the property away from any stormwater pathways and will be heavily planted.

These fields are to be situated on a raised area of the section where no water ways or high water tables were found .

All boundaries and separation distances exceed the minimum requirements as per AS/NZ 1547:2012

The location of the BOPRC approved AWTS system will be easy to access for sucker trucks for general desludging and servicing .

It is also to be located away from any livestock and driveways .

No stability issues are present or have been noted by the owners or myself on inspection and no fill was intercepted when doing test bores.

Name	Craig Rall	Signature	
Position	Director	Date	10/2/2015



**SUGGESTED POPULAR NEW ZEALAND NATIVES FOR PLANTING WITH
DRIP IRRIGATION SYSTEMS WITH WASTEWATER TREATMENT SYSTEMS**

SPECIES	COMMON NAME
Agathis Australis	Kauri
Alectryon Excelsus	Titoki
Arthropodium Cirratum	Renga Renga Lily
Beilschmiedia Taraire	Taraire
Carex Grasses	Sedge
Coprosma Repens	Taupata
Cordyline Australis	Cabbage Tree, Ti Kouha, Palm Lilly
Corokia Buddleioides	Korokio
Corynocarpus Laevigatus	Karaka
Cyathea Medularis	Black Tree Fern
Dacrycarpus Dacrydioides	Kahikatea, White Pine
Dodonaea Viscosa	Akeake
Hoheria Populnea	Lacebark
Knightia Excelsa	Rawarewa
Leptospermum	Manuka, Tea Tree, Kahikatoa
Meryta Sinclairii	Puka
Metrosideros Excelsa	Pohutakawa
Phormium Tenax	NZ Flax
Pittosporum Eugenioides	Lemonwood
Plagianthus Regius	Ribbonwood
Pseudopanax	Five Finger
Pseudopanax	Lancewood
Rhopalostylis Sapida	Nikau Palm
Sophora Tetraptera	Kowhai
Vitex Lucens	Puriri

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. . 7 3 4 9 5**

Lynlee-Ann Gurrán

47 Mamaku Street, Mamaku Village, Rotorua

Shallow Geotechnical Investigation

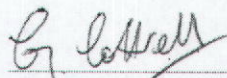
15032
20 February 2015

cheal

Lynlee-Ann Gurrán

47 Mamaku Street, Mamaku Village, Rotorua

Shallow Geotechnical Investigation

Prepared by:Sunil Prasad
Civil Engineer**Reviewed and Approved
for Release by:**Gareth Cottrell
Engineering Manager

Date: 20 February 2015
Reference: 15032
Status: Final
Revision: NA
Previous Revision Date: NA

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Appendix 1 –

- Cheal Sketch 15032-SK001A : Scala/HA Tests Location Plan
- Cheal Scala Penetrometer Test Results 1 to 3

1. INTRODUCTION

Cheal Consultants Limited (**Cheal**) has been engaged by Lynlee-Ann Gurrán to undertake a shallow geotechnical investigation to assess the soil conditions at 47 Mamaku Street, Mamaku Village, Rotorua. The scope of this investigation includes bearing capacity testing against the requirements of NZS3604:2011 and foundation recommendations.

2. SITE DESCRIPTION

The lot is situated at 47 Mamaku Street, Mamaku Village, Rotorua. The lot is legally described as Lot 1 DPS 85420 comprising a total area of 0.1011 hectares. The Rotorua Lakes Council (**RLC**) aerial viewer shows a generally flat section that has been elevated by approximately 1.3m from original ground level by fill materials. Placement of the fill does not appear to have been undertaken by controlled/engineered methods. The shallow geotechnical investigation was undertaken within the lot. Access to the lot is via Mamaku Street. The entire site is surrounded by rural settlement as shown in Figure 1.

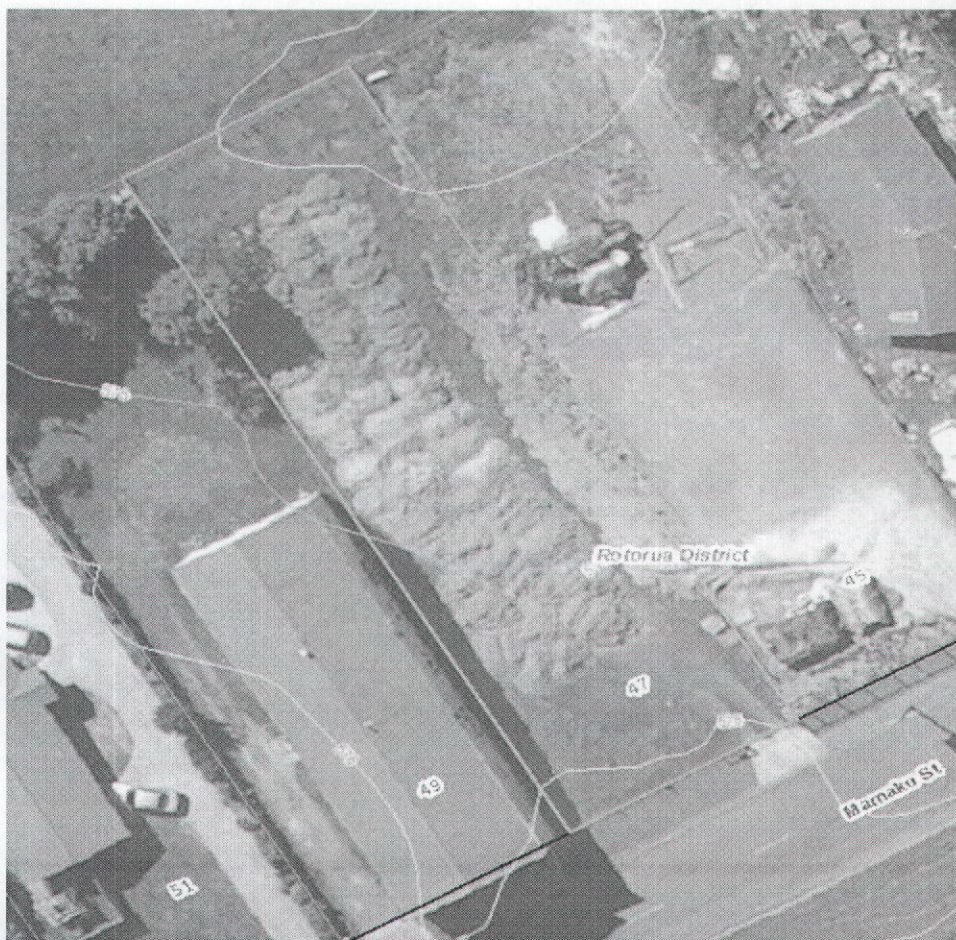


Figure 1 – Location at 47 Mamaku Street, Mamaku, Rotorua (Aerial Viewer, RDC)

3. SOIL TEST RESULTS

3.1 General

On 4 February 2015, Cheal attended the site to undertake a shallow geotechnical investigation. This comprised a site walkover inspection and undertaking three scala penetrometer tests (**scalas**) along with hand auger (**HA**) at locations considered most appropriate to fit the proposed architectural dwelling plans. The test location plan and results are attached in Appendix 1. No groundwater was encountered during the investigation, however extracted soils from the HA exhibited visually 'moist' characteristics at depths exceeding 1300mm.

NZS3604:2011 states that the dwellings shall be founded on 'good ground'. This is usually taken as an allowable end bearing capacity of 100kPa (5 blows per 100mm on a standard scala penetrometer up to 1000mm deep and 3 blows per 100mm beyond 1000mm depth). This has been taken as the default position for this report.

3.2 Soil Bearing Capacity

The three scalas undertaken within the site generally exhibit similar results, with loose upper soil layers overlying dense layers at a greater depth. All tests were targeted to a depth of 3000mm or until consistent good bearing or refusal of hand instrumentation was met.

Scala 1 provides an allowable bearing capacity lower than 100kPa between a depth of 0 and 2000mm, but exceeds this value at greater depth.

Scala 2 provides an allowable bearing capacity lower than 100kPa between a depth of 0 and 1000mm, but exceeds this value at greater depth.

Scala 3 provides an allowable bearing capacity lower than 100kPa between a depth of 0 and 1000mm, but exceeds this value at greater depth. The detailed scala results are included as Appendix 1.

3.3 Hand Auger (HA)

One HA was undertaken at scala location 2. The general auger log with depth and expected bearing capacity for each material encountered in this HA are described below:

Depth	Material	Expected Allowable Bearing Capacity
0 – 1000mm	Pumice sand with some silt and gravel; brown, loose, dry	<50kPa
1000 – 1300mm	Pumice sand, grey, medium dense, dry	>100kPa
1300 – 1500mm	Organic material from original ground, dark brown, dense, moist	>100kPa
EOB – 1500mm		

4. CONCLUSION

The scala test results generally exhibit poor bearing capacity throughout the proposed foundation footprint to a depth of 1000mm at locations 2 and 3, and to a depth of 2000mm at location 1.

Based on the information gained from the above shallow geotechnical investigation and with regards to complying with the requirements of NZ3604.2011, the following foundation recommendations are provided:

1. By a ground treatment approach, generally involving excavation and removal of unsuitable material together with replacement with engineered fill and suitable compaction to achieve a minimum allowable bearing capacity. This approach may consist of:
 - a) Strip footing as a vertical load bearing foundation at a depth of at least 400mm below existing ground level. In the first instance, the footing trench shall be undercut to a depth of 2000mm and compacted with clean fill placed in lifts of a maximum thickness of 200mm and compacted sufficiently to achieve 100kPa on the underside of footing. Allow 300mm excavation to each side of the foundation footprint to account for local effects. The footing trenches shall be plate compacted, to ensure allowable bearing capacity of at least 100kPa. Alternatively –
 - b) A densified raft of replacement fill down to 800mm deep overlain by an enhanced foundation slab or ribraft foundation system.
2. A specifically designed foundation system to transfer imposed loading to good ground. This solution is likely to comprise drilled or driven timber piles/poles to a depth exceeding 2000mm into the silty sand layer or equivalent which exhibits similar allowable bearing capacity properties of at least 100kPa.

As the client indicated, they will be placing a relocatable house on site. This relocatable lightweight timber frame house is likely to be on piles therefore option 2 is the most practical and economical for this site, and can be designed by Cheal or an architect based on the requirements of NZS 3604.2011.

Once the preferred foundation option has been selected, it is recommended that additional testing of foundation excavation (and fill platform if any) be undertaken to confirm bearing capacity of the soil.

5. DISCLAIMER

This Report has been prepared solely for the use of our client with respect to the particular brief given to Cheal Consultants.

No liability is accepted in respect of its use for any other purpose or by any other person or entity. All future owners of this property should seek professional geotechnical advice to satisfy themselves as to its ongoing suitability for their intended use.

The opinions, recommendations and comments given in this Report are the result from the application of accepted industry methods of site investigation. As factual evidence over much of the site has been obtained solely from hand augers and scala penetrometer tests, which by their nature only provide information about that exact location, there may be special conditions pertaining to this site which have not been identified by the investigation and which have not been taken into account in the report. Any groundwater levels measured during the investigation may change over time.

If variations in the sub-soils occur from those described or assumed to exist then the matter should be referred back to Cheal Consultants immediately.

CHEAL CONSULTANTS LIMITED
20 February 2015

Appendix 1

Cheal Sketch
15032-SK001A
Scala/HA Tests Location
Plan

and

Cheal Scala Penetrometer
Test Results 1 to 3



				Notes Lynlee Ann Curran 47 Mamaku St, Mamaku Rotorua.	Drawing Title Scala / HA Test Location Plan
				Designed SP	Checked

Toupo 1: 447 376 6400 | Level 1, 4 Hōwhiri Street | PO Box 165, Toupo 3501

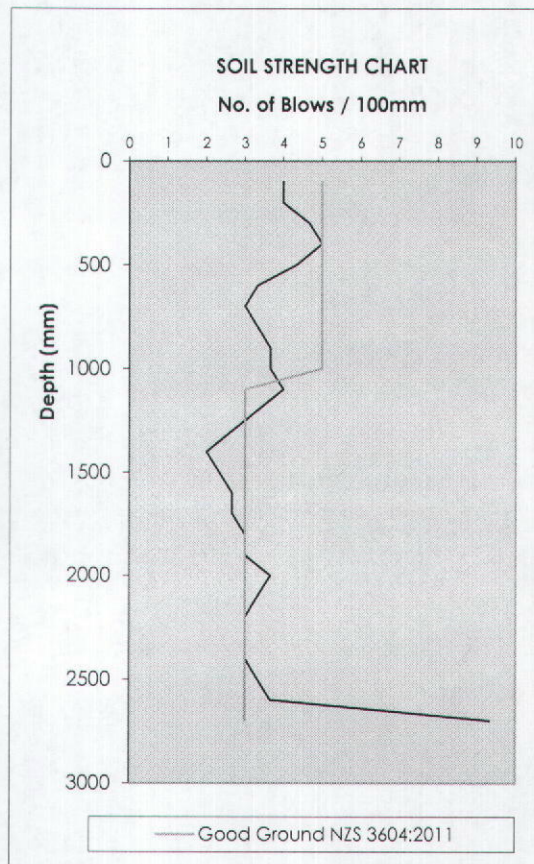
Scala Penetrometer Test

cheal

Job No.	15032
Test No.	1

Date	04 Feb 2015
Location	47 Mamaku St, Mamaku, Rotorua
Surface Elevation	NA
Test By	SP

Depth (mm)	Blows	Mean per 300mm
0 - 100	4	4.0
100 - 200	4	4.0
200 - 300	6	4.7
300 - 400	5	5.0
400 - 500	2	4.3
500 - 600	3	3.3
600 - 700	4	3.0
700 - 800	3	3.3
800 - 900	4	3.7
900 - 1000	4	3.7
1000 - 1100	4	4.0
1100 - 1200	2	3.3
1200 - 1300	2	2.7
1300 - 1400	2	2.0
1400 - 1500	3	2.3
1500 - 1600	3	2.7
1600 - 1700	2	2.7
1700 - 1800	4	3.0
1800 - 1900	3	3.0
1900 - 2000	4	3.7
2000 - 2100	3	3.3
2100 - 2200	2	3.0
2200 - 2300	4	3.0
2300 - 2400	3	3.0
2400 - 2500	3	3.3
2500 - 2600	5	3.7
2600 - 2700	20	9.3



Assumed footing width of 300mm and depth of 400mm

Notes in accordance with NZS3604:2011

3.3.7 Ultimate Bearing Capacity

3.3.7.1

The soil below the underside of the foundations shall be assumed to have an ultimate bearing capacity no less than 300 kPa when:

- None of the following is encountered below the depth of the footing at any test site:
 - Organic top soil.
 - Soft or very soft peat.
 - Soft or very soft clay.
 - Fill material, except where a certificate of suitability has been issued under NZS 4431.
- Scala Penetrometer tests conducted in accordance with 3.3.2 (a), where the number of blows per 100mm depth of penetration below the underside of the proposed footing at each test site exceeds:
 - Five down to a depth equal to twice the width of the widest footing below the underside of the proposed footing.
 - Three at greater depths.
 - Providing the set blow is relatively uniform, the number of blows per 100mm may be obtained by averaging the number of blows for depths not exceeding 300mm.
- Comparisons of the results at all test sites show that soil conditions are closely similar at each test site.

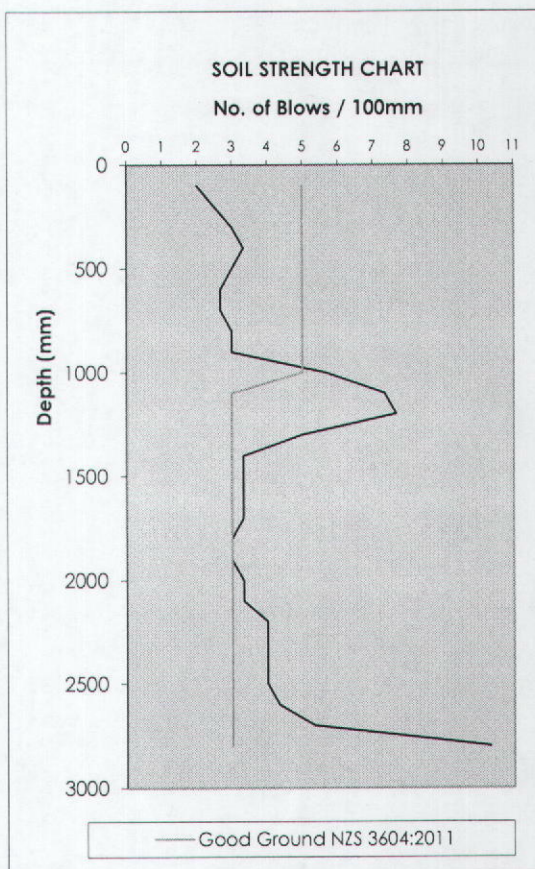
Scala Penetrometer Test

cheal

Job No.	15032
Test No.	2

Date	04 Feb 2015
Location	47 Mamaku St, Mamaku, Rotorua
Surface Elevation	NA
Test By	SP

Depth (mm)	Blows	Mean per 300mm
0 - 100	2	2.0
100 - 200	3	2.5
200 - 300	4	3.0
300 - 400	3	3.3
400 - 500	2	3.0
500 - 600	3	2.7
600 - 700	3	2.7
700 - 800	3	3.0
800 - 900	3	3.0
900 - 1000	11	5.7
1000 - 1100	8	7.3
1100 - 1200	4	7.7
1200 - 1300	3	5.0
1300 - 1400	3	3.3
1400 - 1500	4	3.3
1500 - 1600	3	3.3
1600 - 1700	3	3.3
1700 - 1800	3	3.0
1800 - 1900	3	3.0
1900 - 2000	4	3.3
2000 - 2100	3	3.3
2100 - 2200	5	4.0
2200 - 2300	4	4.0
2300 - 2400	3	4.0
2400 - 2500	5	4.0
2500 - 2600	5	4.3
2600 - 2700	6	5.3
2700 - 2800	20	10.3



Assumed footing width of 300mm and depth of 400mm

Notes in accordance with NZS3604:2011

3.3.7 Ultimate Bearing Capacity

3.3.7.1

The soil below the underside of the foundations shall be assumed to have an ultimate bearing capacity no less than 300 kPa when:

- a) None of the following is encountered below the depth of the footing at any test site:
 - i. Organic top soil.
 - ii. Soft or very soft peat.
 - iii. Soft or very soft clay.
 - iv. Fill material, except where a certificate of suitability has been issued under NZS 4431.
- b) Scala Penetrometer tests conducted in accordance with 3.3.2 (a), where the number of blows per 100mm depth of penetration below the underside of the proposed footing at each test site exceeds:
 - i. Five down to a depth equal to twice the width of the widest footing below the underside of the proposed footing.
 - ii. Three at greater depths.
 - iii. Providing the set blow is relatively uniform, the number of blows per 100mm may be obtained by averaging the number of blows for depths not exceeding 300mm.
- c) Comparisons of the results at all test sites show that soil conditions are closely similar at each test site.

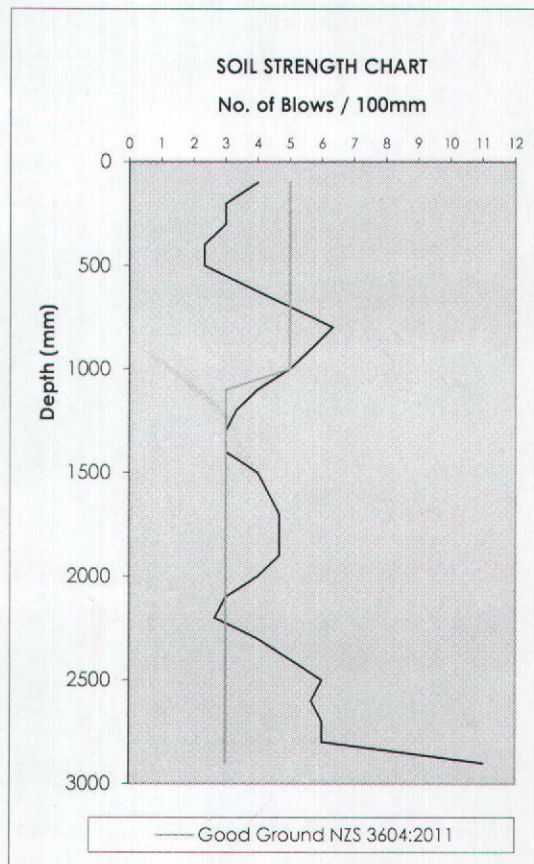
Scala Penetrometer Test

cheal

Job No.	15032
Test No.	3

Date	04 Feb 2015
Location	47 Mamaku St, Mamaku, Rotorua
Surface Elevation	NA
Test By	SP

Depth (mm)	Blows	Mean per 300mm
0 - 100	4	4.0
100 - 200	2	3.0
200 - 300	3	3.0
300 - 400	2	2.3
400 - 500	2	2.3
500 - 600	7	3.7
600 - 700	6	5.0
700 - 800	6	6.3
800 - 900	5	5.7
900 - 1000	4	5.0
1000 - 1100	3	4.0
1100 - 1200	3	3.3
1200 - 1300	3	3.0
1300 - 1400	3	3.0
1400 - 1500	6	4.0
1500 - 1600	4	4.3
1600 - 1700	4	4.7
1700 - 1800	6	4.7
1800 - 1900	4	4.7
1900 - 2000	2	4.0
2000 - 2100	3	3.0
2100 - 2200	3	2.7
2200 - 2300	6	4.0
2300 - 2400	6	5.0
2400 - 2500	6	6.0
2500 - 2600	5	5.7
2600 - 2700	7	6.0
2700 - 2800	6	6.0
2800 - 2900	20	11.0



Assumed footing width of 300mm and depth of 400mm

Notes in accordance with NZS3604:2011

3.3.7 Ultimate Bearing Capacity

3.3.7.1

The soil below the underside of the foundations shall be assumed to have an ultimate bearing capacity no less than 300 kPa when:

- a) None of the following is encountered below the depth of the footing at any test site:
 - i. Organic top soil.
 - ii. Soft or very soft peat.
 - iii. Soft or very soft clay.
 - iv. Fill material, except where a certificate of suitability has been issued under NZS 4431.
- b) Scala Penetrometer tests conducted in accordance with 3.3.2 (a), where the number of blows per 100mm depth of penetration below the underside of the proposed footing at each test site exceeds:
 - i. Five down to a depth equal to twice the width of the widest footing below the underside of the proposed footing.
 - ii. Three at greater depths.
 - iii. Providing the set blow is relatively uniform, the number of blows per 100mm may be obtained by averaging the number of blows for depths not exceeding 300mm.
- c) Comparisons of the results at all test sites show that soil conditions are closely similar at each test site.

SUBFLOOR BRACING

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Area - 76.6 m^2 , Eq. Zone=2, Wind=Med

Earthquake Bracing

$$\begin{aligned} \text{Demand} &= L/L/L 0.25^\circ = 15 \times 0.8 = 12 \text{ bus/m}^2 \\ &= 76.6 \text{ m}^2 \times 12 \text{ bus/m}^2 = \underline{920 \text{ bus}} \end{aligned}$$

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Wind Bracing

Demand (assume roof as 'monopitch')
Table 5.5 $H=4h=1 = 70 \text{ bus/m}$ Each
way $\times 0.7$ (med) = 49 bus/m
bus across = $49 \times 13.5 = 662 \text{ bus}$
" along = $49 \times 6.2 = 304 \text{ bus}$

Eq. Demand is dominant

Bracing Provided

- Use cantilever piles @ 30 bus/pile , Eq.
 $920 \div 30 = 31$ cantilever piles reqd.
- locate cantilever piles around perimeter of building, with (any) standaved piles to central area.

NEW EXTENSION BRACING

Brace end wall - min. bus reqd = 100 bus or
 $3.8 \times 15 = 57$ \therefore provide 100 bus min.

End wall lined with Gibboard will provide
 $3.6 \times 60 \text{ bus/m} = 216 \text{ bus}$ (GS1-N)

Note: Line all walls to the extension to GS1-N spec.



Specification Code	Minimum Length (m)	Lining requirement
GS1-N	0.4	Any 10mm or 13mm GIB® Standard Plasterboard to one side only

WALL FRAMING

Wall framing to comply with;

- NZBC B1 - Structure; AS1 Clause 3 Timber (NZS 3604:2011)
- NZBC B2 - Durability AS1 Clause 3.2 Timber (NZS 3602)

Framing dimensions and height as determined by NZS 3604 stud and top plate tables for load bearing and non-bearing walls. The use of kiln dried stress graded timber is recommended.

BOTTOM PLATE FIXING

Timber Floor

Pairs of hand driven 100 x 3.75mm nails at 600mm centres; or
Three power driven 90 x 3.15 nails at 600mm centres.

Concrete floor

INTERNAL WALL BRACING LINES

In accordance with the requirements of NZS 3604:2011 for internal wall plate fixing or 75 x 3.8mm shot fired fasteners with 16mm discs spaced at 150mm and 300mm from end studs and 600mm centres thereafter.

EXTERNAL WALL BRACING LINES

In accordance with the requirements of NZS 3604 for external plate fixing.

WALL LINING

Any 10mm or 13mm GIB® Plasterboard lining.

Sheets can be fixed vertically or horizontally.

Sheet joints shall be touch fitted.

Use full length sheets where possible.

PERMITTED SUBSTITUTION

For permitted GIB® Plasterboard substitutions refer to Page 21 in GIB Ezybrace® Systems 2011.

FASTENING THE LINING

Fasteners

32mm x 6g GIB® Grabber® high thread screws; or
30mm GIB® Nails.

Fastener centres

50,100,150, 225, 300mm from each corner and 150mm thereafter around the perimeter of the bracing element.

For vertically fixed sheets place fasteners at 300mm centres to intermediate sheet joints.

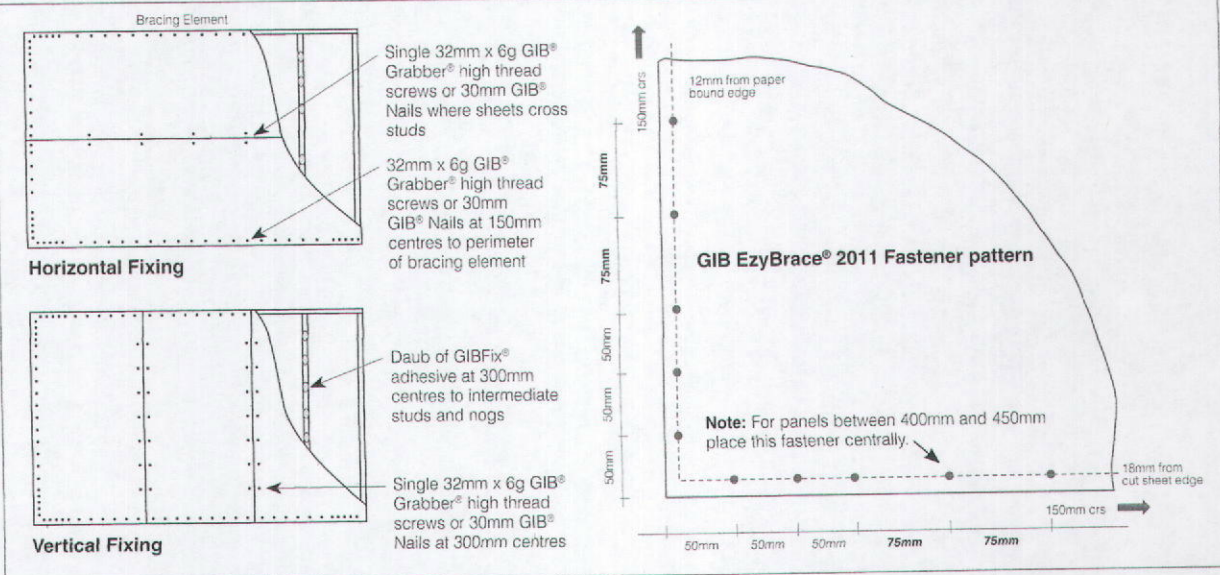
For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud.

Use daubs of GIB Fix® adhesive at 300mm centres to intermediate studs.

Place fasteners no closer than 12mm from paper bound sheet edges and 18mm from any sheet end or cut edge.

JOINTING

All fastener heads stopped and all sheet joints paper tape reinforced and stopped in accordance with the GIB® Site Guide.



In order for GIB® systems to perform as tested, all components must be installed exactly as prescribed. Substituting components produces an entirely different system and may seriously compromise performance. Follow the specifications. This Specification sheet is issued in conjunction with the publication GIB EzyBrace® Systems 2011 and has been appraised in accordance with the BRANZ Appraisal No. 294 (2011).



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EXTERNAL MOISTURE

Table 1: Definitions of risk levels
Paragraph 3.1.1, Figure 1

Risk Factor	Score(5)	Risk severity	Comments
A: Wind zone	0	Low risk	Low <i>wind zone</i> as described by NZS 3604
	0	Medium risk	Medium <i>wind zone</i> as described by NZS 3604
	1	High risk	High <i>wind zone</i> as described by NZS 3604
	2	Very high risk	Very High <i>wind zone</i> as described by NZS 3604
	2	Extra high risk	Extra High <i>wind zone</i> as described in NZS 3604 (4)
B: Number of storeys	0	Low risk	One <i>storey</i>
	1	Medium risk	Two <i>storeys</i> in part
	2	High risk	Two <i>storeys</i>
	4	Very high risk	More than two <i>storeys</i>
C: Roof/wall junctions	0	Low risk	Roof-to-wall intersection fully protected (e.g. hip and gable roof with <i>eaves</i>)
	1	Medium risk	Roof-to-wall intersection partly exposed (e.g. hip and gable roof with no <i>eaves</i>)
	3	High risk	Roof-to-wall intersection fully exposed (e.g. <i>parapets</i> , <i>enclosed balustrades</i> or <i>eaves</i> at greater than 90° to vertical with soffit <i>lining</i>)
	5	Very high risk	Roof elements finishing within the boundaries formed by the exterior walls (e.g. lower ends of aprons, <i>chimneys</i> , <i>dormers</i> etc)
D: Eaves width (1)(2)	0	Low risk	Greater than 600 mm for single storey
	1	Medium risk	451–600 mm for single storey, or over 600 mm for two storey
	2	High risk	101–450 mm for single storey, or 451–600 mm for two storey, or greater than 600 mm above two storey
	5	Very high risk	0–100 mm for single storey, or 0–450 mm for two storey, or less than 600 mm above two storey
E: Envelope complexity	0	Low risk	Simple rectangular, L, T or boomerang shape, with single <i>cladding</i> type
	1	Medium risk	Moderately complex, angular or curved shapes (e.g. Y or arrowhead) with no more than two <i>cladding</i> types
	3	High risk	Complex, angular or curved shapes (e.g. Y or arrowhead) with multiple <i>cladding</i> types
	6	Very high risk	As for High risk, but with junctions not covered in C or F of this table (e.g. box windows, pergolas, multi-storey re-entrant shapes etc)
F: Decks(3)	0	Low risk	None, timber slat <i>deck</i> or porch at ground floor level
	2	Medium risk	Fully covered in plan by <i>roof</i> , or timber slat <i>deck</i> attached at first or second floor level
	4	High risk	<i>Enclosed deck</i> exposed in plan or cantilevered at first floor level
	6	Very high risk	<i>Enclosed deck</i> exposed in plan or cantilevered at second floor level or above

NOTES:

- Amend 2 Jul 2005 | (1) *Eaves* width measured horizontally from external face of *wall cladding* to outer edge of overhang, including fascias and external gutters/spoutings.
- (2) Balustrades and *parapets* count as 0 mm *eaves*.
- Amend 2 Jul 2005 | (3) The term *deck* includes balconies, as described in the Definitions.
- (4) *Buildings* in Extra High *wind zones* require rigid *underlays* and *drained cavities*, refer to Table 3.
- (5) Refer also to Table 2.

Errata 2
Dec 2011

Amend 2
Jul 2005

Amend 2
Jul 2005

Amend 2
Jul 2005

Amend 2
Jul 2005

Errata 2
Dec 2011

Amend 5
Aug 2011

East / West / South Elev.

Amend 5
Aug 2011

Table 2: Building envelope risk scores
Paragraph 3.1.2, Figure 1

Amend 5
Aug 2011

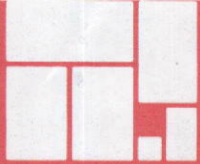
Risk factor	Risk severity				Subtotals for each risk factor
	LOW score	MEDIUM score	HIGH score	VERY HIGH (1) score	
Wind zone (per NZS 3604)(1)	0	0	1	2	000000 200200 2
Number of storeys	0	1	2	4	
Roof/wall intersection design	0	1	3	5	
Eaves width	0	1	2	5	
Envelope complexity	0	1	3	6	
Deck design	0	2	4	6	
(Enter the appropriate risk severity score for each risk factor in the score columns. Transfer these figures across to the right-hand column. Finally, add up the figures in the right-hand column to get the total risk score.)				Total risk score for use in Table 3:	

Amend 5
Aug 2011

NOTE: (1) For buildings in Extra High wind zones, refer to Tables 1 and 3 for rigid underlay and drained cavity requirements.

Table 3: Suitable wall claddings
Paragraphs 3.1.2, 7.4, 9.1.1, 9.1.7.2, 9.4.1.2, 9.4.1.3, 9.6, 9.6.1, Figure 1

Amend 5 Aug 2011	Risk Score from Table 2	Suitable wall claddings(1)	
		Direct fixed to framing	Over nominal 20 mm drained cavity
			<i>Claddings on parapets, enclosed balustrades, and in Extra High wind zones shall be installed over drained cavities.(5)(6)</i>
	0 – 6	a) Timber weatherboards – all types b) Fibre cement weatherboards c) Vertical profiled metal – corrugated and symmetrical <i>trapezoidal</i> (3) d) Fibre cement sheet(4) (Jointed finish) e) <u>Plywood sheet</u>	a) <i>Masonry veneer</i> (2) b) <i>Stucco</i> c) Horizontal profiled metal(3) – corrugated and <i>trapezoidal</i> only d) Fibre cement – <i>flush-finished</i> e) <i>EIFS</i>
Amend 5 Aug 2011			
Amend 2 Jul 2005 Amend 5 Aug 2011	7 – 12	a) Bevel-back timber weatherboards b) Vertical timber board and batten c) Vertical profiled metal – corrugated only(3)(6)	a) <i>Masonry veneer</i> (2) b) <i>Stucco</i> c) Horizontal profiled metal – corrugated and <i>trapezoidal</i> only d) Rusticated weatherboards e) Fibre cement weatherboard f) Fibre cement sheet – flush and jointed finish g) Plywood sheet h) <i>EIFS</i>
			Amend 2 Jul 2005
Amend 5 Aug 2011	13 – 20	a) Vertical profiled metal – corrugated only(3)(6)	a) <i>Masonry veneer</i> (2) b) <i>Stucco</i> c) Horizontal profiled metal – corrugated and <i>trapezoidal</i> only d) Rusticated weatherboards e) Fibre cement weatherboards f) Fibre cement sheet – flush and jointed finish g) Plywood sheet h) <i>EIFS</i> i) Bevel-back weatherboards
			Amend 2 Jul 2005
Amend 2 Jul 2005			
Amend 2 Jul 2005	Over 20	a) Redesign the <i>building</i> to achieve a lower score, or b) <i>Specific design</i> <ul style="list-style-type: none"> – The design may need changing to reduce the risk – The <i>building consent authority</i> may require more comprehensive details and documentation providing evidence of <i>weathertightness</i> – The <i>building consent authority</i>, designer or <i>owner</i> may require more inspections – A third party audit of the design may be required. 	
Amend 5 Aug 2011			
	NOTES:	(1) The wall claddings in this table are limited to those covered in this Acceptable Solution. (2) Traditional <i>masonry veneer</i> as per SNZ HB 4236, with minimum 40 mm cavity. (3) Refer Figure 38 for profiles. (4) Except <i>stucco</i> over a fibre cement backing. (5) <i>Claddings</i> in Extra High wind zones require rigid <i>underlays</i> – refer to Paragraph 9.1.7.2 (6) Direct fix vertical corrugated steel is included as cavity construction.	



Mammoth
MODERN INSULATION

PRODUCT RANGE



PRODUCT
R-VALUE

PACK SIZES

CEILINGS

CEILING BLANKET

- ✓
- ✓
- ✓
- ✓
- ✓

NOMINAL THICKNESS (mm)	DIMENSIONS (mm)	PIECES PER PACK	TOTAL AREA (m ²)
R1.8	115 870x11495	1	10.00
R2.9	185 870x8620	1	7.50
R3.2	200 870x8620	1	7.50
R3.6	225 870x7470	1	6.50
R4.0	240 870x5750	1	5.00

SKILLION ROOF SECTIONS

Friction fit
airlay insulation

R-VALUE	NOMINAL THICKNESS (mm)	DIMENSIONS (mm)	PIECES PER PACK	TOTAL AREA (m ²)
R2.9	115	560X1200	3	2.02
	115	860X1200	5	5.16
R3.2	165	570X1200	5	3.42
	165	870X1200	4	4.18

WALLS

WALL SECTIONS

Friction fit
airlay insulation
(does not apply to R2.5)

- ✓
- ✓

R-VALUE	NOMINAL THICKNESS (mm)	DIMENSIONS (mm)	PIECES PER PACK	TOTAL AREA (m ²)
R2.0	90	360x760	9	2.46
	90	560x760	6	2.55
R2.2	90	360x760	9	2.46
	90	560x760	6	2.55
R2.5	90	360x760	9	2.46
	90	560x760	6	2.55
R2.8	140	360x760	18	4.92
	140	560x760	12	5.10

WALL BLANKET

- ✓
- ✓
- ✓
- ✓

R-VALUE	NOMINAL THICKNESS (mm)	DIMENSIONS (mm)	PIECES PER PACK	TOTAL AREA (m ²)
R2.2	90	360x9870	2	7.11
	90	560x10800	1	6.05
R2.6	140	380x8550	4	13.00
	140	580x7470	3	13.00

MASONRY WALL BLANKET MASONRY WALL SECTIONS

Friction fit
airlay insulation

R-VALUE	NOMINAL THICKNESS (mm)	DIMENSIONS (mm)	PIECES PER PACK	TOTAL AREA (m ²)
R1.0	45	580x12930	2	15.00
R1.3	45	360x2400	9	7.78
	45	560x2400	6	8.06

UNDERFLOOR

MAMMOTH™ MULTI

Also suitable for ceilings & walls

Friction fit
airlay insulation

- ✓
- ✓
- ✓
- ✓
- ✓
- ✓
- ✓
- ✓
- ✓

R-VALUE	NOMINAL THICKNESS (mm)	DIMENSIONS (mm)	PIECES PER PACK	TOTAL AREA (m ²)
R1.9	90	370x800	8	2.37
	90	370x1140	16	6.75
	90	425x800	8	2.72
	90	425x1140	16	7.75
	90	475x800	7	2.66
	90	475x1140	14	7.58
	90	580x800	6	2.78
	90	580x1140	12	7.93

MAMMOTH™ UNDERFLOOR BLANKET

- ✓
- ✓
- ✓
- ✓
- ✓
- ✓

R-VALUE	NOMINAL THICKNESS (mm)	DIMENSIONS (mm)	PIECES PER PACK	TOTAL AREA (m ²)
R1.5	100	450x13890	4	25.00
	100	510x16340	3	25.00
	100	600x13890	3	25.00
R1.8	115	450x11111	4	20.00
	115	510x13070	3	20.00
	115	600x11110	3	20.00

MAMMOTH™ ACOUSTIC BLANKET

900 (gms/m²)

NOMINAL THICKNESS (mm)	DIMENSIONS (mm)	PIECES PER PACK	TOTAL AREA (m ²)
90	580x11495	2	13.33

MAMMOTH™ ACOUSTIC SECTION

1000 (gms/m²)

NOMINAL THICKNESS (mm)	DIMENSIONS (mm)	PIECES PER PACK	TOTAL AREA (m ²)
80	560x760	7	2.98

For the latest product specifications and installation guidelines, please refer to mammoth.co.nz
Product information current at time of printing.



Mammoth™ 100% polyester insulation products are proudly manufactured in New Zealand by InsulPro Manufacturing Ltd. InsulPro Manufacturing Ltd are the polyester insulation professionals committed to creating better environments while protecting the biggest environment of all - our planet. For more information on InsulPro Manufacturing Ltd visit www.insulpro.co.nz



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6.6 DRIVEN TIMBER PILES

Driven timber piles may be used as *ordinary piles* (as per 6.5), *cantilever piles* (as per 6.7), or *braced piles* (as per 6.8).

6.6.1 Limitations in length

Driven timber piles consisting of natural rounds shall not exceed 3.6 m long.

6.6.2 Soil bearing capacity

6.6.2.1

Bore holes, complying with the applicable requirements of 3.3.6, shall be augured at sites selected in accordance with 3.3.8 and the information obtained from those bore holes shall be regarded as having been revealed by "excavation for *foundations*", for the purposes of 3.1.3.

6.6.2.2

The requirements of 3.3 shall be modified as set out in 6.6.2.3 to 6.6.2.6 inclusive.

6.6.2.3

Clause 3.3.4 shall be modified to require that the tip of the penetrometer shall be driven to 1.5 m below *cleared ground level*.

6.6.2.4

Clause 3.3.6 shall be modified to require that the bore hole shall be augured to a depth of 800 mm below the base of the proposed adjacent *piles*, or to 2 m below *cleared ground level*, whichever is the deeper.

6.6.2.5

Clause 3.3.7.1 shall be modified to require that the listed unsuitable materials shall not be encountered at a depth greater than 300 mm below *cleared ground level*.

6.6.2.6

Clause 3.3.7.1 shall be modified to require that there shall be more than two blows per 75 mm at depths more than 600 mm below *cleared ground level*.

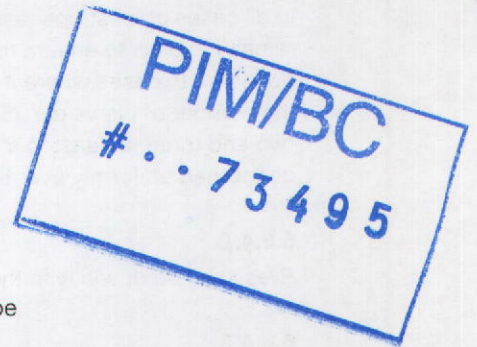
6.6.3 Spacing of piles

6.6.3.1

The maximum *spacing* between *piles* along the line of the *bearer* shall be determined from the driving resistance during the driving of *piles* in accordance with table 6.2, provided that the *spacing* shall not exceed the maximum *span* of *bearer*, as given by table 6.4.

6.6.3.2

In any case where a *pile* top has been driven to the level required by 6.6.3.1 and the set per blow still exceeds the maximum given by table 6.2, that *pile* shall not be regarded as providing support to the *bearer*. It will then be necessary to drive *piles* on either side of it to a depth where the set per blow will be within the maximum given by table 6.2.



6.6.4 Driving of piles

6.6.4.1

In all cases at least one test *pile* shall be driven before delivery of the remaining *piles* to ensure that adequate resistance to driving can be obtained. In cases where it is necessary to make penetrometer tests, and the number of blows per 75 mm of penetrometer penetration lies between two and three, at least four test *piles* should be driven in locations distributed uniformly over the site of the proposed building.

6.6.4.2

Piles shall be driven with the small end diameter at the base.

6.6.4.3

Piles shall be driven without damage to the *pile* until:

(a) The base of the *pile* has reached a depth below *cleared ground level* of not less than:

- (i) 900 mm through gravel;
- (ii) 1.2 m through other types of soil;

and

(b) The driving resistance required by 6.6.5 has been achieved.

See figure 6.4.

C6.6.4.2

A suitable rig for driving piles would be a vehicle-mounted fence post driver that provides adequate control of the vertical and horizontal pile alignment during driving. This permits the required free fall of the hammer with free-running ropes, easy rotation of winching draw and pulleys, and clear retraction of the brake.

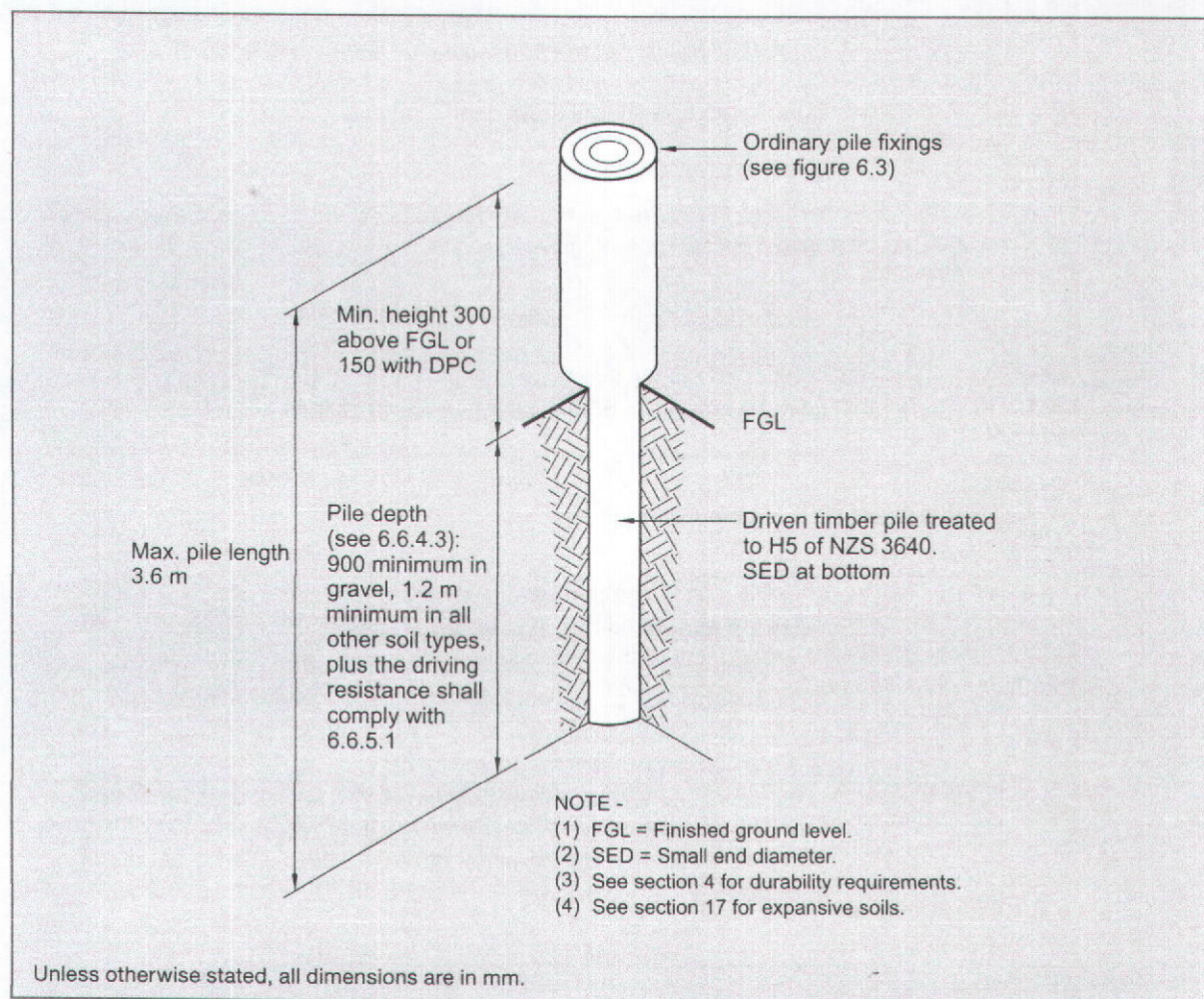


Figure 6.4 – Driven timber piles (see 6.6.4.3)

6.6.5 Driving resistance

6.6.5.1

The driving resistance shall be determined with an energy input of not less than 4800 J per blow. This energy input is delivered by a hammer having a mass M of not less than 200 kg, falling freely through a distance h of not less than $480/M$ metres (where M is in kilograms).

6.6.5.2

The set per blow shall be measured from a datum beam supported at least 1 m clear of the *pile* and the driving rig.

6.6.5.3

The set for each blow over not less than the final 200 mm of driving shall be clearly marked on the *pile*.

6.6.6 Tolerances

6.6.6.1

Pile tops shall be at a level to support *bearers* without packing.

6.6.6.2

Piles shall be in straight rows with a tolerance of 10 mm between the centre of any *pile* top and a straight line which is the centre of the *bearer*.

6.6.6.3

Piles shall be plumb with a tolerance of 15 mm/1 m length of *pile*.

6.7 CANTILEVER PILES

6.7.1 Cantilever piles

Cantilever piles shall be *driven timber piles* constructed in accordance with 6.6. See figure 6.5.

6.7.2 Limitations in size

Driven round *timber piles* shall be regarded as *cantilever piles* only when:

- (a) No *pile* top is more than 1.2 m above *cleared ground level*; and
- (b) No *pile* top within any 6 m wide strip of building plan area is more than twice the height above *cleared ground level*, of any other *pile* top within that strip.

6.7.3 Fixings

6.7.3.1 Bearer fixings to cantilever piles

The fixing of *bearers* to *cantilever piles* shall have a *capacity* of 6 kN in both horizontal directions parallel and perpendicular to the *bearer*.

6.7.3.2 Scarfing option

Alternatively to 6.7.3.1, *timber cantilevered piles* may be scarfed to accept the *bearer* and the two shall be fixed together with a M12 bolt or 12 mm diameter threaded rod with either 50 mm x 50 mm x 3 mm square or 50 diameter x 3 mm washers. Not less than 70 mm of the *timber pile* cross section shall remain after scarfing, to support the bolt to the *pile* (see figure 6.5 and section 4 for permitted fixing materials).

6.7.3.3 Floor joists

The floor *joist* closest to a *cantilever pile* shall be fixed to a *bearer* with a fixing having a minimum horizontal *capacity* of 6 kN in both directions, at right angles to one another (see figure 6.5).

C6.7.2

Cantilever piles higher than 1.2 m lack adequate stiffness and strength. Cantilever piles differing too much in height and therefore stiffness amongst the group will result in overloading the short piles and inducing damaging torsional loads in the foundation as a whole.

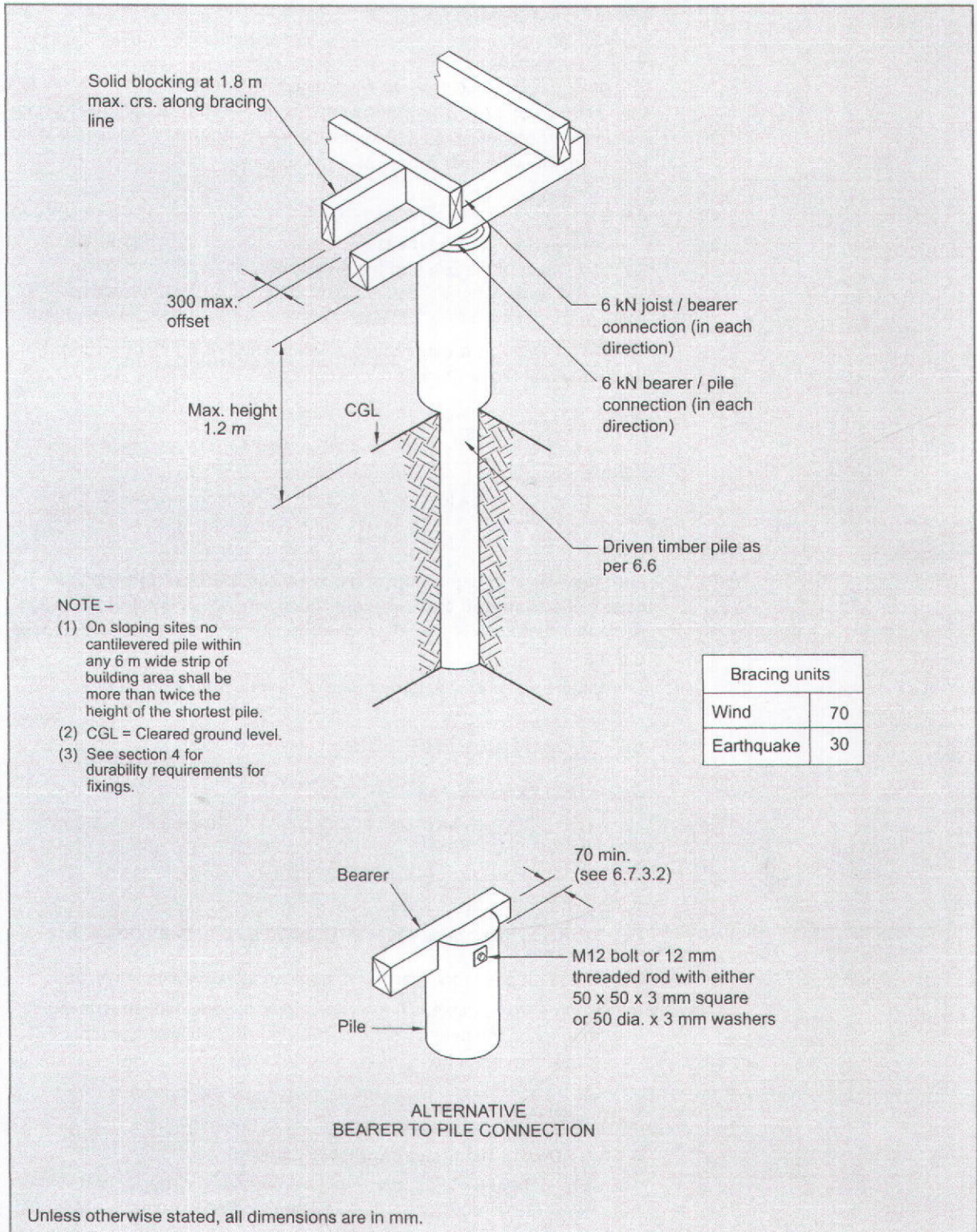


Figure 6.5 – Cantilever piles (see 6.7)

Table 6.2 – Spacing of driven round timber piles (see 6.6.3.1)
(a) 1.5 kPa floor load

A Piles supporting floors only							
Maximum span* of joists	Maximum spacing of piles (span of bearer) when the maximum set per blow (mm) does not exceed:						
	25	50	100				
(m)	(m)	(m)	(m)				
1.6	2.00	2.00	2.00				
2.0	2.00	2.00	1.60				
2.4	2.00	2.00	1.35				
2.8	2.00	2.00	1.15				
3.2	2.00	2.00	1.00				
3.6	2.00	1.80	0.90				
4.0	2.00	1.60	–				
4.4	2.00	1.45	–				
4.8	2.00	1.35	–				
5.2	1.85	1.25	–				
5.6	1.75	1.15	–				
B Piles supporting floors and walls							
Maximum span* of joists	Maximum loaded dimension† of wall supporting:		Maximum spacing of piles (span of bearer) supporting:				
	Light roof	Heavy roof	1 storey when the maximum set (mm) per blow does not exceed:			2 storeys when the maximum set (mm) per blow does not exceed:	
			25	50	100	25	50
(m)	(m)	(m)	(m)	(m)	(m)	(m)	(m)
1.2	2.4	1.2	2.00	2.00	1.60	2.00	2.00
1.6	3.2	1.6	2.00	2.00	1.20	2.00	1.70
2.0	4.0	2.0	2.00	2.00	0.95	2.00	1.40
2.4	4.8	2.4	2.00	1.60	–	1.70	1.15
2.8	5.6	2.8	2.00	1.40	–	1.45	1.00
3.2	6.0	3.2	1.80	1.20	–	1.30	0.85
3.6	6.0	3.6	1.60	1.10	–	1.15	–
4.0	6.0	4.0	1.45	0.95	–	1.05	–
4.4	6.0	4.4	1.30	0.90	–	0.95	–
4.8	6.0	4.8	1.20	–	–	0.85	–
5.2	6.0	5.1	1.10	–	–	–	–
5.6	6.0	5.6	1.00	–	–	–	–
<p>* Span is the average of the joist spans on either side of the bearer under consideration. † For definition of loaded dimension see 1.3.</p>							

Ply Cladding - Direct Fix

PIM/BC
. . 7 3 4 9 5

9.8.2 Materials

Batten-jointed panels shall have weather-grooved timber battens as shown in Figure 119.

Plywood panels shall be:

- a) Manufactured to AS/NZS 2269, grade CD,
- b) A minimum of 5 ply,
- c) A minimum of 12 mm in thickness, and
- d) Treated as required by NZS 3602.

9.8.3 Installation

A wall underlay, as specified in Table 23, shall be installed behind plywood sheet claddings.

COMMENT:

Refer to Paragraph 1.5 for qualification of installers.

9.8.3.1 Fixings

Plywood sheets shall be fixed through the wall underlay into the wall framing with fixings as required in Table 24.

9.8.3.2 Joints

All joints shall:

- a) Be made only over supports, and
- b) If horizontal, incorporate a 10 mm expansion gap, and be fitted with a *flashing*, as shown in Figure 121, or
- c) If vertical, have battened joints – refer to Figure 119.

Figure 122: External corners for plywood sheet
Paragraph 9.8.4.1

NOTE: Corner battens shall be sized to provide 50 mm minimum cover over cladding.

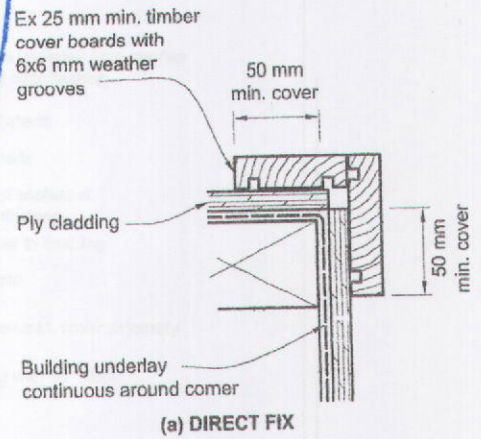


Figure 123: Internal corners for plywood sheet
Paragraph 9.8.4.2

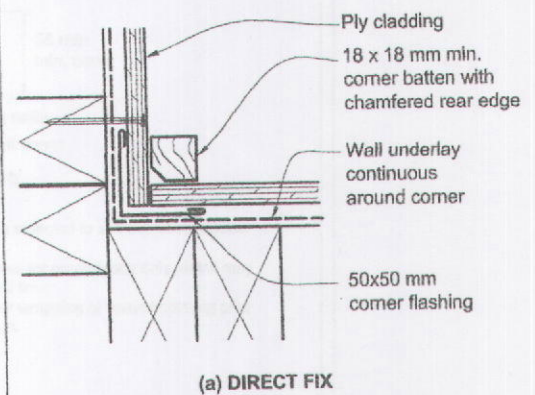


Figure 119: Battened joints for plywood sheet
Paragraphs 9.8.2 and 9.8.3.2

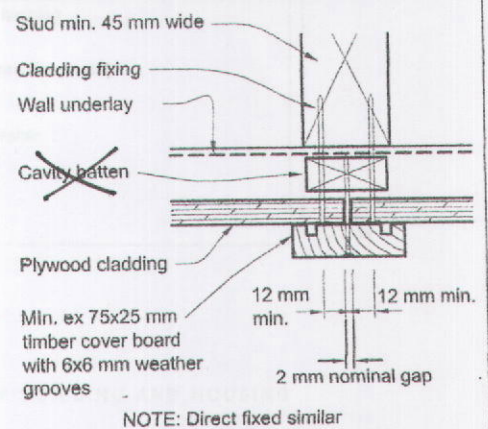
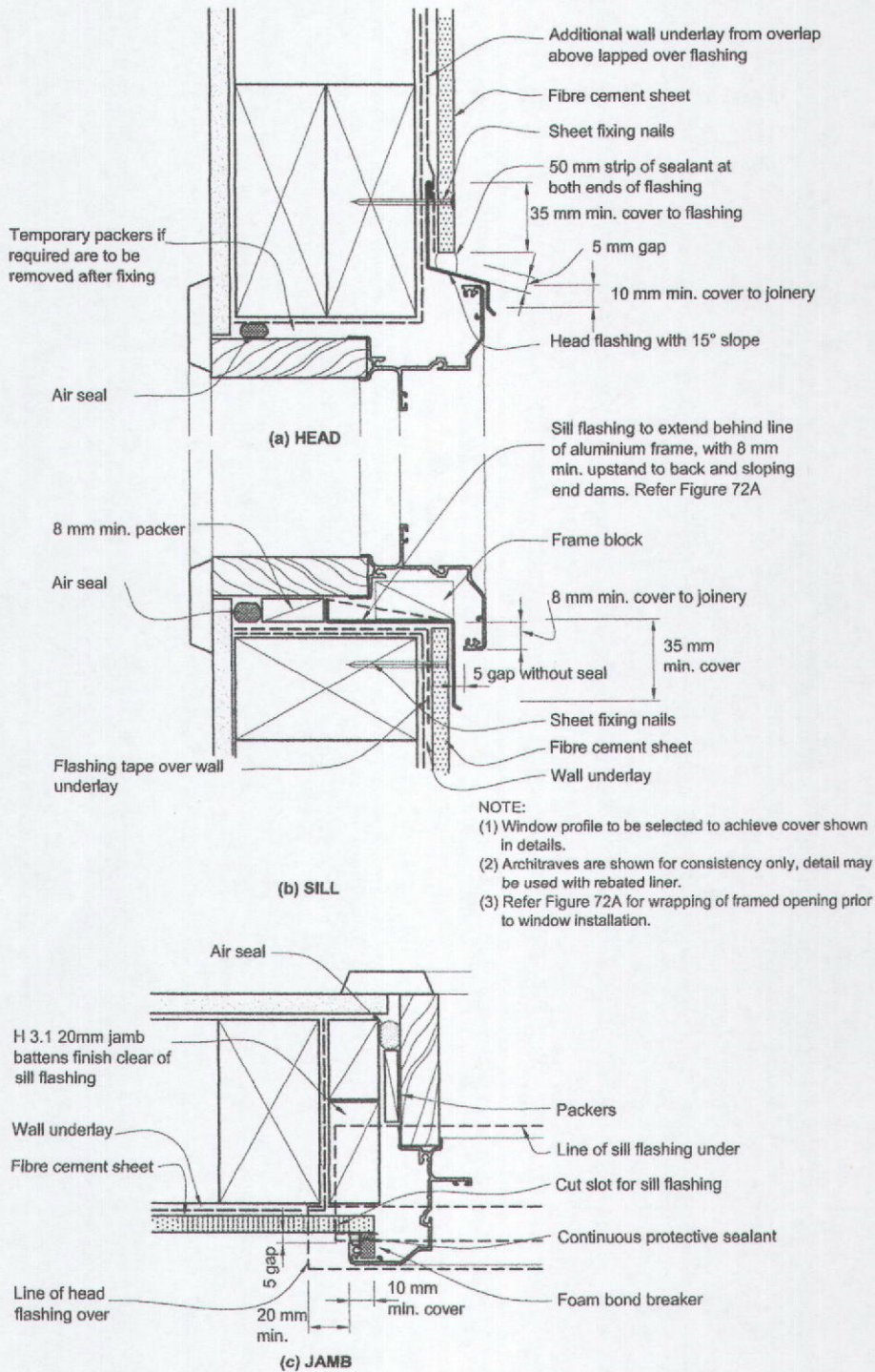


Figure 115: Windows and doors for direct fixed fibre cement sheet
Paragraph 9.7.6



Amend 5
Aug 2011

Amend 2
Jul 2005

6.6.4.1

In all cases at least one remaining piles to be obtained. In cases where the number of blows two and three, at least distributed uniformly

6.6.4.2

Piles shall be driven

6.6.4.3

Piles shall be driven

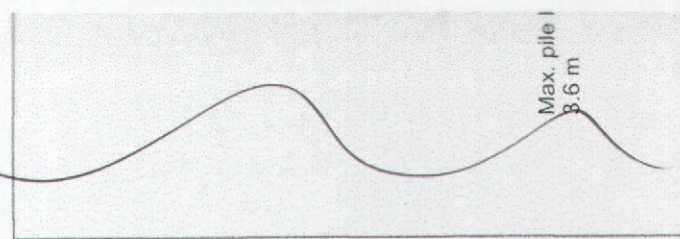
(a) The base of the of not less than:

- (i) 900 mm thi
- (ii) 1.2 m throu

and

(b) The driving resit

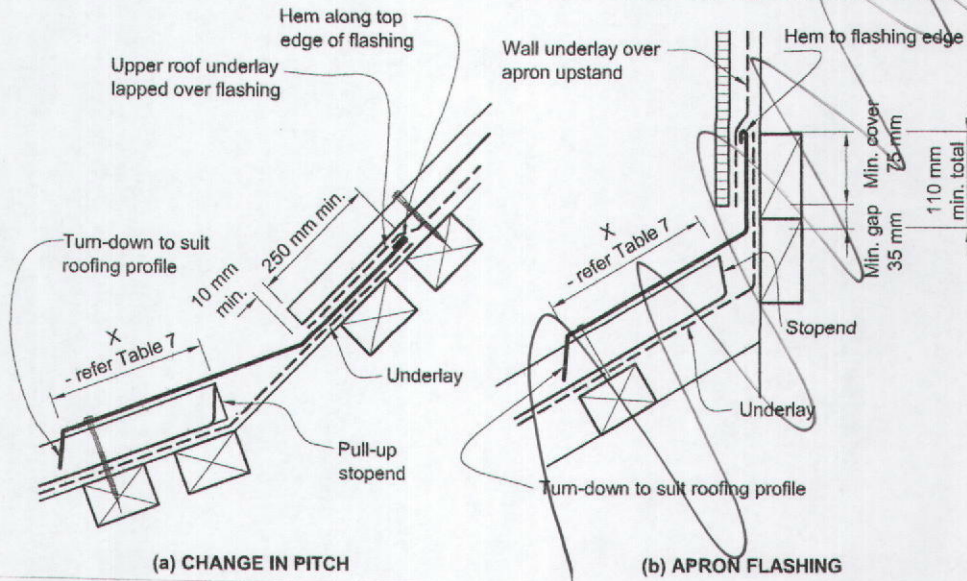
See figure 6.4.



Amend 2 Jul 2005

Figure 44: Apron flashing and change in pitch for profiled metal Paragraphs 4.5, 8.4.11, 8.4.12, Table 7

NOTE: X = variable according to wind zone - refer Table 7.



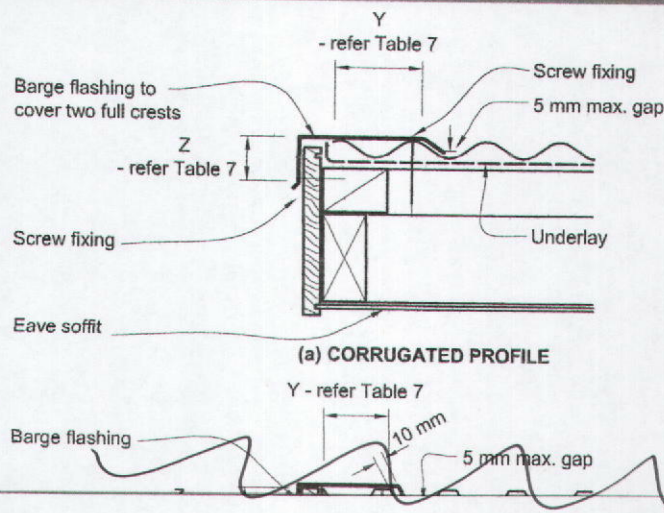
Amend 2 Jul 2005

Amend 5

EXTERNAL MOISTURE

Acceptable Solution E2/AS1

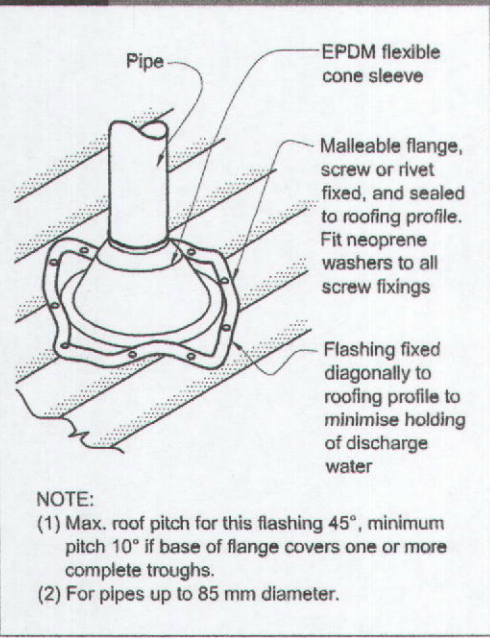
Figure 47: Barge flashings for profiled metal Paragraphs 8.4.11, 8.4.12, Table 7



Amend 2 Jul 2005

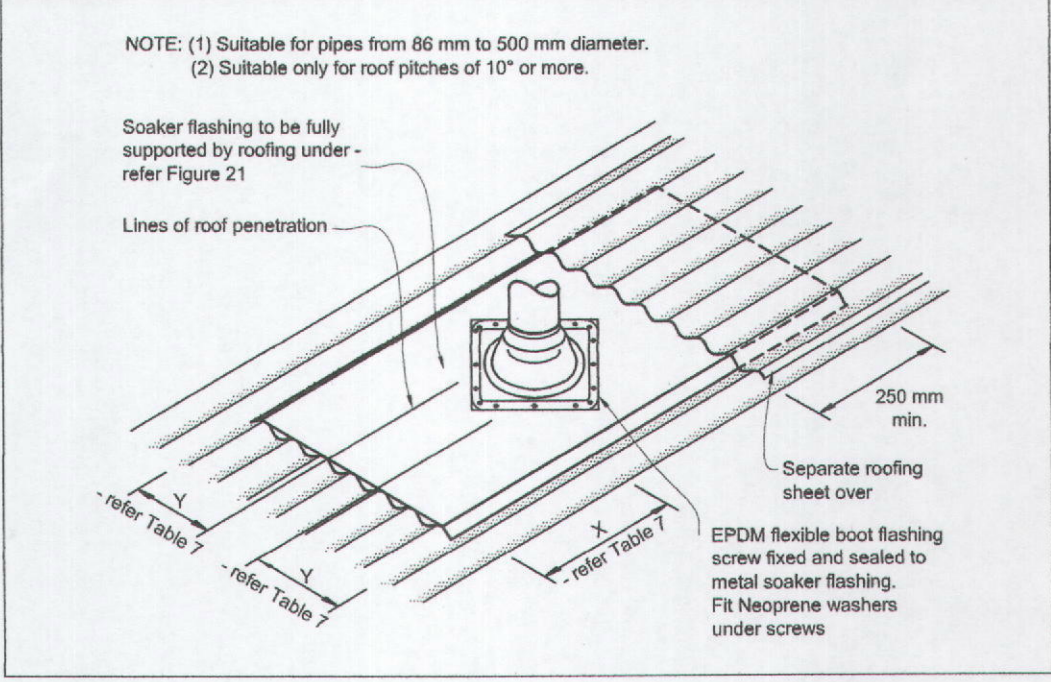
Amend 2

Figure 53: Flashing for small pipes
 Paragraphs 8.3.10, 8.4.17, 9.6.8.5 and 9.6.9.6



Amend 5
 Aug 2011

Figure 54: Soaker flashing for pipe penetrations
 Paragraph 8.4.17



Errata 2
 Dec 2011

Amend 2
 Jul 2005

Amend 2
 Jul 2005

Amend 5
 Aug 2011

Freestanding specifications

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Minimum clearances

All Metro wood fires comply with AS/NZS 2918:2001. Minimum clearances shown below are detailed in millimetres, with a Pioneer double flue shield fitted to the appliance. Measurements are taken from the following reference points as illustrated.

- From the nearest combustable wall or surface (A, B, D, E, G, H)
- From the Metro's flue centre (A, B, C, D)
- From the Metro's cabinet/heatshield outermost point (E, F, G, H)
- To the edge of the ash floor protectors non-combustible surface (C, F, I, J, K, L, M)

AS/NZS 2918:2001 allows for a reduction in minimum clearances as detailed in tables 3.1 and 3.2 of the standard.

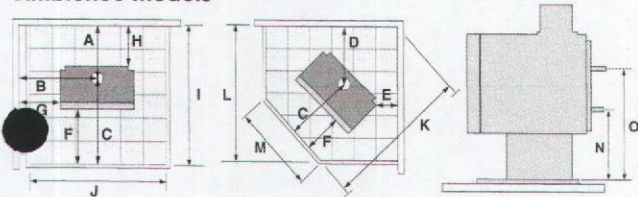
Some Metro models have undergone additional testing which allows for reduced clearances. Please see the footnotes below the table for the applicable models.

Specifications were correct at the time of printing, but may alter and those detailed should be used as a guide only. If in doubt, please consult your nearest Metro retailer.

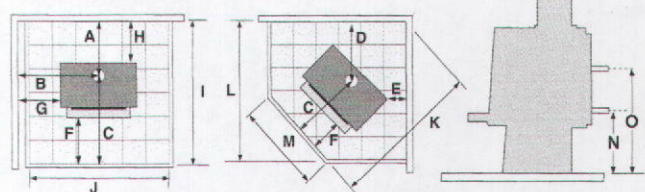
Wetback connections - taken facing the Metro/wall

- Tiny models are 92mm left of the flue centre.
- Wee models are 226mm left of the flue centre.
- Classic model is 183mm left of the flue centre.
- Xtreme models are 275mm left of the flue centre.
- All other models including all LTD freestanding models, are 140mm left of the flue centre.

Ambience models



All other models



Clean Air Models	Minimum installation clearances with a Pioneer double flueshield fitted (mm)															Wetback		Dimensions		
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	Width	Depth	Height		
Ambie One	250	538	589	391	100	275	250	100	839	825	1142	960	427	350	540	577	464	717		
Ambie Plus	267	685	658	462	125	275	350	100	925	905	1317	1110	506	360	550	671	550	759		
ECO Tiny Ped	210	430	580	290	25	200	185	60	790	650	990	875	250	280	470	490	530	665		
ECO Tiny Rad	225	552	580	420	150	200	300	75	805	650	1165	925	250	280	470	505	530	665		
R1	243	774	586	554	280	244	530	100	829	825	1370	1118	425	N/A	N/A	488	485	668		
R2	246	858	626	582	275	235	570	100	872	905	1449	1203	505	N/A	N/A	575	537	690		
Wee Rad ^(LEGS)	251	568	577	455	150	230	260	100	828	825	1224	1015	425	295	485	615	498	688		
Wee Rad ^(BASE)	271	678	577	489	180	230	370	120	848	825	1270	1049	425	295	485	615	498	691		
Wee Ped ¹	263	651	580	490	170	230	350	110	843	825	1274	1050	425	295	485	602	503	665		
Classic Rad ²	257	695	780	500	220	229	430	100	1037	728	1487	1168	328	393	583	530	707	680		
Xtreme Ped	251	624	630	441	110	227	280	100	881	907	1254	1065	507	349	539	688	554	721		
Xtreme Rad ^(LEGS OR BASE)	251	650	630	458	100	227	280	100	881	907	1277	1077	507	349	539	740	554	743		
ECO Euro Rad DV	250	625	625	435	80	200	250	100	875	905	1240	1065	505	338	528	750	575	745		
ECO Euro Ped DV ³	230	585	625	495	170	200	250	80	855	905	1325	1120	505	325	515	670	575	715		
Mega Rad	285	720	728	497	100	224	300	130	1013	1006	1431	1227	606	300	490	840	657	749		

¹ Wee Rad corner clearance (E) can be reduced to 120mm with the Wee Rad corner wing shields fitted. This in turn also reduces clearances (D) to 425mm, (K) to 1180mm and (L) to 985mm. When fitting the corner wing shields the Wee Rad itself must be installed to a corner clearance (E) of 120mm. The corner wing shields are then fitted which gives a wall to shield corner clearance of 100mm.

² Wee Ped corner clearance (E) can be reduced to 115mm if installed with a Pioneer double flue shield with the side extensions fitted. This in turn also reduces clearances (D) to 436mm, (K) to 1197mm and (L) to 996mm.

³ Classic Rad corner clearance (E) can be reduced to 180mm if installed with a Pioneer double flue shield with the side extensions fitted. This in turn also reduces clearances (D) to 460mm, (K) to 1430mm and (L) to 1213mm.

⁴ ECO Euro Ped corner clearance (E) can be reduced to 110mm if installed with a Pioneer double flue shield with the side extensions fitted. This in turn also reduces clearances (D) to 435mm, (K) to 1240mm and (L) to 1060mm.

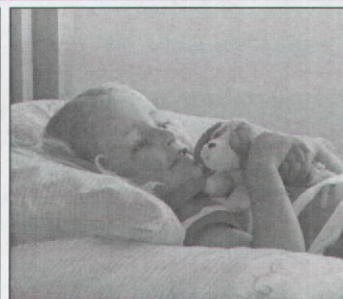
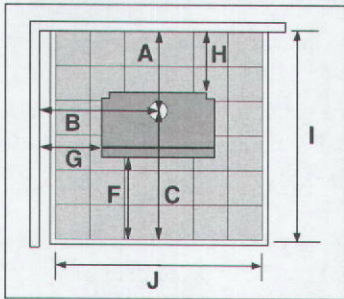
LTD Models	Minimum installation clearances with a Pioneer double flueshield fitted (mm)															Wetback		Dimensions		
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	Width	Depth	Height		
LTD Wee Rad ^(LEGS)	251	548	577	425	120	230	240	100	828	825	1180	985	425	295	485	615	498	688		
LTD Wee Rad ^(BASE)	251	658	577	489	180	230	350	100	828	825	1270	1049	425	300	490	615	498	691		
LTD Xtreme Rad ^(LEGS OR BASE)	251	650	630	458	100	227	280	100	881	907	1277	1081	507	350	540	740	554	743		
LTD Mega Rad	270	675	725	500	125	200	300	120	995	905	1425	1175	505	353	543	750	675	745		
LTD Mega Ped	270	610	725	465	130	200	275	120	995	905	1400	1140	505	340	530	670	675	715		

All specifications are subject to change without notification. If in doubt consult your Metro retailer.

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Wood Fire Installation & Owner's Operation Manual



metrofires

Clean Air Freestanding Models

- ECO Tiny Ped
- R1
- Wee Rad
- Xtreme Rad
- ECO Euro Rad
- ECO Tiny Rad
- R2
- Wee Rad Base
- Xtreme Rad Base
- ECO Euro Ped
- Classic Rad
- Wee Ped
- Xtreme Ped
- Mega Rad

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Where to install a Metro in your home....9	



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info@metrofires.co.nz • www.metrofires.co.nz

⚠ WARNING! Important Information

- **WE HIGHLY RECOMMEND YOU READ THIS ENTIRE MANUAL AS INCORRECT OPERATION, MISUSE AND/OR LACK OF MAINTENANCE WILL VOID THE WARRANTY**
- The appliance and flue-system shall be installed in accordance with AS/NZS2918 and the appropriate requirements of the relevant building code or codes
- Any modification of the appliance that has not been approved in writing by the testing authority is considered to be in breach of the approval granted for compliance with AS/NZS4013 and will void the warranty
- The appliance must be installed correctly. We recommend a competent and suitably qualified NZHHA installer

This Metro wood fire has been tested to and complies with AS/NZS2918:2001 when installed in accordance with this manual. Please ensure you are fully conversant with this relevant standard and the contents of this manual. Correct installation is critical to the safe operation and performance of this wood fire.

Please take particular note of the following:

- It is recommended that Metro's be installed with a Metro ECO flue system which has been developed to enhance the performance of Metro wood fires. Any alternative flue system must have a minimum flue pipe length of 4.2 metres of 150mm diameter flue pipe & have been tested to AS/NZS2918:2001.
- The 150mm active flue pipe must be fully encased from the ceiling to the underside of the flashing cone at the top of the flue system, (i.e. there must not be any 150mm flue pipe exposed).

Assembling your Metro wood fire

All Metro wood fires are packed in a single heavy-duty carton, and tek screwed to a wooden pallet. Having removed the packaging and located this manual, familiarise yourself with the illustrations on pages 2 & 3, and proceed as detailed below.

Please note: you should only assemble this wood fire if you are suitably experienced in wood fire assembly and installation.

Note: The Metro carton shows the model Metro you are about to install, enabling you to select the appropriate model's assembly instructions.

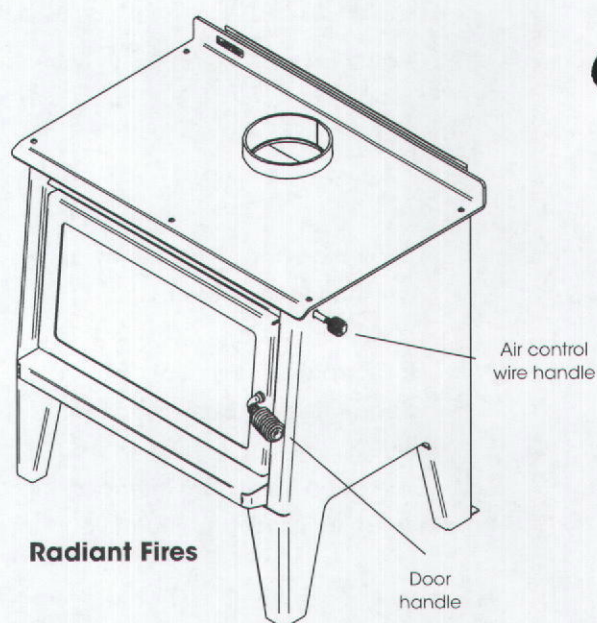
Metro Radiant Fires

These Metro's are supplied virtually fully assembled. Packed inside the firebox you will find bricks in a cardboard wrapper, a wire door handle and the air control wire handle.

- Remove the two tek screws located at the base of each rear leg which secure the Metro to the wooden pallet, and carefully "walk" the Metro off the pallet.
- Open the door fully and fit the side bricks to each side of the firebox. Location lugs are fitted to the base and rear of the firebox to retain the side bricks in position. Refer to Diagram 2.
- Attach the door handle to the door latch assembly by screwing it on clockwise.
- Attach the air control wire handle by screwing it on clockwise.

⚠ CAUTION! Important Information

- Mixing of appliance or flue-system components from different sources or modifying the dimensional specification or components may result in hazardous conditions. Where such action is considered, the manufacturer should be consulted in the first instance
 - Do not install a Metro fire if there is any sign of visible damage to the product
 - This appliance must be regularly maintained.
 - Use authorised Metro replacement parts only. The use of unauthorised parts may void the warranty
 - This manual must be left with the home owner
-
- All flue pipe joints must be sealed and riveted. The bottom of the flue pipe in particular MUST be fully sealed into the flue outlet of the Metro wood fire.
 - In New Zealand, the Metro must be bolted through the floor protector into the floor to comply with the seismic restraint provisions of AS/NZS2918:2001
 - All Metro's are extremely heavy, varying in weight from 85kgs up to 150kgs. During the installation process do not lift the appliance by yourself, and take care not to damage the panel coating.
 - Please take care when lifting the Metro into place onto the hearth or floor protector as point loading may break tiles and/or scratch surfaces.



Radiant Fires

Assembling your Metro wood fire

Metro Pedestal Fires

To minimise freight damage, the pedestal base has been packaged inside the firebox. Please note: you should only assemble this wood fire if you are suitably experienced in wood fire assembly and installation.

To safely assemble your Metro, please proceed as follows: -

- Safely remove straps by cutting straps with scissors.
- Lift off carton, turn upside down (use to hold all discarded packaging).
- Lift off the top grill and place somewhere safe. Be careful not to chip the enamel coating.
- Open the door 90 degrees and lift the door off the hinge and place somewhere safe. Be careful not to chip the enamel coating.
- Remove the pedestal packed in a cardboard wrap
- Remove the pedestal mount plate
- Remove pedestal heat shield
Note: For some models this may be taped to rear heat shield and the ECO Tiny Ped is already assembled.
- Remove the side bricks, door handle and the bolt bag
- Remove the 2 tek screws at the base of the inside of the firebox that fix the wood fire to the pallet.
- It is recommended that 2 people work together with this step. Grab the underneath top of the firebox door opening with one hand, holding the flue spigot with the other, slowly lift the front of the wood fire all the way back and rest the wood fire on its rear heat shield on the floor. Remove the packaging pallet.
- Fit the pedestal heat shield over the 4 bolts as shown in Diagram 1, with the open edge facing the front of the Metro (up)
- Position the pedestal with its front facing over the 4 bolts and fit the washers and nuts supplied, check to ensure the pedestal is correctly aligned and securely tighten the nuts
- It is recommended that 2 people work together with this step. Grab the flue spigot with one hand and the other hand underneath the top of the firebox door opening, lift upwards standing the wood fire onto its pedestal.
- Re-fit the door and top grill
- Open the door fully and fit the side bricks to each side of the fire box. Location lugs are fitted to the base and rear of the firebox to retain the side bricks in position. Refer to Diagram 2.

Note: The ECO Tiny Ped model utilises a slightly different pedestal to that detailed in Diagram 1. The rear panel on the pedestal must be turned around with the return fold facing back the opposite way. This creates the mounting plate.

All Metro Models

Check to ensure the top baffle is in its correct position in the top chamber of the firebox. It should be resting on four support lugs (two on each side of the firebox). The baffle must be hard back against the rear of the firebox with the "promet extension" (white board) or return front steel edge of the baffle facing forward as illustrated in Diagram 2.

Diagram 1

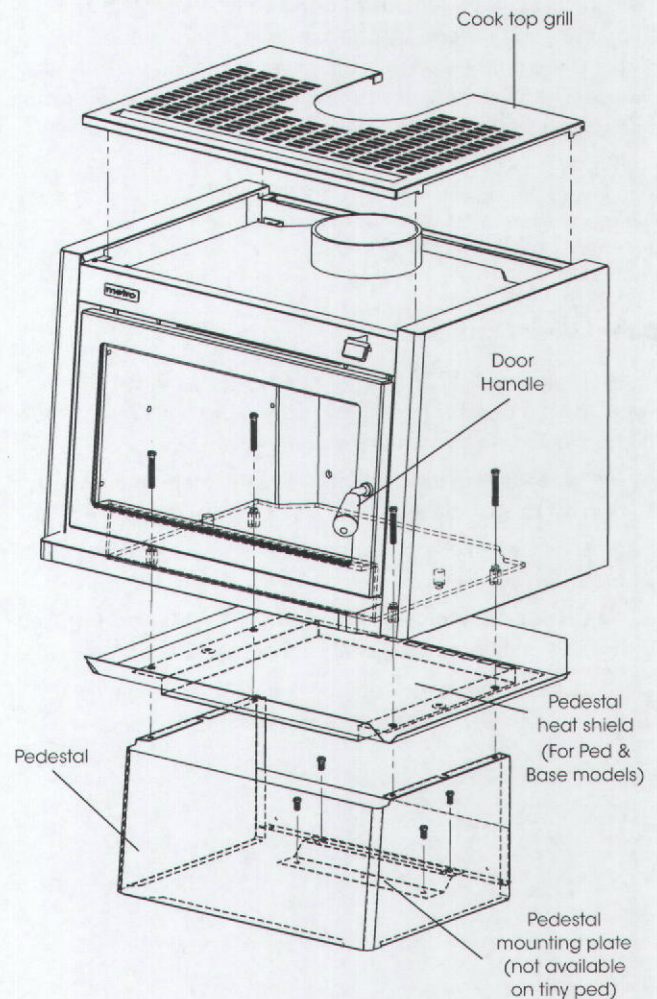
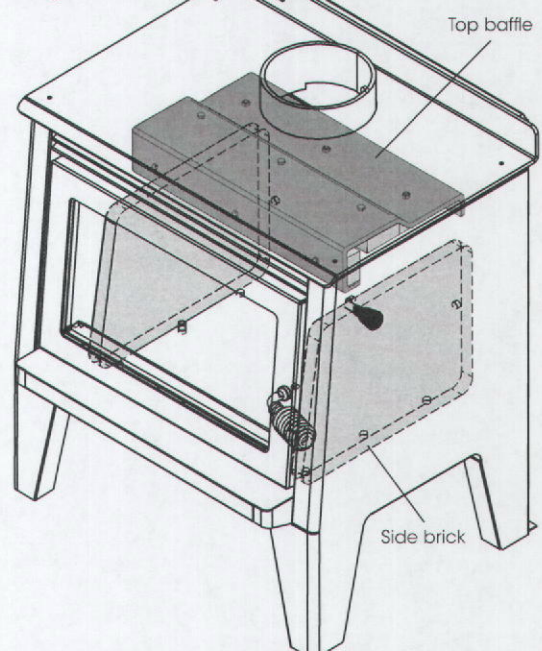


Diagram 2



Direct vent option

The ECO Euro Ped and ECO Euro Rad models have the option to be installed as "Direct Vent" appliances, thereby drawing all primary and secondary combustion air from outside the home. Once connected, this direct venting option ensures the air that is heated within the home, stays in the home improving efficiency and reducing fuel usage.

Note: Connection of the Metro's direct vent inlet to outside the home is optional. If not connected these Direct Vent models still offer greatly improved performance and lower emissions due to the unique pre-heated air path for all primary and secondary combustion air that these models consume.

Direct Vent Options

Three "Direct Vent kits" are available to connect the ECO DV Metro to an air supply from outside the living environment of the home. The kits available include:

- DV WALL KIT - For installations when the Metro is installed against an outside wall.
- DV FLOOR KIT- For installations onto a floor which has a free air supply below it.
- DV CEILING KIT- For installations when the Metro is installed against an internal wall and on a concrete floor

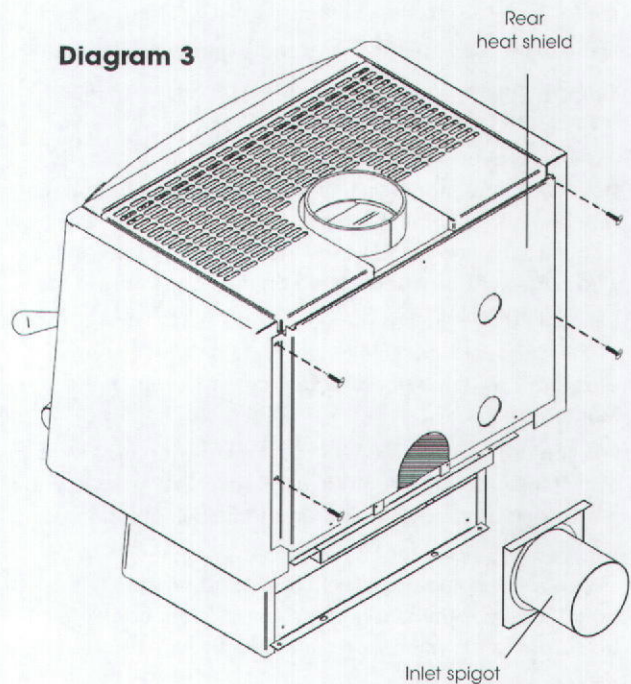
(DV Ceiling kit goes into the wall cavity, up inside the wall into the ceiling cavity, where the air supply is drawn from)

Installing the Direct Vent Option

Remove the rear heatshield from the Metro wood fire by unscrewing the four self-tapping screws illustrated in Diagram 3 and proceed as follows:

1. Remove the section of panel illustrated with a "hatch", from the mid/bottom section of the rear heatshield. This section to be removed has been pre-punched and only requires a few small tabs to be cut.
2. Take the "inlet spigot" supplied in the "Direct Vent kit" and slide it fully down into position into the brackets provided on the rear of the firebox.
3. Replace the Metro's rear heatshield with the four screws previously removed.

The Metro wood fire is now ready for installation once you have pre-fitted the Direct Vent kit into the wall or floor. Full instructions for this procedure are supplied with the Direct Vent kits.



Floor protector size, construction and fitting

Pioneer manufacture an extensive range of what Pioneer term "Ash Floor Protectors" which comply with the minimum floor protector requirement of AS/NZS2918:2001, and can be installed with any freestanding Metro wood fire.

Metro freestanding wood fires do not require an insulated floor protector as they comply with the minimum floor protector requirements of AS/NZS2918:2001. These minimum floor protector requirements are:

- They must be of adequate size to give appropriate wall, rear and front clearances/projections as detailed below and in the chart illustrated on page 6.

Note;

- The floor protector must extend 200mm horizontally to the rear and each side directly below the door opening, and 300mm forward of the door opening.
- The upper surface of the floor protector must be made of non-combustible material.
- A suitable floor protector for a Metro freestanding wood fire is therefore any non-combustible material which could include;
 - Ceramic tiles with grouted joints fixed directly to timber flooring.
 - A sheet of toughened glass, panel steel etc. laid directly onto a wooden or other combustible floor.

Note: If being installed onto a concrete or non-combustible floor a floor protector is not required.

Metro Radiant Fires

Lift the Metro onto the floor protector and using a tape measure ensure that the minimum wall clearances and front floor protector projections as detailed in the chart on page 6 are met or exceeded. Once the Metro's location on the floor protector is established and if the installation is in New Zealand, seismic restraint is required.

Using masonry anchors if the floor protector is on a concrete floor or coach bolts if a wooden floor, secure through the holes provided at the base, behind both rear legs.

Note: The anchors must pass through the floor protector and securely anchor the Metro to the floor.

Metro Pedestal Fires

These models (excluding the ECO Tiny Ped) are supplied with a "pedestal mounting plate". Refer to Diagram 1 on page 3. Place the mounting plate on the floor protector with the two slots at the rear. A flue centre hole is marked on this plate and the chart on page 6 enables you to locate the position of the Metro without placing the Metro onto the floor protector. Once the location of this mounting plate is established, secure it through the floor protector into the floor using both of the two holes provided.

Use masonry anchors if the floor protector is on a concrete floor or coach bolts if a wooden floor.

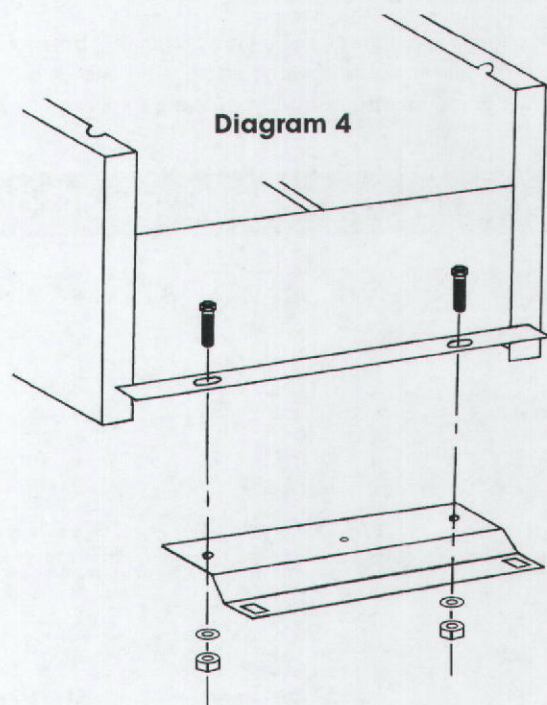
Note: The anchors must pass through the floor protector and securely anchor the Metro to the floor.

Alternative Metro Mount Plate Installation

For installations when it is desirable to position the assembled Metro prior to bolting down, it is possible to "invert" the mounting plate and use it as a means of bolting the Metro directly to the floor, through the floor protector. Refer to Diagram 4 and note:

1. Rotate the mount plate 180 degrees.
2. Remove the two "slide nuts" from the rear face of the mount plate.
3. Secure the mount plate to the pedestal with 6mm bolts through holes provided as illustrated.

You can then bolt down the Metro through the two rectangular slots in the rear edge of the mount plate. These slots are more accessible than bolting direct through the pedestal, and it also eliminates the need for spacers.



Clearance chart

Minimum clearances

All Metro wood fires comply with AS/NZS2918:2001. Minimum clearances shown below are detailed in millimetres, with a Pioneer double flue shield fitted to the appliance. Measurements are taken from the following reference points as illustrated:

- From the nearest combustible wall or surface (A, B, D, E, G, H)
- From the Metro's flue centre (A, B, C, D)
- From the Metro's cabinet/heatshield outermost point (E, F, G, H)
- To the edge of the ash floor protectors non-combustible surface (C, F, I, J, K, L, M)

AS/NZS2918:2001 allows for a reduction in minimum clearances as detailed in Section 3, tables 3.1 and 3.2 of the standard.

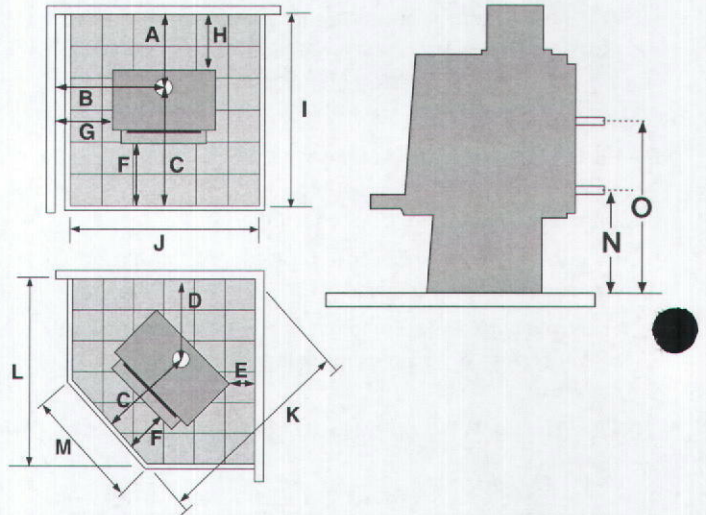
Some Metro models have undergone additional testing which allows for reduced clearances. Please see the footnotes below the tables for applicable models.

Specifications were correct at the time of printing, but may alter and those detailed within should be used only as a guide. If in doubt, please consult your Metro retailer.

Wetback connections

Connections below are taken facing the Metro/wall.

- Tiny Series models are 92mm left of the flue centre.
- Wee Series models are 226mm left of the flue centre.
- The Classic Rad is 183mm left of the flue centre.
- Xtreme Series models are 275mm left of the flue centre.
- All other models are 140mm left of the flue centre.



Metro clearances and specifications (Minimum clearances shown are in mm, with a Pioneer double flue shield fitted)

Clean Air Models	Minimum installation clearances with a Pioneer double flueshield fitted (mm)													Wetback		Dimensions		
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	Width	Depth	Height
ECO Tiny Ped	210	430	580	290	25	200	185	60	790	650	990	875	250	280	470	490	530	665
ECO Tiny Rad	225	552	580	420	150	200	300	75	805	650	1165	925	250	280	470	505	530	665
R1	243	774	586	554	280	244	530	100	829	825	1370	1118	425	N/A	N/A	488	485	668
R2	246	858	626	582	275	235	570	100	872	905	1449	1203	505	N/A	N/A	575	537	690
Wee Rad 1	251	568	577	455	150	230	260	100	828	825	1224	1015	425	295	485	615	498	688
Wee Rad Base	271	678	577	489	180	230	370	120	848	825	1270	1049	425	295	485	615	498	688
Wee Ped 2	263	651	580	490	170	230	350	110	843	825	1274	1050	425	295	485	602	503	665
Classic Rad 3	257	695	780	500	220	229	430	100	1037	728	1487	1253	570	393	583	530	707	680
Xtreme Ped	251	624	630	441	110	227	280	100	881	907	1254	1065	507	349	539	688	554	721
Xtreme Rad	251	650	630	458	100	227	280	100	881	907	1277	1077	507	349	539	740	554	743
Xtreme Rad Base	251	650	630	458	100	227	280	100	881	907	1277	1077	507	349	539	740	554	743
ECO Euro Rad DV	250	625	625	435	80	200	250	100	875	905	1240	1065	505	338	528	750	575	745
ECO Euro Ped DV 4	230	585	625	495	170	200	250	80	855	905	1325	1120	505	325	515	670	575	715
Mega Rad	285	720	728	497	100	224	300	130	1013	1006	1431	1227	606	300	490	840	657	749

- 1 Wee Rad corner clearance (E) can be reduced to 120mm with the Wee Rad corner wing shields fitted. This in turn also reduces clearances (D) to 425mm, (K) to 1180mm and (L) to 985mm. When fitting the corner wing shields the Wee Rad itself must be installed to a corner clearance (E) of 120mm. The corner wing shields are then fitted which gives a wall to shield corner clearance of 100mm.
- 2 Wee Ped corner clearance (E) can be reduced to 115mm if installed with a Pioneer double flue shield with the side extensions fitted. This in turn also reduces clearances (D) to 436mm, (K) to 1197mm and (L) to 996mm.
- 3 Classic Rad corner clearance (E) can be reduced to 180mm if installed with a Pioneer double flue shield with the side extensions fitted. This in turn also reduces clearances (D) to 460mm, (K) to 1430mm and (L) to 1213mm.
- 4 ECO Euro Ped corner clearance (E) can be reduced to 110mm if installed with a Pioneer double flue shield with the side extensions fitted. This in turn also reduces clearances (D) to 435mm, (K) to 1240mm and (L) to 1060mm.

Wetbacks

WARNING! Important Information

- Do not connect to an unvented hot water system.
- Install in accordance with AS 3500.4.1 or NZS 4603 and the appropriate requirements of the relevant building code or codes.

If the home is in a classified "clean air zone", and dependent on requirements/restrictions which may be imposed by your local council, you may or may not be able to install a water heating device. If in doubt consult your local Metro retailer. Only Pioneer's cast jacket wetback system should be fitted to a Metro; alternative wetbacks will void the Metro's emission approvals and may seriously affect the performance of the appliance and void the owner's warranty.

Note: Wetback systems are not suitable for use in locations where the water supply has lime content, lime build up inside the coil will eventually block the coil causing the wetback to fail.

The wetback is fitted to the inside rear of the firebox, unless as detailed in the points below. The connection pipe heights are illustrated and detailed on the previous page 6. Please note:

- Wetback connections are as follows:
 - Tiny Series models are 92mm left of the flue centre.
 - Wee Series models are 226mm left of the flue centre.
 - The Classic Rad is 183mm left of the flue centre.
 - Xtreme Series models are 275mm left of the flue centre.
 - All other models are 140mm left of the flue centre.
- The Wee models, Classic Rad and Xtreme models wetback position is to the outside left hand firebox wall. See specific instruction in the 'Side Wetback' box for these appliances.

- It is recommended the return pipe has a minimum rise of 1 in 12; performance will reduce as the distance to the storage cylinder increases.

To fit the wetback proceed as follows: (For Wee Series, Xtreme Series and Classic Rad models, please follow instructions included in the side wetback box)

1. Remove the rear panel of the Metro by removing the four pozi drive screws. Remove the two pre-punched knockouts from this panel.
2. Two further knockouts will be visible on the inner rear heatshield; remove these also. Once these are removed 6mm nuts will be visible through the knockout holes.
3. Open the Metro's door and locate two bolts securing the pressed washers which are visible on the left hand side of the firebox for both inlet and outlet connection points.
4. A further three bolt heads will also be visible on the inside rear wall of the firebox; these are threaded into the 6mm thick firebox. Remove all three.
5. Using the tube of sealant supplied with the wetback, apply a liberal bead of sealant around both the two connection pipes and also the outer circumference of the wetback which will face and press against the inside rear wall of the firebox. This will completely seal the wetback to the inside rear wall of the fire on installation.
6. Fit the wetback into the firebox and carefully pass the connection pipes through the holes in the rear of the firebox. Securely attach the wetback using the three bolts previously removed from the rear face of the firebox, fitting them through the slots provided in the wetback's jacket.
7. The wetback is now ready for connection to the storage cylinder by a registered plumber.

Flue installation

It is recommended that all Metro freestanding wood fires be installed with the energy efficient Metro ECO flue system which comes complete with a detailed installation manual. This installation manual must be presented with your application to gain consent with your local council.

A copy of the installation manual can be downloaded from www.metrofires.co.nz, or a copy can be obtained from your Metro retailer. Any alternative flue system must comply with and be installed as detailed in AS/NZS2918:2001, and a copy of the installation manual must also be presented with your application to gain consent with your local council.

All Metro's require a 150mm diameter flue. Please note:

- All joints in the flue pipe must be sealed with Pioneer fire cement (or similar) and riveted.
- The base of the flue pipe must be sealed into the outlet of the Metro's flue outlet. This is critical for optimum operation.
- Refer "Important Information" on page 2.

- The flue systems 150mm diameter flue pipe must terminate a minimum of 4.6 metres above the top surface of the floor protector.

Pioneer Double Flue Shield

All Metro's have been tested with a Pioneer double flue mounted shield. For the Metro to be installed with minimal clearances as the clearance chart states, only the Pioneer double mounted flue shield can be used. All other flue shields will invalidate the installation.

The Metro can be installed without a flue shield, if this is the case it needs to be installed as AS/NZS2918:2001 stipulates.



WARNING! Important Information

- **WE HIGHLY RECOMMEND YOU READ THIS ENTIRE MANUAL AS INCORRECT OPERATION, MISUSE AND/OR LACK OF MAINTENANCE WILL VOID THE WARRANTY**
- Any modification of the appliance that has not been approved in writing by the testing authority is considered as breaching AS/NZS 4013 and will void the warranty
- Do not use flammable liquids or aerosols in the vicinity of this appliance when it is operating
- Never operate your Metro with the top grill removed
- Do not dry clothes on or near this appliance
- Do not use flammable liquids or aerosols to start or rekindle the fire OR store fuel within the Metro's specified installation clearances
- Never operate your Metro with the door ajar, except on initial start up
- Open the air control fully before opening the Metro's door

CAUTION! Important Information

- This appliance should be maintained & operated at all times in accordance with this instruction manual
- This appliance should not be operated with cracked door glass, over worn, faulty or missing door seals
- Do not use driftwood, treated or unseasoned (wet) fuel, the use of most types of preservative treated wood as fuel can be hazardous and will damage your appliance
- Burning unseasoned (wet) fuel or incorrect operation on extended low burn cycles will cause excessive creosote to form. Creosote is very corrosive and excessive buildups will result in the flue pipe, flue spigot and upper burn chamber falling. Failure of the appliance and/or flue system due to creosote damage is not covered under warranty. The formation of such is not an appliance issue it is a fuel and operational issue
- This appliance must be regularly maintained and replacement parts must be authorised Metro parts only
- Do not empty ash into a combustible container

Congratulations on the purchase of your Metro wood fire

This low-emission, slow combustion appliance is designed to give you many years of warmth and service, subject to the following key factors. These key factors, if not adhered to are the major causes of unsafe installation, poor performance and flue blockages and potential product failure.

1. Your Metro wood fire must be installed correctly. Metro recommend a competent and suitably qualified NZHHA installer.
2. The only fuel to be used in this appliance shall be wood that meets the following criteria.
 - Less than 25% moisture content
 - Has not been treated with preservatives or impregnated with chemicals or glue,
 - Is not chipboard, particle board, or laminated board,
 - Is not painted, stained or oiled
 - Is not driftwood or other salt impregnated wood
3. The appliance shall be operated at all times in accordance with the "Installation and Operating Instructions" supplied with each appliance.
4. It is preferable that Metro wood fires should be installed with a Metro ECO Flue System.
5. Coal must not be used as a fuel.

Please also note the following important points:

- In New Zealand a building consent is required from your local building authority. The homeowner is responsible for obtaining this consent.
- As correct installation is critical to the performance and safe operation of your Metro, it is recommended your Metro be installed by a NZHHA registered installer or a person suitably qualified in the installation of wood fires. Your Metro retailer will be able to arrange professional installation for you.
- During the very first fire your Metro will give off an odour and fumes as the firebox paint cures. Do not be alarmed; open all windows and externally opening doors in that room and close any internally opening doors. This curing

process will last for approximately one hour and is likely to happen this one time.

- Properly seasoned (dry) timber is necessary for the Metro to operate efficiently; firewood that contains a high moisture content will result in flue pipe blockages, reduce heat output and create other issues.

Note: Once split, Softwood usually takes 12 months to season - Hardwood can take up to 24 months to season - Wood must be stored in a location that enables air circulation. Unseasoned wood stored in a closed woodshed without air circulation will still be unseasoned 12 months later.

- It is critical that the fire not be operated with over worn, faulty or missing door seals. Door seals will harden over time and become over-worn (3-4 year's) this will cause air to leak into the fire, causing the appliance to 'over fire'.
- It is critical that the fire not be operated with over worn, faulty or missing bricks, baffle plate, baffle extension (white board on the baffle plate)
- It is critical that the fire not be operated with cracked, or broken door glass.

Please note, the above 3 points require regular inspection/maintenance (every time the ash bed is cleaned out, generally 3-5 times a season) and if not maintained will void the firebox warranty. A glowing firebox or lower fluepipe is just one sign you are over firing your appliance. Please ensure you keep your proof of purchase/receipt on any parts you purchase.

- For optimum performance fuel must be loaded so the logs lay "front to rear" in preference to laying across the width of the firebox. Spaces should be left between the logs to enable oxygen to get to as much of the surface of the fuel as possible.
- A small hot fire loaded frequently is more efficient than a large fire burning on a low setting.
- Your Metro is covered by a full unconditional 12 month warranty on replacement parts, and a 10 year firebox warranty.

Where to install a Metro wood fire in your home.

Wood fires are usually installed in the main living area, which is the section of the home that is usually kept the warmest, being the area in the home most frequently occupied. However, before deciding on the best location for your Metro wood fire you may wish to consider:

- Water heating. If you are intending to have a wetback it is important that the wood fire is as close as practically possible to the water storage cylinder.
- Split level homes are best heated when the wood fire is installed on the lower level, as the heated air will rise to the higher levels.
- Building construction is another consideration. Specified clearances from walls, curtains etc must be maintained and you need to ensure no structural beams or internal

gutters etc are directly above your preferred site. If you have a two storey dwelling you need to consider the second storey to ensure you don't have the flue directly outside a second storey window.

Generally, you can install your Metro in your home anywhere that suits you; Pioneer offer various fan systems to transfer heat to other sections of the home that are not heated sufficiently. It is necessary if using a fan system that the Metro you have purchased has sufficient output to heat the total area you wish to heat. Your Metro retailer or installer will be able to advise if you are uncertain.

Optional wetbacks

If your home is in a classified "clean air zone", and dependent on requirements/restrictions which may be imposed by your local territorial authority (council) you may or may not be able to install a water heating device. If in doubt consult your local Metro retailer.

Water heating is another key feature of your Metro wood fire, and on offer are a number of options depending on the model you have purchased. Metro offer a 2kW wetback suitable for the ECO Tiny Rad and ECO Tiny Ped. The Ambie One cannot be fitted with a wetback in a clean air zone, but can be fitted with a wetback if installed on a 2HA+ rural property. All other 'ECO' Metro's can be fitted with the ECO wetback.

The Side wetback is suitable for the Wee Series models, Classic Rad and Xtreme Series models. Both R1 and R2 models cannot be fitted with a wetback at all.

Note: Wetbacks are not suitable for use in locations where the water supply has lime content. Lime build up inside the coil will eventually block the coil causing the wetback to fail.

Other considerations are:

- Distance from your Metro to the storage cylinder will affect the amount of hot water produced.
- Your climate & the manner in which you will 'fire' your Metro will determine the amount of hot water produced.

Cost Savings

Wetbacks can enable substantial power savings, dependent on the climate in the area in which you live. If you live in a cold climate you are likely to use your Metro for many months of the year, in which case a Pioneer wetback will reduce or even eliminate your water heating costs over those months. If however you live in a warmer climate and use your Metro for only a few hours a day over the colder months, electricity savings will be considerably less.

Water Pressure

A common misconception is that you must have a low-pressure system to have a wetback; this is not true. You must have a "vented" system and high-pressure cylinders are usually not vented. However you can install an "indirect" cylinder which contains a secondary coil inside the storage cylinder, enabling you to have a wetback while retaining a high-pressure system.

Getting to know your Metro wood fire

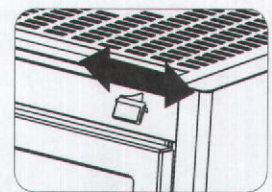
Operating your Metro wood fire is simple and you will quickly learn how to get the best from it. First take a minute to familiarise yourself with your new Metro.

- Raise the door handle anti-clockwise until the latch releases, and then slowly pull the door open. You will note that if you let the door go before it is at 90° to the appliance, it will fall closed. This is a safety feature that ensures the door cannot fall open if it is not latched securely. For the door to remain open, you must open it fully.
- There is a single air control making your Metro easy to adjust. This control moves from left to right, which is "low to high".

The Metro Radiant fires have a wire air control handle located at the upper right hand side of the appliance. Simply pull out to increase burn rate or push in to reduce burn rate.



Radiant fires air control



All other fires air control

All other model Metro's have an air control knob located on the upper front of the appliance.

Slide this control knob gently from right to left until you reach a stop. This is a pre-set "low" position. Your Metro must not be operated at a lower burn rate than this pre-set low allows.

Operating your Metro wood fire

If your Metro has only been installed within the past few days, the fire cement seal at the base of the flue will not be fully cured. To ensure the cement sets without blistering it is recommended you burn 2-3 sheets of loosely crumpled newspaper at a time, approximately once every hour over a 6-8 hour period.

During the very first fire your Metro will give off an odour and fumes as the firebox paint cures. Do not be alarmed. Open all windows and externally opening doors in that room and close any internally opening doors. This curing process will last for approximately one hour and is likely to happen this one time.

Start up

Place a quantity of loosely crumpled newspaper on the base of the firebox until it is approximately 50% full of paper, or place firelighters on the base of the firebox. Add dry kindling and move the air control knob fully to the right, being the "full open" position.

Light the paper at two or three locations across the front of the door opening and leave the door slightly ajar resting on the latch pin if necessary for a few minutes while the fire establishes. Once the kindling is burning well, open the door and add 2-3 small logs at a time until you have a well-established fire. Usually this will take approximately 30 minutes, during which time the air control should be set on "high" and the door should be closed, except for the initial few minutes and when fuel is being added.

Normal operation

Once the fire is well established, regulate the air control to achieve the desired burn rate and heat output. As you move the air control to the right, burn rate, firebox temperature and heat output will increase, if you move the control to the left they will decrease.

Please note:

- Always open the air control fully prior to opening the door, then open the door slowly.
- When loading logs, place them end-on, "front to back"; air spaces should be left between the logs to enable oxygen to get to as much of the surface of the fuel as possible.
- Every time you refuel, leave the air control on "high" for a minimum of 20-25 minutes.
- Never use the door to force wood into the firebox, as this is likely to break the glass.

Cooking

All Metro's are designed to enable cooking of soups, stews and casseroles etc, and your Metro will easily boil a flat bottom stainless steel kettle. The Radiant Series have a dedicated cooking top enabling large pots to be placed on the cook top, while all other models have a lift-off grill.

Note: Metro's supplied with a lift-off top grill have this feature to enable the grill to be removed for cleaning if you have a spill. The lift-off top grill must be left on when cooking, because if removed the wall temperatures next to the appliance may become excessive and the top of the firebox is generally too hot to cook on directly. Please note: Although very durable, Metro's in a satin stainless look are not recommended to be used to cook on.

Cleaning and maintenance for your Metro wood fire

The Metro radiant fires are painted wood fires and coated with "Pioneer Metallic Black" high temperature paint and will require periodic repainting to keep them looking their best.

All other Metro's are coated with either vitreous enamel or a high temperature silver coating;

- Vitreous enamel is extremely durable and designed to last the life of the appliance. As vitreous enamel is glass, a solid or heavy object dropped or banged against a panel could chip the enamel surface.
- Silver coated Metro's are offered in a stainless steel look. Although very durable it is not recommended that Metro's with this finish be used to cook on.

All model Metro's can be cleaned with a cloth when the appliance is not operating.

- This appliance must be regularly maintained and replacement parts must be authorised Metro parts only.

Door glass

Providing your fuel is properly seasoned, under normal operating conditions the air-wash design of the Metro's firebox will keep the door glass clear. If the glass requires cleaning you may use either a razor blade scraper or an oven cleaner.

If your door glass breaks it must be replaced with 5mm thick ceramic glass which is available from your local Metro retailer.

Door seals

Over time, usually 3-4 years, the door and glass seals will become hard and cause air to leak into the firebox, causing the appliance to 'over fire'. Your Metro retailer stocks replacement woven fibreglass door and glass seals, which need replacing when they become hard and over worn.

The door of your Metro is easily removed. Hold it in both hands and lift the hinge end of the door up and over the top hinge pin, then lower the door from the bottom hinge pin.

Side bricks

Hair-line cracks are not uncommon and are a result of the intense heat within the Metro's firebox, coupled with mechanical damage caused by accidental impact when fuel is being loaded. However if the side bricks become cracked to the extent that they start to break up, they must be replaced.

Door adjustment

Provision is available on both sides of the door for adjustment.

To adjust the hinge end of the door, open the door fully, loosen the top hinge nut and slightly lift the latch end of the door; you will see the hinge assembly move back 1-2mm which will usually be sufficient. Retighten, then repeat by loosening the lower hinge nut, this time applying a slight downwards pressure onto the door to move the lower hinge assembly back a similar distance, then retighten.

The door latch is also adjustable, as the latch pin on the right side of the firebox is fitted through a slot which enables the latch pin to be loosened, moved back and re-tightened.

Ash removal

Over a period of time ash will build up in the base of the Metro's firebox and require removal. The time this build-up takes depends on the density and cleanliness of your fuel.

To remove the excess ash your Metro should not be operating.

- Open the door, and using a hearth shovel or similar, empty the excess ash directly into a steel or non-combustible container.
- If the ash is not disposed of immediately, be careful where you store it, as the ash can retain heat for many days and become a fire hazard.
- You must leave a bed of ash in the base of the firebox approximately 10mm deep; this insulates the base of the firebox and improves combustion.

Top baffle

This is a 'sacrificial' wear part of the firebox and should be checked monthly. Usually only the "Promet" (white board) front/underneath section needs to be replaced when it starts to disintegrate.

Note: Cracks in the promet are not uncommon and have no adverse effect on the operation of your Metro. These cracks are the result of intense heat coupled with expansion and contraction. Burning wood which is not properly seasoned, i.e. 25% moisture content or more, will over time cause the promet to disintegrate and require replacement.

Flue systems

Should be checked annually, particularly the bottom end of the lower flue section at its rear lock formed joint. If deterioration is noticed contact your Metro retailer or installer.

The flue pipe should also be swept a minimum of once a year, or as required during the winter season. If smoke enters the room when you open the Metro's door this usually indicates the flue pipe is becoming restricted and needs cleaning. The frequency of flue pipe cleans depends on many factors, with the main variables being:

- The seasoning of the wood. If not properly seasoned you will require frequent flue pipe cleans.
- The density of the wood. Softwoods generally result in more deposits building up in the flue pipe.

To clean the flue pipe of your Metro, proceed as follows:-

- Open the Metro's door fully, reach inside with the palm of your hand face-up and extended, lift the top baffle approximately 20mm, then lift it forward out through the door opening, placing it on a sheet of newspaper you have placed on the front of the floor protector.

Note: Some appliances have a two piece top baffle.

- Close the door and slide the air control to the left.
- Once on the roof, remove the cowl from the top of flue system and sweep the flue pipe using a 150mm-diameter flue pipe brush as detailed in the instructions provided with the fluebrush.
- Once the flue pipe is clear, clean and refit the cowl. Remove the excess soot which has fallen into the firebox, leaving a layer of ash 10mm deep on the base of the firebox, then refit the top baffle.

Note: The baffle must be fitted so its rear is touching the back of the firebox; if uncertain refer to page 3 in the installation section at the front of this manual, which shows illustrations of the baffle location.

Troubleshooting your Metro wood fire

If your Metro is installed correctly, your fuel is dry and you operate your fire correctly, you will find it to be a pleasure to use. Metro's many years of experience within the wood heating industry has shown that dissatisfaction is mainly due to:

- unseasoned fuel
- faulty installation
- operational error
- or a combination of the above 3 points.

The following may be of assistance if you are experiencing any of these problems.

SMOKE ENTERS THE ROOM WHEN THE METRO'S DOOR IS AJAR (Possible reasons and solutions)

Check flue pipe joins:

If the flue pipe joins are not sealed correctly, the flue pipe will not draw as well as it should. The flue pipe join connecting into the flue spigot on top of the Metro is most critical, if this is not sealed correctly, smoke will enter the room when the door is ajar. To check this join is sealed correctly, run a match or lighter flame around the join. If the flame is sucked into the spigot then it is not sealed correctly. This check needs to be done when the fire is not going. Ensure you check the rear of the flue pipe/spigot join, as due to the seam in the flue pipe, this is the most common area for not being sealed correctly.

Ensure the fuel you are using is correctly seasoned:

If you are burning unseasoned fuel (wet), the fire will cause nothing but problems. The Metro won't deliver much heat, it will be lazy, smoke will enter the room when the door is ajar, and the door glass will run black. Unseasoned fuel is the main contributor to excessive creosote deposits which can be corrosive to your appliance and flue system.

Flue pipe length is too short:

Add more flue pipe as the longer the flue system, the better the draw of the flue pipe. Please note, if you did not purchase the Metro ECO Flue System, you will not have the ECO Cowl which increases draw. We highly recommend the Metro ECO Cowl is fitted as this will increase the draw. If you already have an ECO Cowl and smoke is still entering the room, please add another 600mm length of flue pipe.

Downdraft:

If you have checked all of the above and the fire is still smoking into the room, it's possible there may be a down draft issue.

Down draft is environmental and can be caused by many variables, and it is purely trial and error to ascertain the cause. Solutions may be:

- 'H' Cowl, designed purely for downdraft issues, but if you have an ECO Cowl fitted as standard, you will also need to add another 600mm of flue pipe to compensate as the H Cowl is shorter in length.
- Directional Cowl, designed for high wind areas.

Air control setting:

Ensure the air control setting is on high before opening the door to reload, as this increases the draw up the flue pipe. Open the door slowly.

If your Metro did not smoke, but its starting too and is getting worse:

The flue pipe is in need of a clean. It is recommended that the flue pipe be cleaned every season, however if you are burning the fire on low a lot, or are using unseasoned fuel, flue pipe cleans will be required more frequently.

Correct operation:

Modern day wood fires need to be operated hard and fast, more so than low and lazy to ensure the firebox and flue pipe runs hot and efficiently. If the fire and flue pipe is up to temperature it will perform extremely well, the smoke will draw up the flue pipe with ease, and the fire will produce good amounts of heat.

If the fire is operated on low a lot of the time, the door glass will run black, the flue pipe will tend to block up more frequently and the fire will end up smoking into the room when reloading. It's better to have a small fire running hard and fast, rather than a big fire running low and lazy.

OTHER ISSUES YOU MAY EXPERIENCE

I can smell smoke in the room after a low burn cycle:

The smell is creosote that will be seeping through the flue pipe join or out of the flue spigot onto an external surface, thus creating the smell in your room. The cause will be either unseasoned fuel, fuel mass too large, incorrect operation on low burn cycles or a combination. Creosote is very corrosive and excessive buildups will result in the flue pipe and potentially the flue spigot and upper burn chamber failing. The formation of excessive creosote is not an appliance issue, it is a fuel and operational issue. Failure of flue pipe or firebox due to creosote build up is not covered under warranty as excessive creosote build up is only possible from either unseasoned fuel or incorrect operation.

The Metro is noisy as it heats up and cools down:

There will always be some expansion and contraction noise as the Metro heats and cools. This can usually be reduced by loosening three nuts at the rear of the appliance. To remedy, locate the 25mm deep cavity at the rear of your Metro between the 'rear panel' and the 'inner rear heat shield'. You will see a 6mm nut and two 6mm bolt heads in this cavity. Using a 10mm ring or open ended spanner, loosen all three so they are finger tight only.

On all non-DV model Metro's the air channel that allows the combustion air to enter the fire is fitted to the top underneath of the door opening. It is fitted with two M6 bolts. Slightly loosen both of these bolts. Note: This does not apply to the ECO DV models.

The Metro won't turn down as much as it did

The door itself may need readjusting, the hinge and latch is slotted and allows for movement. Loosening the hinge and moving it back a few mm will make the door seal tighter and stop air leaking into the fire. The door and glass seals may be in need of replacing, which is generally required every 3-4 years.

Familiarise yourself with the instructions on page 11 before proceeding with this maintenance.

Warranty details for your Metro wood fire



Metro wood fires are manufactured in New Zealand, using the highest quality of materials, workmanship and the latest manufacturing techniques, which is why we offer a full 10 year firebox warranty and 1 year parts warranty for peace of mind.

METRO WARRANTY (NZ Consumer laws apply to this warranty)

Pioneer Manufacturing Limited (Pioneer) warrants the steel firebox against defective materials and workmanship which would render it unfit for normal domestic use, from the date of purchase by the original consumer, for a period of 10 years.

Components including panel coating, door retainers, door seals, glass, trim, baffle & bricks are warranted for a period of 1 year from the date of original purchase for normal domestic use against defective materials and workmanship.

All associated accessories including, but not limited to, fans, flue systems, flue shields, wetbacks, tool sets, ash pots etc, are covered by a 1 year warranty against defective materials and workmanship.

It is recommended, but not a condition of this warranty, that a full service/inspection of the Metro wood fire be carried out at the end of each winter season.

Warranty Conditions:

- The Metro wood fire must be installed, operated and maintained strictly in accordance with the building code and this installation and operation manual.
- The Metro wood fire must be installed and used in a domestic application.
- This warranty covers appliance like for like replacement or repair at the manufacturer's discretion but excludes freight, travel, installation, labour and/or any other associated costs.
- Pioneer or their agents are not liable for any loss or expense direct or indirect arising from the failure of any part or operation of the appliance.
- Operation of this appliance in violation of the warnings in this operation and installation manual will void this warranty.
- Your Metro wood fire must be regularly maintained and we recommended it is also serviced annually. Proof of servicing may be required. If a wood fire is not regularly maintained and serviced, the life span will be reduced. If your Metro wood fire has been neglected, by not being regularly maintained and serviced, warranty may be declined.

- It is critical that the fire not be operated with over worn, faulty or missing door seals. Door seals will harden over time and become over-worn (3-4 year's) this will cause air to leak into the fire, causing the appliance to 'over fire'.
- It is critical that the fire not be operated with over worn, faulty or missing bricks, baffle plate or baffle extension (white board on or under the baffle plate)
- It is critical that the fire not be operated with cracked, or broken door glass.

IMPORTANT INFORMATION

Note: The above 3 points require regular inspection/maintenance (every time the ash bed is cleaned out, generally 3-5 times a season) and if not maintained will void the firebox warranty. Please ensure you keep your proof of purchase/receipt on any parts you buy.

- A claim under this warranty should be directed to the retailer who supplied the Metro wood fire. If this is not possible write directly to the manufacturer stating details of fault, model and serial number of your Metro, date and proof of purchase and name of retailer where the Metro was purchased.

Warranty Exclusions:

This manufacturer's warranty does not cover:

- Service calls which are not related to any defect in the product (i.e. operational, installation or fuel issues). The cost of a service call will be charged if the problem is not found to be a product fault.
- Defects caused by factors other than normal domestic use or use in accordance with the product's operation manual.
- Defects caused through the product being operated in an "over-fired" manner resulting in sections of the firebox operating excessively hot to the point that sections glow red. (Note - This will result in distortion of the firebox)
- Defects to the product caused by accident, neglect, misuse or act of God.
- The cost of repairs carried out by non-authorized repairers or the cost of correcting such unauthorised repairs.
- Required maintenance as set out in this manual.

Service under this manufacturer's warranty must be provided by a repairer authorised by Pioneer Manufacturing Ltd. Such service shall be provided during normal business hours.

 **WARNING!** Complete and retain these details at time of purchase:

Purchase Date _____
Serial Number _____
Model _____
Colour _____
Retailer _____

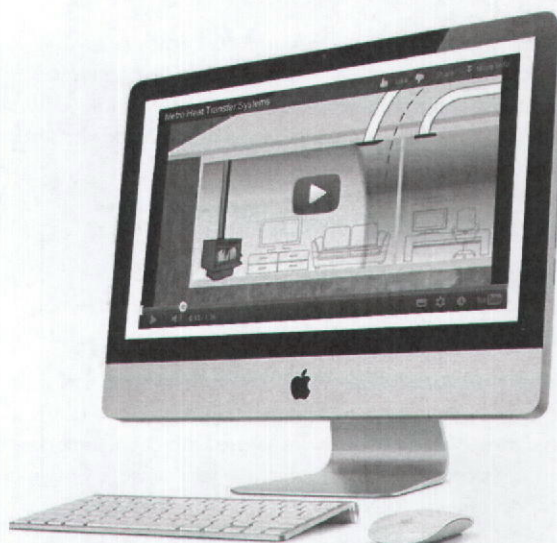


Metro Wood Fire Specifications

Metro have a Specifications Brochure available which details relevant compliance data for every model. This brochure is updated annually and details the minimum clearances and specifications for all models, which is generally required when applying for a building consent. See your Metro retailer to obtain a copy, or visit www.metrofires.co.nz

metrofires.co.nz

Visit the Metro website: www.metrofires.co.nz to view Metro's 'video demos' showing the latest in wood fire technology energy saving options. You can view the entire Metro product range, find out where your nearest Metro retailer is located or simply check out the latest specifications, installation requirements and emission and efficiency data for the Metro of your choice.

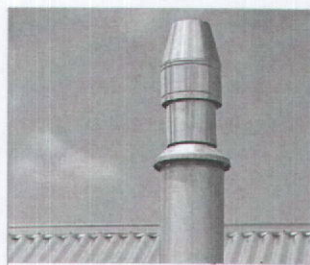


Pioneer heating accessories

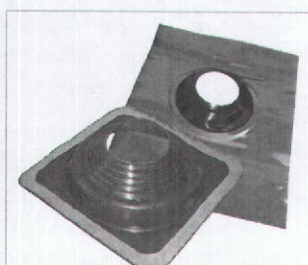
Metro Accessories

Metro offer a range of heating accessories designed to compliment your Metro wood fire. See below for some of the products within our heating accessory range.

This range of accessories includes floor protectors, heat transfer systems, child guards, baffles, bricks and more. For further details ask your Metro retailer for a copy of the Metro heating accessories brochure, or visit www.metrofires.co.nz



ECO Flue Systems



Flashrites and Versatiles



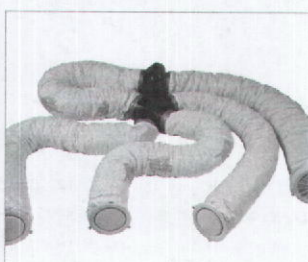
Wetbacks



High Temperature Paint



Child Guards



Heat Transfer Systems



Universal Door Seal Kits



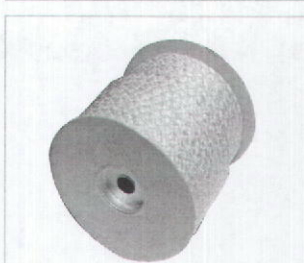
Fire Cement And Silicone



Corner and Wall Floor Protectors



Glass Tape



Door Seal Rope



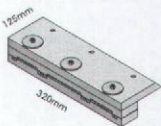
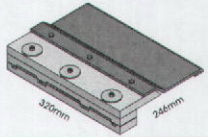

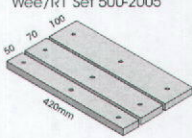
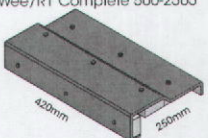
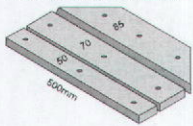
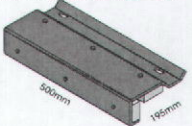
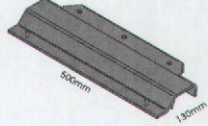
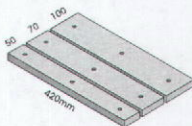
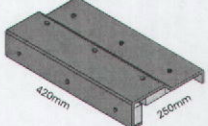

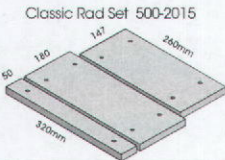
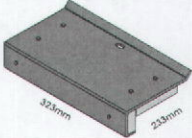
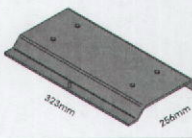

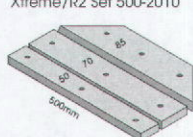
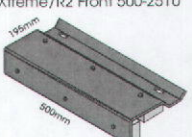
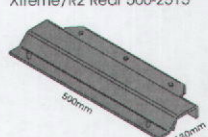

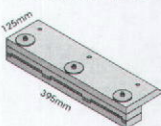
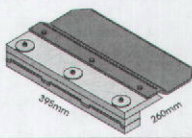
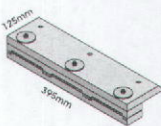
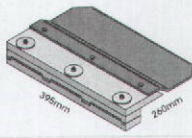

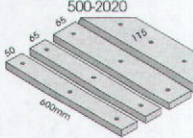
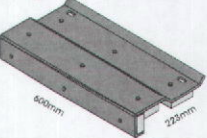
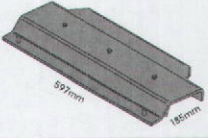

Chubb Smoke Detectors

Parts guide for your Metro – Baffle, promet and wetback

Listed below are the parts and product codes for your Metro wood fire. The promet/baffle should be regularly checked and must always be in place during the operation of your fire.

Note: Cracks in the promet are not uncommon and have no adverse effect on the operation of your Metro. These cracks are the result of intense heat coupled with expansion and contraction and is normal wear & tear.

Your Metro wood fire must be regularly maintained and we recommended it is also serviced annually. If a wood fire is not regularly maintained and serviced, the life span will be reduced. If your Metro wood fire has been neglected, by not being regularly maintained and serviced, with authorised Metro parts replaced as required, your warranty may be declined.

Clean air models	Type of promet required / Type of steel baffle(s) required		Water heating options	
<ul style="list-style-type: none"> • ECO Tiny Ped • ECO Tiny Rad 	ECO Tiny 500-1550 	ECO Tiny Complete 500-2050 	ECO 2kW Booster 450-0050 	
<ul style="list-style-type: none"> • R1 	Wee/R1 Set 500-2005 	Wee/R1 Complete 500-2505 	No wetback can be fitted	
<ul style="list-style-type: none"> • R2 	Xtreme/R2 Set 500-2010 	Xtreme/R2 Front 500-2510 	Xtreme/R2 Rear 500-2515 	No wetback can be fitted
<ul style="list-style-type: none"> • Wee Rad [LEGS] • Wee Rad [BASE] • Wee Ped 	Wee/R1 Set 500-2005 	Wee/R1 Complete 500-2505 	Side Wetback 450-0275 	
<ul style="list-style-type: none"> • Classic Rad 	Classic Rad Set 500-2015 	Classic Rad Front 500-2520 	Classic Rad Rear 500-2525 	Side Wetback 450-0275 
<ul style="list-style-type: none"> • Xtreme Rad [LEGS] • Xtreme Rad [BASE] • Xtreme Ped 	Xtreme/R2 Set 500-2010 	Xtreme/R2 Front 500-2510 	Xtreme/R2 Rear 500-2515 	Side Wetback 450-0275 
<ul style="list-style-type: none"> • ECO Euro Rad DV 	ECO DV 500-1750 	ECO DV Complete 500-2200 	No wetback if this fire is installed in a clean air zone. The LTD wetback can be fitted in a non-clean air zone. LTD 3kW Wetback 450-0100 or LTD 4kW Wetback 450-0150	
<ul style="list-style-type: none"> • ECO Euro Ped DV 	ECO DV 500-1750 	ECO DV Complete 500-2200 	ECO Wetback 450-0450 	
<ul style="list-style-type: none"> • Mega Rad 	Mega Rad Promet Set 500-2020 	Mega Rad Front 500-2530 	Mega Rad Rear 500-2535 	LTD 3kW Wetback 450-0100 



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	

CATEGORY	RBW	NZSFC CONTRACTOR	INSPECTOR	INSPECTOR
16 ii)	yes	#...73495	Barry	Glenn
PIM/BC Application No.			Property File No. P29400	
Owner: GURRAN				

Project Location: 47 NAMAKU STREET

Description of Work: RELOCATED DWELLING + SFH. & EXTEND

PIM Issued: 26.3.15 **BC Issued:** 16.4.15.

PIM Tracking Record:

Hazard/Caution/Information (as noted on file)	Hard copy documents (attached) ✓		Electronic documents (in Trim)		
Processing	Referral Date	Name	Signature	Date Reviewed	Early Notification or PIM suspension
NO NO VOLT GEYSERVIEW					
Building	12-08-2011	C Sefuiva	[Signature]	17-08-2011	Y (N)
Business Support	17-3-15	K Shand	[Signature]	18-3-15	Y N
Engineering	18-3-15	[Signature]	[Signature]	18/3/15	Y (N)
Pollution Control					Y N
Planning	18/3/15	[Signature]	[Signature]	25/3/15	Y (N)
Regulatory/Geothermal					Y N
Environmental Health					Y N
Sport and Recreation					Y N

BC Tracking Record

	Date Reviewed	Name	Suspend Consent	Approval Signature	Date of Approval
Accessibility Review			Y N		
Building Consent	24 APR 2015	C Sefuiva	(Y) N	[Signature]	10/4/15

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	A Kelly		Signature	Date	

Check report - PSH Reg'd.



PIM ENDORSEMENTS

300	a	b	c	d	e	g	h	i	j	k	l	340	a	b	c	d	f							
	f											342	a	b	c	f								
302	a	b	c	d	e	g	h	i	j	k	l	344	a	b	c	d	e	g	h	i	j	k	l	m
	m	n	o	p	q	r	s	t	u	v	w		n	o	p	q	r	s	t	u	v	w		f
	w2	w3	x	y	z	f						346	a	f										
304	a	b	c	f								348	a	b	c	d	e	g	h	i	j	k	l	m
306	a	b	c	d	e	g	h	i	j	k	l		n	o	p	q	r	s	t	u	v	w	x	y
	m	n	o	f									z	f										
308	a	b	c	d	e	f						350	a	b	c	d	e	g	f					
312	a	b	c	d	e	g	h	i	j	k	l	352	a	b	c	f								
	m	n	o	p	q	r	f					354	a	b	c	f								
314	a	b	c	c1	c2	d	d1	e	g	h	i	356	a	b	c	d	e	g	h	f				
	j	k	l	m	f							358	a	b	c	d	f							
316	a	b	c	c1	c2	d	e	g	h	i	i1	360	a	b	c	d	f							
	j	k	f									362	a	f										
318	a	b	c	d	d1	e	g	h	i	j	k	364	a	f										
	f																							
320	a	b	c	c1	c2	d1	d2	e	g	h	i	366	a	b	c	d	f							
	j	f										368	a	b	f									
322	a	b	f									370	a	b	f									
324	a	b	c	d	e	g	h	i	j	k	f	372	a	b	f									
330	a	b	c	d	f							374	a	b	f									
336	a	b	f									376	f											
338	a	b	c	d	e	g	h	i	j	f														

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

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

Zone Rural D / Rural 3

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

Proposed Rotoma District Plan

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.....

356(c)

The proposal requires resource consent under Rule/(s)..... of the Operative District Plan (*note the rules and reasons why consent required*)

356(d)

Resource consent has been applied for on..... The consent number is.....

The planner processing the application is

356(a)

The proposal is in accordance with Resource Consent numbered RC..... Which was granted on

Please ensure you are familiar with any consent conditions and ensure all are complied with.

356(f)

The proposal is not in accordance with Resource Consent numbered RC..... Provide details of conditions not met and info required. **(early notification)**

Y

N

354(c)

The proposal requires outline plan approval as the site is designated for the purpose of

370(a)

There is insufficient information with the application to determine whether resource consent is required or otherwise. The following information is required. **(early notification)**

370(f)

.....
.....
.....
.....

The proposal may affect an historic place (*let Building know ASAP for section 39 notification*) The site is listed in Appendix A of the District Plan. Number..... The site is registered NZHPT, Site.....

Y

N

Free Text

Multiple horizontal lines for free text input.

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

Multiple horizontal lines for further information reviewed.

Name

[Signature]

Signature

[Signature]

Date

25/3/15

RESOURCE ENGINEER Please record considerations and reasons for decisions

See RDC-73495

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

Name

Signature

Date

ENGINEERING POLLUTION CONTROL Please record considerations and reasons for decisions

Circle

Grease trap required

Y

N

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

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

GEOHERMAL 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

RDC-532704

18/3/20154

P29400

47 MAMAKU STR, MAMAKU

B/C 73495

Relocate dwelling onto lot

302(F)

Refer to Cheal Shallow Geotechnical Investigation Report dated 20 February 2015 (15032) submitted with this application.

Refer to all comments and recommendation within this report.

Following Foundation recommendations are required;

1. By a ground treatment approach – involving excavation and removal of unsuitable material together with replacement with engineered fill and suitable compaction to achieve a minimum allowable bearing capacity. This approach may consist of;
 - a) Strip footing as a vertical load bearing foundation at a depth of at least 400mm below existing ground level. First the footing trench shall be undercut to a depth of 2000mm and compacted with clean fill placed in lifts of a maximum thickness of 200mm and compacted sufficiently to achieve 100kPa on the underside of footing. Allow 300mm excavation to each side of the foundation footprint to account for local effects. The footing trenches shall be plate compacted, to ensure allowable bearing capacity of at least 100kPa.

Alternatively –

- b) A densified raft of replacement fill down to 800mm deep overlain by an enhanced foundation slab or ribraft foundation system.

2. A specifically designed foundation system to transfer imposed loading to good ground. This solution is likely to comprise drilled or driven timber piles/poles to a depth exceeding 2000mm into the silty sand layer or equivalent which exhibits similar allowance bearing capacity properties of at least 100kPa.

As plans show piles, option 2 may be most practical and can be designed by Cheal or architect.

Once the preferred foundation option has been selected, it is recommended that additional testing of foundation excavation (and fill platform if any) be undertaken to confirm bearing capacity of the soil.

PS4 will be required.

If any variations in the sub soils occur from those described or assumed to exist then the matter should be referred back to Cheal Consultants promptly.

312(f) Access:

Although the vehicle crossing is up to standard, it appears to be cracked. If any further damage occurs due to this project it will have to be repaired. (photo attached)

✓ Water Appln. Form Enclosed

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

Important Endorsements

401	a	b	402	a	b	c	d	e	g	h	i	j	k	l
C	d	f		m	n	o1	o2	oa	ob	p	q	r	s	t
				u	v	w	x	y	f					

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

Restricted Building Work

404	a	b	c	d	f	405	rbw	car	bri	roo	ext	fou	f
-----	---	---	---	---	---	-----	-----	-----	-----	-----	-----	-----	---

FREE TEXT:

405 (f)
 NOMINATED BUILDERS GRAHAM NEHD
 HOLD NO LBO LICENCE.

Site Inspection Calculation / Conditions and Fees Sheet

PROCESSING		TIME ALLOCATED	TIME TAKEN (Quantity)	TOTALS in Dollars	
Processing hours INSPECTOR		3.5 hrs	4 hrs	\$ 709-00	
Processing Fees Paid				\$ 615-00	
SUB TOTAL				\$ 89-00	
Further information				\$	
TOTAL PROCESSING CHARGE				\$	
400 INSPECTIONS (Circle correct letter)	Guide Only- (minimum ¼ hour increments)	# of Inspections	# of ¼ hour Increments		
(a) Siting, Footings, Foundations	3	1	3		
a Retaining Walls	2-3				
(b) Subfloor Bracing & Fixing	2	1	2		
c. Pre-floor P&D	2				
d. Concrete Floor Building	2				
(c) Pre-Wrap <200-<300->	3-4-5	1	1		
(g) Wrap Only	2		1		
g. 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	1	3		
n. Preline P&D	2				
o. Wet Areas/Tanking/Basements	2				
(p) Postline (Addition - New Dwelling)	0.5 - 0.75	1	2		
(q) Sanitary & Stormwater Drainage)	0.5 - 0.75	1	2		
r. Enclosed Decks - membrane roofs/gutters	2				
s. Disconnection drainage	2				
t. Swimming Pools (Pool fencing)	2				
(u.a) Solid Fuel Heater	2		2		
u.b In Built Solid Fuel Heater	2				
(v) Final Inspection (Dwellings ≤ 200m² = 1 hr min) (Com/Ind = 1½ hrs min)	4-5 (6)	1	2		
(w) Combined inspections	Complete free text on sheet 5		0		
x Trade waste	No charge		0		
f Free text	Complete free text on sheet 5		0		
Total number of ¼ hour increments			#	18	
1	Total number of ¼ hour increments x \$44.00 = (Inspection cost)			\$ 792-00	
2	Building officer desk top review (allow 5 min each inspection dwellings/commercial)	# of inspections	\$/5 minutes	\$	
		7	x \$14.66 =	\$ 102-62	
3	LBP Process (allow 15 min / LBP Category)	# of LBP Cat.	\$/15 minutes	\$	
		4	x \$44.00 =	\$ 176-00	
4	Travel (total travel time one way only, calculate by using Google maps from Rotorua Museum)	# of inspections	\$/minute	Time/ trip	
		7	x \$2.93 x 22 =	\$ 451-22	
5	CCC Assessment (not required for Garages, carports and minor works)			\$ 102-62	
6	Other			\$	
TOTAL INSPECTION CHARGE (Talley sub totals for boxes 1 to 6)				\$ 1624-44	
Total number of inspections	7	Total inspection time on site	4.5	Travel time per inspection (min)	32 min
Record three figures above on summary sheet & circle "Completed" to the right when done				Completed	

16 APR 2015

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

GURRAN, LYNLEE-ANN
37A MALLARD DRIVE
SELWYN HEIGHTS
ROTORUA 3015

File Ref: P29400
Building Consent No: 73495

Dear Sir/Madam,

BUILDING CONSENT

Address of Project: 47 MAMAKU STREET

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. When requesting an inspection a minimum of 24 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 (Landmass Technology Ltd) may also carry out an inspection.

"Please remember also to quote your Building Consent No. 73495 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: 73495

Section 51, Building Act 2004

Issued: 16 Apr 2015

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

Agent

GURRAN, LYNLEE-ANN
37A MALLARD DRIVE
SELWYN HEIGHTS
ROTORUA 3015

Owner

GURRAN, LYNLEE-ANN
37A MALLARD DRIVE
SELWYN HEIGHTS
ROTORUA 3015

The Building

Property ID: P29400
Street Address: 47 MAMAKU STREET, MAMAKU
Valuation number: 07050 085 01
Legal Description: LOT 1 DPS85420

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: RELOCATED DWELLING AND METRO ECO TINY PED WOODBURNER
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)

Subfloor Bracing And Fixing - (before base enclosed)

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).

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

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).

Solid Fuel Heater - (at the completion of the heater installation prior to ceiling plate being fixed)

Final Inspection when all building work is complete

Please note that some of the above inspections have been grouped together for your convenience and to reduce inspection costs.

Please ensure that when booking any of the grouped inspections below you communicate this with Council so we can allocate sufficient time on site.

Solid Fuel Heater and Final Inspection

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.

Driven Piles

Driven piles shall comply with the NZBC B1 and be supervised by an engineer approved by Council. A PS4 must be submitted within five working days after observation.

Commissioning Certificate For Advanced On-Site Septic Treatment Systems

A commissioning certificate from installers of any advanced on-site septic treatment systems will be required with the CCC application.

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

Copies of the following documents are attached to this building consent:-

Project Information Memorandum No 73495

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).

Where the owner intends to undertake restricted building work a formal declaration and notice using Forms 2B and 2C must be provided prior to commencement of restricted building work.

Carpentry (primary structure, external moisture management system)

Roofing (external moisture management system)

Foundations (primary structure, external moisture management system)

Nominated builder, Graham Niao holds no LBP Licence.

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: Ann Kelly

Position: Consents Solutions Business Support Advisor.

Signed: _____

Date: 16 APR 2015

26 MAR 2015

File Ref: P29400
Building Consent No: 73495

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

GURRAN, LYNLEE-ANN
37A MALLARD DRIVE
SELWYN HEIGHTS
ROTORUA 3015

Dear Sir/Madam

PROJECT INFORMATION MEMORANDUM NO: 73495

Address of Project: 47 MAMAKU STREET, MAMAKU

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: 73495

Section 34, Building Act 2004

Received: 18 Mar 2015

Issued: 26 Mar 2015

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

Agent

GURRAN, LYNLEE-ANN
37A MALLARD DRIVE
SELWYN HEIGHTS
ROTORUA 3015

Owner

GURRAN, LYNLEE-ANN
37A MALLARD DRIVE
SELWYN HEIGHTS
ROTORUA 3015

Site Information

Property ID: P29400
Street Address: 47 MAMAKU STREET, MAMAKU
Valuation number 07050 085 01
Legal Description:: LOT 1 DPS85420

Project Information

Project is for RELOCATED DWELLING AND METRO ECO TINY PED WOODBURNER
Intended Use DWELLING (DETACHED)
Intended life: Indefinite but not less than 50 years
Value of Work: 40,000

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.

Refer to Cheal Shallow Geotechnical Investigation Report dated 20 February 2015 (15032) submitted with this application.

Refer to all comments and recommendation within this report.

Following Foundation recommendations are required;

1. By a ground treatment approach - involving excavation and removal of unsuitable material together with replacement with engineered fill and suitable compaction to achieve a minimum allowable bearing capacity. This approach may consist of;

- a) Strip footing as a vertical load bearing foundation at a depth of at least 400mm below existing ground level. First the footing trench shall be undercut to a depth of 2000mm and compacted with clean fill placed in lifts of a maximum thickness of 200mm and compacted sufficiently to achieve 100kPa on the underside of footing. Allow 300mm excavation to each side of the foundation footprint to account for local effects. The footing trenches shall be plate compacted, to ensure allowable bearing capacity of at least 100kPa.

Alternatively –

- b) A densified raft of replacement fill down to 800mm deep overlain by an enhanced foundation slab or ribraft foundation system.
2. A specifically designed foundation system to transfer imposed loading to good ground. This solution is likely to comprise drilled or driven timber piles/poles to a depth exceeding 2000mm into the silty sand layer or equivalent which exhibits similar allowance bearing capacity properties of at least 100kPa. As plans show piles, option 2 may be most practical and can be designed by Cheal or architect. Once the preferred foundation option has been selected, it is recommended that additional testing of foundation excavation (and fill platform if any) be undertaken to confirm bearing capacity of the soil.

PS4 will be required.

If any variations in the sub soils occur from those described or assumed to exist then the matter should be referred back to Cheal Consultants promptly.

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 Council's 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.

Although the vehicle crossing is up to standard, it appears to be cracked. If any further damage occurs due to this project it will have to be repaired. (photo attached)

STORMWATER DISPOSAL

SYSTEM NOT AVAILABLE

The proposed building work is to be sited on land which Council has identified as not being serviced by a public stormwater system. All stormwater runoff from any new roofs or hard standing areas shall be collected and disposed of on-site via a Chartered Professional Engineer certified system, to the satisfaction of the District Engineer.

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.

RURAL 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 Rural Water Supply administered by Council. However this property is not presently connected to this supply so the application form attached is required for approval to have a new connection installed.

Please note that restrictions or conditions may be imposed with regard to water usage. Note all costs are payable by the applicant.

SEWERAGE DISPOSAL

SYSTEM NOT AVAILABLE

The proposed building work is to be sited on land which Council has identified as not being serviced by a public sewerage system. Any on-site effluent disposal system will need to comply with the appropriate Regional Council standards. Please refer to these standards before applying for the building work due to possible on-site constraints which may require a special engineering design of the effluent disposal system. In this case, or if a Land Use Consent is required, it will need to be demonstrated that the appropriate Regional Council standards can be met.

The effluent disposal system shall comply with Bay of Plenty Regional Council On-site Effluent Treatment Regional Plan.

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.)

PERMITTED ACTIVITY

ROTORUA DISTRICT PLAN

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

PERFORMANCE STANDARDS

RURAL D

The activity is permitted subject to compliance with the performance standards and requirements of the Rural D zone.

Signed for and on behalf of the Council:

Name: Ann Kelly

Position: Consents Solutions Business Support Advisor

Signed: 

Date: 26 MAR 2015



Form 2

Application No/BC: PIM/BC
Property # #: 73495

RESIDENTIAL

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: 47 Mamaku St. Mamaku

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

Legal description of land where building is located: Lot 1 DP 85420 Site area: 1011 m²

Sec _____ Block _____

Building name: _____ Valuation No: _____

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

Number of levels: [Above & below ground] 1

____ Level/Unit No: _____ Floor area: _____ (sq m) [Indicate area affected by the building work] Current, lawfully established, use: Relocated Dwelling Year First Constructed: _____ [Add no. of occupants per level and per use if more than 1] _____

2. OWNER

Name of Owner: Lynlee-Ann Gurrin

Contact person: _____

Mailing address: 37a Mallard drive Selwyn heights. Rotorua

Street address/registered office: _____

Phone No: _____ Landline: _____

Mobile: 0276655334 Daytime: _____

After hours: _____ Facsimile: _____

Email: lynleegurrin@yahoo.com

Website _____

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

Name of Agent: _____

Contact person: _____

Mailing address: _____

Street address/registered office: _____

Phone No: _____ Landline: _____

Mobile: _____ Daytime: _____

After hours: _____ Facsimile: _____

Email: _____

Website _____

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

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] Lynlee-Ann Curran request that you issue one of the following [for the building work described in this application]:

Signature: [Signature] Date: _____

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]

Relocation of dwelling on to site, bedroom extension, new decks, verandah & porch
- METRO ECO TINY POD WOODBURN

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]:

\$ 40,000 [State estimated value as defined in section 7 of the Building Act 2004]

7. CONTACTS [Provide all details where relevant]

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].

<p>DESIGNER: Name: <u>Graham Jenner DESIGN</u> Address: <u>9 Reeme St., Ngongotaha</u> Email: <u>Phone/Fax 07 357-4129</u> Telephone: _____ LBP No: <u>BPI00575</u> License Class: DESIGN <u>2</u></p>	<p>ENGINEER: Name: <u>Cheal Consultants LTD</u> Address: _____ Email: _____ Telephone: <u>349 8459</u> Reg No: _____ License Class: DESIGN</p>
<p>BUILDER: <u>GRAEME NIAO</u> Name: <u>T.B.A.</u> Address: <u>SIGA TE TEKO RD</u> Email: <u>TE TEKO</u> Telephone: _____ LBP No: <u>NO</u> License Class: CARPENTRY <u>07323 6734</u></p>	<p>BRICK / BLOCK LAYER: Name: _____ Address: _____ Email: _____ Telephone: _____ Reg No: _____ License Class: BLOCKLAYING</p>
<p>ROOFER: Name: _____ Address: _____ Email: _____ Telephone: _____ Reg No: _____ License Class: ROOFING or CARPENTRY (delete one)</p>	<p>EXTERNAL PLASTERER: Name: _____ Address: _____ Email: _____ Telephone: _____ Reg No: _____ License Class: EXTERNAL PLASTERING</p>
<p>FOUNDATIONS / FLOORS: Name: <u>T.B.A.</u> Address: _____ Email: _____ Telephone: _____ Reg No: _____ License Class: FOUNDATIONS or CARPENTRY (delete one)</p>	<p>GAS FITTER: Name: _____ Address: _____ Email: _____ Telephone: _____ Reg No: _____</p>
<p>PLUMBER: Name: <u>T.B.A.</u> Address: _____ Email: _____ Telephone: _____ Reg No: _____</p>	<p>DRAIN LAYER: Name: <u>T.B.A.</u> Address: _____ Email: _____ Telephone: _____ Reg No: _____</p>
<p>LICENSED BUILDING PRACTITIONER: Name: _____ Address: _____ Email: _____ Telephone: _____ Reg No: _____ License Class: _____</p>	<p>OTHER KEY PERSONNEL: Name: _____ Address: _____ Email: _____ Telephone: _____ Reg No: _____ License Class: _____</p>

8. 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:

Plans, numbered 1 & 2, A4 detail sheets

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
<input checked="" type="checkbox"/> B1 Structure	<input type="checkbox"/> AS1NZS1170 <input checked="" type="checkbox"/> B1/AS1 <input checked="" type="checkbox"/> NZS3604 <input type="checkbox"/> NZS4229 <input type="checkbox"/> Other	<input type="checkbox"/> B1/VM1 <input type="checkbox"/> Other	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Engineer <input type="checkbox"/> Other (Specify): _____
<input checked="" type="checkbox"/> B2 Durability	<input checked="" type="checkbox"/> B2/AS1	<input type="checkbox"/> B2/VM1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Engineer <input type="checkbox"/> Other (Specify): _____
<input type="checkbox"/> C1-6 Protection from Fire	<input type="checkbox"/> C/AS1 <input type="checkbox"/> C/AS2 <input type="checkbox"/> C/AS3 <input type="checkbox"/> C/AS4 <input type="checkbox"/> C/AS5 <input type="checkbox"/> C/AS6 <input type="checkbox"/> C/AS7 <input type="checkbox"/> C/VM1	<input type="checkbox"/> C/VM1 <input type="checkbox"/> C/VM2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Engineer <input type="checkbox"/> Other (Specify): _____
<input type="checkbox"/> D1 Access routes	<input type="checkbox"/> D1/AS1 <input type="checkbox"/> NZS 4121		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Engineer <input type="checkbox"/> Other (Specify): _____
<input type="checkbox"/> D2 Mechanical installation for access	<input type="checkbox"/> D2/AS1 <input type="checkbox"/> D2/AS2 <input type="checkbox"/> D2/AS3 <input type="checkbox"/> NZS 4121		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Engineer <input type="checkbox"/> Other (Specify): _____
<input checked="" type="checkbox"/> E1 Surface water	<input checked="" type="checkbox"/> E1/AS1 <input type="checkbox"/> AS3500	<input type="checkbox"/> E1/VM1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input checked="" type="checkbox"/> E2 External moisture	<input checked="" type="checkbox"/> E2/AS1 <input type="checkbox"/> E2/AS2 <input type="checkbox"/> SED <input type="checkbox"/> E2/AS3	<input type="checkbox"/> E2/VM1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input type="checkbox"/> E3 Internal moisture	<input type="checkbox"/> E3/AS1 <input type="checkbox"/> Other		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input type="checkbox"/> F1 Hazardous agents on site	<input type="checkbox"/> F1/AS1	<input type="checkbox"/> F1/VM1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input type="checkbox"/> F2 Hazardous building materials	<input type="checkbox"/> F2/AS1		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input type="checkbox"/> F3 Hazardous substances and processes	<input type="checkbox"/> F3/AS1	<input type="checkbox"/> F3/VM1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input type="checkbox"/> F4 Safety from falling	<input type="checkbox"/> F4/AS1		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input type="checkbox"/> F5 Construction and demolition hazards	<input type="checkbox"/> F5/AS1		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input type="checkbox"/> F6 Visibility in escape routes	<input type="checkbox"/> F6/AS1		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input checked="" type="checkbox"/> F7 Warning systems	<input checked="" type="checkbox"/> F7/AS1		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Engineer <input type="checkbox"/> 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
<input type="checkbox"/> F8 Signs	<input type="checkbox"/> F8/AS1 <input type="checkbox"/> NZS 4121		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input type="checkbox"/> G1 Personal hygiene	<input type="checkbox"/> G1/AS1 <input type="checkbox"/> NZS 4121		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input type="checkbox"/> G2 Laundering	<input type="checkbox"/> G2/AS1 <input type="checkbox"/> NZS 4121		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input type="checkbox"/> G3 Food preparation and prevention of contamination	<input type="checkbox"/> G3/AS1 <input type="checkbox"/> NZS 4121		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input checked="" type="checkbox"/> G4 Ventilation	<input checked="" type="checkbox"/> G4/AS1	<input type="checkbox"/> G4/VM1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input type="checkbox"/> G5 Interior environment	<input type="checkbox"/> G5/AS1	<input type="checkbox"/> G5/VM1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input type="checkbox"/> G6 Airborne impact sound	<input type="checkbox"/> G6/AS1	<input type="checkbox"/> G6/VM1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input checked="" type="checkbox"/> G7 Natural light	<input checked="" type="checkbox"/> G7/AS1	<input type="checkbox"/> G7/VM1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input type="checkbox"/> G8 Artificial light	<input type="checkbox"/> G8/AS1	<input type="checkbox"/> G8/VM1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input type="checkbox"/> G9 Electricity	<input type="checkbox"/> G9/AS1	<input type="checkbox"/> G9/VM1	<input type="checkbox"/>	<input type="checkbox"/>	By certification only
<input type="checkbox"/> G10 Piped services	<input type="checkbox"/> G10/AS1	<input type="checkbox"/> G10/VM1	<input type="checkbox"/>	<input type="checkbox"/>	By certification only
<input type="checkbox"/> G11 Gas as an energy source	<input type="checkbox"/> G11/AS1		<input type="checkbox"/>	<input type="checkbox"/>	By certification only
<input type="checkbox"/> G12 Water supplies	<input type="checkbox"/> G12/AS1 <input type="checkbox"/> G12/AS2	<input type="checkbox"/> G12/VM1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input checked="" type="checkbox"/> G13 Foul water	<input checked="" type="checkbox"/> G13/AS1 <input type="checkbox"/> G13/AS2 <input type="checkbox"/> AS3500 <input type="checkbox"/> G13/AS3	<input type="checkbox"/> G13/VM1 <input type="checkbox"/> G13/VM4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input type="checkbox"/> G14 Industrial liquid waste	<input type="checkbox"/> G14/AS1	<input type="checkbox"/> G14/VM1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input type="checkbox"/> G15 Solid waste	<input type="checkbox"/> G15/AS1		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input checked="" type="checkbox"/> H1 Energy efficiency	<input checked="" type="checkbox"/> H1/AS1	<input type="checkbox"/> H1/VM1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____

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]

Purpose group [select all relevant]

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

							Applicant to complete								
There are no specified systems in the building <input checked="" type="checkbox"/>							COUNCIL	Existing	New	Altered	Added	Removed	Inspection performance standards	Maintenance performance standards	Reporting frequency
Any system installed from below to be accompanied by procedures for inspection and routine maintenance. [Council to vet and verify in first column.]															

Specified Systems Prescribed by Building Act 2004 Compliance Schedule Handbook 25 May 2007

Ss16 Cable cars	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
------------------------	--------------------------	--------------------------	--------------------------	--------------------------	--------------------------	--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

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

National Environmental Standard Checklist

Other information relevant to this application: *[Please specify]:* _____

Document Set ID: 2886853
 Version: 1, Version Date: 17/04/2015

COUNCIL USE ONLY

ESTIMATED TOTAL VALUE OF WORK

\$ 40K. GST inclusive Project floor area _____ m²

FEE PAYABLE

Project Information Memorandum	\$ <u>225-00</u>
Building Administration	\$ <u>205-00</u>
Technical Processing fee	\$ <u>65-00</u>
Inspection fee	\$ <u>—</u>
Certificate of Title	\$ <u>15-00</u>
Other	\$ <u>—</u>
LODGEMENT FEE	\$ <u>1060-00.</u>
Technical Processing fee	\$ <u>89.00</u>
Inspection fee	\$ <u>1624.44</u>
Industry Levy (DBH)	\$ <u>80.40</u>
Industry Levy (BRANZ)	\$ <u>40.00</u>
BCA Levy	\$ _____
Rural ID #	\$ _____
Compliance Schedule	\$ _____
Specified Systems	\$ _____
Vehicle Crossing	\$ <u>—</u>
Street Damage ✓	\$ <u>500.00</u>
Water Connection	\$ _____
Sewer Connection	\$ _____
Peer Review	\$ _____
NZFS	\$ _____
Development Contribution	\$ _____
_____	\$ _____
_____	\$ _____
TOTAL BALANCE PAYABLE	\$ <u>2333.84</u>

Lodgement deposit	\$ <u>1060</u>
Date paid	<u>17.3.15</u>
Receipt No.	<u>273218</u>
Consent fee balance	\$ <u>2333.84</u>
Date paid	<u>15/4/15</u>
Receipt No.	<u>298262</u>

Granted by Alic
 Signature _____
 Date 10/4/15

Issued by A Kelly
 Signature _____
 Date 16.4.15

Please complete
 Forward any refunds or further invoices to:

BUILDING CONSENT ACCOUNT

TAX INVOICE: REGISTRATION NO. 10-801-397



Rotorua District Council
1061 Haupapa Street
Private Bag 3029, Rotorua.
Telephone: 07 348 4199. Facsimile 07 349 0993.

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

GURRAN, LYNLEE-ANN
37A MALLARD DRIVE
SELWYN HEIGHTS
ROTORUA 3015

Customer Reference:

Invoice No: 339877
Application No: 73495
Valuation No: 07050 085 01
Legal Description: LOT 1 DPS85420
Site Location: 47 MAMAKU STREET, MAMAKU
Owners Name: GURRAN, LYNLEE-ANN
Date: April 10, 2015
Agent Name:

DESCRIPTION	CHARGE	GST AMOUNT	TOTAL FEE
PIM PROCESSING FEE	195.65	29.35	225.00
CONSENT ADMIN FEE	178.26	26.74	205.00
CERTIFICATE OF TITLE	13.04	1.96	15.00
INITIAL TECHNICAL PROCESSING FEE	534.78	80.22	615.00
ADDITIONAL TECHNICAL PROCESSING FEE-TIME RELATED	77.39	11.61	89.00
INSPECTION FEES CALCULATED DURING PROCESSING	1,412.56	211.88	1,624.44
MBIE LEVY	69.91	10.49	80.40
BRANZ LEVY	40.00	0.00	40.00
DAMAGE BOND	500.00	0.00	500.00
<i>phone by nancy to pick up</i>			
Building Consent Fees Chargeable	3,021.59	372.25	\$3,393.84
Prepaid at Lodgment 2015 273218	921.74	138.26	1,060.00
Previous Payment	-2,951.17	-442.67	-3,393.84
Invoice Payment due	5051.02	676.66	\$2,333.84

PAYMENT REQUIRED WITHIN 28 WORKING DAYS

For Direct Credit please pay to: BNZ, Rotorua, 020412 0234516 00 and quote Invoice number **339877** and **BC73495** as reference.

8 April 2015

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

GURRAN, LYNLEE-ANN
37A MALLARD DRIVE
SELWYN HEIGHTS
ROTORUA 3015

Dear Madam

Request for Further Information on PIM / BC Application.

Building Consent Number: 73495 P29400
Project Location: 47 MAMAKU STREET, MAMAKU
Project Description: RELOCATED DWELLING AND METRO ECO TINY PED
WOODBURNER

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:

Order made notes on these plans 10/4/15

1. NZS 3604:2011 is noted as one of your means of compliance for structure, the following details need to be amended or submitted to demonstrate compliance:

- Subfloor skirt (solid or Slates) Ventilation must be noted on plans, also indicate location of access panel.

base has cantilevered joists, dir. movement at the top of base doubling

- Finish floor height to be noted on plans.

450 clear height

- Bearer treatment to be noted on plans.

U3-2

2. Building wraps to be indicated on plans for both roof and walls.

breath type - can with comply

3. Roofing material (New) to be confirmed durability requirements will be met in connection with the existing roof cladding. If additional priming is required for compatibility a note must be added on the plans.

paint to be applied, color steel under painted gable so is compatible!

4. Wall soffit junction to be added to plans *ref NZBC E2/ AS1.*

E2/AS1 deleted soffit

5. Solid Fuel Heater requires the following points clarified:

- Flue Height and specifications.

1st minimum

- It shows on the floor plan the location of the solid fuel appliance will be close to the existing doors, confirm which way the curtain will open, if they are behind the appliance

- Curtain restraints are required and clearance distances still adhered for.

noted on plans that curtain restraints do slip below into danger zone

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 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



CS Charlie Sefuiva
Building Inspector

1. NZS 3604:2011 is noted as one of your means of compliance for structure, the following details need to be amended or submitted to demonstrate compliance:
 - Subfloor skirt (solid or Slates) Ventilation must be noted on plans, also indicate location of access panel.
 - Finish floor height to be noted on plans.
 - Bearer treatment to be noted on plans.
2. Building wraps to be indicated on plans for both roof and walls.
3. Roofing material (New) ^{MEET} to be confirmed durability requirements will be meet in connection with the existing roof cladding. If additional priming is required for compatibility a note must be added on the plans.
4. Wall soffit junction to be added to plans *ref NZBC E2/ AS1*.
5. Solid Fuel Heater requires the following points clarified:
 - Flue Height and specifications.
 - It shows on the floor plan the location of the solid fuel appliance will be close to the existing doors , confirm which way the curtain will open , if they are behind the appliance
Curtain restraints are required and clearance distances still adhered for.

7
BC 73499 47 Mamaku Street
4

C Sefuiva

Solid Fuel Burner Processing Checklist

Building Consent No. <u>73499</u>		Processor Name: <u>C Sefilva</u>			Comments/ reason for decision
Solid Fuel Heater C1, B1, E2, E3, B2, F7, G4					
1	Is the appliance 'clean air' approved? Ref: Ministry for the Environment web site for a list of approved appliances (not applicable if over 2 ha)	(P)	F	N/A	CHECKED NRE WEBSITE - ELO TINY AGO
2	Entire floor plan showing distances to windows/doors and flammable materials (Line drawings to show all windows and doors! curtains are restrained if close to fire)	(P)	(F)	N/A	CONVERTING FLOOR PLAN RE: DINING ROOM ROOM
3	Means of Escape not been effected by installation of SFH	P	F	(N/A)	NRE NOT EFFECTED BY SFH.
4	Manufacturer specifications provided? (Ensure specific make and model of appliance to be installed is nominated in manufacturer's specifications.)	(P)	F	N/A	MOTRO FIRE, TINY AGO
5	Hearth dimensions and fixings (Manufacturer's technical literature provided with application)	(P)	F	N/A	AS TO MANUFACTURER LABELS
6	Is heat transfer mitigated? (Clearance distances specific to make and mode of appliance are stated in manufacturer's specifications)	(P)	F	N/A	MANUFACTURER SPECIFICATIONS
7	Ventilation provided? (opening windows to room)	(P)	F	N/A	9222. BRASSING 5% FLOOR AREA 5/4/11 COMPLIANT
8	Seismic restraint (Refer to manufacturer's specifications)	(P)	F	N/A	2 012 0 4 UNBOLTED / 16 gauge screws
9	Domestic smoke alarm(s) detailed on floor plan (Refer to NZBC F7 for requirements within 3m of sleeping areas and on escape route of each level)	(P)	F	N/A	LOCATED 3 METERS AWAY FROM
10	Construction of hearth details Acceptable solution or manufacturer's tested hearth	(P)	F	N/A	NO HEARTH REQUIRED.
11	Flashing details? Roof/wall penetrations. NZBC E2 or EPDM (alternative solution accepted by Council due to product history)	(P)	F	N/A	COMPLETE 10 YEAR FLASHING NRE 5/4/11.
12	Flue heights above roof	P	(F)	N/A	REI
13	Cross section through roof provided?	(P)	F	N/A	REF HOUSE REPORT.
Wet back addition G12,H1					
14	Can the appliance be fitted with a wet back? Ref: Ministry for the Environment web site for a list of approved appliances (not applicable if over 2 ha)	P	F	(N/A)	NO WETBACK. NRE
15	Producer statement/certificate required after installation? Note on building consent (e.g. radiators, pumps etc)	P	F	(N/A)	"
16	Tempering valve for new wet backs?	P	F	(N/A)	"
17	Wetback installation diagram (Fully vented system? Under/Over piping needs to be independently vented)	P	F	(N/A)	"
Other Solid Fuel Heaters, Central Heating etc B1,B2,C1,G4,G12					
18	Second hand fires must have a producer statement from a recognised expert	P	F	(N/A)	NEW FIRE (SOLID FUEL HEATER)
19	Diesel burners have isolating tap? (Do they require automatic cut off solenoid?)	P	F	(N/A)	"
20	Exterior diesel burners clear of opening windows/doors? (See instructions for clearance or refer to NZS 5621)	P	F	(N/A)	"
21	Piping layout included on plan (radiators)	P	F	(N/A)	"
22	Producer statement/certificate required after installation? Note on building consent (e.g. radiators, pumps etc)	P	F	(N/A)	"
23	Open fire complies with C/AS1 parts 9-9.5	P	F	(N/A)	"

P = Pass
F = Non-compliance with the Building Code – further information required
N/A = Not Applicable

Other considerations (waivers and modifications- alternative solutions, TL and PS format, authors- warnings and bans- section 37,75 etc)

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.



Resited Building Processing Checklist

Ref: CP 07
 Ver: 07
 Issued: 16 January 2014
 IT-646506
 Page 1 of 5

Processor Name: **C Sefuiva** Building Consent No. **73495**

Building Act					Comments/ reason for decision
1	PIM issued? (subject to conditions)	<input checked="" type="radio"/> P	F	N/A	26-7-15 AM NOTES REF FOR NOTE
2	Sec 36 - Has a Development Contribution Notice been attached to the PIM?	P	F	<input checked="" type="radio"/> N/A	DC NOT REQUIRED
3	Section 37 notice issued?	P	F	<input checked="" type="radio"/> N/A	MEETS ALL, 201 DIMIT NOT REQUIRED
4	Sec 39 - Are there any issues associated with Historic Places Trust?	P	F	<input checked="" type="radio"/> N/A	NO ISSUES WITH H.P.T.
5	Sec 67 - Is the building consent subject to a waiver or modification? Sign off by TL/ MBS, condition BC, create information notice, advise Chief Executive, MBIE.	P	F	<input checked="" type="radio"/> N/A	NO WAIVER OR MODIFICATION
6	Sec 72 - Is land subject to natural hazards? (Erosion, Falling Debris, Inundation, Subsidence, Slippage) Sign off by TL/ MBS, condition BC, notify appropriate authority for lodgement on title.	P	F	<input checked="" type="radio"/> N/A	NO SECTION 72 NO SOFT GEOTECH SECTIONS 4.
7	Sec 75 - Is the building constructed on 2 or more allotments? Condition BC, notify appropriate authority for lodgement on title. If there are no party walls, or the allotments have been amalgamated, exempt from section 75 Certificate.	P	F	<input checked="" type="radio"/> N/A	NOT OVER TWO ALLOTMENTS
8	Sec 84 - LBP's or Owner Builder/Designer listed for Restricted building Work (complete separate checklist and create information on property file where owner involved in design or construction)	<input checked="" type="radio"/> P	F	N/A	DESIGNER NOTES BUILDER NOMINATED DOES NOT HOLD A CURRENT L.B.P. LICENSE.
9	Sec 113 - Specified intended life? Condition BC, create information notice.	P	F	<input checked="" type="radio"/> N/A	INDEFINITE 20 YEARS PLUS
10	Site plan mirrors that of C.T. and location of existing building similar to G.V?	<input checked="" type="radio"/> P	F	N/A	SITE PLAN MIRROR C.T.
11	Sec 362V - Is the building a household unit being constructed by or on behalf of a commercial on seller for the purpose of sale?	P	F	<input checked="" type="radio"/> N/A	WITHHELD BY OWNER.
12	Has all information been provided for the type of building (resite report)? Habitable/non habitable building etc and any actions or repairs considered?	<input checked="" type="radio"/> P	F	N/A	HABITABLE BUILDING (Dwelling) REMEDIAL WORK REQUIRED
Specification					Comments/ reason for decision
13	Job specific specification	<input checked="" type="radio"/> P	F	N/A	COMPREHENSIVE NOTES/SITE SPECIFIC
Ground Works / Siting / Site Preparation C1-6,B1					Comments/ reason for decision
14	Distances to boundaries & other buildings on the site	<input checked="" type="radio"/> P	F	N/A	COMPREHENSIVE SITE PLAN
15	Special features of land or ground conditions (Engineer Design)?	<input checked="" type="radio"/> P	F	N/A	CHECK SOIL REPORT ON FILE REF NOTES/RECOMMENDATION
16	Is wind zone correctly specified for the site?	<input checked="" type="radio"/> P	F	N/A	MEDIUM WIND ZONE.
17	Contours on site plan	<input checked="" type="radio"/> P	F	N/A	CONTOUR NOTES ON PLAN
Footings/ Foundation/ Piles B1,B2					Comments/ reason for decision
18	Footing size, depth in ground (pile or insitu-concrete)	<input checked="" type="radio"/> P	F	N/A	PILES (DRIVEN PILES)
19	Reinforcing size and cover	P	F	<input checked="" type="radio"/> N/A	NO REINFORCING NOTES
20	Foundations relevant to cladding type and no of storey's	<input checked="" type="radio"/> P	F	N/A	SINGLE STOREY - LIGHT CLADDING.
21	Load paths (point load from roof structure)	P	F	<input checked="" type="radio"/> N/A	EXISTING LOGO MAY GOVERN
22	Masonry block work	P	F	<input checked="" type="radio"/> N/A	NO MASONRY BLOCK WORK DETAILS

Footing/ Foundation/ Piles Cont - B1,B2				Comments/ reason for decision
23	Tanking to foundation walls, drainage (internal/external)	P	F	N/A NOT A REQUIREMENT
24	Sub floor bracing calculations	P	F	N/A SUB FLOOR BRACING CALCULATIONS ON FILE.
25	Pile connection details	P	F	N/A NEW 200x200x5000x6 FIG 6.5.
Footing/ Foundation/ Piles Continued B1,B2				Comments/ reason for decision
26	Timber pile grade & treatment	P	F	N/A 140 500 HS PILE
27	Up lift for verandah posts (calculations for volume of footing)	P	F	N/A 90x90 NEW BOLTS TO ORDL
Bearers B1,B2				Comments/ reason for decision
28	Bearer spans, grade, spacing, treatment specified? <i>TREATMENT RFI</i>	P	F	N/A EXISTING RELOCATED / NEW EXTENSION 90x90
Subfloor spaces B1,B2				Comments/ reason for decision
29	Ventilation	P	F	N/A RFI
30	Access and crawl space	P	F	N/A RFI
Concrete floor B1,B2,E2				Comments/ reason for decision
31	Floor height above finished ground level	P	F	N/A TIMBER 400 FLOOR / NO CONCRETE FLOOR
32	Hard fill detailed (< 600 mm in depth)	P	F	N/A " "
33	DPM detail	P	F	N/A " "
34	Slab thickness / thickenings	P	F	N/A " "
35	Reinforcing and its support	P	F	N/A " "
36	Shrinkage Control Joints	P	F	N/A " "
37	Bottom plate fixings	P	F	N/A " "
Water Supplies G12				Comments/ reason for decision
38	Potable water	P	F	N/A RDC CONNECTION 9/01/98.
39	Hot water heating design (all relevant valves, venting requirements, water temperature)	P	F	N/A EXISTING
Sanitary Plumbing G13				Comments/ reason for decision
40	Specific installation std noted	P	F	N/A EXISTING PLUMBING NO CHANGE
41	Waste pipe size / gradients	P	F	N/A NO PROBL REVISIONS
42	Waste pipe length / venting (stacks, multi fixtures to discharge pipe)	P	F	N/A " " "
Sanitary Drainage G13				Comments/ reason for decision
43	Correct lateral and depth to allow gravity feed	P	F	N/A SCOUR TANK / O SET.
44	Drainage pipe size / gradients	P	F	N/A 100MM O.V.C (1:60)
45	Drainage pipe length / ventilation	P	F	N/A EXISTING.
46	Overflow relief gully (ORG)	P	F	N/A GULLY MARKS NOTED.
47	Access/ inspection/ rodding points or chambers (entering or exiting under slab)	P	F	N/A TO BE BUILT TO CONFIRM LOCATION
Stormwater Drainage E1,G12				Comments/ reason for decision
48	External gutters (capacity per down pipe/m2 roof)	P	F	N/A EXISTING 1/4 ROOFS A.V.C.
49	Downpipes (per m2 of roof)	P	F	N/A DOWNS - EXISTING AND 1 NEW. NEW E1/201 COMPLIANT.
50	Are sump details provided (E1 surface water control for hardstand areas)?	P	F	N/A NO NEW HARDSTAND AREAS

Stormwater Drainage Cont E1,G12				Comments/ reason for decision	
51	Soak hole size been specified for catchment? (50m of roof a soak hole – guidance – min 900dia x 1200mm deep or SED for pour draining areas).	P	F	N/A	
Effluent Disposal Systems G12				Comments/ reason for decision	
52	Has Regional Council approval been granted.	(P)	F	N/A	Compliance with OSET Policy
53	Specific design (in accordance with regional plan)	(P)	F	N/A	FOUNDED SYSTEM.
Internal Stairs / Landings / Handrails/ Barrier D1,F4				Comments/ reason for decision	
54	Location of handrails (more than 2 risers)	P	F	(N/A)	NO HANDRAILS NOTED ON PLAN
55	Stair riser and going (tread)	P	F	(N/A)	4 4 4 4 4
56	Landing dimensions (400mm clearance in front of door opening onto the landing)	(P)	F	(N/A)	> 400mm
57	Barrier design (B1 assessment)	P	F	(N/A)	NO CHANGE OF LEVEL / NO ROLL > 1:1000
Electrical F7,G9,G10				Comments/ reason for decision	
58	Electrical plan (optional) Smoke alarms (compulsory)	(P)	F	N/A	LOCATED WITH SMOKE ALARM / W/ALARM NOTED
Fire Safety C1-6				Comments/ reason for decision	
59	Means of Escape <24m DEOP or 60m TOP	(P)	F	(N/A)	24m DEOP.
60	Fire rated walls, floors	P	F	(N/A)	> 1m TO NEAREST BOUNDARY
61	Bottom plate/stud fixing details	P	F	(N/A)	" " "
62	Cantilevered foundation/ slab detail	P	F	(N/A)	" " "
63	Combustible claddings (non-combustible when within 1m of boundary). 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.	P	F	(N/A)	> 1m TO NEAREST BOUNDARY
64	Eaves encroachment (Roof/eaves extends to within 650mm of a boundary, the eaves and supporting wall needs to be fire rated 30/30/30.) Clause 7.8.5 NZBC C Docs	P	F	(N/A)	" " " "
65	Specific design (Firth system or NZS 4229 available)	P	F	(N/A)	SED NOT REQUIRED

P = Pass = Compliance with the Building Code
F = Fail = Non-compliance with the Building Code – further information required
N/A = Considered but Not Applicable to this Project

Producer Statements						
Acceptance Guidelines						
PS will be accepted from approved persons recognised as having appropriate technical competence / qualifications / experience / history within their specific discipline.						
Circle Statement Type: PS 1 – Design PS 2 – Design Review				Comments: NO ENGINEERING COMMENT		
Category: (circle)	PSI	CALCS	SPECS	DRAWINGS	PS2	Producer Statements formatted as below & architectural plans are signed by Engineer
Structural						
Geotechnical						
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
- 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
- Clearly identifying what part of the building consent work is covered by the Producer Statement
- Provide the sum of Provisional Indemnity Insurance held
- The author's name and signature
- Qualifications
- Address
- Registration Number
- Membership of Professional Organisation
- Date the Producer Statement was produced.

Statements of Compliance;

1. Rotorua District Council will accept a statement of compliance in assessing compliance with the Building Code. Statements of compliance can include, but are not limited to:
 - Buildable truss plans and associated documentation
 - Appraisal certificates

2. Statements of compliance require the following as a minimum to be accepted by the Rotorua District Council:

- Who has issued the statement of compliance
- Product name
- Address of relevant property (where applicable)
- Description of application (where applicable)
- Date
- Name and signature
- Registration/license number (where applicable)
- Address of author

Notes on Acceptance of Producer Statement and/or Statements of Compliance (Reasons for your decision to accept from a particular author):

--

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 continued and or other considerations

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<p>The following listed and attached checklists have been completed to support justification for issuing the building consent</p>	
---	--

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.

Assessment for extension

2 pages taken from
domestic dwelling project
checklist

C Sefuiva

Footings/ Foundation/ Piles B1,B2,E2				Comments/ reason for decision	
19	Footings size, depth in ground (<i>pile or insitu-concrete</i>)	P	F	N/A	
20	Reinforcing size and cover	P	F	N/A	
21	Foundations relevant to cladding type, no of storey's	P	F	N/A	
22	Load paths (<i>point load from roof structure</i>)	P	F	N/A	
23	Masonry block work	P	F	N/A	
24	Tanking to foundation walls, drainage (<i>internal/ external</i>)	P	F	N/A	
25	Sub floor bracing calculations	P	F	N/A	
26	Pile connection details	P	F	N/A	
27	Timber pile size, grade & treatment	P	F	N/A	
28	Up lift for verandah posts (<i>calculations for volume of footing</i>)	P	F	N/A	
Bearers B1,B2				Comments/ reason for decision	
29	Bearer size, spans, grade, spacing, treatment specified?	P	F	N/A	
Floor Joists B1,B2				Comments/ reason for decision	
30	Joist grade, treatment, size, spacing	P	F	N/A	
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 B1,B2				Comments/ reason for decision	
38	Flooring thickness and clearance to ground	P	F	N/A	
Subfloor spaces B1,B2,H1				Comments/ reason for decision	
39	Ventilation	P	F	N/A	
40	Access and crawl space	P	F	N/A	
Concrete floor B1,B2,E2				Comments/ reason for decision	
41	Floor height above finished ground level	P	F	N/A	
42	Hard fill detailed (< 600 mm in depth)	P	F	N/A	
43	DPM detail	P	F	N/A	
44	Slab thickness & thickenings	P	F	N/A	
45	Reinforcing and its support	P	F	N/A	
46	Shrinkage Control Joints	P	F	N/A	
Wall Framing B1,B2				Comments/ reason for decision	
47	Bottom plate fixings <i>sec 6 table 6.14</i>	<input checked="" type="radio"/>	F	N/A	<i>NCS3604:2011 Compliant</i>
48	Framing treatment/ grade	<input checked="" type="radio"/>	F	N/A	<i>SSP #12L</i>
49	Framing setout appropriate for the cladding system?	<input checked="" type="radio"/>	F	N/A	<i>@ 600 ctrs</i>

Wall Framing cont. B1,B2				Comments/ reason for decision	
50	Stud height, size & spacing in relation to wind zone correct?	(P)	F	N/A	2-4m @600 c/m medium wind zone
51	Top plate, lintel fixings / connections for uplift	(P)	F	N/A	new 604:2011 for nicks & fixing.
52	Top plate for load bearing/ bracing (diaphragm ceiling)	P	F	(N/A)	no diaphragm ceiling
53	Lintel size & grade	(P)	F	N/A	558 + 4:2.
54	Nogs behind apron flashing, up stand to deck.	P	F	(N/A)	no goren flashing
Bracing/Walls/Ceiling B1,B2				Comments/ reason for decision	
55	Wall bracing elements & fixings identified & detailed (Are wall bracing elements clear of showers?)	(P)	F	N/A	extend 26m length. 1/2 wall bracing NW bracing 87700
56	Wall bracing schedule, calculations & distribution	(P)	F	N/A	951N 10760 " "
57	Dragon ties/ diaphragm ceiling	P	F	(N/A)	no dragon ties diaphragm ceiling
Roof Bracing B1,				Comments/ reason for decision	
58	Bracing (space, plane or ceiling plane)	(P)	F	N/A	1/2 span notes on plan roof area 250m2. 2009.11.11.12.
Roof Framing B1,B2				Comments/ reason for decision	
59	Buildable truss layout/ design statement	P	F	(N/A)	PITCHED ROOF
60	Have load paths been correctly addressed?	(P)	F	N/A	LOD9 north approach
61	Ceiling joist & runner spacing, size, span, grade,	(P)	F	N/A	Ceiling structure 70x45 @400 c/m
62	Beam, spans & sizes (hip, valley, ridge, verandah)	(P)	F	N/A	VALLEY 109H 80m
63	Treatment of structural members	(P)	F	N/A	4:2 558.
64	Do rafter spacing, spans, size & grade,	(P)	F	N/A	140 x 45
65	Purlin spacing's, span, size, grade,	(P)	F	N/A	70 x 45 558 4:2 @900 c/m
66	Roof framing fixings (truss, purlin beams, rafters etc) (1 row from screws)	(P)	F	N/A	PURLIN TWO NUTS & SCREWS RAFTERS TWO NUTS & SCREWS 2 NUTS.
67	Ceiling batten spacing, span, size	P	F	(N/A)	Ceiling structure nogg 70x45 @400 c/m
Roof Cladding E2,E1,E2				Comments/ reason for decision	
68	Roof type, profile and pitch 3° pitch	(P)	F	N/A	concreted concrete.
69	Roofing underlay (spreaders over concrete tiled roof, requirement for anti ponding bds <17°)	P	F	N/A	RFI - NO VTOO END REQUIRED
70	Have details & flashings been provided for the hips, ridges, valleys, aprons & barges?	(P)	F	N/A	change of pitch flashing.
71	Stop end details	P	F	(N/A)	
72	Roof penetrations	(P)	F	N/A	FLUE 600mm steel soffit flashing
73	Internal metal gutter capacity & overflow	P	F	(N/A)	NO INTERNAL METAL GUTTER
74	Durability (differing materials are compatible, coatings applicable for corrosion zone)	P	F	(N/A)	RFI - NEW ROOF BRICKS.
Membrane Roofs/Gutters B1,B2,E1,E2				Comments/ reason for decision	
75	Membrane type and pitch	P	F	(N/A)	NO MEMBRANE ROOF GUTTER
76	Substrate thickness & treatment	P	F	(N/A)	" " " "
77	Gutter capacity & overflow	P	F	(N/A)	" " " "

Exterior Cladding B2,E2					Comments/ reason for decision
78	Risk matrix assessed	(P)	F	N/A	RISK matrix assessed conforms score 2
79	Type of cladding/ claddings	(P)	F	N/A	12mm dry / better.
80	Building wrap specified appropriate & compatible with cladding. (air barrier) Refer E2, Table 23.	P	(F)	N/A	RFI
81	Construction details for the drained cavity system	P	F	(N/A)	ORIG FIX
82	Have drainage paths been considered?	(P)	F	N/A	Joins - window / door details
83	Flashing details provided for window & door openings (inc Cill flashing to doors/full length windows)	(P)	F	N/A	new cill / door connections
84	Internal and external corner details are provided	(P)	F	N/A	INTERNAL & external cill details
85	Junctions between differing claddings are detailed	P	F	(N/A)	new cladding with existing.
86	Have parapets/enclosed deck barrier junctions/flashings been detailed?	P	F	(N/A)	no parapets or deck barriers
87	Construction/movement/shrinkage joints been detailed relevant to cladding	P	F	(N/A)	no shrinkage joints required
88	Wall/soffit junctions	P	(F)	N/A	RFI
89	Brick ties, lintels & shelf angle size and treatment	P	F	(N/A)	no brick veneer
90	Are all fixings relevant for bracing & or corrosion zone?	(P)	F	N/A	fixings ok for corrosion zone.
91	Timber profiles have appropriate weather grooves	(P)	F	N/A	manufactured timber profiles
92	All plaster/coating systems are a complete and approved system (endorse BC to ensure statement provided on completion)	P	F	(N/A)	no plaster system cladding.
Enclosed decks B2,E1,E2					Comments/ reason for decision
93	Timber treatment, grade, size span & spacing (2 kpa)	P	F	(N/A)	no enclosed deck
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 B1,B2,D1,E3,G1,G2,G3,G13					Comments/ reason for decision
99	Kitchen facilities (sink, cooker, refrigeration, benches)	P	F	(N/A)	NO CHANGE TO EXISTING layout
100	Laundry facilities	P	F	(N/A)	NO ADDS FIXTURES (unitary)
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)	" " "
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)	" " "
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)	" " "

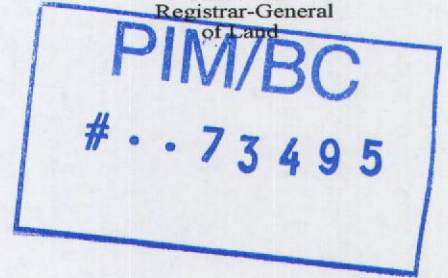


**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy

R. W. Muir
Registrar-General
of Land



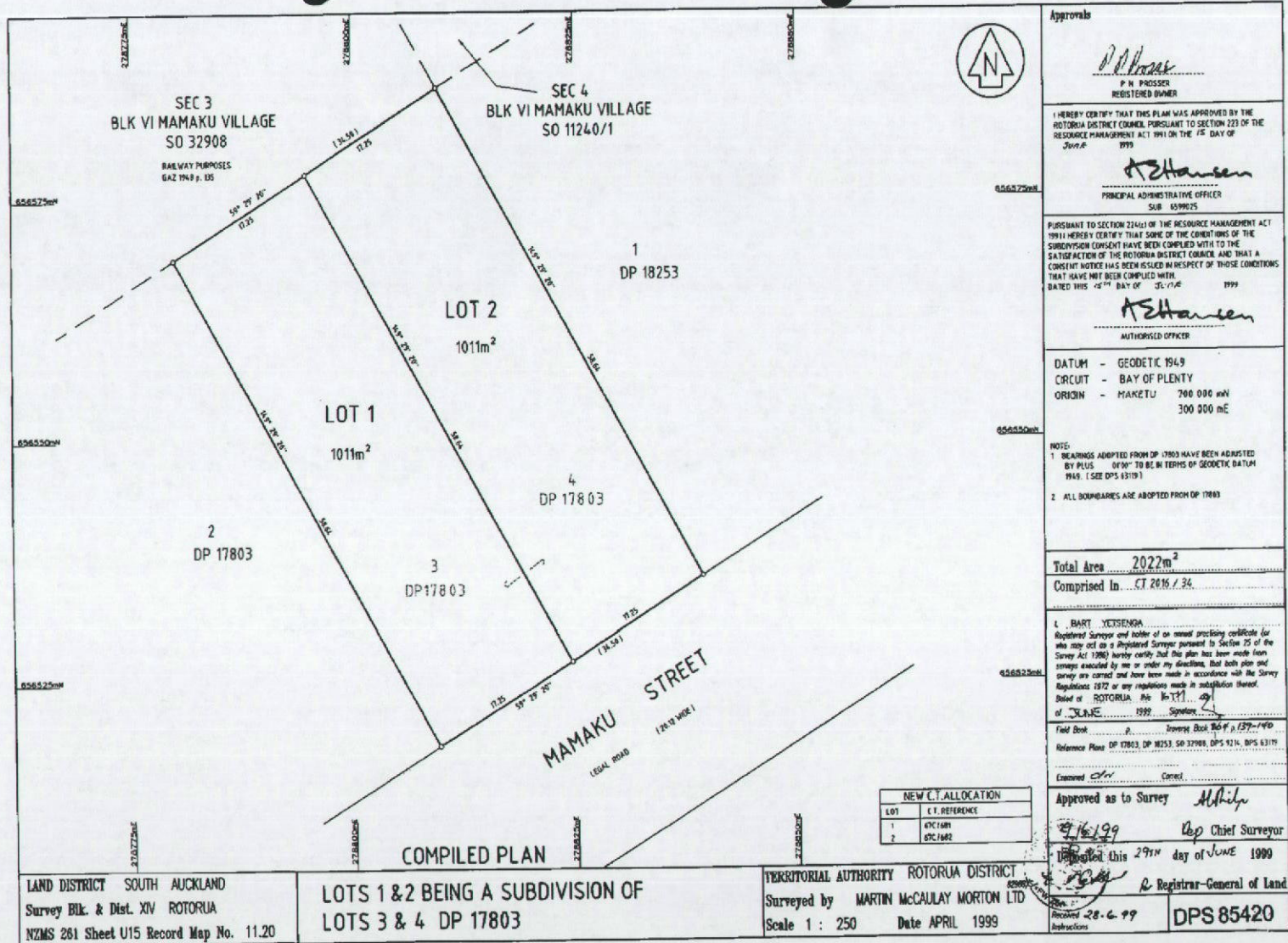
Identifier SA67C/681
Land Registration District South Auckland
Date Issued 29 June 1999

Prior References
SA2016/34

Estate Fee Simple
Area 1011 square metres more or less
Legal Description Lot 1 Deposited Plan South Auckland
85420

Proprietors
Lynlee-Ann Gurran

Interests
B552255.1 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - produced 28.6.1999 at 11.24 am and entered 29.6.1999 at 9.00 am
8389671.2 Mortgage to Trustees for the time being of Credit Union Lakeland - 19.1.2010 at 3:52 pm
9926193.1 Variation of Mortgage 8389671.2 - 18.12.2014 at 8:56 am



6 JUL 1999



Western Bay of Plenty District Council

PIM/BO

Building Consent Application Checklist RESIDENTIAL

. . 7 3 4 9 5

Address: 47 Mamaku St. Mamaku **Date Vetted:** 16-03-2015

Restricted Building Work? Yes No

Building Consent Category R1 R2 R3 PIM

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 #		Council Use		
General Documentation Required				<input checked="" type="checkbox"/> Section Checked		
<input checked="" type="checkbox"/> Yes	N/A		Application form completed in full and signed	<input checked="" type="checkbox"/> Yes	No	N/A
<input checked="" type="checkbox"/> Yes	N/A		Lodgement fee (refer to Schedule of Fees and Charges for amount)	<input checked="" type="checkbox"/> Yes	No	N/A
Payment details:						
Name to be on invoice:						
<input checked="" type="checkbox"/> Yes	N/A	2 set	Two (2) complete sets of drawings/report/specification/plans and other relevant documents are required	<input checked="" type="checkbox"/> Yes	No	N/A
<input checked="" type="checkbox"/> Yes	N/A		Provide an A3 set of plans for PIM/ or an electronic version, if applicable	<input checked="" type="checkbox"/> Yes	No	N/A
<input checked="" type="checkbox"/> Yes	N/A		Form 2A Certificate of Design Work	<input checked="" type="checkbox"/> Yes	No	N/A
<input checked="" type="checkbox"/> Yes	N/A		All drawings must meet the minimum requirements of the technical drawings standard AS/NZS1100 with a minimum font size of Microsoft Word text size 8	<input checked="" type="checkbox"/> Yes	No	N/A
Yes	<input checked="" type="checkbox"/> N/A	—	Are you applying for owner/builder exemption? If yes, the appropriate documentation including Form 2b is to be supplied	Yes	No	<input checked="" type="checkbox"/> N/A
Yes	<input checked="" type="checkbox"/> N/A	—	Index provided for plans and specifications	Yes	No	<input checked="" type="checkbox"/> N/A
<input checked="" type="checkbox"/> Yes	N/A	1:06	All plans to be to a recognised metric scale and drawn in black ink (not pencil or red pen)	<input checked="" type="checkbox"/> Yes	No	N/A
<input checked="" type="checkbox"/> Yes	N/A		All documents must have at least 10mm margin on all outer edges with no information in them	<input checked="" type="checkbox"/> Yes	No	N/A
<input checked="" type="checkbox"/> Yes	N/A		All documents including photocopies must be legible	<input checked="" type="checkbox"/> Yes	No	N/A
<input checked="" type="checkbox"/> Yes	N/A		All plans are to be titled and dated (or version number)	<input checked="" type="checkbox"/> Yes	No	N/A
Yes	<input checked="" type="checkbox"/> N/A		Do not use grid or lined paper	Yes	No	<input checked="" type="checkbox"/> N/A
<input checked="" type="checkbox"/> Yes	N/A		Have all Licensed Building Practitioners been identified, if applicable	<input checked="" type="checkbox"/> Yes	No	N/A

Comments – Council Use Only

Customer Use Circle as appropriate		Doc ref./ page #		Council Use		
Legal Documentation Required				<input checked="" type="checkbox"/> Section Checked		
Yes <i>RDC</i>	N/A	<i>RDC</i> <i>See notes</i>	Full, current (less than three months old) Certificate of Title and survey plan is required for all new dwellings and external building work. All consent notices, encumbrances and easement instruments. If not provided Council can supply a CT but it will attract an additional fee. NB: If a cross lease, please also provide a flats plan	Yes	No	N/A
Yes	N/A	—	Sale and purchase agreement with settlement date provided (if applicable)	Yes	No	N/A
Yes	N/A	—	Full copy of lease agreement (if applicant is lessee)	Yes	No	N/A
Site/Location Plan				<input checked="" type="checkbox"/> Section Checked		
Yes	N/A	1	North Point	Yes	No	N/A
Yes	N/A	1	Road frontage indicated and street named	Yes	No	N/A
Yes	N/A	1	Location of all existing and proposed buildings	Yes	No	N/A
Yes	N/A	1	Distance of buildings to boundaries and distance between existing and proposed buildings including eaves and gutters	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	1	Show how wind zone was determined	Yes	No	N/A
State windzone:						
Yes	N/A	1	Earthquake zone determined	Yes	No	N/A
Yes	N/A	1	Durability determined	Yes	No	N/A
Yes	N/A	1	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	1	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	1	Dimensions and location of parking spaces shown onsite	Yes	No	N/A
Yes	N/A	1	Existing and proposed access for vehicles	Yes	No	N/A
Yes	N/A	—	Sediment control plan	Yes	No	N/A
Yes	N/A	—	Fire walls shown (if applicable – please provide firewall design)	Yes	No	N/A
Yes	N/A	—	If building under or near transmission lines, please show transmission plan area	Yes	No	N/A
Yes	N/A	SED	Has site assessment of soil conditions been provided to 3604:2011?	Yes	No	N/A
Yes	N/A	2	To what standard has this building been designed?	Yes	No	N/A
Yes	N/A	—	Natural hazards (see definitions of Natural Hazard NZBA 2004 section 71)	Yes	No	N/A
Comments – Council Use Only						
<i>check soil report</i>						

Customer Use Circle as appropriate		Doc ref./ page #		Council Use		
Plumbing and Drainage				<input checked="" type="checkbox"/> Section Checked		
<input checked="" type="checkbox"/> Yes	N/A	505	Means of compliance e.g. G13 or AS3500	<input checked="" type="checkbox"/> Yes	No	N/A
Yes	<input checked="" type="checkbox"/> N/A	—	All existing SEWERS, sewer connections and sewer drains shown including Territorial Authority services	Yes	No	<input checked="" type="checkbox"/> N/A
Yes	<input checked="" type="checkbox"/> N/A	—	All existing STORMWATER drains and connections shown including Territorial Authority services	Yes	No	<input checked="" type="checkbox"/> N/A
<input checked="" type="checkbox"/> Yes	N/A	1, 2	Proposed sewer and stormwater drains/soak holes shown	<input checked="" type="checkbox"/> Yes	No	N/A
Yes	<input checked="" type="checkbox"/> N/A	—	Existing and proposed potable water supply and water supply for firefighting shown (rural sites only)	Yes	No	<input checked="" type="checkbox"/> N/A
<input checked="" type="checkbox"/> Yes	N/A	1	All existing and proposed sanitary fittings including pipe sizes and gradients (isometric)	Yes	No	<input checked="" type="checkbox"/> N/A
Yes	<input checked="" type="checkbox"/> N/A	—	Specifications proprietary or tiled shower – supply waterproof membrane specifications for tiled showers	Yes	No	<input checked="" type="checkbox"/> N/A
<input checked="" type="checkbox"/> Yes	N/A	—	Standard Regional Council design system or Regional Council approved effluent disposal system	<input checked="" type="checkbox"/> Yes	No	N/A
<input checked="" type="checkbox"/> Yes	N/A	2	Specifications for hot water heating system including seismic restraints	<input checked="" type="checkbox"/> Yes	No	N/A
Yes	<input checked="" type="checkbox"/> N/A	—	Water Supply Schematic (if more than one floor)	Yes	No	<input checked="" type="checkbox"/> N/A
Yes	<input checked="" type="checkbox"/> N/A	—	Backflow preventer shown – type and location (if applicable)	Yes	No	<input checked="" type="checkbox"/> N/A
<input checked="" type="checkbox"/> Yes	N/A	1	Stormwater disposal design and calculations	<input checked="" type="checkbox"/> Yes	No	N/A
Foundation Plan				<input checked="" type="checkbox"/> Section Checked		
<input checked="" type="checkbox"/> Yes	N/A	2	Foundation design details	<input checked="" type="checkbox"/> Yes	No	N/A
<input checked="" type="checkbox"/> Yes	N/A		Engineer design, calculations and PS1 provided	<input checked="" type="checkbox"/> Yes	No	N/A
<input checked="" type="checkbox"/> Yes	N/A	2	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	<input checked="" type="checkbox"/> Yes	No	N/A
Yes	<input checked="" type="checkbox"/> N/A	—	Upper Storey floor design if applicable	Yes	No	<input checked="" type="checkbox"/> N/A
<input checked="" type="checkbox"/> Yes	N/A	2	Floor joist layout for floors and decks	Yes	No	N/A
Floor Plan				<input checked="" type="checkbox"/> Section Checked		
<input checked="" type="checkbox"/> Yes	N/A	2	Plan of all floors describing the function of each room	<input checked="" type="checkbox"/> Yes	No	N/A
<input checked="" type="checkbox"/> Yes	N/A	2	Show all doors, windows and ventilation including enclosed space ventilation	<input checked="" type="checkbox"/> Yes	No	N/A
Yes	<input checked="" type="checkbox"/> N/A	—	For additions and alterations, the existing shall be shown separately to the "proposed" and to the same scale for comparison	Yes	No	<input checked="" type="checkbox"/> N/A
<input checked="" type="checkbox"/> Yes	N/A	2	Stairs, handrails and decking shown showing dimensions and details	<input checked="" type="checkbox"/> Yes	No	N/A
Yes	<input checked="" type="checkbox"/> N/A	—	Square metre of floor plans	Yes	No	<input checked="" type="checkbox"/> N/A
<input checked="" type="checkbox"/> Yes	N/A	2	Lintel sizes/beam sizes and proprietary system design	<input checked="" type="checkbox"/> Yes	No	<input checked="" type="checkbox"/> N/A
Yes	<input checked="" type="checkbox"/> N/A	—	Disabled access to building showing dimensions and details	Yes	No	<input checked="" type="checkbox"/> N/A
Yes	<input checked="" type="checkbox"/> N/A	—	Disabled access toilet showing dimensions and details	Yes	No	<input checked="" type="checkbox"/> N/A
Yes	<input checked="" type="checkbox"/> N/A	—	Surface finishes to wet areas (walls and floor to laundry, kitchen and bathroom).	Yes	No	<input checked="" type="checkbox"/> N/A
Yes	<input checked="" type="checkbox"/> N/A	—	State any change of use	Yes	No	<input checked="" type="checkbox"/> N/A
<input checked="" type="checkbox"/> Yes	N/A	2	Smoke alarms position shown	<input checked="" type="checkbox"/> Yes	No	N/A
Comments – Council Use Only						

Customer Use Circle as appropriate		Doc ref./ page #		Council Use		
Elevations				<input checked="" type="checkbox"/> Section Checked		
Yes	N/A	2	North, South, East and West elevations	Yes	No	N/A
Yes	N/A	✓	Overshadowing labelled to correspond with points on site plan shown on all elevations	Yes	No	N/A
Yes	N/A	2	Height from ground level to apex of building	Yes	No	N/A
Yes	N/A	2	Show existing finished ground levels/floor levels and proposed finished ground levels/floor levels	Yes	No	N/A
Yes	N/A	2	For timber floors show subfloor ventilation and access	Yes	No	N/A
Yes	N/A	2	Stairs, handrails and decking shown	Yes	No	N/A
Yes	N/A	2	Cladding systems, roofing type and any other relevant details	Yes	No	N/A
Yes	N/A	2	Window Schedule	Yes	No	N/A
Yes	N/A	2	Roof pitch and chimneys (show height of chimney in relation to ridge)	Yes	No	N/A
Yes	N/A	✓	Alterations to land contour, retaining, cuts, fill and batters	Yes	No	N/A
Weathertightness				<input checked="" type="checkbox"/> Section Checked		
Yes	N/A		Is a weathertight claim or a building surveyor's report involved with this application?	Yes	No	N/A
Yes	N/A		If project is subject to a weathertight homes claim, has an assessor's report been supplied?	Yes	No	N/A
Yes	N/A		Level of supervision proposed and by whom?	Yes	No	N/A
Specifications and Other Documentation				<input checked="" type="checkbox"/> Section Checked		
Yes	N/A		Two sets of specifications that make reference to NZBC, which are relevant and to current NZ standards	Yes	No	N/A
Yes	N/A		Specifications should be project specific and appropriate to the building construction. It should be laid out in easily followed sections shown in an index covering methods and materials that are not included in the building plans, e.g. pipe work materials quoting up to date references	Yes	No	N/A
Yes	N/A	AA	H1 calculations	Yes	No	N/A
Yes	N/A	AA	E2 Risk Matrix	Yes	No	N/A
Cross Section				<input checked="" type="checkbox"/> Section Checked		
Yes	N/A	2	Drawings showing constructional details of foundations	Yes	No	N/A
Yes	N/A	2	Drawings showing wall ceiling, stud heights and stud sizes	Yes	No	N/A
Yes	N/A	2	Drawings showing roof construction	Yes	No	N/A
Yes	N/A	✓	Drawings showing balustrades and barriers	Yes	No	N/A
Framing Plan/Bracing Plan				<input checked="" type="checkbox"/> Section Checked		
Yes	N/A	2	Bracing details – type and fixings	Yes	No	N/A
Yes	N/A	AA	Bracing calculations	Yes	No	N/A
Yes	N/A	2	Framing plan	Yes	No	N/A
Yes	N/A	2	Top and bottom plate fixing details	Yes	No	N/A
Yes	N/A	2	Roof purlins hold down details	Yes	No	N/A
Yes	N/A	2	Lintel fixing details	Yes	No	N/A
Yes	N/A		Upper storey(s) floor design, if applicable	Yes	No	N/A
Yes	N/A	2	Floor joist layout for floors and decks	Yes	No	N/A
Comments – Council Use Only						
relocatable dwelling.						

Customer Use Circle as appropriate		Doc ref./ page #		Council Use		
Roof Plan				<input checked="" type="checkbox"/> Section Checked		
Yes	N/A	2	Roof plan and roof bracing	Yes	No	N/A
Yes	N/A	2	Truss types/roof framing layout	Yes	No	N/A
Yes	N/A	✓	Truss manufacturer PS1 – dated and signed	Yes	No	N/A
Specific Design Engineering				<input checked="" type="checkbox"/> Section Checked		
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
Retaining Walls/Site Works				<input checked="" type="checkbox"/> Section Checked		
Yes	N/A	✓	Site Plan indicating position and height of retaining walls and drainage points	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	✓	Engineering design and barrier details where required	Yes	No	N/A
Yes	N/A	✓	Show cuts battered to a safe angle	Yes	No	N/A
Yes	N/A	✓	Provide information on silt run off control	Yes	No	N/A
Swimming Pool/Spa Pool				<input checked="" type="checkbox"/> Section Checked		
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. Show 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 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	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 nearest gulley trap	Yes	No	N/A
Yes	N/A	✓	Backflow preventer shown – type and location	Yes	No	N/A
Solid Fuel Heaters				<input checked="" type="checkbox"/> Section Checked		
Yes	N/A	2	Floor plan showing position of SFH and location and distance of all smoke alarms	Yes	No	N/A
Yes	N/A	spec	Make/Model memo R1	Yes	No	N/A
Yes	N/A	2	Indicate inbuilt or freestanding	Yes	No	N/A
Yes	N/A	spec	Manufacturers specifications	Yes	No	N/A
Yes	N/A	2	Type of roof (e.g. tile, coloursteel, etc)	Yes	No	N/A
Yes	N/A	2	Flashing details (new or existing)	Yes	No	N/A
Yes	N/A	✓	Wetback diagram and installation details	Yes	No	N/A
Yes	N/A	spec	Seismic restraints provided	Yes	No	N/A
Comments – Council use only						

Solar Heating				<input checked="" type="checkbox"/> Section Checked		
Yes	N/A		Location of solar panels/tubes on roof plan	Yes	No	N/A
Yes	N/A		Location of hot water cylinder and size	Yes	No	N/A
Yes	N/A		Specifications and flashing details	Yes	No	N/A
Yes	N/A		Show location on elevations and compliance with overshadowing	Yes	No	N/A

Comments – Council use only

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

Person completing checklist

Name of person signing: James Date: _____

Signature: _____ Agent Owner Other: _____

Outcome of decisions – Council Use Only	Officer	Date
<input type="checkbox"/> This application was not accepted for lodgement because documentation was incomplete		
<input type="checkbox"/> This application needs to be re-vetted		
<input type="checkbox"/> Documentation is now complete and the application is accepted for lodgement		
<input checked="" type="checkbox"/> Application will now proceed for compliance checking	C Sefuiva	18-03-2015

Time taken to vet application: _____ **minutes**

Council Specific Requirements						
Customer Use Circle as appropriate		Doc. ref/ page #		Council Use		
Tauranga City Council						
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
Rotorua District Council						
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
Whakatane District Council						
Opotiki District Council						
South Waikato District Council						
Kawerau District Council						
Western Bay of Plenty District Council						
Taupo District Council						
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



Form 2A

Memorandum from licensed building practitioner: Certificate of design work

PIM/BC
. . 73495

Section 45 & Section 30C, Building Act 2004

THE BUILDING

Street address of building: 47 Mamaku St
 Suburb: Mamaku Town/City: _____
 Post Code: _____

THE OWNER

Name: Lynlee Gurrin
 Address: 37a Mallard drive
 Suburb: Selwyn heights PO Box/Private Bag: _____
 Town/City: Rotorua Postcode: _____
 Phone: 0276655334 Email: lynleegurrin@yahoo.com

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

Graham Jenner 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 <input checked="" type="checkbox"/> if included Cross <input checked="" type="checkbox"/> if excluded	[If appropriate, provide details of the restricted building work]	[Tick <input checked="" type="checkbox"/> 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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Foundations and subfloor framing	<input type="checkbox"/>	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Walls	<input type="checkbox"/>	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Roof	<input type="checkbox"/>	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Columns and beams	<input type="checkbox"/>	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Other	<input type="checkbox"/>	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
External Moisture Management Systems: E2			
All RBW design work relating to E2	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Damp proofing	<input type="checkbox"/>	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Roof cladding or roof cladding system	<input type="checkbox"/>	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Ventilation system for example, subfloor or cavity)	<input type="checkbox"/>	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Wall cladding or wall cladding system	<input type="checkbox"/>	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Waterproofing	<input type="checkbox"/>	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Other	<input type="checkbox"/>	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Fire Safety Systems			
Emergency warning systems, evacuation and fire service operation systems, suppression or control systems, or other	<input type="checkbox"/>	<input type="checkbox"/> Carried out <input type="checkbox"/> 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: Graham Jenner

LBP or registration number: BP100575

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

Design Entity or Company (optional): Graham Jenner DESIGN

Mailing address (if different from below) 9 Reeme St., Ngongotaha

Phone/Fax 07 357-4129

Street address or registered office:

Suburb: Town/City:

PO Box/Private Bag: Postcode:

Phone No: Landline: Mobile:

Daytime: After hours:

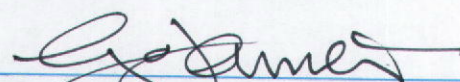
Fax:

Email address: Website:

DECLARATION

I, Graham Jenner 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: 

Date: 16/3/15

RDC-532704

18/3/20154

P29400

47 MAMAKU STR, MAMAKU

B/C 73495

Relocate dwelling onto lot

302(F)

Refer to Cheal Shallow Geotechnical Investigation Report dated 20 February 2015 (15032) submitted with this application.

Refer to all comments and recommendation within this report.

Following Foundation recommendations are required;

1. By a ground treatment approach – involving excavation and removal of unsuitable material together with replacement with engineered fill and suitable compaction to achieve a minimum allowable bearing capacity. This approach may consist of;
 - a) Strip footing as a vertical load bearing foundation at a depth of at least 400mm below existing ground level. First the footing trench shall be undercut to a depth of 2000mm and compacted with clean fill placed in lifts of a maximum thickness of 200mm and compacted sufficiently to achieve 100kPa on the underside of footing. Allow 300mm excavation to each side of the foundation footprint to account for local effects. The footing trenches shall be plate compacted, to ensure allowable bearing capacity of at least 100kPa.

Alternatively –

b) A densified raft of replacement fill down to 800mm deep overlain by an enhanced foundation slab or ribraft foundation system.

2. A specifically designed foundation system to transfer imposed loading to good ground. This solution is likely to comprise drilled or driven timber piles/poles to a depth exceeding 2000mm into the silty sand layer or equivalent which exhibits similar allowance bearing capacity properties of at least 100kPa.

As plans show piles, option 2 may be most practical and can be designed by Cheal or architect.

Once the preferred foundation option has been selected, it is recommended that additional testing of foundation excavation (and fill platform if any) be undertaken to confirm bearing capacity of the soil.

PS4 will be required.

If any variations in the sub soils occur from those described or assumed to exist then the matter should be referred back to Cheal Consultants promptly.

312(f) Access:

Although the vehicle crossing is up to standard, it appears to be cracked. If any further damage occurs due to this project it will have to be repaired. (photo attached)

note: water application form enclosed.

Performance certification

Certificate of construction/installation Onsite wastewater system



Issued by: Draintek Installation Company's name To: Lynlee Gurrin Consent holder

Copy to be supplied to: Rotorua Council Council:

In respect of discharge consent to: AS/NZS 1547-2000 Condition:

Property address: 47 Mamaku street RC73495 Property on which sewage system has been installed

Property legal description: Lot: _____ DP: _____

Installer's name: Paul Cubley Company name: Draintek

Address: _____ Town/city: Tamupo

Phone: 022 372 4699 Email: INFO@draintek.co.nz

I, Paul Cubley Installer's name, duly authorised agent of Rx Plastics Company name

Have read and fully understood the relevant conditions of Rx Plastics and certify that this onsite wastewater system has been constructed and installed in accordance with these conditions as well as the approved design plans attached to this consent.

Installation date: _____ Installer's signature: Paul Cubley Date: _____

Certificate of Training Onsite wastewater system



This is to certify that the owner has been trained and has a firm understanding of the system, how it works and the service requirements

Owner: Lynlee Gurrin

Address: 47 Mamaku street

Approved Certifying Technician:
Paul Cubley

Signed: Paul Cubley Date: _____



Commission/servicing report

AirTech™ 7000 AirTech™ 9000

Owner	Lynlee Gerran	Home	Yes	No	Date
Address	47 Mamaku St	Call first	Yes	No	Telephone
Council	Rotorua	Tank id number			

Electrical

Alarms tested	Water	No	Air	No	Comments
Electric blower box checked and cleaned	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
Lid secured			<input checked="" type="checkbox"/>		

Air blower

Temperature	<input checked="" type="checkbox"/>	High	Comments
Noise level	<input checked="" type="checkbox"/>	High	
Filters cleaned - internal	<input checked="" type="checkbox"/>	No	

Septic chamber

Bio tube filter cleaned							
Accumulation - sludge	<input checked="" type="checkbox"/>	Med	High	Crust	<input checked="" type="checkbox"/>	Med	High
Inlet and junction clear					<input checked="" type="checkbox"/>	No	

Air and sludge return systems

Odour	<input checked="" type="checkbox"/>	High	Comments
Aeration	<input checked="" type="checkbox"/>	Poor	
Air diffuser checked	<input checked="" type="checkbox"/>	No	
Clarification chamber	<input checked="" type="checkbox"/>	Poor	
Sludge return to primary clear	<input checked="" type="checkbox"/>	No	
Sludge accumulation (check depth)		High	<input checked="" type="checkbox"/>

Irrigation chamber

Clean irrigation chamber	<input checked="" type="checkbox"/>	No	Comments
Turbidity		Mg/litre	
Irrigation pump operation pressure	<input checked="" type="checkbox"/>	Fair	Poor
Condition	<input checked="" type="checkbox"/>	Inaccessible	Replace/repair
Irrigation laterals		Ok	Cleaned
Disc filter	<input checked="" type="checkbox"/>	Replaced	Cleaned
Lid covers	<input checked="" type="checkbox"/>	No	

Comments: all working well.

Technician: Paul Cuddy Signed: Paul Cuddy

Homeowner: _____ Signed: _____

**SOLID FUEL HEATER INSTALLATION
STATEMENT OF COMPLIANCE**

Ref: IF 05

Ver: 1

Issued: 21 Jan 2014

Doc No: RDC-432013

Page 1 of 1

DETAILS:

Date: 7/12/2020 Building Consent No: 73495
 Installation of: [make] Metro [model]: wee Rad Base
 Property Address: 47 mamaku street Mamaku Rotorua
 Owners First Name: Lynlee Surname: Gurran

CHECKLIST:

The above fire was installed according to the manufacturer's specifications, Standard AS/NZS 2918.2001 and the approved Building Consent.

It is confirmed that for the installation the following checks were taken:

- Smoke alarms tested and locations checked (3m from each bedroom and on exit path)
- Flashing complies with E2
- Flue extends 600mm above the ridge if within 3m
- Seismic restraints fitted
- Hearth measurement checked and hearth extension fitted if too short
- Flues sealed and fixed with 3 Stainless or Monel fasteners

Freestanding Installation

- Inner liner used in ceiling and extending 200mm above roof penetration
- Support stays installed if flue extends more than 1500mm from penetration
- Photos shall be available to confirm compliance with ceiling and roof space framing requirements.

Insert Installation

- All cracks in masonry cavity filled with fire resistant sealant or matting
- Chimney swept
- No exposed timber in cavity
- Mantle height checked and mantle reflector installed if too low

Installers Name: Nickolas Bridgeman Signature: New Bridgeman

Registration No: _____



Building Code Clause(s)..... B1, B2

PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

(Guidance notes on the use of this form are printed on page 2)

ISSUED BY: Cheal Consultants Limited
(Construction Review Firm)

TO: Lynlee-Anne Gurrán
(Owner/Developer)

TO BE SUPPLIED TO: Rotorua District Council
(Building Consent Authority)

IN RESPECT OF: Driven Piles for Relocatable House Foundation
(Description of Building Work)

AT: 47 Mamaku Street, Mamaku, Rotorua
(Address)
..... LOT DP SO

..... Cheal Consultants Limited has been engaged by Lynlee-Anne Gurrán
(Construction Review Firm)

To provide CM1 CM2 CM3 CM4 CM5 (Engineering Categories) or observation as per agreement with owner/developer
or other services
(Extent of Engagement)

in respect of clause(s) B1, B2 of the Building Code for the building work described in

documents relating to Building Consent No. 73495 and those relating to

Building Consent Amendment(s) Nos. N/A issued during the

course of the works. We have sighted these Building Consents and the conditions of attached to them.

Authorised instructions / variations(s) No. (copies attached)

or by the attached Schedule have been issued during the course of the works.

On by the basis of this these review(s) and information supplied by the contractor during the course of the works
and on behalf of the firm undertaking this Construction Review, I believe on reasonable grounds that All Part
only of the building works have been completed in accordance with the relevant requirements of the Building Consent
and Building Consent Amendments identified above, with respect to Clause(s) B1, B2 of the Building Code.
I also believe on reasonable grounds that the persons who have undertaken this construction review have the necessary
competency to do so.

I, Thomas Brand am: CPEng No. 1013712
(Name of Construction Review Professional) Reg Arch No.

I am a Member of : IPENZ NZIA and hold the following qualifications: B.Sc.(Eng); MIPENZ; CPEng; IntPE(NZ).

The Construction Review Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less
than \$200,000*.
The Construction Review Firm is a member of ACENZ :

SIGNED BY Thomas Brand ON BEHALF OF Cheal Consultants Limited

Date: 26 November 2015 Signature:

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the
Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building
Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of
\$200,000*.

This form is to accompany Forms 6 or 8 of the Building (Form) Regulations 2004 for the issue of a Code Compliance
Certificate.

SITE RECORD 01

Date & Time	29 th April 2015	Job No.	15032
Client Name	Lynlee Gurrin		
Project	Pile Driving and PS4		
Present	Sunil Prasad (SP), Ray Pebbles (RP)		
Weather	Cloudy weather condition		
Plant Onsite	Pile Driving Rig		
Personnel Onsite	3 workers		
Subcontractors	None		

Item	Report	Action
1.	<p>SP arrived on site and meet with the RP to carry out the inspection on the pile driving operation. All the piles that was inspected SP meet the following requirements:</p> <ul style="list-style-type: none"> All piles to a depth exceeding 2000mm and; Achieved less than 50mm per blow 	
2.	<p>After driving few pile the contractor has to stop work due to wet weather condition (start to rain on site). SP asked RP to provide all piles set depth results upon completion.</p> <p><u>See attached results from the Contractor</u></p>	

Signed for
Cheal Consultants Limited: Sunil Prasad.....

Photo 1 – Length of the pole checked

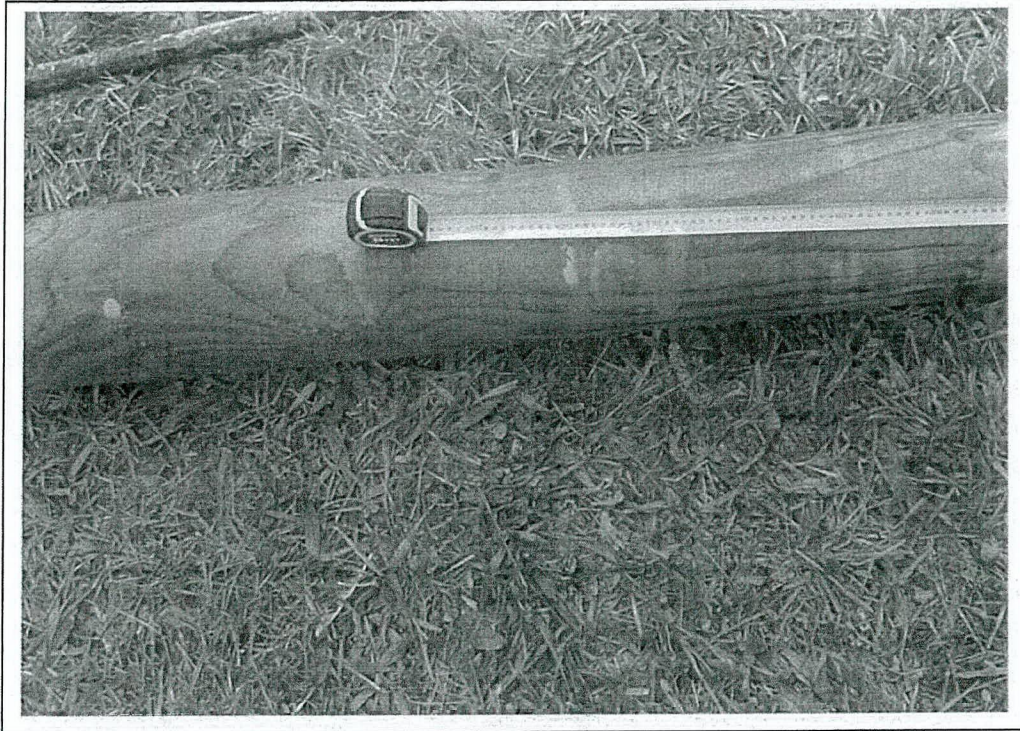


Photo 2 – Pole driving

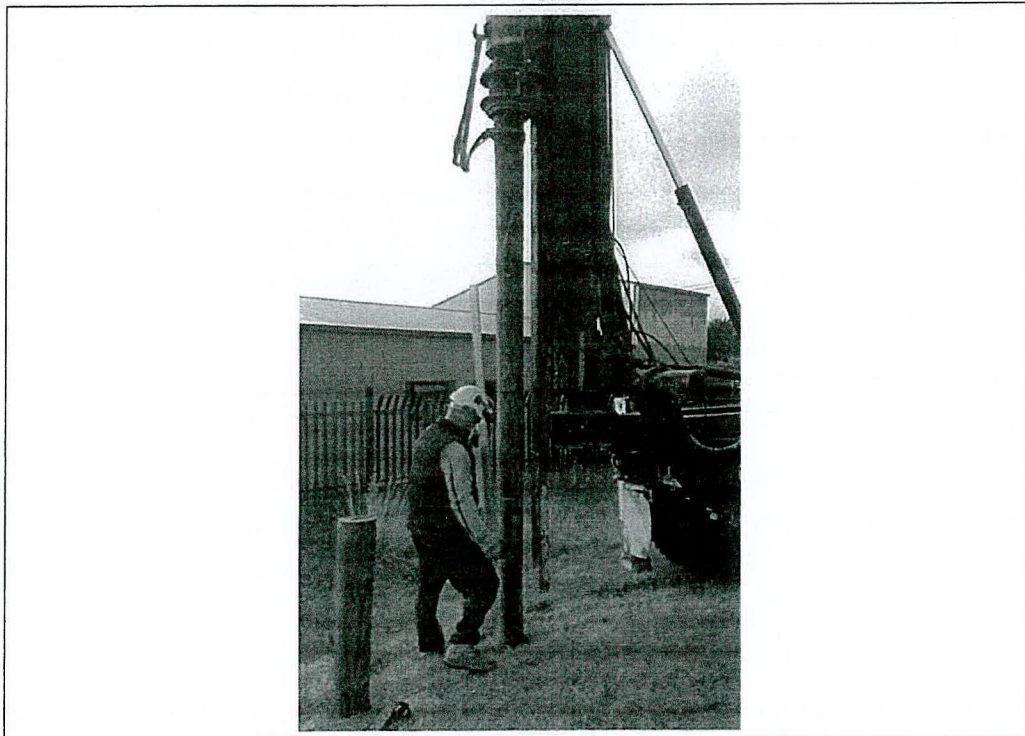


Photo 3 – Checking the set mm per blow



McGAFFIN DRILLING

PILE SETS - GURRAN MAMAKU

A

1. 265 X 10 2.4 - IG
2. 295 X 10 2.4 IG
3. 280 X 10 2.4 IG

B

1. 315 X 10 - 2.5 m - IG
2. 360 X 10 - 2.3 m - IG
3. 440 X 10 - 2.4 m - IG
4. 300 X 10 - 2.4 m - IG
5. 300 X 10 - 2.4 m - IG
6. 380 X 10 - 2.5 m - IG
7. 395 X 10 - 2.4 m - IG
8. 385 X 10 - 2.4 m - IG
9. 365 X 10 - 2.4 m - IG

C

1. 360 X 10 - 2.5 - IG
2. 380 X 10 - 2.5 - IG
3. 420 X 10 - 2.5 - IG
4. 350 X 10 - 2.6 - IG
5. 285 X 10 - 2.4 - IG
6. 280 X 10 - 2.4 - IG
7. 310 X 10 - 2.5 - IG
8. 305 X 10 - 2.5 - IG
9. 305 X 10 - 2.5 - IG
10. 300 X 10 - 2.5 - IG

PILE SETS - GURRAN - MAMAKU

D

1. 380 X 10 - 2.6 - IG
2. 345 X 10 - 2.5 IG
3. 400 X 10 - 2.6 IG
4. 300 X 10 - 2.5 IG
5. 310 X 10 - 2.5 IG
6. 295 X 10 - 2.4 IG
7. 360 X 10 - 2.5 IG
8. 250 X 10 - 2.5 IG
9. 315 X 10 - 2.6 IG
10. 320 X 10 - 2.5 IG

E

1. 340 X 10 - 2.5 IG
2. 325 X 10 - 2.6 IG
3. 375 X 10 - 2.6 IG
4. 400 X 10 - 2.6 IG
5. 305 X 10 - 2.5 IG
6. 310 X 10 - 2.6 IG
7. 285 X 10 - 2.5 IG
8. 300 X 10 - 2.5 IG
9. 350 X 10 - 2.4 IG
10. 250X 10 - 2.4 IG

PILE SETS - GURRAN MAMAKU

F

1. 375 X 10 - 2.3 IG
2. 360 X 10 - 2.6 IG
3. 350 X 10 - 2.6 IG
4. 380 X 10 - 2.6 IG
5. 260 X 10 - 2.5 IG
6. 330 X 10 - 2.5IG
7. 305 X 10 - 2.5 IG
8. 400 X 10 - 2.6 IG
9. 280 X 10 - 2.5 IG
10. 275 X 10 - 2.5 IG

G

1. 295 X 10 - 2.6 IG
2. 360 X 10 - 2.6 IG
3. 330 X 10 - 2.5 IG
4. 365 X 10 - 2.6 IG
5. 290 X 10 - 2.5 IG
6. 280 X 10 - 2.5 IG

PILE SETS – GURRAN MAMAKU

Front room

1. 275 X 10 – 2.5 IG
2. 320 X 10 – 2.5 IG
3. 335 X 10 – 2.5 IG
4. 340 X 10 – 2.5 IG
5. 280 X 10 – 2.4 IG
6. 285 X 10 – 2.4 IG
7. 190 X 10 – 2.3 IG
8. 270 X 10 – 2.5 IG
9. 360 X 10 – 2.5 IG
10. 375 X 10 – 2.6 IG
11. 410 X 10 – 2.5 IG
12. 355 X 10 – 2.5 IG
13. 420 X 10 – 2.6 IG
14. 360 X 10 – 2.4 IG
15. 360 X 10 – 2.7 IG
16. 285 X 10 – 2.6 IG

Rear room

1. 180 x 10 – 2.6 IG
2. 305 X 10 – 2.5 IG
3. 345 X 10 – 2.6 IG
4. 240 X 10 – 2.5 IG
5. 305 X 10 – 2.5 IG
6. 275 X 10 – 2.5 IG
7. 370 X 10 – 2.6 IG
8. 335 X 10 – 2.5 IG
9. 345 X 10 – 2.6 IG
10. 285 X 10 – 2.6 IG
11. 375 X 10 – 2.6 IG
12. 240 X 10 – 2.8 IG

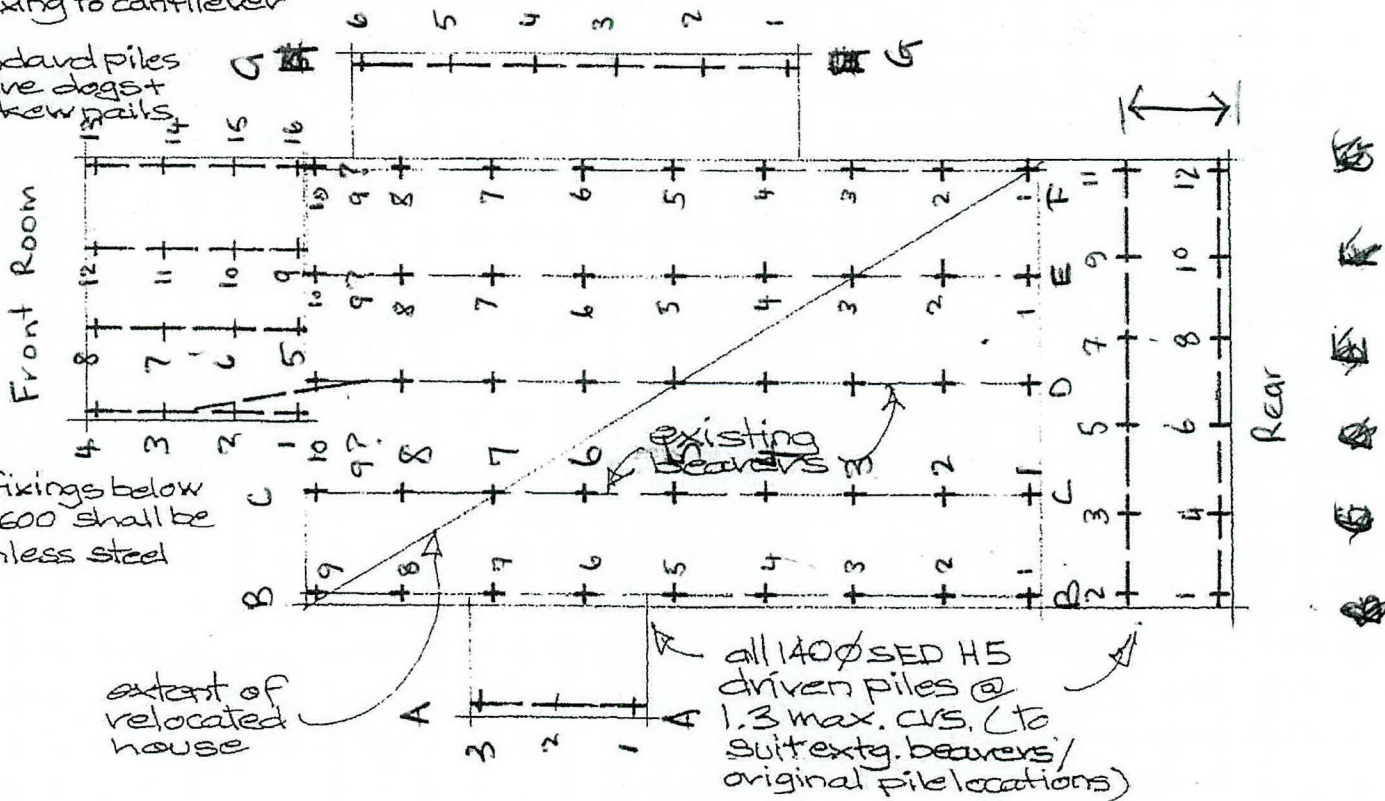
Uyuan Mamau

Pile Fixings

- refer A4 detail sheet for fixing to cantilever pile
- standard piles
- 2x wire dogs + 2x skew nails

• Remainder "

H1.2



Subfloor plan 1:100



SITE RECORD 02

Date & Time	06 November 2015	Job No.	15032
Client Name	Lynlee Gurrán		
Project	Pile Driving and PS4		
Present	Sunil Prasad (SP), Robert Kemp (RK)		
Weather	Fine		
Plant Onsite			
Personnel Onsite			
Subcontractors	None		

Item	Report	Action
1.	SP carried out the final inspection to check the connection between the pile and the bearers. The works were carried out as per the building consent drawings approved by Rotorua Lakes Council.	

Signed for
Cheal Consultants Limited: Sunil Prasad.....

Photo 1 – Connection between piles and bearers

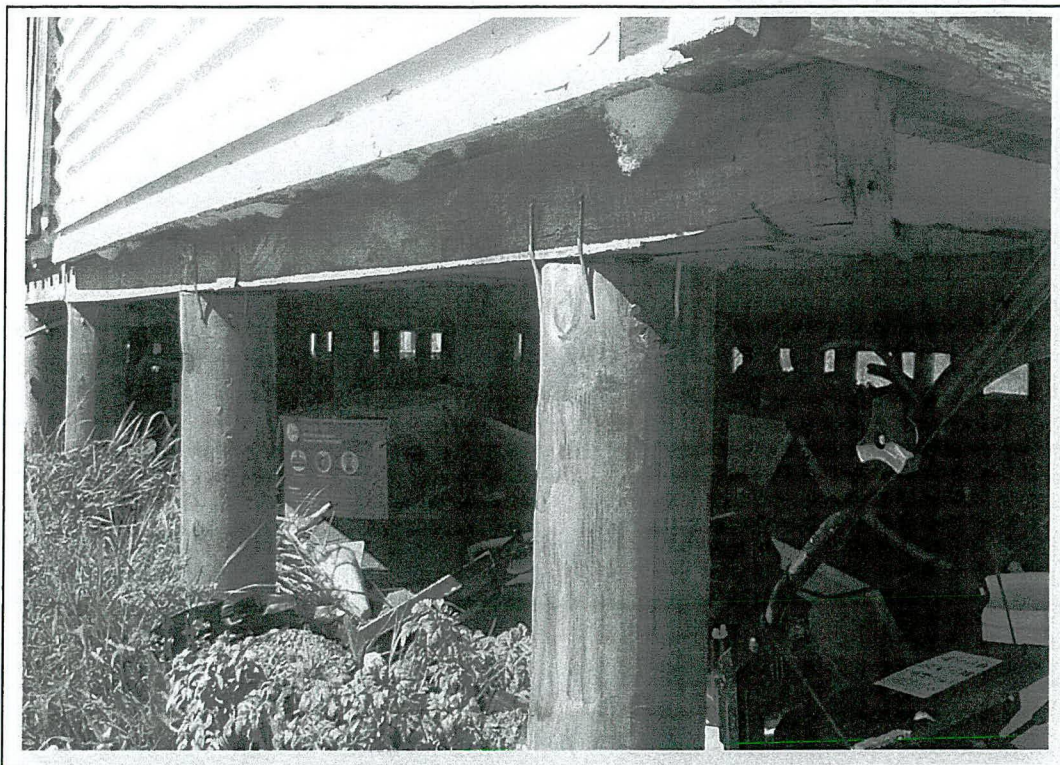


Photo 2 – Details used where existing bearer joins not sitting over the piles

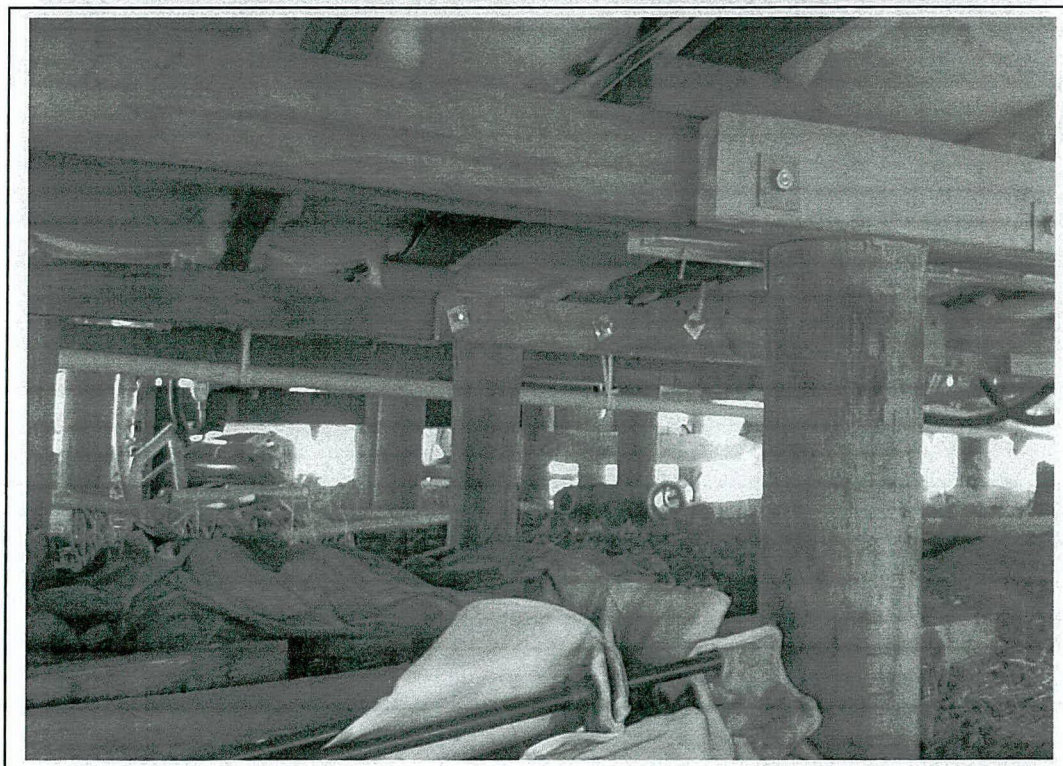
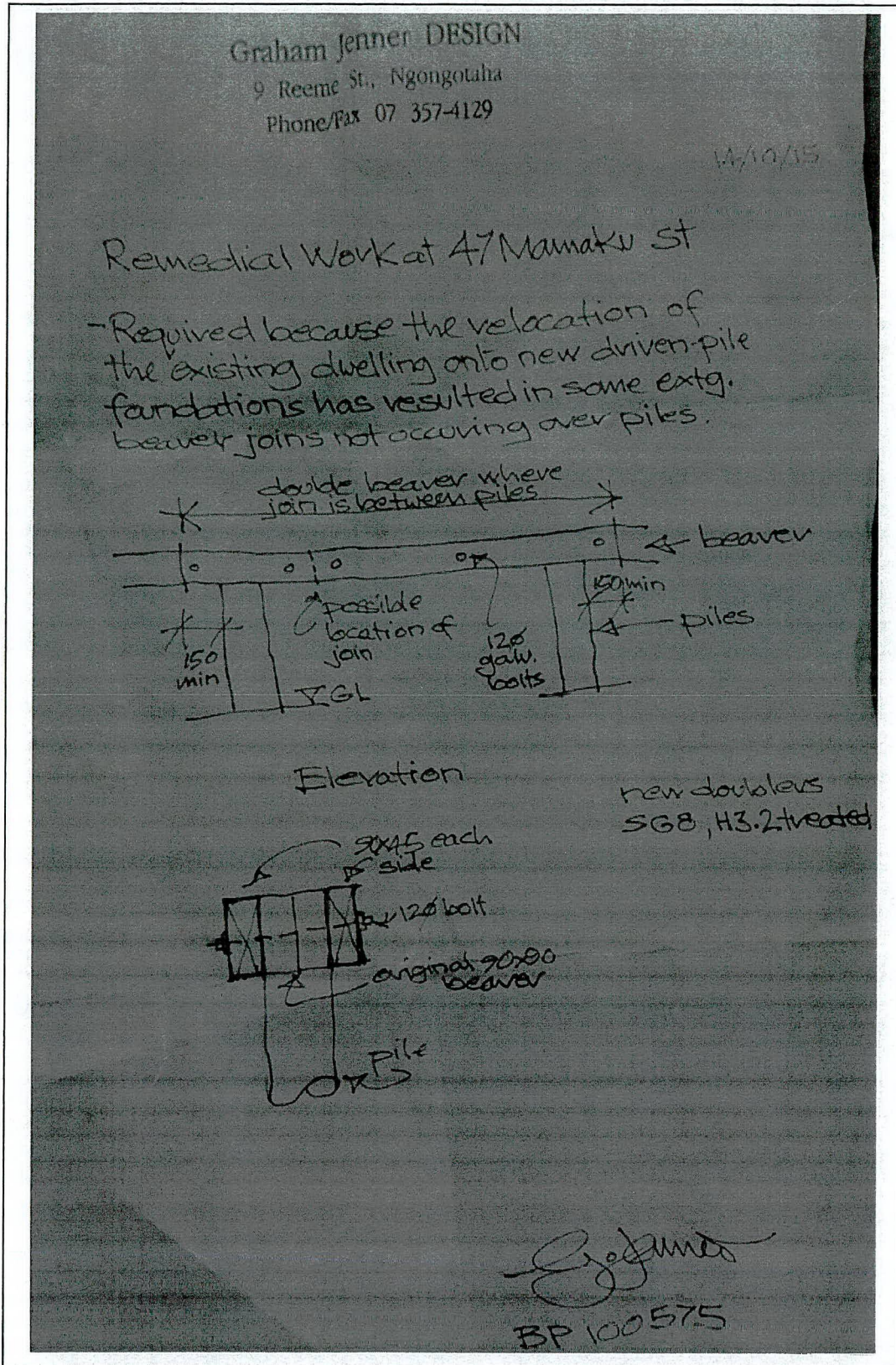
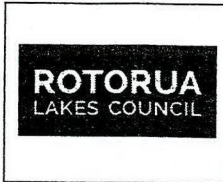


Photo 3 - Drawing showing where existing bearer joins not sitting over the piles





Statement of Compliance
(provided to RLC as certification of workmanship or certain systems)

Ref: IF 04
Ver: 7
Issued: 26 August 2019
Doc No: RDC-8029
Page 1 of 1

To: Rotorua Lakes Council

Building Consent No.: 73495

I / we (print name) David Cheale
Of (company name / owner) Cheale Bros Drainers
Address of company or individual 11 Burton place Rotorua

I confirm that I/we have applied/installed the following product/system stormwater soakhole in full accordance with the (Delete one of following) (product/system specifications) (building consent) to meet NZ Building Code Clauses _____

Describe the construction method/installation method used to achieve compliance.
2 sets of 450/900 x 2 sook ring plus lids installed

Describe the location of work undertaken (i.e. 1st floor bath room shower/ basement tanking etc) 1- front of house 1- back of house
At (address) 47 mamaku street

Completed (date) 23/4/2021 For (owner) Lynlee jurrin

This work has been certified by: (if applicable) David Cheale

Licensed applicators registration number (if applicable) 25338

Name: (please print) David Cheale Signed: [Signature] Dated: 23/4/21

All fields are to be completed prior to lodgement with Council
Council Use:

This statement is accepted by: (name) _____ on (date) _____

as supplementary information necessary to satisfy Rotorua Lakes Council on reasonable grounds that building work complies with the building code/building consent.

Signed: _____

Received
10 MAY 2021 4B
9.14am
Rotorua Lakes Council
Customer Centre



Document Number: RDC-538877
Date Registered: 17/4/2015

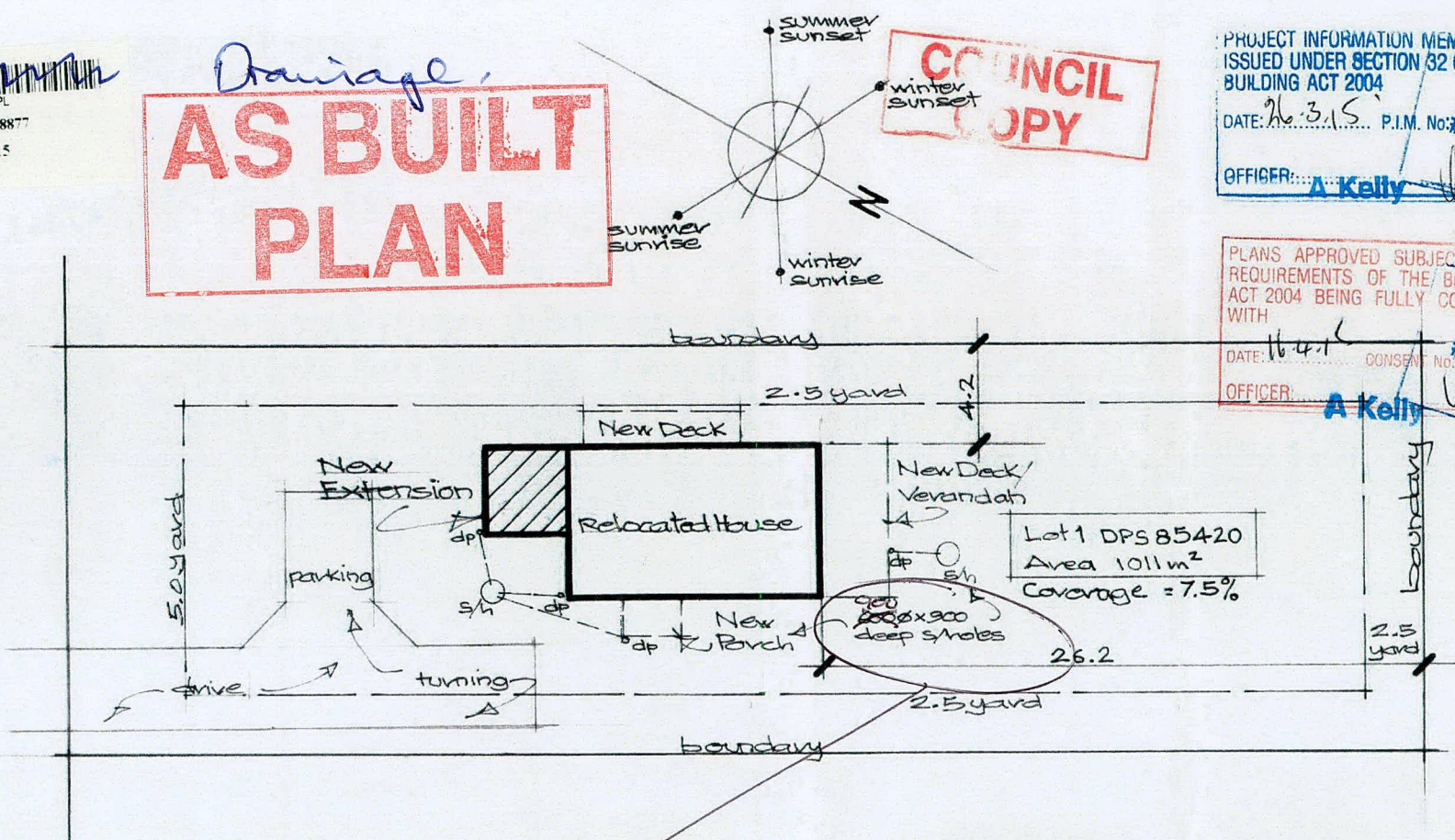
Drainage
AS BUILT PLAN

COUNCIL COPY

PROJECT INFORMATION MEMORANDUM
ISSUED UNDER SECTION 32 OF THE BUILDING ACT 2004
DATE: 26.3.15 P.I.M. No: # 73495
OFFICER: A Kelly

PLANS APPROVED SUBJECT TO ALL REQUIREMENTS OF THE BUILDING ACT 2004 BEING FULLY COMPLIED WITH
DATE: 16.4.15 CONSENT NO: # 73495
OFFICER: A Kelly

MAMAKU ST.



Site Plan 1:200

Both soak holes to be 0.900 x 0.900 (Perma liners),
22/11/16. E Wilkins

Wind Zone	Med.
(A/Urban/Exposed/T1)	
Earthquake Zone	2
Corrosion Zone	B

Relocation of House to 47 Mamaku St. Mamaku + Extension, Decks & Porch



Document Number: RDC-1188558
Date Registered: 5/10/2021

1
13.3.15
Graham Jenner DESIGN
9 Reeme St., Ngongotaha
Phone/Fax 07 357-4129

Graham Jenner DESIGN

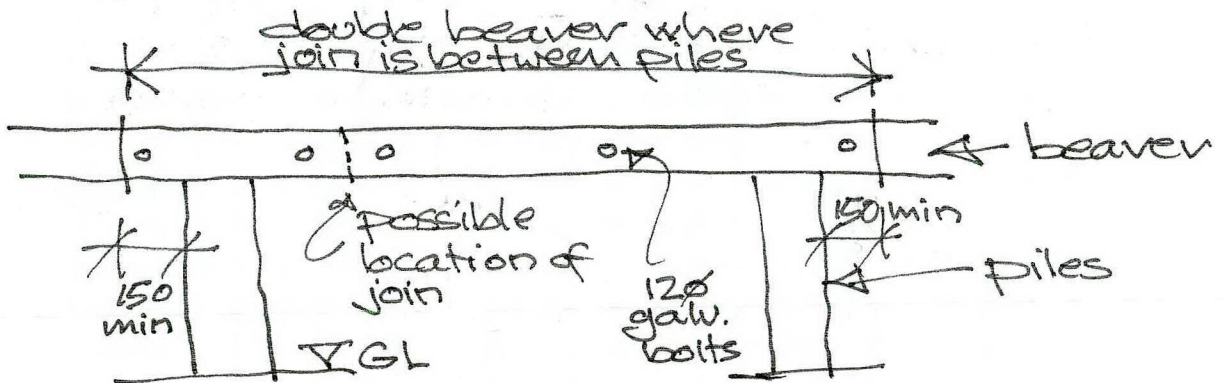
9 Reeme St., Ngongotaha

Phone/Fax 07 357-4129

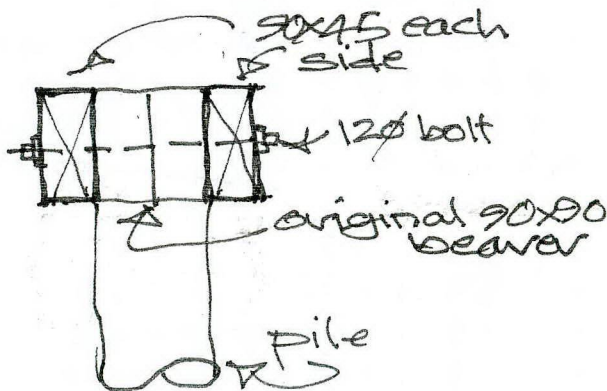
14/10/15

Remedial Work at 47 Mamaku St

- Required because the relocation of the existing dwelling onto new driven-pile foundations has resulted in some extg. beaver joins not occurring over piles.



Elevation



new doublers
SG8, H3.2 treated

RECEIVED
06 NOV 2015
B.C. No. 73495...

AS BUILT
PLAN

G. Jenner

BP 100575

B Kapa

RECEIVED
27 APR 2021
B.C. NO 73495



ELEVATIONS



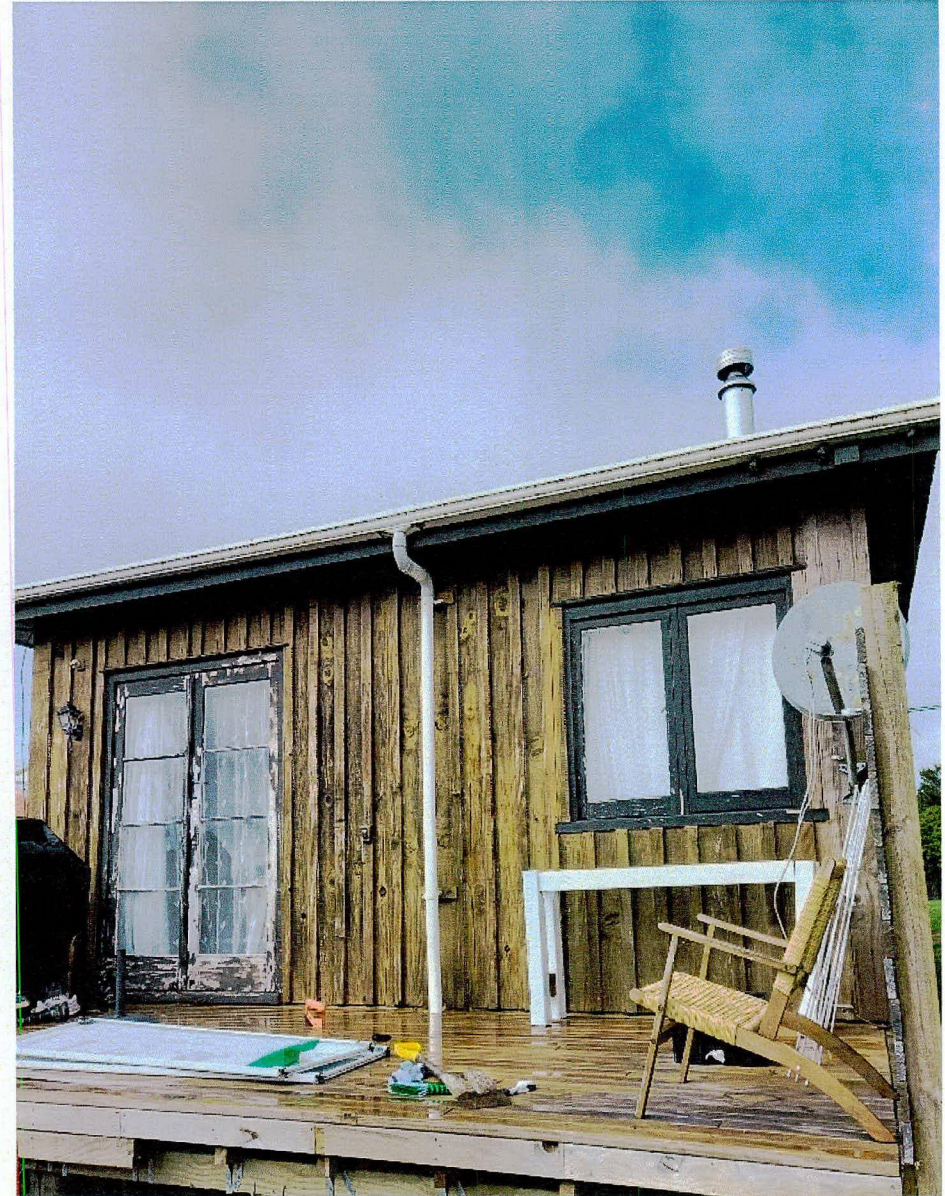
RRD002LEQT

Document Number: RDC-1188554

Date Registered: 5/10/2021

B Kapa

RECEIVED
27 APR 2021
B.C. NO. 73495



ELEVATIONS

COUNCIL COPY

RECEIVED

10 MAR 2021

73695

Record No. SE 0371

ISSUER (INSPECTOR) DETAILS

Name of Inspector DAVE LOWARSON Registration Number 1262823
 Email Address _____ Telephone 07346982

LOCATION INFORMATION

Location details 47 MUMUKI ST.

Location Type Domestic Non-Domestic Accommodation Industrial Commercial
 Educational Healthcare Miscellaneous (Other)

CERTIFYING ELECTRICAL WORKER AND COC DETAILS

Name of Electrical worker(s) _____ Registration Number(s) _____
 CoC details _____ CoC(s) attached

RECORD OF INSPECTION

What was inspected Checked installation for electrical safety all ok

Specify what the inspection carried out in accordance with (i.e. regulation(s) and/or companion standard(s))

AS/NZS 3000:2007 - and relevant standards
 What are the results of the inspection Electrical installation all ok
Bonding Main earth all ok

HIGH RISK CATEGORY

- Not to AS/NZS 3000 Part 2 (6A(2)a(i))
- High voltage installation (6A(2)a(ii))
- Mains parallel generation (6A(2)a(iii))
- Other - please describe
- Photovoltaic system (6A(2)a(iv))
- Hazardous area (6A(2)a(v))
- Installation located in a mine (6A(2)a(vi))
- Electrical medical area (6A(2)a(vii))
- Mains work (6A(2)b)
- Animal stunning or meat conditioning (6A(2)c)

Purpose of Monthly disconnection Certificate of Verification.

DECLARATION

I hereby confirm that the work described above has been done ~~in~~ accordance with the regulations; and the ~~installation~~ part installation on which the work has been done is, and ~~will be~~ is when energised, electrically safe: (Note: Strike out or delete the inapplicable words highlighted by red above).

Signature [Signature]

Date 05.06.15

Received

2:49pm 10 MAR 2021

Rotorua Lakes Council
 Customer Centre



Electrical Compliance Certificate and/or
 Electrical Safety Certificate

**Sefton
Electrical Ltd**

Unique ID: SE 2343

This form has been designed to be used by licensed electrical workers to certify low voltage installations or part installations that comply with Part 2 of AS/NZS 3000 and are safe to be connected to a 230/400 volt multiple earth neutral (MEN) system of electrical supply.

(1) Location of Installation (ESC & CoC)

Address: Lynlee Curran 47 Manakau St

(2) Customer Information (ESC & CoC)

Name: Lynlee Curran
 Postal Address: 37A Mallard Drive
 Phone and/or Email: 027 6655 336

(3) Electrical Worker Information (ESC & CoC)

Name: Jason Gooding Registration/Practising Licence Number: E263946
 Organisation: SEFTON ELECTRICAL Telephone Number: 0800 438 733 Email: office@seftonelectrical.co.nz
 Name of person(s) being supervised: Daniel Wrayde

(4) Work Details (ESC & CoC)

This work is (circle): **additions** | alterations | new work

The prescribed electrical work is: High Risk General Low Risk The homeowner has undertaken part of the electrical installation work
 (Please tick (✓) as appropriate)

If the work undertaken relates to High Risk or works relating to Part 1 of AS/NZS3000, the certificate will be subject to inspection.

Record of Inspection: _____ Date: **RECEIVED**
 Inspector Name: _____ Registration Number: _____

15 MAR 2021
 B.C. NO 73495

Indicate the number of each item installed or altered:

Number of lighting outlets: _____ Other work? _____ Tick (✓) if work includes:
 Number of socket outlets: _____ Mains
 Number of ranges: _____ MEN switchboard closest to point of supply
 Number of water heaters: _____ Main Earthing System
 Electric Lines

Description of Work: Run Supply from Switchboard to Septic tank

(5) Certification of Work (CoC)

I certify that the completed prescribed electrical work to which this certificate applies, has been done lawfully and safely and the information in the certificate is correct in that the installation, or part of the installation:

- has been installed in accordance with a certified design
- has an earthing system that is correctly rated
- contains fittings which are safe to connect to a power supply
- relies on supplier's Declaration of Conformity (attach or reference¹)
- relies on manufacturer's instructions (attach or reference¹)
- has been satisfactorily tested in accordance with Electricity (Safety) Amendment Regulations 2012
- is safe to connect

Test Results		
	Electrical Worker	Inspector
Polarity (independent earth):	✓	
Insulation resistance:	✓	
Earth continuity:	✓	
Bonding:	✓	
Other (specify):	✓	
Number of Attachments:	✓	

Electronic reference: _____
 Electrical Worker's Signature: Jason Gooding Date: 27-7-15

1. If it is impractical to attach a copy of a particular manufacturer's instructions, or of any certified design or supplier declarations of conformity, provide a reference to where the documents can be found, in a readily accessible format, through electronic means.

(6) Electrical Safety Certificate (ESC & CoC)

I certify that the installation, or part of the installation, to which the Electrical Safety Certificate applies is connected to a power supply and is safe to use

Name: Jason Gooding Registration/Practising Licence Number: E263946
 Signature: Jason Gooding Date: 27-7-15
 (If certifier is different from electrical worker)

DUPFIELD BRICE

WHITE: CUSTOMER COPY - THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED
YELLOW: TO BE RETAINED BY THE WORKER RESPONSIBLE FOR CERTIFYING THE WORK
PINK: TO BE RETAINED BY THE PERSON INSPECTING THE WORK



RRD002LEQR

Document Number: RDC-1188552

Date Registered: 5/10/2021

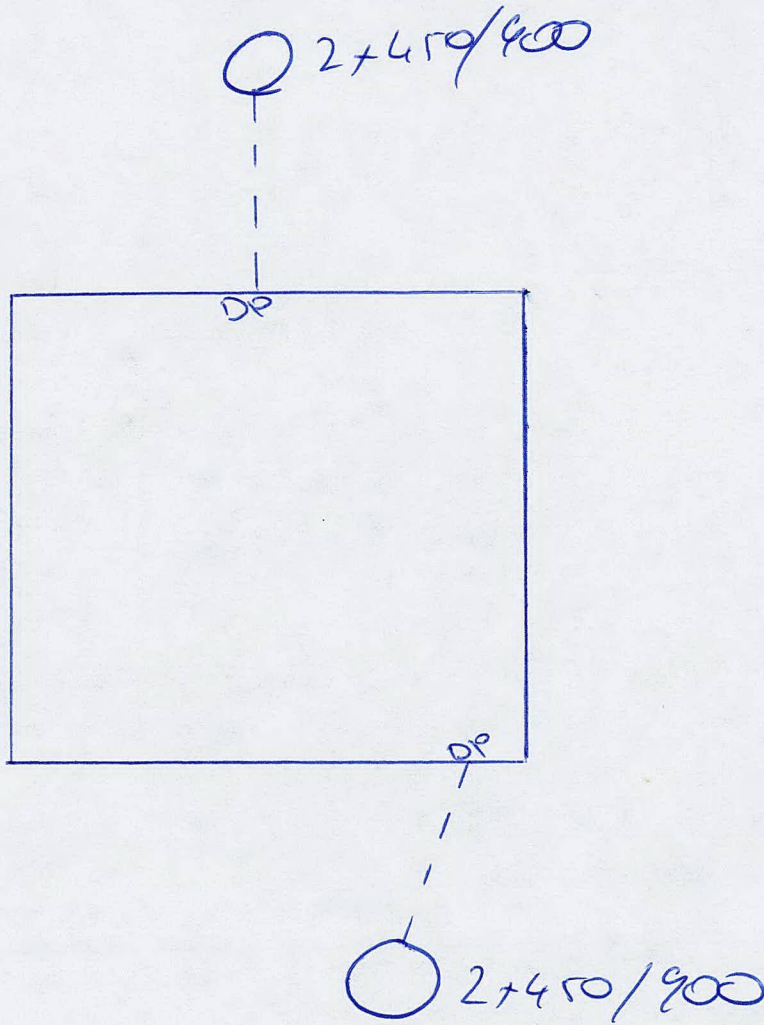
AS BUILT DRAINAGE PLAN

In 6

Street: <u>mamaky st</u> No: <u>47</u>	Lot: _____ DPS: _____
Owner: <u>Lynlee gurrer</u>	Drainlayer: <u>cheate Bros</u>
Inspector: _____	Reg No: <u>25338</u>
Date of Inspection: <u>27/4/2021</u>	Consent No: <u>73495</u>

DRAINLAYER PLEASE FILL IN ALL DETAILS

The building consent must be onsite for all inspections.



Drainlayer's Signature: _____

Date: 27/4/2021

4 May 2021

GURRAN, LYNLEE-ANN
47 MAMAKU STREET
MAMAKU
ROTORUA 3020

File Ref: P29400
Building Consent No: 73495

Dear Sir,

CODE COMPLIANCE CERTIFICATE
BUILDING CONSENT NO: 73495

Please find attached your copy of the Code Compliance Certificate that has been issued in relation to the above building consent.

This is an important document and should be retained by you as it specifies the work carried out under the Consent has been completed, and meets the requirements of the Building Code supporting documents.

If in future you should desire to sell your property, your solicitor may ask you to produce this Certificate to prove that your building complies with the Building Code to the extent required by the above Building Consent. A copy is also placed on your property file.

Yours faithfully



Manuela van Vuuren
Business Support Administrator
Planning & Development Solutions

Encl.



Code Compliance Certificate: 73495
Section 95, Building Act 2004

Issued: 04 MAY 2021

The Building

Property ID: P29400
Street Address: 47 MAMAKU STREET, MAMAKU
Valuation number: 07050 085 01
Legal Description: LOT 1 DPS85420
Building Name: DWELLING
Current lawfully established use: DWELLING (DETACHED)
Description of Work: RELOCATED DWELLING AND METRO ECO TINY PED WOODBURNER
Change model and position of solid fuel heater (4/12/20)
Remove bedroom + side verandah/roof (17/02/2021)
Year First Constructed: 2021

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

The Owner

Name & Address of Owner: GURRAN, LYNLEE-ANN
47 MAMAKU STREET
Contact Person: MAMAKU
ROTORUA 3020

First point of contact for communications with the building consent authority:
GURRAN, LYNLEE-ANN
47 MAMAKU STREET
MAMAKU
ROTORUA 3020
lynleegurran@yahoo.com

Building Work

Building Consent no: 73495
Issued by: Rotorua District Council (operating as Rotorua Lakes Council)

Code Compliance

The Building Consent Authority named above is satisfied, on reasonable grounds, that the building work complies with the Building Consent.

Signed for and on behalf of Rotorua District Council (operating as Rotorua Lakes Council):

Name: Manuela van Vuuren Position: Business Support Administrator, Planning & Development Solutions

Signed:



Date: 4 May 2021

13 May 2021

GURRAN, LYNLEE-ANN
47 MAMAKU STREET
MAMAKU
ROTORUA 3020

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

File Ref: P29400
Building Consents no: 73495

Dear Sir/Madam

DAMAGE DEPOSIT AND/OR VEHICLE CROSSING DEPOSIT

We confirm that the sum of \$500.00 being refund for the Damage bond will be deposited to your bank account within the next few weeks.

This bond was paid on permit No: **73495 - (47 MAMAKU STREET MAMAKU)**

RE: RELOCATED DWELLING AND METRO ECO TINY PED WOODBURNER
Change model and position of solid fuel heater (4/12/20)
Remove bedroom + side verandah/roof (17/02/2021)

If you have queries regarding this matter, please do not hesitate to contact me.

Yours faithfully



Karen Shand
Team Lead Business Support
Planning & Development Solutions

Code Compliance Certificate Assessment Checklist

BC No.: 73495

Address: 47 Manakau St.

P = Pass, F = Fail, N/A = Not Applicable – Circle appropriate box

No	Item	P	F	N/A	Comments / Reasons for Decision
1	Work complies with the approved BC documentation (sect 94(1))	<input checked="" type="radio"/>	F	N/A	} checked ok.
2	All the required inspections have been completed	<input checked="" type="radio"/>	F	N/A	
3	Check sheets are complete	<input checked="" type="radio"/>	F	N/A	
4	Instruction sheets/ N/A complied with	<input checked="" type="radio"/>	F	N/A	
5	BC conditions have been complied with	<input checked="" type="radio"/>	F	N/A	
6	PIM requirements have been complied with	<input checked="" type="radio"/>	F	N/A	
7	All documents have BC number on them	<input checked="" type="radio"/>	F	N/A	
8	Energy work certificate has been provided (if required) (section 94(3))	<input checked="" type="radio"/>	F	N/A	electrical.
9	Specified systems are capable of performing in accordance with performance standards (94(1b))	<input type="radio"/>	F	<input checked="" type="radio"/>	} none in BC.
10	Is a compliance schedule required or requires amending? (Section 100(2))	<input type="radio"/>	F	<input checked="" type="radio"/>	
11	Has the territorial authority received any certificates issued by licensed building practitioners that relate to restricted work? (Section 88(1) and (2)) (No of)	<input type="radio"/>	F	<input checked="" type="radio"/>	LBP not available to issue Ca. REC mis. has confirmed mis compliance.
12	TA informed by LBP that building work not carried out in accordance with consent (89)	<input type="radio"/>	F	<input checked="" type="radio"/>	none rec'd.
13	Any minor variations/ as built have been issued and whether documentation associated with these has been properly completed.	<input checked="" type="radio"/>	F	N/A	accepted.
14	Photographs of elevations	<input type="radio"/>	<input checked="" type="radio"/>	N/A	see notes.
15	Survey certificates – siting, height in relation to boundary, maximum height of building or minimum floor level	<input checked="" type="radio"/>	F	N/A	} REC mis.
16	Plumbing statements	<input checked="" type="radio"/>	F	N/A	
17	Pile driving	<input checked="" type="radio"/>	F	N/A	check by accepted.
18	Foundation observation	<input type="radio"/>	F	<input checked="" type="radio"/>	} By Eng.
19	Ground conditions including compaction	<input type="radio"/>	F	<input checked="" type="radio"/>	
20	Waterproofing	<input type="radio"/>	F	<input checked="" type="radio"/>	} none rec'd ok.
21	Structural reviews	<input type="radio"/>	F	<input checked="" type="radio"/>	
22	Home heating (fires) SFH.	<input checked="" type="radio"/>	F	N/A	REC mis. see accepted.
23	Glazing	<input type="radio"/>	F	<input checked="" type="radio"/>	no new.
24	Drainage Consent for Air Tech.	<input checked="" type="radio"/>	F	N/A	As Bill's rec'd.
25	Roofing SOC	<input type="radio"/>	F	<input checked="" type="radio"/>	no new.
26	Smoke alarms and sprinklers	<input checked="" type="radio"/>	F	N/A	REC mis.
27	Emergency warning systems	<input type="radio"/>	F	<input checked="" type="radio"/>	} none in BC.
28	Fire doors	<input type="radio"/>	F	<input checked="" type="radio"/>	
29	Spread of flame	<input type="radio"/>	F	<input checked="" type="radio"/>	
30	Backflow	<input type="radio"/>	F	<input checked="" type="radio"/>	
31	Lifts (electrical and installation)	<input type="radio"/>	F	<input checked="" type="radio"/>	
32	Mechanical ventilation	<input type="radio"/>	F	<input checked="" type="radio"/>	
33	Exterior plaster systems	<input type="radio"/>	F	<input checked="" type="radio"/>	} rec'd ok.
34	Producer Statements are correctly formatted?	<input checked="" type="radio"/>	F	N/A	
35	Statement of Compliance is correctly formatted?	<input checked="" type="radio"/>	F	N/A	
36	Form 6 received, is it both accurate and complete	<input checked="" type="radio"/>	F	N/A	

No	Item				Comments / Reasons for Decision
37	Warnings and bans	P	F	N/A	none identified.
38	Advice of LBP	P	F	N/A	see notes.
39	Correspondence	P	F	N/A	On file.
40	Other EOT's.	P	F	N/A	
41	Other	P	F	N/A	none OK.
42	Crossing deposit can be released	P	F	N/A	no fees applied.
43	Damage deposit can be released	P	F	N/A	\$500.
44	Earthquake prone building register updated	P	F	N/A	
45	Swimming Pool registered updated	P	F	N/A	no pool.
46	Change of project description?	P	F	N/A	Relocate dwelling/install SFH.

Additional Fees or Refund Applicable	\$	Fees (circle)	Refund (circle)	N/A
Reason for refund or additional fees (wording to applicant)				

Site Development Form to be sent with CCC	YES	NO	Modification / Waiver applies (form 2 - B2) Owner-Builder	YES	NO
*New / *Amended Compliance Schedule/ *Statement to be sent with CCC (*strike out as necessary)	YES	NO	As Built Plans (update in Trim)	YES	NO

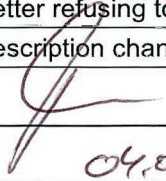
CCC review outcome (add RFI questions here)	P	F	Notes: Babies has the extension been constructed? 2 LBP's for extension not notified. 3 No recorded inspections for extension. 4 notes of elevations not in poly. (items 1,2,3 resolved, amendment not to construct.)
* BS please check all EOT's have been pd.			

All information and documentation is present and correct. A Code Compliance Certificate can be issued providing all outstanding additional fees and/or development contributions have been paid (Team Leader Building - Inspection/Processing, Senior Building Inspector, Quality & Technical Lead or Manager Building Services).

Name: E Wilkins Signature: 

Form 6 Received (20 day time clock starts)	Internal Reviewed Date	Date Suspended (Date when information requested from owner, or when invoice sent for extra inspection fees or development contribution (clock stops))	Date Responded (Information received from owner, or invoice is paid (clock re-starts))	Date CCC Approved or Refused to Issue (Circle one)
29/4/21	30/4/21			
Suspended (BC Conditions not met) N/A.	Int RFI Date 30/4/21.	Ext RFI Date N/A	Ext RFI Response N/A.	30/4/21.
BC Complete 29/4/21.	Int RFI Response 30/4/21.	Invoice N/A	Invoice Paid N/A	

Business Support Advisor to Complete (P= copies sent for filing with building consent documents) If not applicable circle NA.					
Copy of code compliance certificate	P	N/A	Copy of Site Development sent to owner	P	N/A
Copy of certificate cover letter	P	N/A	Copy of compliance schedule (amended or new)	P	N/A
All information collated and sent to records	P	N/A	Copy of compliance schedule statement	P	N/A
Bond refund	P	N/A	Copy of letter refusing to issue CCC	P	N/A
Modification/waiver/Land Feature issued	P	N/A	Project description changed on CCC	P	N/A

Name: M VanVuuren Signature: 

Date Issued by BSA: _____ Date: 04.05.21



Form 6 APPLICATION FOR CODE COMPLIANCE CERTIFICATE

Section 92, Building Act 2004



THE BUILDING CONSENT

Building consent number: 73495

Issued by [name of building consent authority that granted building consent]: Rotorua Lakes Council

THE OWNER

Name of owner [include preferred form of address, eg, Mr, Miss, Dr, if an individual]:

Lynke Guitan

Contact person [if the applicant is not an individual]:

Mailing address: 47 Mauaki Street Rotorua

Street address/registered office:

Phone number: Landline: _____ Mobile: 027 6655334

Daytime: _____ After hours: _____

Facsimile number: _____

Email address: _____ Website [if applicable]: _____

The following evidence of ownership is attached to this application [copy of record of title, lease, agreement for sale and purchase, or other document showing full name of legal owner(s) of the building]:

AGENT

[Only complete this section if the application is being made on behalf of the owner]

Name of agent: _____

Contact person [if the agent is not an individual]: _____

Mailing address: _____

Street address/registered office: _____

Phone number: Landline: _____ Mobile: _____

Daytime: _____ After hours: _____

Facsimile number: _____

Email address: _____ Website [if applicable]: _____

Relationship to owner (state details of the authorisation from the owner to make the application on the owner's behalf):

First point of contact for communications with the council/building consent authority (state full name, mailing address, phone number(s), facsimile number(s), and email address(es). Contact details must be in New Zealand):

APPLICATION

All building work to be carried out under the above building consent was completed on [insert date]: * 23/4/2021

The licensed building practitioner(s) who carried out or supervised the restricted building work is/are as follows:

Name	Licensing class	Licensed building practitioner number (or registration number if treated as being licensed under section 291 of Building Act 2004)	Particular work carried out or supervised
Paul Rielly		CPEng 173353.	drain pipes

The personnel who carried out building work other than restricted building work are as follows:
[List names, addresses, telephone numbers, and (where relevant and if not provided above) licensed building practitioner numbers or Plumbers, Gasfitters, and Drainlayers Board registration numbers]

Note: continue on another page if necessary

The following specified systems are contained on the compliance schedule for the building and, in the opinion of the personnel who installed them, are capable of performing to the performance standards set out in the building consent:
[list specified systems]

N/A

I request that you issue a code compliance certificate for this work under section 95 of the Building Act 2004.

The code compliance certificate should be sent to: [state which address, and whether owner or agent]

* 47 mamaku street, mamaku
Rotorua 3020

Signature of owner/agent on behalf of and with the authority of the owner [delete one]: * 

Name of person signing: * Lynlee Gurrin

Date: * 29/4/2021

ATTACHMENTS

The following documents are attached to this application:

- Memoranda (Records of Building Work) from licensed building practitioner(s) stating what restricted building work they carried out or supervised
- Other documents from the personnel who carried out the work
- Evidence that specified systems are capable of performing to the performance standards set out in the building consent



Building Consent Authority Inspection Summary Sheet

Ref: IF 02
Ver: 6
Issued: 17 July 2014
Doc No: IT-639923
Page 1 of 2

PIM/BC

BUILDING CONSENT NO. # **.. 73495** DATE ISSUED: **16. 4. 15**

DESCRIPTION OF WORK: **Relocate dwelling + SFH.**

SITE ADDRESS: **67 Mamaku Street
lynkegurran@yahoo.com.**

OWNER: **GURRAN** BUILDER:
PH: **0276655334** PH:

Building Category: **16 ii)** CCC Decision Date: **16. 4. 17**

Inspections	Allowance	Used	\$ Adjustment
Number of on-site inspections allowed for:	7		
Total inspection time allowance (hours):	4.5	4.3	N/A.
Inspection travel allowance – one way (min):	32		
Total	Credit	Charge	N/A.

P = PASS F = FAIL

\$500.00 Bond taken only
fixing

DATE	START/FINISH TIME e.g. 8.00-8.45	MINS eg 45	NAME	SUMMARY/NOTES:	P/F
20/5/15	11.15 - 45	30	lan	Siting only Inst 12808	15 P
22/7/15			I Lamb	Email sent to owner re advice of LBP'S	
23/7/15				New advice of LBP needed	
30-7-15	9:30 - 10:00	30	Samir	SANITARY Ref Inst 12729.	15 F
6/11/15	1000 - 1030	30	Rob K.	Subfloor INST 13261.	✓ FRK
30/1/15			R Kemp	PS4 RECEIVED FOR DRIVEN PILES. INST 13261 COMPLETE	
				Subfloor	✓ FRK.

DATE	START/FINISH TIME e.g. 8.00-8.45	MINS eg 45	NAME	SUMMARY/NOTES:	P/F
21/1/16	E Wilkins	15		RFS to phone Lynlee Lyntee 027 6655334 re failed Spw inspection. Why did it fail BC shows 27 soak holes. EW will phone drainlayer to ask about sootage condition for soak holes why would these not work Paul Cusky ph 0223724699.	
22/1/16	E Wilkins	15		Phoned drainlayer Paul. He advised that a 1.2m deep where soak holes were proposed there were no issues with drainage. EW explained that a .900 x .900 soak hole with jorus liners is normal. Paul advised the inspector advised an Engineer design would be necessary as as def. in P141. .6 x .9 soak holes were noted on the approved BC plans.	
22/1/16	E Wilkins	10		Phoned Lynlee owner. advised that RC Resource engineers determined Eng. design req'd. However consideration in our office DH, CS & EW considered 27 900 x 900 soak holes was be ok based on soil report info. EW to send email to Lynlee and amend existing plan. email & As Built enclosed. * Combine Drainage & Final insp if possible.	
18/4/17	D Holder			EOT granted to 30/4/19 to complete building work.	
3/8/18	E Wilkins			email & As Built plan rec'd. Consideration to accept these required a visit onsite inspection.	
17/5/19	R Kennedy			1st CCC ltr sent	

Received

Attn: Ian Lamb.

22 JUL 2015

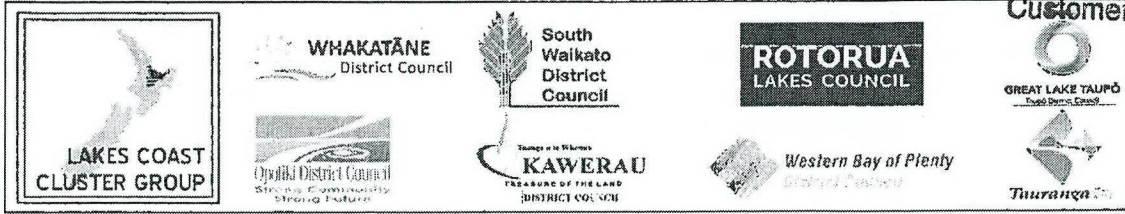
TH 3:08pm

Rotorua District Council
Customer Centre

Received

TH 20 JUL 2015 12pm

RDC-260 Rotorua District Council
Customer Centre



ADVICE OF LICENSED BUILDING PRACTITIONER(S) Section 87, Building Act 2004

1 THE BUILDING (project location)

Building name (if applicable): _____
 Building street address: 47 Mamaku street, Mamaku, Rotorua

2. THE PROJECT

Building consent number: 73495

3. THE OWNER (must be completed and all details must be the owner's)

Owner's name (for individuals, state the preferred form of title, e.g. Mr, Mrs, Ms, Miss, Dr. For companies, trusts and other organisations provide a contact person's name): Miss Lynlee - Ann Gurrin

Address: 37a Mallard drive

Date: _____ Landline: _____
 Mobile: 0276655334 After Hours: _____
 Fax: _____ E-mail: lynleegurrin@yahoo.com

4. LICENSED BUILDING PRACTITIONERS ENGAGED TO CARRY OUT/SUPERVISE RESTRICTED BUILDING WORK			
Particular work to be carried out or supervised	Name, address, email, and phone number of Licensed Building Practitioner	Licensed Building Practitioner number (or registration number if treated as being licensed under section 791 of Act)	Licensing class (Tick box) <input checked="" type="checkbox"/>
Piling foundations and joist connections.	Name: <u>Phil Rielly</u>	<u>CPEng 173353</u>	Foundations <input checked="" type="checkbox"/>
	Address: <u>4-1180 Amohia St, Rotorua.</u>		Carpenter <input type="checkbox"/>
	Email: <u>philr@cheal.co.nz</u>		Bricklayer <input type="checkbox"/>
	Telephone: <u>021 772402</u>		Plasterer <input type="checkbox"/>
	Name: _____		Roofer <input type="checkbox"/>
	Address: _____		Foundations <input type="checkbox"/>
	Email: _____		Carpenter <input type="checkbox"/>
	Telephone: _____		Bricklayer <input type="checkbox"/>
			Plasterer <input type="checkbox"/>
			Roofer <input type="checkbox"/>

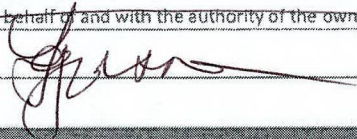
4. LICENSED BUILDING PRACTITIONERS ENGAGED TO CARRY OUT/SUPERVISE RESTRICTED BUILDING WORK (cont.)

Particular work to be carried out or supervised	Name, address, email, and phone number of Licensed Building Practitioner	Licensed Building Practitioner number (or registration number if treated as being licensed under section 291 of Act)	Licensing class (Tick box) <input type="checkbox"/>
	Name: _____ Address: _____ Email: _____ Telephone: _____		Foundations <input type="checkbox"/> Carpenter <input type="checkbox"/> Bricklayer <input type="checkbox"/> Plasterer <input type="checkbox"/> Roofer <input type="checkbox"/>
	Name: _____ Address: _____ Email: _____ Telephone: _____		Foundations <input type="checkbox"/> Carpenter <input type="checkbox"/> Bricklayer <input type="checkbox"/> Plasterer <input type="checkbox"/> Roofer <input type="checkbox"/>
	Name: _____ Address: _____ Email: _____ Telephone: _____		Foundations <input type="checkbox"/> Carpenter <input type="checkbox"/> Bricklayer <input type="checkbox"/> Plasterer <input type="checkbox"/> Roofer <input type="checkbox"/>
	Name: _____ Address: _____ Email: _____ Telephone: _____		Foundations <input type="checkbox"/> Carpenter <input type="checkbox"/> Bricklayer <input type="checkbox"/> Plasterer <input type="checkbox"/> Roofer <input type="checkbox"/>
	Name: _____ Address: _____ Email: _____ Telephone: _____		Foundations <input type="checkbox"/> Carpenter <input type="checkbox"/> Bricklayer <input type="checkbox"/> Plasterer <input type="checkbox"/> Roofer <input type="checkbox"/>

SIGNATURE

Signature of owner/agent on behalf of and with the authority of the owner (delete one):

Name of person signing:



Date:

22/07/2018

COUNCIL USE ONLY

LBP(s) checked

Y

ALL OK

Y

N

Comments:

	Building Consent Authority Inspection Summary Sheet	Ref: IF 02
		Ver: 6
		Issued: 17 July 2014
		Doc No: IT-639923
		Page 1 of 2

BUILDING CONSENT NO. 73495	DATE ISSUED: 16.4.15
DESCRIPTION OF WORK: Relocate Dwelling	
SITE ADDRESS: 47 MAMAKU STREET	
OWNER: GURRAN	BUILDER:
PH:	PH:
Building Category:	CCC Decision Date:
Inspections	Allowance Used \$ Adjustment
Number of on-site inspections allowed for:	
Total inspection time allowance (hours):	
Inspection travel allowance – one way (min):	
Total	Credit Charge

P = PASS F = FAIL

DATE	START/FINISH TIME e.g. 8.00-8.45	MINS eg 45	NAME	SUMMARY/NOTES:	P/F
18/6/19			D Holder	EOT granted to 30/4/21 to complete building work.	
23/11/20			F Wilkins	Phone call from Lynlee. I suggested that she arrange a final inspection. She should gather all information she has relating to this project prior to the inspection and have this onsite for the inspector.	
				AMENDED PLANS 10 DEC 2020 RECEIVED	
			VS	Change model / position of SFH ↳ issued x 11/1/21	
12/01/21	8:30-200	30	Robert	SFH inspection received Form 6 & SFH Compliance Statement. Unable to accept Form 6 as covers SFH only - RB.	Pass ✓ wop

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

Owner

GURRAN, LYNLEE-ANN
47 MAMAKU STREET
MAMAKU
ROTORUA 3020

The Building

Property ID: P29400
Street Address: 47 MAMAKU STREET, MAMAKU
Valuation number: 07050 085 01
Legal Description: LOT 1 DPS85420

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

GURRAN, LYNLEE-ANN
47 MAMAKU STREET
MAMAKU
ROTORUA 3020
lynleegurran@yahoo.com

Building Work

The following building work is authorised by this consent:

Project is for: RELOCATED DWELLING AND METRO ECO TINY PED WOODBURNER
Intended Use: DWELLING (DETACHED)
Intended Life: Indefinite but not less than 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:

- ✓ **Inspections by Building Consent Authority (Phone Building Services 3495646 To Book Inspections)**
- ✓ **Siting, Footings, Foundations - (relation to boundary confirmed, reinforcing in place and supported) 29.5.15**
- ✓ **Subfloor Bracing And Fixing - (before base enclosed) 6.11.15**

- 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).
- ✗ Pre-Line Building-(including insulation, framing connections and moisture content)
- ✗ 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).
- ✓ Solid Fuel Heater - (at the completion of the heater installation prior to ceiling plate being fixed)
- ✓ Final Inspection when all building work is complete

Please note that some of the above inspections have been grouped together for your convenience and to reduce inspection costs.

Please ensure that when booking any of the grouped inspections below you communicate this with Council so we can allocate sufficient time on site.

Solid Fuel Heater and Final Inspection

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.

✓ Driven Piles

Driven piles shall comply with the NZBC B1 and be supervised by an engineer approved by Council. A PS4 must be submitted within five working days after observation.

✓ Commissioning Certificate For Advanced On-Site Septic Treatment Systems

A commissioning certificate from installers of any advanced on-site septic treatment systems will be required with the CCC application.

✓ 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

Copies of the following documents are attached to this building consent:-

Project Information Memorandum No 73495

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).

Where the owner intends to undertake restricted building work a formal declaration and notice using Forms 2B and 2C must be provided prior to commencement of restricted building work.

Carpentry (primary structure, external moisture management system)

Roofing (external moisture management system)

Foundations (primary structure, external moisture management system)

Nominated builder, Graham Niao holds no LBP Licence.

AMENDMENT - CHANGE MODEL AND POSITION OF SFH

The following conditions relate to this amendment.

Additional endorsement:

CERTIFICATION FOR INSTALLATION OF SOLID FUEL HEATERS

A Statement of Compliance (SOC) is required from the installer confirming that the installation has been completed in accordance with the manufacturer's specifications (AS/NZS2918:2001) and the approved Building Consent.

Authorised installers must include in the SOC certification of the chimneys structural condition and cavities heat resistant integrity. The SOC must be lodged with the CCC application.

AMENDMENT 2 - REMOVE BEDROOM AND SIDE VERANDAH/ ROOF

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: Manuela van Vuuren
Solutions

Position: Business Support Administrator, Planning & Development

Signed:



Date: 11 March 2021

Building Consent No: 73495
Amendment (1) 73495 – Change model and position of SFH
Section 51, Building Act 2004
Issued: 16 Apr 2015

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

Owner

GURRAN, LYNLEE-ANN
47 MAMAKU STREET
MAMAKU
ROTORUA 3020

The Building

Property ID: P29400
Street Address: 47 MAMAKU STREET, MAMAKU
Valuation number: 07050 085 01
Legal Description: LOT 1 DPS85420

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

GURRAN, LYNLEE-ANN
47 MAMAKU STREET
MAMAKU
ROTORUA 3020
lynleegurran@yahoo.com

Building Work

The following building work is authorised by this consent:

Project is for: RELOCATED DWELLING AND METRO ECO TINY PED WOODBURNER
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:

Inspections by Building Consent Authority (Phone Building Services 3495646 To Book Inspections)

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

Subfloor Bracing And Fixing - (before base enclosed)

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).

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

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).

Solid Fuel Heater - (at the completion of the heater installation prior to ceiling plate being fixed) ¹²⁻¹⁻²¹

Final Inspection when all building work is complete ²⁷⁻⁴⁻²¹

Please note that some of the above inspections have been grouped together for your convenience and to reduce inspection costs.

Please ensure that when booking any of the grouped inspections below you communicate this with Council so we can allocate sufficient time on site.

Solid Fuel Heater and Final Inspection

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.

DRIVEN PILES

Driven piles shall comply with the NZBC B1 and be supervised by an engineer approved by Council. A PS4 must be submitted within five working days after observation.

COMMISSIONING CERTIFICATE FOR ADVANCED ON-SITE SEPTIC TREATMENT SYSTEMS

A commissioning certificate from installers of any advanced on-site septic treatment systems will be required with the CCC application.

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

Copies of the following documents are attached to this building consent:-

Project Information Memorandum No 73495

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).

Where the owner intends to undertake restricted building work a formal declaration and notice using Forms 2B and 2C must be provided prior to commencement of restricted building work.

Carpentry (primary structure, external moisture management system)

Roofing (external moisture management system)

Foundations (primary structure, external moisture management system)

Nominated builder, Graham Niao holds no LBP Licence.

AMENDMENT - CHANGE MODEL AND POSITION OF SOLID FUEL HEATER

The following conditions relate to this amendment.

Additional endorsement:

CERTIFICATION FOR INSTALLATION OF SOLID FUEL HEATERS

A Statement of Compliance (SOC) is required from the installer confirming that the installation has been completed in accordance with the manufacturer's specifications (AS/NZS2918:2001) and the approved Building Consent.

Authorised installers must include in the SOC certification of the chimneys structural condition and cavities heat resistant integrity. The SOC must be lodged with the CCC application.

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: Rachel Kennedy

Position: Business Support Administrator, Planning & Development Solutions



Signed:

Date: 11 January 2021

Project Information Memorandum No: 73495

Section 34, Building Act 2004

Received: 18 Mar 2015

Issued: 26 Mar 2015

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

Agent

GURRAN, LYNLEE-ANN
37A MALLARD DRIVE
SELWYN HEIGHTS
ROTORUA 3015

Owner

GURRAN, LYNLEE-ANN
37A MALLARD DRIVE
SELWYN HEIGHTS
ROTORUA 3015

Site Information

Property ID: P29400
Street Address: 47 MAMAKU STREET, MAMAKU
Valuation number 07050 085 01
Legal Description:: LOT 1 DPS85420

Project Information

Project is for RELOCATED DWELLING AND METRO ECO TINY PED WOODBURNER
Intended Use DWELLING (DETACHED)
Intended life: Indefinite but not less than 50 years
Value of Work: 40,000

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.

Refer to Cheal Shallow Geotechnical Investigation Report dated 20 February 2015 (15032) submitted with this application.

Refer to all comments and recommendation within this report.

Following Foundation recommendations are required;

1. By a ground treatment approach - involving excavation and removal of unsuitable material together with replacement with engineered fill and suitable compaction to achieve a minimum allowable bearing capacity. This approach may consist of;

- a) Strip footing as a vertical load bearing foundation at a depth of at least 400mm below existing ground level. First the footing trench shall be undercut to a depth of 2000mm and compacted with clean fill placed in lifts of a maximum thickness of 200mm and compacted sufficiently to achieve 100kPa on the underside of footing. Allow 300mm excavation to each side of the foundation footprint to account for local effects. The footing trenches shall be plate compacted, to ensure allowable bearing capacity of at least 100kPa.

Alternatively –

- b) A densified raft of replacement fill down to 800mm deep overlain by an enhanced foundation slab or ribraft foundation system.
2. A specifically designed foundation system to transfer imposed loading to good ground. This solution is likely to comprise drilled or driven timber piles/poles to a depth exceeding 2000mm into the silty sand layer or equivalent which exhibits similar allowance bearing capacity properties of at least 100kPa. As plans show piles, option 2 may be most practical and can be designed by Cheal or architect. Once the preferred foundation option has been selected, it is recommended that additional testing of foundation excavation (and fill platform if any) be undertaken to confirm bearing capacity of the soil.

PS4 will be required.

If any variations in the sub soils occur from those described or assumed to exist then the matter should be referred back to Cheal Consultants promptly.

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 Council's 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.

Although the vehicle crossing is up to standard, it appears to be cracked. If any further damage occurs due to this project it will have to be repaired. (photo attached)

STORMWATER DISPOSAL

SYSTEM NOT AVAILABLE

The proposed building work is to be sited on land which Council has identified as not being serviced by a public stormwater system. All stormwater runoff from any new roofs or hard standing areas shall be collected and disposed of on-site via a Chartered Professional Engineer certified system, to the satisfaction of the District Engineer.

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.

RURAL 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 Rural Water Supply administered by Council. However this property is not presently connected to this supply so the application form attached is required for approval to have a new connection installed.

Please note that restrictions or conditions may be imposed with regard to water usage. Note all costs are payable by the applicant.

SEWERAGE DISPOSAL

SYSTEM NOT AVAILABLE

The proposed building work is to be sited on land which Council has identified as not being serviced by a public sewerage system. Any on-site effluent disposal system will need to comply with the appropriate Regional Council standards. Please refer to these standards before applying for the building work due to possible on-site constraints which may require a special engineering design of the effluent disposal system. In this case, or if a Land Use Consent is required, it will need to be demonstrated that the appropriate Regional Council standards can be met.

The effluent disposal system shall comply with Bay of Plenty Regional Council On-site Effluent Treatment Regional Plan.

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.)

PERMITTED ACTIVITY

ROTORUA DISTRICT PLAN

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

PERFORMANCE STANDARDS

RURAL D

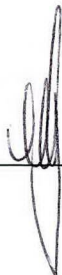
The activity is permitted subject to compliance with the performance standards and requirements of the Rural D zone.

Signed for and on behalf of the Council:

Name: Ann Kelly

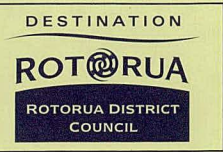
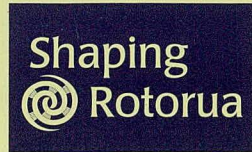
Position: Consents Solutions Business Support Advisor

Signed: _____



Date: 26 MAR 2015

INSTRUCTION BOOK BUILDING SERVICES



Site Address: 47 MANAKO STREET.

Building Consent No: 73495

Attention: PAUL CUBLEY / OWNER.

Inspection Type: SANITARY PLANS OVER.

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

Instructions:

- ✓ 1) PS4 REQUIRED FOR PRIVATE PILES BEFORE THE NEXT INSPECTION read PS4
- ✓ 2) SANITARY PLANS TO BE ON SITE FOR THE NEXT INSPECTION.
- ✓ 3) ASBESTOS DAMAGE PLAN REQUIRED ON FILE.
- ✓ 4) COMMISSIONING STATEMENTS & PROTECT STATEMENT REQUIRED FOR THE ADVANCED SYSTEM.
Commissioning report rec'd 16/4/21
- ✓ 5) SEWERAGE SYSTEM WILL NEED TO BE ENLARGED AS STATED IN THE BUILDING CONSENT. PIPES see attached email

ANOTHER INSPECTION REQUIRED.

LIST COMPLETE.

[Signature] 29/4/21

Date Instructions complied with: BEFORE THE NEXT INSPECTION.

Signed: *[Signature]* (Print name) PAUL CUBLEY

Date: 30-7-18

INSTRUCTION BOOK BUILDING SERVICES



Site Address: 47 MAMAKU ST

Building Consent No: 73495

Attention: LYNELL

Inspection Type: SUB FLOOD

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

Instructions:

1/ PS 4 FOR DRIVEN PILES FROM CHEAL REQ'D. RECEIVED.
2/ NO RECHECK INSPECTION REQ'D

INST COMPLETE. 30/11/15

[Signature]
R Kemp

provided 22/7/15

not complete.
[Signature]

Date Instructions complied with: 13/11/15

Signed: *[Signature]* (Print name) Roo Kemp.

Date: 6/11/15.

INSTRUCTION BOOK BUILDING SERVICES




Site Address: 47 Mamaku st
 Building Consent No: 73495
 Attention: Neil
 Inspection Type: Siting


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

Instructions:

- ✓ 1) Full ~~set~~ set of consented plans to be on site for all inspections
- ✓ 2) LBPS to be nominated provided 22/7/15
 not complete.


Date Instructions complied with: Before next inspection

Signed:  (Print name) Ian Lamb

Date: 29/7/15

INSTRUCTION BOOK BUILDING SERVICES



Site Address: 47 MONAKO RD
Building Consent No: 73495
Attention: OWNER (LYNNE)
Inspection Type: FINAL

Civic Centre
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand
P: 07 348 4199
F: 07 346 3143
E: info@rotorualc.nz
W: rotorualakescouncil.nz

Instructions:


- ✓ 1- STATEMENT OF COMPLIANCE FROM DRAINLAYER FOR STORMWATER CONNECTION. 900x900 grab holes accepted.
- ✓ 2- AS BUILT DRAINAGE PLAN. on file
- ✓ 3- FORM 6 TO BE COMPLETED. rec'd 29/4/21.
- ✓ 4- GA FORM REQUIRED FOR LBP WHO UNDERTOOK WORK ON FOUNDATIONS

item 4: ① B4 form checked accepted for driven piles
 ② LBP who completed fixings no longer contactable. RLC completed an inspection that confirms BC compliance 30/11/15. *ES*
 Therefore I consider item 4 resolved. 29/4/21.

Date Instructions complied with: 30-4-21

Please provide **ALL** information requested in **ONE** email to: buildingadmin@rotorualc.nz

Signed: *[Signature]* (Print name) B. Kapa
Date: 27.4.21


	Inspection Checklist: Subfloor Framing, Bracing & Fixings	Ref: IC 03
		Ver: 5
		Issued: 21 Nov 2014
		Doc No: IT-639956
		Page 1 of 2


BC No: 73495	Contact on site (Name, licence no. – RBW, company & position) LYNELL	
Date: 6/11/15	0276655334.	
Inspector: Rob Kemp.	Area of work inspected: Subfloor Dwelling Only.	
Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Built's to be provided, if applicable) ADDITION of DECKS TO BE COMPLETED. CONFIRMED WITH OWNER THAT ITEM 5 OF INST 12729 IS ONLY APPLICABLE IF THERE ARE CHANGES FROM THE APPROVED PLANS TO THE STORMWATER SYSTEM. PS 4 RECEIVED		
If Inspection Result = PASS then date and sign here	Date 30/11/15	Signature <i>Rob Kemp.</i>
If Inspection Result = FAIL then complete instruction sheet (record number here and on summary card)		13261

F = Fail = Non-compliance with approved plans & documentation
 P = Pass = Compliance with approved plans & documentation.
 N/A = Means that Building officer feels that this portion of the prompt sheet is not relevant

Sub Floor Bracing				Comments (reasons for decisions)	
1	Approved Consent documents on site	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	ON SITE.
2	Previous comments/ instructions, PIM/ BC conditions or endorsements	<input type="radio"/> P	<input checked="" type="radio"/> F	<input type="radio"/> N/A	CHECKED & DISCUSSED INST 12729 TO COMPLETE
Pile Fixings				Comments (reasons for decisions)	
3	Do pile/bearer connections comply with the approved plans & specification? <i>Check ordinary, cantilever, braced & anchor pile connections.</i>	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	CANTILEVER PILES. FIXINGS.
4	Braced piles correctly positioned (M12 bolt ss / galv- 200min above base 300max /45-60 degrees.)	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	NO BRACED PILES.
	Is the durability of subfloor fixings correct	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	ALL STAINLESS.
Bearers				Comments (reasons for decisions)	
5	Bearer size, grade, treatment & spacing	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	EXISTING.
6	Is DPM provided between pile & bearer <300mm above ground level?	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	NOT REQD
Stringers				Comments (reasons for decisions)	
7	Do stringer size, grade, treatment & fixing comply with the approved plans & specification?	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	NIL.

Joists					Comments (reasons for decisions)
8	Joist grade, treatment, size, span	<input checked="" type="radio"/> P	F	N/A	EXISTING. 4x2 @ 600 crs.
9	Bearer to joist connection (bracing and ordinary)	<input checked="" type="radio"/> P	F	N/A	EXISTING
10	Mid span blocking (>2.5m)	<input checked="" type="radio"/> P	F	N/A	" "
Joists continued					Comments (reasons for decisions)
11	Is lateral support, blocking & mid span blocking correct?	<input checked="" type="radio"/> P	F	N/A	EXISTING.
12	Are joist joints correct? (lapped or butted and spliced)	<input checked="" type="radio"/> P	F	N/A	BUTT JOINTS. BEARER JOINTS NOT OVER PILES AS PER REMEDIAL DESIGN BY G. JENNER.
13	Load paths through to foundations?	<input checked="" type="radio"/> P	F	N/A	LOAD PATHS CORRECT.
14	Do joist penetrations / notches comply? <i>Refer NZS3604, section 7.1.7.3.</i>	P	F	<input checked="" type="radio"/> N/A	NIL.
15	Has support been provided to non-load bearing walls (without bracing elements)? <i>Refer NZS3604, Fig 7.5.</i>	<input checked="" type="radio"/> P	F	N/A	EXISTING.
16	Are load bearing walls at right angle to joist within 200mm of bearer support? <i>Fig 7.3</i>	<input checked="" type="radio"/> P	F	N/A	CORRECT . WITHIN 200mm SOUTHERN WALL.
17	Are double joists provided under load bearing walls? <i>Fig 7.3</i>	<input checked="" type="radio"/> P	F	N/A	DOUBLE JOISTS SEEN.
18	Nogging under brace walls 600 crs <i>Refer NZS3604, 7.1.3.5.</i>	P	F	<input checked="" type="radio"/> N/A	NIL SHOWN.
19	Do cantilever joist grade, sizes & spans comply with the approved plans & specification?	P	F	<input checked="" type="radio"/> N/A	NIL.
Flooring					
20	Type of flooring.	<input checked="" type="radio"/> P	F	N/A	EXISTING.
21	Will the distance between underside of flooring & subfloor ground levels be appropriate for flooring type? <i>(Minimum clearance for particle board above subfloor ground is 550mm, otherwise plywood is required.)</i>	<input checked="" type="radio"/> P	F	N/A	> 550mm.
Sub Floor Space					
22	Is subfloor insulation type, appropriate protection for wind zone & product (slatted base bds require expol type insulation)	<input checked="" type="radio"/> P	F	N/A	EXISTING - STAPLED BATS.
23	Do ventilation openings comply? <i>750 mm from cnr & 1.8 m Centres max Refer 6.14 3604</i>	<input checked="" type="radio"/> P	F	N/A	BASEBOARDS TO BE INSTALLED.
24	Is 450 mm crawl space provided to subfloor cavity?	<input checked="" type="radio"/> P	F	N/A	ACHIEVED
25	Polythene to ground? <i>Refer 6.14.3 3604</i>	P	F	<input checked="" type="radio"/> N/A	NOT REQ'D.
26	Access provided.	<input checked="" type="radio"/> P	F	N/A	DISCUSSED.
26	Ponding risk	P	F	<input checked="" type="radio"/> N/A	NIL.

	Inspection Checklist: Sanitary & Storm Water Drainage <i>over</i>	Ref: IC 14
		Ver: 7
		Issued: 21 Nov 2014
		Doc No: IT-639953
		Page 1 of 2

BC No: <i>73495</i>	Contact on site (Name, licence no. – RBW, company & position)	
Date: <i>30-7-15</i>	<i>PAUL CURBLEY - Ph. 022 372 4699.</i>	
Inspector: <i>Sally Tait</i>	Area of work inspected: <i>SEWER DRAINS/TANK SYSTEM</i>	
Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Laid's to be provided, if applicable)		
If Inspection Result = PASS then date and sign below	Date <i>29/4/21</i>	Signature 
If Inspection Result = FAIL then complete instruction sheet (record number here and on summary card)		<i>12729</i>

F = Fail = Non-compliance with approved plans & documentation
P = Pass = Compliance with approved plans & documentation.
N/A = Means that Building officer feels that this portion of the prompt sheet is not relevant

Drainage				Comments (reasons for decisions)	
1	Approved Consent documents on site	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	<i>ONSIDE</i>
2	Previous comments/ instructions – PIM/BC conditions and endorsements	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	<i>None</i>
3	Confirm drainlayers details are correct (current license)	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	Name <i>PAUL CURBLEY</i> License No <i>22742</i>
System				Comments (reasons for decisions)	
4	G 13 or AS 3500 (record which one)	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	<i>AS 3500 SYSTEM</i>
Sanitary Sewer G13,B2				Comments (reasons for decisions)	
5	Correct lateral is being connected to?	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	<i>BY PASSTH TANK</i>
6	Pipe size and gradient	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	<i>100mm P.V.C 1:60</i>
7	Primer and glue on all joints	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	<i>Yes</i>
8	Bedding material	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	<i>Handed Comp</i>
9	Correct fittings, junctions and bends	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	<i>ITS INSURED</i>
10	Terminal Vent location / size	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	<i>DISCUSSION, NOT YET FINISH</i>
11	Back vent location / size	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	<i>None</i>
12	Drain is to sufficient depth	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	<i>400 - 600mm</i>
13	Drains are on test and holding	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	<i>HOUGH WATER TEST</i>
14	The ORG is 150mm below lowest fixture overflow level and 75 mm above finished ground levels	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	<i>INSURED & CONFID</i>

On Site Effluent Disposal G13,B2				Comments (reasons for decisions)	
15	Type of system (<i>advanced or conventional</i>)	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	Not possible.
16	What soil type is the effluent drain laid in?(<i>check against design</i>)	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	Volcanic Ash
17	Size of septic tank	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	9000L
18	Effluent trench length or drip line length (<i>NZS 1547-max length of 20m for conventional –may be exceeded providing it is laid horizontal</i>)	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	4 x Drip Trenches
19	Trench construction (<i>combined, separate, type of metal, infiltration cloth etc</i>)	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	Reinforced concrete & GAF 40
20	Is a filter installed?	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	Yes
21	Has a distribution box been installed / required?	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	Advanced system.
Grease Traps G13,B2				Comments (reasons for decisions)	
22	Inspection by Pollution Control completed	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	None on B.C.
23	Size of tank as per consent	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	
24	Venting installed as per consent	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	
25	Test chamber correct	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	
26	No water traps fitted upstream of grease trap	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	
Stormwater G13,B2				Comments (reasons for decisions)	
27	Pipe size and gradient	<input type="radio"/> P	<input checked="" type="radio"/> F	<input checked="" type="radio"/> N/A	Not inst.
28	Pipe is glued and primer used	<input type="radio"/> P	<input checked="" type="radio"/> F	<input type="radio"/> N/A	
29	Bedding material	<input type="radio"/> P	<input checked="" type="radio"/> F	<input type="radio"/> N/A	
30	Correct fittings / bends are used	<input type="radio"/> P	<input checked="" type="radio"/> F	<input type="radio"/> N/A	
31	Soak holes are used, diameter and depth	<input type="radio"/> P	<input checked="" type="radio"/> F	<input type="radio"/> N/A	
32	Correct lateral is being connected too	<input type="radio"/> P	<input checked="" type="radio"/> F	<input type="radio"/> N/A	
33	Other means of disposal accepted	<input type="radio"/> P	<input checked="" type="radio"/> F	<input type="radio"/> N/A	
34	Consideration for drainage from hardstand areas (<i>discuss formation of cess pit</i>)	<input type="radio"/> P	<input checked="" type="radio"/> F	<input type="radio"/> N/A	
Documentation				Comments (reasons for decisions)	
35	As laid drainage plans received?	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	
36	Commissioning statement for advanced systems	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	
37	Form 6 received (<i>for stand alone consents</i>)	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	Not final.

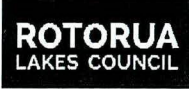
Inspection Checklist: Liquid / Solid Fuel Burners


BC No: 73495	Contact on site (Name, licence no. – RBW, company & position)		
Date: 12/01/2021	Lynlee – owner		
Inspector: Robert Banks	Area of work inspected:		
Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Laid's to be provided, if applicable)			
approved minor variation to Metro-Wee RAD			
All work completed as per consented documents.			
Look thru manhole at roof ceiling Framing			
If Inspection Result = PASS then date and sign here	Date 12/01/2021	Signature	
If Inspection Result = FAIL then complete instruction sheet (record number here and on summary card)			

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Health and Safety				Comments (reasons for decisions)
#	H&S assessment undertaken for entering the site and/ or consideration to inspect building work	P	F	N/A <input checked="" type="radio"/> No Hazards
Building Consent				Comments (reasons for decisions)
Approved Consent documents on site		<input checked="" type="radio"/> P	F	N/A Sighted
Building consent conditions/ endorsements		<input checked="" type="radio"/> P	F	N/A Reviewed
Documentation				Comments (reasons for decisions)
Form 6 received		<input checked="" type="radio"/> P	F	N/A Received
Energy Certificates received		P	F	<input checked="" type="radio"/> N/A —
Statement of compliance received for compliant installation		<input checked="" type="radio"/> P	F	N/A Received
Confirm gasfitters/ plumbers details are correct (current license)		P	F	<input checked="" type="radio"/> N/A Name License No
Safety				Comments (reasons for decisions)
Smoke alarms with hush buttons installed in every bedroom or within 3.0m of every bedroom door or escape routes and every building level.		<input checked="" type="radio"/> P	F	N/A 1 on means of escape x2 in bedrooms – checked
Curtains at 1m away from heater or securely restrained		<input checked="" type="radio"/> P	F	N/A Clear
SFH In Built 1 st Inspection				Comments (reasons for decisions)
Make and model of heater		<input checked="" type="radio"/> P	F	N/A Metro Wee RAD
Fire box cavity is sound and has been correctly sealed/repaired		<input checked="" type="radio"/> P	F	N/A
Check zero clearance Box is correct for model of heater		P	F	N/A
Hearth is correct dimensions/front to back		P	F	N/A

Check the flue is correct type for zero clearance Box.	P	F	N/A	
Hearth is correct dimensions/each side of fire	P	F	N/A	
Hearth is constructed of correct material	P	F	N/A	
Mantel has sufficient clearance	P	F	N/A	
SFH In Built 2nd Inspection			Comments (reasons for decisions)	
Deflector is fitted to mantel (if necessary)	P	F	N/A	
Heater is bolted down	P	F	N/A	
Flashings to roof comply	P	F	N/A	
Chimney to good height (0.6mtr above ridge/1 mtr high, 3mtrs from ridge)	P	F	N/A	
Free Standing Solid Fuel Heater			Comments (reasons for decisions)	
Make and model of heater	P	F	N/A	Melby Wee Rad.
Flue shield fitted?	P	F	N/A	yes
Rear clearance is correct between wall & SFH measurement is	P	F	N/A	280mm (min. 180mm)
Side clearance is correct between wall & SFH measurement is	P	F	N/A	" "
Hearth size to sides is correct	P	F	N/A	280mm (min 232mm)
Hearth dimension to front of SFH is	P	F	N/A	" "
Heater is bolted down	P	F	N/A	yes - 2 fixings
Flue is pop riveted together	P	F	N/A	yes
Ceiling plate is on ceramic spacers	P	F	N/A	" "
Outer flue is fixed to supporting noggs	P	F	N/A	yes
25mm Air gap around outer flue or square hole in ceiling	P	F	N/A	yes
Sealant used on SFH/Flue connection	P	F	N/A	yes
Roof space framing is intact/not cut away	P	F	N/A	good. Looked thru manhole.
Flashing to roof complies?	P	F	N/A	Det tite
Chimney to good height (0.6mtr above ridge/1 mtr high, 3mtrs from ridge)	P	F	N/A	> 600mm
Wet Backs			Comments (reasons for decisions)	
Tempering valve is fitted?	P	F	N/A	
Water temperature is correct	P	F	N/A	
Wet back pipe is copper	P	F	N/A	
Wet back pipe is run correctly	P	F	N/A	
Vent is open air off HWC	P	F	N/A	
Diesel Burners			Comments (reasons for decisions)	
Diesel Burners have isolating tap? <i>Do they require automatic cut off solenoid?</i>	P	F	N/A	
Flue requirements to manufacturer's specifications?	P	F	N/A	
Producer statement for Installation (pump - radiators)	P	F	N/A	
Seismic restraint correct	P	F	N/A	
Fuel storage tank and bunding as per consent	P	F	N/A	

	Inspection Checklist: Siting, Footings, Foundations	Ref IC 01
		Ver: 9
		Issued: 21 Nov 2014
		Doc No: IT-639941
		Page 1 of 2

BC No: 73495	Contact on site (Name, license no - RBW, company & position) Neil Johnson Bay of Plenty Hatz	
Date: 29-4-15		
Inspector: Lark Lamb	Area of work inspected: Siting only	
Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Built's to be provided, if applicable)		
If Inspection Result = PASS then date and sign here	Date 29-4-15	Signature 
If Inspection Result = FAIL then complete instruction sheet (record number here and on summary card)		


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Siting/ Footings				Comments (reasons for decisions)	
1	Approved Consent documents on site	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	on-site.
2	Previous comments/ instructions/ PIM – BC conditions (RC requirements etc)	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	checked.
3	Boundary peg locations confirmed or building sited by surveyor (If not, request boundaries be identified - owner may need to engage a surveyor.)	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	3 pegs laid
4	Dimensions to boundaries (record measurements)	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	Appendix to plan
5	Is the floor level in accordance with plans? Check for Moturiki Datum restrictions If doubt exists instruct owner to establish datum (engage surveyor)(record how height confirmed)	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	n/a.
6	Excavations, Slopes, Retaining for site-safe OK (record any cuts or fill)	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	Safe
7	Modified Site (in accordance with BC? Compaction certificate for fill prior to foundations being completed)	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	n/a.
8	Pollution control considered to EBOP (discuss with owner or agent)	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	Discussed
9	Building will be clear of overhead power lines	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	clear
Footing / Foundation B1, B2				Comments (reasons for decisions)	
10	Discuss finished floor levels/150 or 225 above ground	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	siting only
11	Ground bearing capacity (If no satisfactory, request owner to obtain engineering advice.)	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	driven piles
12	Pad / post footings / footings details	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	
13	Foundations status (clean, square and to correct dimensions as defined in the Consent)(Record dimensions)	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	

Footing / Foundation continued				Comments (reasons for decisions)
14	Reinforcing status (<i>clean, properly supported, correctly lapped & tied with correct cover</i>)	P	F	N/A
15	Reinforcing steel (<i>record size, type and grade</i>)	P	F	N/A
16	Height pegs of (<i>correct material</i>)	P	F	N/A
17	Starters are tied to horizontal rods (<i>record tied at ? centers</i>)	P	F	N/A
18	Foundation is suitable for fire walls if applicable	P	F	N/A
19	Steel radius bends correct	P	F	N/A
20	Welded steel (<i>requires Producer Statement</i>)	P	F	N/A
Piles B1, B2				Comments (reasons for decisions)
21	Pile layout (<i>record centers etc and if anchors or braced piles in correct position</i>)	P	F	N/A
22	Pile footing sizes (<i>Anchor, Brace, Ordinary or othe</i>)	P	F	N/A
23	Treatment and size of piles	P	F	N/A
24	Bearing	P	F	N/A
25	Point loads (<i>Undertake an on site check to confirm that all point loads are supported</i>)	P	F	N/A
26	Confirm floor height (<i>NZS 3604 requires 550 mm to u/side of chipbd floor</i>)	P	F	N/A
27	Floor heights conform to bracing elements provided (<i>record max height for each type of pile</i>)	P	F	N/A
28	Confirm durability of fixings (<i>discuss with builder</i>)	P	F	N/A
29	Crawl space (<i>450 mm</i>)	P	F	N/A
30	Driven Piles (<i>engineer report</i>)	P	F	N/A
31	Is pile reinforcing necessary (<i>record details</i>)	P	F	N/A
Columns / Insitu B1, B2				Comments (reasons for decisions)
32	Size and grade of steel used	P	F	N/A
33	Stirrups centres and size	P	F	N/A
34	Lap measurements	P	F	N/A
34	Cover of steel	P	F	N/A
35	Spiral steel to be welded-not tied	P	F	N/A
36	Steel radius bends correct	P	F	N/A

String only

4

BC No: <u>73495</u>	Contact on site (Name, licence no. – RBW, company & position)	
Date: <u>27.4.21</u>	<u>LYNSEE (OWNER)</u>	
Inspector: <u>B. Kopa</u>	Area of work inspected: <u>TRANSPORTER</u>	
Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Laid's or as Built's to be provided, if applicable)		
<u>- As Built</u>		
<u>- STEEL WORK</u>		
If Inspection Result = PASS then date and sign	Date <u>29/4/21</u>	Signature 
If Inspection Result = FAIL then complete instruction sheet (record number here and on summary card)		<u>2022</u>

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Health and Safety				Comments (reasons for decisions)
H&S assessment undertaken for entering the site and/ or consideration to inspect building work	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	No Hazard exists Hazard Board read and obtained the appropriate PPE Tripping/Falling Hazard Overhead Workers/Cranes <u>Debris</u> Lack of visibility Machinery Asbestos Circle as appropriate
Building Consent Documentation				Comments (reasons for decisions)
Form 6	<input type="radio"/> P	<input checked="" type="radio"/> F		<u>REFER 15</u>
Form 6As (record quantity)	<input type="radio"/> P	<input checked="" type="radio"/> F		<u>REFER 11</u>
Approved Building Consent documents on site	<input checked="" type="radio"/> P	<input type="radio"/> F		<u>ON SITE</u>
Check previous comments	<input checked="" type="radio"/> P	<input type="radio"/> F		<u>CHECKED</u>
Inspections as scheduled	<input type="radio"/> P	<input checked="" type="radio"/> F		<u>REFER 15</u>
Conditions of BC.	<input checked="" type="radio"/> P	<input type="radio"/> F		<u>CHECKED OK</u>
Building work completed to consent documents	<input type="radio"/> P	<input checked="" type="radio"/> F		<u>REFER 15</u>
Check conditions of PIM	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	<u>BE ONLY</u>
Application to amend BC received	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	<u>AMENDMENT COMPLETED</u>
Sec 269 – Substitutions may involve certified building methods or products	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	<u>N/A</u>
Site development fact sheet given	<input type="radio"/> Yes	<input checked="" type="radio"/> No		<u>N/A</u>

Kitchen				Comments (reasons for decisions)
Food preparation and sink provision	P	F	N/A	
Impervious, easily cleaned wall finishes	P	F	N/A	
Bench top junction with wall linings (<i>sealed</i>)	P	F	N/A	
Hot & cold supply provided to sink	P	F	N/A	
Trap & waste fitted to sink	P	F	N/A	
Energy supply provided for cooking	P	F	N/A	
Space & power been provided for refrigerator or ventilation for food safe	P	F	N/A	
Laundry				Comments (reasons for decisions)
Laundry facilities (<i>washing machine space, tub etc</i>)	P	F	N/A	TRANSPOUTABLE
Tub (<i>fixing and water trap</i>)	P	F	N/A	
Water supply (<i>cold min</i>)	P	F	N/A	
Impervious finish (<i>walls and floor</i>)	P	F	N/A	
Wet areas / WCs				Comments (reasons for decisions)
Impervious finish (<i>walls and floor</i>) (<i>Statement from water proof membrane installer</i>)	P	F	N/A	
Joints in impervious surface finishes (<i>including flexible sealant at junctions to walls and sealant to base of toilet pans and between vanity tops and walls</i>)	P	F	N/A	
Safety glazing for shower screens, doors & windows Clearly identified	P	F	N/A	
Shower cubicle watertight?	P	F	N/A	
Ventilation				Comments (reasons for decisions)
Natural ventilation to occupied space	P	F	N/A	
Mechanical (<i>ducted to exterior</i>)	P	F	N/A	
Insulation				Comments (reasons for decisions)
Ceiling insulation installed correctly & clear of down lights	P	F	N/A	FILLING
Subfloor insulation protection (<i>Subfloor insulation in exposed locations such as under raised floor of a pole house may require protection</i>).	P	F	N/A	
Glazing				Comments (reasons for decisions)
Glazing to full height windows, doors, landings etc (<i>appropriate markings</i>)	P	F	N/A	
P & D				Comments (reasons for decisions)
Seismic restraints to the water storage cylinder	P	F	N/A	EXISTING
Terminal vents terminate outside the building clear of openings (<i>Ensure all branch drain 10m or > are vented</i>)	P	F	N/A	

Waste pipe penetrations sealed in gullies	<input checked="" type="radio"/> P	F	N/A	Sealed
Downpipes fixings and spreaders	<input checked="" type="radio"/> P	F	N/A	Fitted & Sealed
HWC vent protected against frost	<input type="radio"/> P	F	<input checked="" type="radio"/> N/A	---
ORG (150mm below lowest fixture overflow level and 75mm above finished ground levels 25mm above paving)	<input checked="" type="radio"/> P	F	N/A	150 ABOVE
HWC drain to the exterior	<input checked="" type="radio"/> P	F	<input checked="" type="radio"/> N/A	Drain to exterior
Hot water supply (type of system eg infinity, low or mains pressure)	<input type="radio"/> P	F	<input checked="" type="radio"/> N/A	EXISTING HWC
Valves to HWC (list valves fitted-cold water expansion, TPRV, tempering valve, open vent, isolating valve, pressure reducing valve, tundish trap/air-break installed in a visible location))	<input type="radio"/> P	F	<input checked="" type="radio"/> N/A	
Safe tray installed under HWC	<input type="radio"/> P	F	<input checked="" type="radio"/> N/A	
Correct head for HWC	<input type="radio"/> P	F	<input checked="" type="radio"/> N/A	
AAV's accessible	<input type="radio"/> P	F	<input checked="" type="radio"/> N/A	
Water temperature	<input checked="" type="radio"/> P	F	N/A	54°C
Stairs / Landings / Handrails / Window Openings				Comments (reasons for decisions)
Handrails to internal and or external stairs	<input checked="" type="radio"/> P	F	N/A	@ entry
Lighting (switches at the top & bottom of stairway).	<input type="radio"/> P	F	<input checked="" type="radio"/> N/A	---
Slip resistance (Slip resistance shall be provided for all walking surfaces such as decks, patios & steps on the approach to the main entrance of the building.)	<input checked="" type="radio"/> P	F	N/A	Provided
Treads and riser dimensions/ threshold heights	<input checked="" type="radio"/> P	F	<input checked="" type="radio"/> N/A	150 Rise / 300 Tread
Barriers (Installed to all areas where there is a fall height of 1.000 or more can occur from the floor or opening in the exterior envelope of the building, or a change in level)	<input type="radio"/> P	F	<input checked="" type="radio"/> N/A	---
Restriction stays (to opening widow <760 above floor or a foothold. If there is a fall of 1.0m or more from floor level to limit opening to 100mm max).	<input type="radio"/> P	F	<input checked="" type="radio"/> N/A	---
Smoke Alarms				Comments (reasons for decisions)
Smoke alarms with hush buttons installed in every bedroom or within 3.0m of every bedroom door or escape routes and every building level.	<input checked="" type="radio"/> P	F	N/A	3 Bed Rooms
Exterior				Comments (reasons for decisions)
Exterior envelope status and type (complete and weatherproof)	<input checked="" type="radio"/> P	F	N/A	Sealed.
Elevations compared to consented documents?	<input checked="" type="radio"/> P	F	N/A	Compare
Flashings to openings complete and weathertight (meter boxes, pipes, taps etc)	<input checked="" type="radio"/> P	F	N/A	Sealed.
Parapet flashings correctly installed	<input type="radio"/> P	F	<input checked="" type="radio"/> N/A	---
Wall cladding fixings/soakers/scribers status	<input checked="" type="radio"/> P	F	<input checked="" type="radio"/> N/A	EXISTING
Brickwork weep holes/ventilation (how is it achieved) Top and bottom	<input type="radio"/> P	F	<input checked="" type="radio"/> N/A	
Ground/paving heights (record dimensions)	<input checked="" type="radio"/> P	F	<input checked="" type="radio"/> N/A	> 600

Decks/barrier heights / threshold dimensions (complete separate deck checklist for remainder of deck)	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	2.100m
Sub floor access/insulation/ ventilation type	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	3x2 200mm / insulation
Roof cladding type /flashing status/ roof penetration flashings types	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	-
Landscaping status (completed or not)	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	-
Stormwater disposal from hardstand areas? (confirm formation of cess pit)	<input type="radio"/> P	<input checked="" type="radio"/> F	<input type="radio"/> N/A	-
On Site Effluent Disposal Systems				Comments (reasons for decisions)
System type matches BC	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	Advanced system
Statement (construction review) supplied from the installer or designer?	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	Provided
If required, can effluent disposal area be isolated from stock or vehicle damage, etc?	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	Yes
Damage Deposit				Comments (reasons for decisions)
Footpath and/or kerb condition	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	-
Can damage deposit be refunded? <i>If no, take photographs for evidence</i>	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	-
Crossing Deposit				Comments (reasons for decisions)
Is crossing formed in accordance with RDC requirements?	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	Yes
Can crossing deposit be refunded? <i>If no, take photographs for evidence</i>	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	Yes
Overhead Power Lines				Comments (reasons for decisions)
Overhead power lines have correct clearance to building elements	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	Clear
PHOTOGRAPHS (compulsory)				Comments (reasons for decisions)
Photographs taken of all exterior elevations!	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	Taken
Producer Statements/Statement of Compliance/ Certificates				Comments (reasons for decisions)
Energy Certificate for Electrical work	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	Provided
Energy Certificate for Gas work	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	-
Exterior Plaster System	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	-
Plumbing (<i>pressure tests</i>)	<input type="radio"/> P	<input checked="" type="radio"/> F	<input type="radio"/> N/A	Refer inst
As built drainage plan	<input type="radio"/> P	<input checked="" type="radio"/> F	<input type="radio"/> N/A	" "
Membranes	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	-
Roofing	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	-
As built supplied	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	-
Producer statements	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	Provided
Survey certificates	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	-
Other	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	-
NOTICES				Comments (reasons for decisions)
NTF and Instruction Sheets complied with?	<input type="radio"/> P	<input checked="" type="radio"/> F	<input type="radio"/> N/A	Refer inst.
SPECIFIED SYSTEMS				No specified systems (✓) No need to complete this section ✓
SPECIFIED SYSTEMS are capable of performing to the performance standards set out in the building consent?				Comments (reasons for decisions)
Cable cars				
Construction SOC <i>Installation Std as per BC Conditions?</i>	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	

Edward Wilkins

From: Edward Wilkins
Sent: Friday, 22 January 2016 9:14 a.m.
To: 'lynnleegurran@yahoo.com'
Cc: Barry Taylor
Subject: 47 Mamaku Street
Attachments: SKMBT_C364016012207590.pdf

Hi Lynlee

This email is provided as confirmation of our discussions relating to storm water disposal at this address. After my discussions with drain layer Paul Cubley and discussions with the Consent processing team I can confirm that 2x .900x.900 porous soak hole liners will be sufficient for storm water disposal. This decision has been recorded as "As Built" (Plan attached) information and means an Engineered designed system will not now be required. An inspection of the installed soak holes is to be arranged by phoning 3495646 before any backfilling. This inspection will not incur any additional cost to you.

Regards
Ed

Ed Wilkins *Senior Building Inspector, Compliance Solutions*
P: 07 351 8062 | M: 027 636 0123
E: ed.wilkins@rotorualc.nz | W: rotorualakescouncil.nz
A: 1061 Haupapa St, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046, New Zealand

ROTORUA
LAKES COUNCIL

3 July 2019

File Ref: P29400

Doc No: RDC-931317

GURRAN, LYNLEE-ANN
47 MAMAKU STREET
MAMAKU
ROTORUA 3020

Dear Madam,

**EXTENSION OF TIME TO BUILDING CONSENT # 73495
ADDRESS OF PROJECT: 47 MAMAKU STREET**

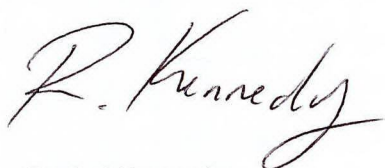
Council acknowledges your request for an extension of time to complete building work at the above address.

An extension to 30 April 2021 is granted by which time an application for Code Compliance must be made.

If you do not meet this timeframe Council may consider a further extension of time or failing to hear from you refuse to issue code compliance certificate under section 93 of the Building Act 2004 as the building work will not be completed in accordance with the building consent.

The file will be closed and this action will appear on any future Land Information Memorandum.

Yours faithfully



Rachel Kennedy
Business Support Advisor – Planning & Development Solutions
Rotorua District Council



APPLICATION FOR EXTENSION OF TIME TO START OR COMPLETE BUILDING WORK

THE BUILDING

Project [description of work]: Completion of relocated drilling & installation of woodburner.

Street Address: 47 Mamaku Street, Mamaku, Rotorua

Building Consent Number: 73495

Consent Issue date: _____

OWNER

Owner: Lynlee Gurrum

Contact: 0276655334

Address: 47 Mamaku Street, Mamaku Rotorua

Phone [Daytime]: _____

[After Hours]: _____

Mobile: 0276655334

Fax: _____

Email: lynleegurrum@yahoo.com

APPLICATION

I being the owner/or authorised agent request that an extension of time be granted to start building/complete building work covered by this building consent *[delete which does not apply]*

I understand I am liable for a charge for this application.

Name: Lynlee Gurrum

Signature: 

Date: 29/05/19

Please find attached my cheque/confirmation of payment attached *[delete which does not apply]*

#372790

Received

W 29 MAY 2019 1253

Rotorua District Council
Customer Centre

PROPOSED COMPLETION DATE & VALID REASON FOR EXTENSION APPLICATION

Proposed Completion Date: 30/04/21

Reason for Extension request: Lack of funds. Building still incomplete.

STATUS

Building work completed to date [description of work]: Front porch built

Building work to be completed [description of work]

Building front deck
Build side deck
Install Fire (wood burner)
Build 3rd bedroom

COUNCIL USE ONLY

Fee Paid \$ 95.00 pd # 2019/372790

Progress Inspection required? Yes No Approved Start Date: _____

Decision sent to applicant? Yes No Approved Completion Date: 30/4/21

Decision recorded in system? Yes No

Decision recorded on Summary Card? Yes No

Reason for Decision: Major works not yet underway - remainder is low risk

Approved/Declined [delete which does not apply]
Processor's Name: D Holder Signature: [Signature] Date: 18/6/19

19 April 2017

File Ref: BC73495-P29400

Doc No: RDC-717021

MS LYNLEE-ANN GURRAN
47 MAMAKU STREET
MAMAKU
ROTORUA 3020

Dear Ms Gurrán

EXTENSION OF TIME TO BUILDING CONSENT – 47 MAMAKU STREET MAMAKU

Council acknowledges your request for an extension of time to complete building work at the above address.

An extension to **30 April 2019** is granted by which time an application for Code Compliance must be made.

If you do not meet this timeframe Council may consider a further extension of time or failing to hear from you refuse to issue code compliance certificate under section 93 of the Building Act 2004 as the building work will not be completed in accordance with the building consent.

The file will be closed and this action will appear on any future Land Information Memorandum.

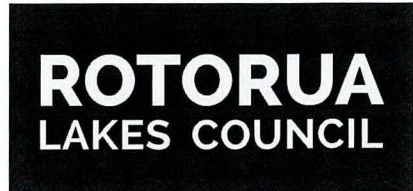
Yours faithfully



Ann Kelly
Consents Solutions Business Support Advisor

BUILDING – TAX INVOICE

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



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

GURRAN, LYNLEE-ANN 47 MAMAKU STREET MAMAKU ROTORUA 3020	Invoice No:	478768
	Date:	29 May 2019
	Customer No:	313512
	Reference:	BC - 73495

DETAILS	UNIT	AMOUNT
<i>BUILDING CONSENT ACCOUNT</i>		
EXTENSION OF TIME TO COMPLETE BC	82.61	82.61

372790

Payable within 21 days of the invoice date

Payment Due: 19 Jun 2019	INVOICE TOTAL	\$82.61
	G.S.T	\$12.39
	TOTAL NOW DUE	\$95.00

For Direct Credit please make payment to: BNZ, Rotorua, 020412 0234516 00
and quote Invoice number **478768** and **BC - 73495** as reference.

REMITTANCE ADVICE: Please detach and return with your payment:

CUSTOMER: 313512
GURRAN, LYNLEE-ANN

INVOICE NO: 478768
TOTAL DUE: \$95.00

PAYMENT MADE:

\$ 95.00



APPLICATION FOR EXTENSION OF TIME TO START OR COMPLETE BUILDING WORK

Received

28 MAR 2017 4:45

Rotorua District Council
Customer Centre

THE BUILDING

Project [description of work]: Bedroom addition, 2 decks, 2 soakage holes

Street Address: 47 Mamaku street, Mamaku Rotorua

Building Consent Number: 73495 Consent Issue date: 18 March

OWNER

Owner: Lynlee-Ann Curran

Contact: 0276655334

Address: 47 Mamaku street, Mamaku, Rotorua

Phone [Daytime]: _____ [After Hours]: _____

Mobile: 0276655334 Fax: _____

Email: lynleegurran@yahoo.com

APPLICATION

I being the owner/or authorised agent request that an extension of time be granted to start building/complete building work covered by this building consent *[delete which does not apply]*

I understand I am liable for a charge for this application.

Name: Lynlee-Ann Curran Signature: [Signature]

Date: 28/3/17

Please find attached my cheque/confirmation of payment attached *[delete which does not apply]*

PROPOSED COMPLETION DATE & VALID REASON FOR EXTENSION APPLICATION

Proposed Completion Date: March 2019

Reason for Extension request: Lack of funds to complete

STATUS

Building work completed to date [description of work]: Subfloor, porch, drainlaying of septic tank & effluent field.

Building work to be completed [description of work] As above

COUNCIL USE ONLY

Fee Paid \$ 90.50 - E - 295109

- Progress Inspection required? Yes No
- Decision sent to applicant? Yes No
- Decision recorded in system? Yes No
- Decision recorded on Summary Card? Yes No

Approved Start Date: _____

Approved Completion Date: 30/4/19

Reason for Decision: low risk work completed to date (piles etc) & break in work to create extension delayed - (risk area)

Approved/Declined ~~(delete which does not apply)~~

Processor's Name: **D Holder**

Signature: [Signature]

Date: 18/4/17

Manuela VanVuuren

From: RDC Mail
Sent: Friday, 3 August 2018 10:07 a.m.
To: Building Admin
Subject: FW: As built for BC-73495 [#31CD1E]
Attachments: Asbuilt - 47 Mamaku St.pdf

Follow Up Flag: Follow up
Flag Status: Flagged



-----Original Message-----

From: "Lynleefirst name Gurrán" <lynleegurran@yahoo.com>
Sent: Friday, 3 August 2018 10:02 a.m.
To: "info@rotorualc.nz" <info@rotorualc.nz>
Subject: As built for BC-73495

To whom it may concern,

Please find attached the as built drainage plan for 47 mamaku street, mamaku. Rotorua. BC-73495. If you have any queries please do not hesitate to contact me via email or phone 0276655334. Thank you.

Regards

Lynlee Gurrán

--- On Thu, 2/8/18, Draintek <draintek2010@yahoo.co.nz> wrote:

> From: Draintek <draintek2010@yahoo.co.nz>
> Subject: As built for 47 Mamaku St
> To: lynleegurran@yahoo.com
> Received: Thursday, 2 August, 2018, 10:35 AM
> Hi
> Lynlee
> Attached is the paperwork you
> required
>
>
>
>
>
>
>
>
> Kind regards Pauline
> GurnettAccounts Draintek Plumbing &
> Drainage07 378
> 8183
>
>
>

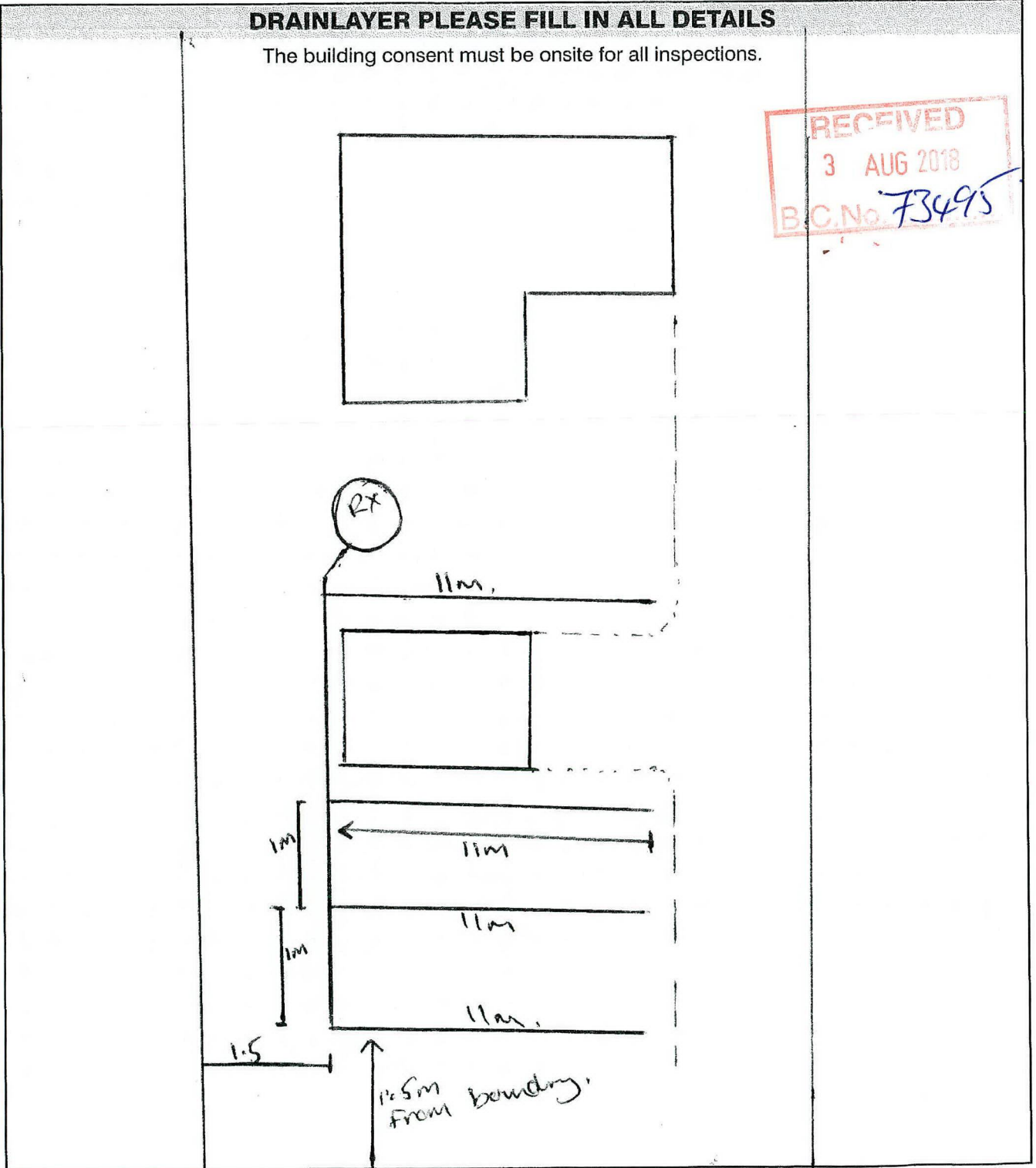
AS BUILT DRAINAGE PLAN

Inspection Booking Phone 07 349 5646

Street: <u>Manku St.</u> No: <u>47</u>	Lot: _____ DPS: _____
Owner: <u>Lynlee Curran</u>	Drainlayer: <u>Paul Curran</u>
Inspector: _____	Reg No: <u>22742</u>
Date of Inspection: _____	Consent No: <u>73495</u>

DRAINLAYER PLEASE FILL IN ALL DETAILS

The building consent must be onsite for all inspections.



Drainlayer's Signature: _____

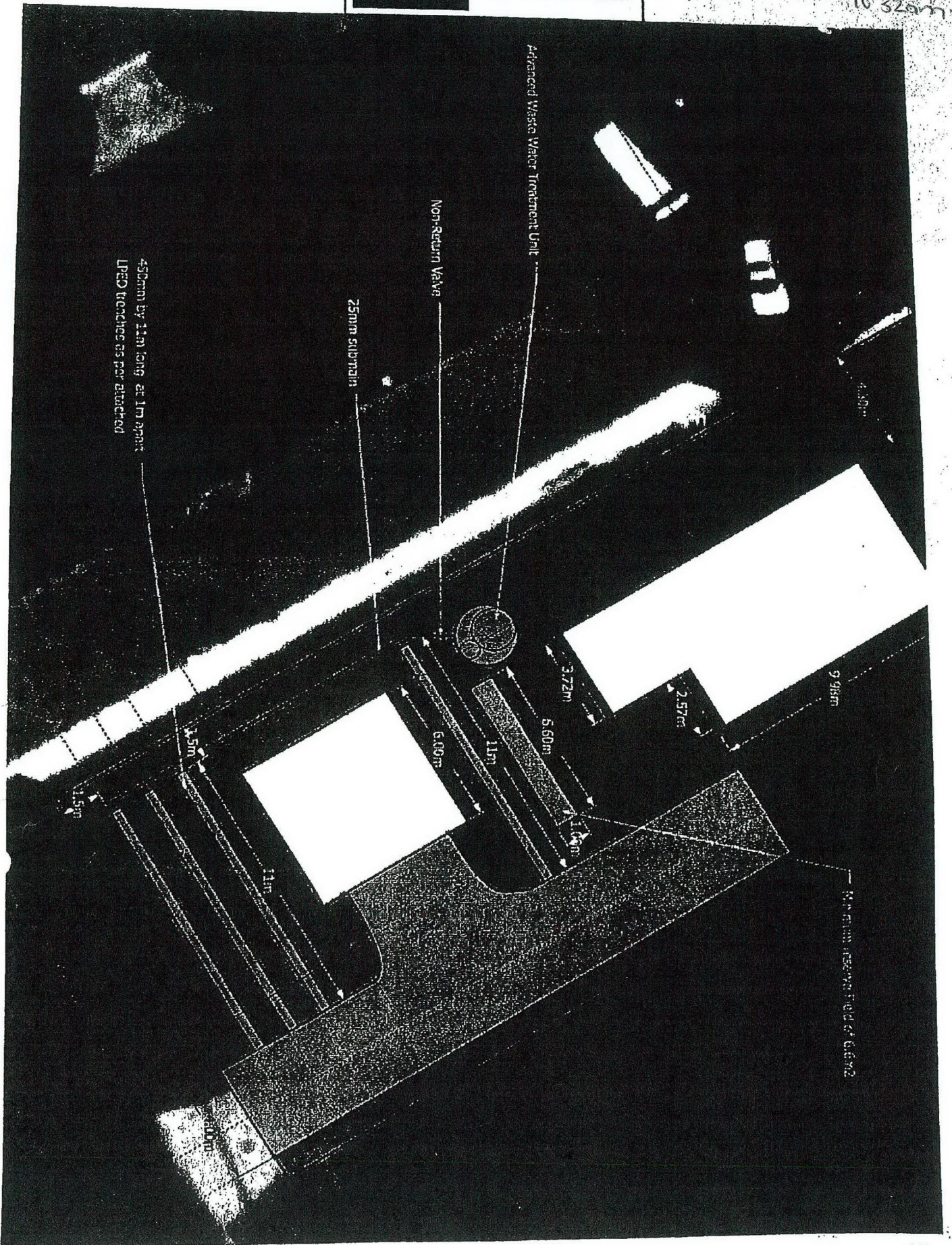
Paul Curran

Date: _____

COMPLETED



Lynne (Email 26 April)
10:32am



2006 1-292

17 MAY 2019

GURRAN, LYNLEE-ANN
47 MAMAKU STREET
MAMAKU
ROTORUA 3020

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

File Ref: P29400

Dear Sir/Madam

BUILDING CONSENT NO: 73495
PROJECT: RELOCATED DWELLING AND METRO ECO TINY PED WOODBURNER
PROJECT LOCATION: 47 MAMAKU STREET, MAMAKU
CONSENT ISSUED: 16 Apr 2015

The building consent process cannot be concluded until a Code Compliance Certificate (CCC) is issued certifying that the work has been completed in accordance with the approved Building Consent/Building Code. The completion part of the process is a very important step.

This letter is to advise you what action is required to complete your building project.

The Building Act 2004, Section 93(2) requires the Rotorua Lakes Council Building Consent Authority (BCA) to make a decision to either issue or refuse to issue the CCC 2 years after the granting of the building consent, or a further period agreed upon between the owner and the BCA.

We are nearing the point where this decision must be made.

If your building project is complete please phone Building Services on 07 3495646 to request a final inspection. (Stamped Building Consent plans must be on site).

If the proposed completion date will exceed the 2 year anniversary of the granting of the consent you must request an extension of time. This must be made in writing to the Manager of Building Services and enclosed is an Application for Extension of Time form for this purpose. Please include a payment of \$95.00 to cover the processing of your request.

Failure to respond to this notification may result in the BCA refusing to issue the Code Compliance Certificate and closing the building consent file.

Your early response is anticipated, and should you require further information regarding this matter please contact Rotorua Lakes Council Building Services on 07 3495646.

Yours faithfully



Darrell Holder
Manager, Building Services

Ian Lamb

From: Ian Lamb
Sent: Wednesday, 22 July 2015 2:07 p.m.
To: 'lynleegurran@yahoo.com'
Subject: BC 73495 advice of LBP

Hi,

I've received your advice of LBP and I have a couple of queries

1. The advice from has not been signed.
2. The extension to the dwelling is restricted building work, are the LBP's known and if so they need to be nominated. *still to be nominated*

Regards Ian

Ian Lamb *Building Inspector, Compliance Solutions*

P: 07 351 8360

E: ian.lamb@rotorualc.nz | W: rotorualakescouncil.nz

A: 1061 Haupapa St, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046, New Zealand

ROTORUA
LAKES COUNCIL

Ian Lamb

From: Ian Lamb
Sent: Tuesday, 10 January 2017 12:53 p.m.
To: lynleegurran@yahoo.com
Subject: 47 Mamaku st BC73495
Attachments: SKMBT_C364017011011490.pdf

Hi Lynlee,

Attached is a copy of Ed Wilkins email and copy of Barry Taylors instruction sheet issued at the drainage inspection.

Regards Ian

Ian Lamb Building Inspector, Compliance Solutions
P: 07 351 8360 | E: ian.lamb@rotorualc.nz | W: rotorualakescouncil.nz

From: konica_scanner@rdc.govt.nz [mailto:konica_scanner@rdc.govt.nz]
Sent: Tuesday, 10 January 2017 12:49 p.m.
To: Ian Lamb
Subject: Message from KMBT_C36402621_RDC_BUILDING_GROUNDFLOOR



RRD002JJ7F

Document Number: RDC-1118993

Date Registered: 8/4/2021

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	<input type="checkbox"/>
1	Site Inspection Card completed	<input type="checkbox"/>
1	Applicant Inspection card complete	<input type="checkbox"/>
1	Form 6 (Application for Code Compliance Certificate) attached to Applicant Inspection Card	<input type="checkbox"/>
1	Form 2 administratively complete and front cover signed appropriately	<input type="checkbox"/>

BUILD CAT	COST CAT	STREAM 1	SFH	RBW	FENZ	SPECIALIST/TECH LEAD	1 ST INSP	HERITAGE NZ	
R1	FIXED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A	CARL	N/A	
ALLOCATED BY C Sefuiva							Start - Remove + Add		
							DWG	-	+

AMENDMENT

№ 7 3 4 9 5 / 0 0 2

BC Application No. 73495

Property File No. P29400

Owner: GURRAN

Project Location: 47 Manakū St

Description of Work: ^{Out} Remove bedroom & side veranda/roof

BC Circulation Record:

Hazard/Caution/Information (as noted on file)	N/A PLANS 4209700		Hard copy documents (attached) <input checked="" type="checkbox"/>		Electronic documents (in Trim) <input checked="" type="checkbox"/> Scanned in TRIM	
Discipline ✓	Review Date	Name	RFI ✓	Other Permissions or Advice ✓	Sign & date when review completed	
<input type="checkbox"/> Engineering			<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/> Ext. Engineering			<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/> Pollution Control			<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/> Planning			<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/> Geothermal			<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/> Licensing			<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/> Sport and Rec			<input type="checkbox"/>	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Building	26/02/2021	C Sefuiva	<input type="checkbox"/>	"S"=Supervision or Record Current Comp. RS CB	C Sefuiva 26/02-2021	

✓ "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	<input checked="" type="checkbox"/>	Supporting documentation	<input checked="" type="checkbox"/>	Section 37 Notice	<input type="checkbox"/>
	PIM	<input type="checkbox"/>	Building Consent	<input checked="" type="checkbox"/>	Section 36 Notice	<input type="checkbox"/>
Name	M VanVuuren				Date	11.05.21

AMENDED PLANS

17 FEB 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

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 \$	Proc \$	\$ 00-00
Processing Fees Paid (Check fee screen in ozone)			\$ 193-00
SUB TOTAL			\$ 00-00
Further information			\$ 193-00
TOTAL PROCESSING CHARGE			\$ 193-00
400	<input type="checkbox"/>	Guide Only- (min ¼ hour increments)	# of Insp
INSPECTIONS (Circle correct letter)			# 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	
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			# - 0 # - 00
1	Total number of ¼ hour increments x \$48.25 = (Inspection cost)		\$ - 00
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)			\$ NC
Record three # figures above on summary sheet & circle "Completed" to the right when done			Completed

11 MAR 2021

GURRAN, LYNLEE-ANN
47 MAMAKU STREET
MAMAKU
ROTORUA 3020

File Ref: P29400
Building Consents no: 73495

Dear Sir/Madam

AMENDED PLANS FOR BUILDING CONSENT NO: 73495
ADDRESS: 47 MAMAKU STREET, MAMAKU

Please find enclosed the amended Building Consent and the Amended Plans that were submitted on 17.02.2021 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



Manuela van Vuuren
Business Support Administrator
Planning & Development Solutions

Building Consent No: 73495
Amendment BC73495/002 - Remove bedroom and side verandah/roof

Section 51, Building Act 2004

Issued: 16 Apr 2015

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

Owner

GURRAN, LYNLEE-ANN
47 MAMAKU STREET
MAMAKU
ROTORUA 3020

The Building

Property ID: P29400
Street Address: 47 MAMAKU STREET, MAMAKU
Valuation number: 07050 085 01
Legal Description: LOT 1 DPS85420

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

GURRAN, LYNLEE-ANN
47 MAMAKU STREET
MAMAKU
ROTORUA 3020
lynleegurran@yahoo.com

Building Work

The following building work is authorised by this consent:

Project is for: RELOCATED DWELLING AND METRO ECO TINY PED WOODBURNER
Intended Use: DWELLING (DETACHED)
Intended Life: Indefinite but not less than 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:

Inspections by Building Consent Authority (Phone Building Services 3495646 To Book Inspections)

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

Subfloor Bracing And Fixing - (before base enclosed)

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).

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

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).

Solid Fuel Heater - (at the completion of the heater installation prior to ceiling plate being fixed)

Final Inspection when all building work is complete

Please note that some of the above inspections have been grouped together for your convenience and to reduce inspection costs.

Please ensure that when booking any of the grouped inspections below you communicate this with Council so we can allocate sufficient time on site.

Solid Fuel Heater and Final Inspection

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.

Driven Piles

Driven piles shall comply with the NZBC B1 and be supervised by an engineer approved by Council. A PS4 must be submitted within five working days after observation.

Commissioning Certificate For Advanced On-Site Septic Treatment Systems

A commissioning certificate from installers of any advanced on-site septic treatment systems will be required with the CCC application.

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

Copies of the following documents are attached to this building consent:-

Project Information Memorandum No 73495

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).

Where the owner intends to undertake restricted building work a formal declaration and notice using Forms 2B and 2C must be provided prior to commencement of restricted building work.

Carpentry (primary structure, external moisture management system)

Roofing (external moisture management system)

Foundations (primary structure, external moisture management system)

Nominated builder, Graham Niao holds no LBP Licence.

AMENDMENT - CHANGE MODEL AND POSITION OF SFH

The following conditions relate to this amendment.

Additional endorsement:

CERTIFICATION FOR INSTALLATION OF SOLID FUEL HEATERS

A Statement of Compliance (SOC) is required from the installer confirming that the installation has been completed in accordance with the manufacturer's specifications (AS/NZS2918:2001) and the approved Building Consent.

Authorised installers must include in the SOC certification of the chimneys structural condition and cavities heat resistant integrity. The SOC must be lodged with the CCC application.

AMENDMENT 2 - REMOVE BEDROOM AND SIDE VERANDAH/ ROOF

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: Manuela van Vuuren
Solutions

Position: Business Support Administrator, Planning & Development

Signed: 

Date: 11 March 2021



AMENDMENT

73495/002

Form 2 Amendment

APPLICATION TO AMEND
BUILDING CONSENT

Section 45, Building Act 2004

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

Received
17 FEB 2021
1.52pm
Rotorua Lakes Council
Customer Centre

1. THE BUILDING

Building Consent Number: 73495
 Owner: Lynlee-ann Gurrin
 Street address of building: 47 mamaku street, mamaku
Rotorua

2. CONTACT DETAILS FOR ANY REQUESTS FOR FURTHER INFORMATION

Person: Lynlee-ann Gurrin
 Address: 47 mamaku street, mamaku.
Rotorua
 Phone: _____ or Mobile: 0276655334
 Email: lynleegurrin@yahoo.com Fax: _____

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)

I am wanting to remove the proposed extra bedroom, the side verandah and the roof of the front verandah from the Building consent application.

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: Lynlee-ann Curran Signature: *[Signature]*

Date: 17/02/2021

Estimated value that this consent will affect the original value of work? \$ 0 *Orig value \$40000*
[Please identify if the value is increased or decreased clearly! Include GST and labour] *shd have been \$100000*

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

Plan of house - highlighted areas where proposed ammendment is.



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)	<u>New deck - on side of house</u>	
2)	<u>New bedroom</u>	
3)	<u>Deck Roof</u>	
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

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] n/A

Specify Practitioners: _____

Business/name: _____

Address: _____

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

Email: _____ LBP or Reg. No.: _____

Specify Practitioners: _____

Business/name: _____

Address: _____

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

Email: _____ LBP or Reg. No.: _____

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 ✓]

n/A

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

\$ 0 !

Lodgement fee	\$ <u>137</u>	Date paid <u>17.2.21</u>	Rec # <u>256873</u>
Technical Processing	\$ <u>193.00</u>	Granted by <u>C Sefuiva</u>	
Industry Levy (MBIE)	\$ <u>—</u>	Signature <u>[Signature]</u>	
Industry Levy (BRANZ)	\$ <u>—</u>	Date <u>26-02-2021</u>	
Inspection	\$ <u>—</u>	Issued by <u>M VanVuuren</u>	
Compliance Schedule	\$ <u>—</u>	Signature <u>[Signature]</u>	
Peer Review	\$ <u>—</u>	Date <u>11.03.21</u>	
Other	\$ <u>—</u>		
Other	\$ <u>—</u>		
Total balance payable	\$ <u>193.00</u>	<u>10.03.21</u>	<u>2021/289020</u>

PIM to be reissued? Yes No [if PIM to be reissued please sign below]

Processor's Name: _____ Signature: _____ Date: _____

For amendments involving the replacement of a cladding system, or the addition or removal of a specified system or component (fire etc) then use an applicable processing checklist

PROCESSING CHECKLIST				
Processor Name: CSEFU	Building Consent No. BC73495			
Proposed Intended Use No Change				
Building Act				Comments/ reason for decision
PIM issues triggered by this amendment?	P	F	N/A	BC only plans amended indicating work not completed under the building consent.
Sec 26-28 Warnings and bans	P	F	N/A	Amendment for updating of plans.
Sec 36 - Has a Development Contribution Notice been attached to the PIM?	P	F	N/A	DC not required
Sec 37 –Notice issued?.	P	F	N/A	Section 37 not required (plans updated)
Sec 67 - Is the building consent subject to a waiver or modification? <i>Sign off by TL/ MBS, condition BC, create information notice, advise Chief Executive, MBIE.</i>	P	F	N/A	No waiver / modification indicated in BC application form 2 Amendment
Sec 84 –LBP's or Owner Builder/Designer listed for Restricted building Work <i>(complete separate checklist and create information on property file where owner involved in design or construction)</i>	P	F	N/A	LBP Designer Ross Malcom Plans amended with items removed
Sec 112 – Alteration to existing building <i>Cannot reduce compliance with code – record additional considerations at rear of checklist if necessary</i>	P	F	N/A	Plans altered removing details not to be constructed
Sec 112 (2) <i>Where work wouldn't proceed if compliance with the code was required – the ability to grant is possible where improvement to attributes that relate to MOE from fire and access and facilities for the disabled outweigh any non compliance with the relevant provisions of the code</i>	P	F	N/A	Plans altered removing details not to be constructed
Site plan mirrors that of C.T. and location of existing building similar to G.V?	P	F	N/A	Foot print not changed / existing dwelling
Sec 363 COPU required as part of the building consent? <ul style="list-style-type: none"> • Means of escape • Accessibility • Construction and demolition hazards • Specified systems 	P	F	N/A	COPU not required Single household unit
If this is an alteration, have records been checked to reconcile proposal against existing?	P	F	N/A	Checked BC73495 Confirmed plan changes
Complete checklist for alteration/ removal or installation of any specified system	P	F	N/A	No specified systems removed or installed

Consideration, decisions and reasons for these where a checklist is not applicable including alternative solutions *(start with reason why checklist not applicable)*

Plans amended, indicating work not to be completed.

Work considered minor amendment checklist used for assessment.

Assessed the drawings proposed deck roof removed.

Plan changes will not affect the existing envelope or structural performance of the building.

- Provide the sum of Provisional Indemnity Insurance held
- The author's name and signature
- Qualifications
- Address
- Registration Number
- Membership of Professional Organisation
- Date the Producer Statement was produced.

Statements of Compliance;

1. Rotorua District Council will accept a statement of compliance in assessing compliance with the Building Code. Statements of compliance can include, but are not limited to:
 - Non engineered specific design

2. Statements of compliance require the following as a minimum to be accepted by the Rotorua District Council:

- Who has issued the statement of compliance
- Product name
- Address of relevant property (where applicable)
- Description of application (where applicable)
- Date
- Name and signature
- Registration/license number (where applicable)
- Address of author

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)

Notes on Acceptance of Producer Statement and/or Statement of Compliance (Reasons for your decision to accept from a particular author):

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

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.

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

GURRAN, LYNLEE-ANN 47 MAMAKU STREET MAMAKU ROTORUA 3020	Invoice No:	532467
	Date:	01 Mar 2021
	Customer No:	313512
	Reference:	BC - 73495

DETAILS	UNIT	AMOUNT
<i>BUILDING CONSENT ACCOUNT</i>		
ADDITIONAL TECHNICAL PROCESSING FEE-TIME RELATED	167.83	167.83

Payable within 21 days of the invoice date

Payment Due: 22 Mar 2021	INVOICE TOTAL	\$167.83
	G.S.T	\$25.17
	TOTAL NOW DUE	\$193.00

For Direct Credit please make payment to: BNZ, Rotorua, 020412 0234516 00
and quote Invoice number **532467** and **BC - 73495** as reference.

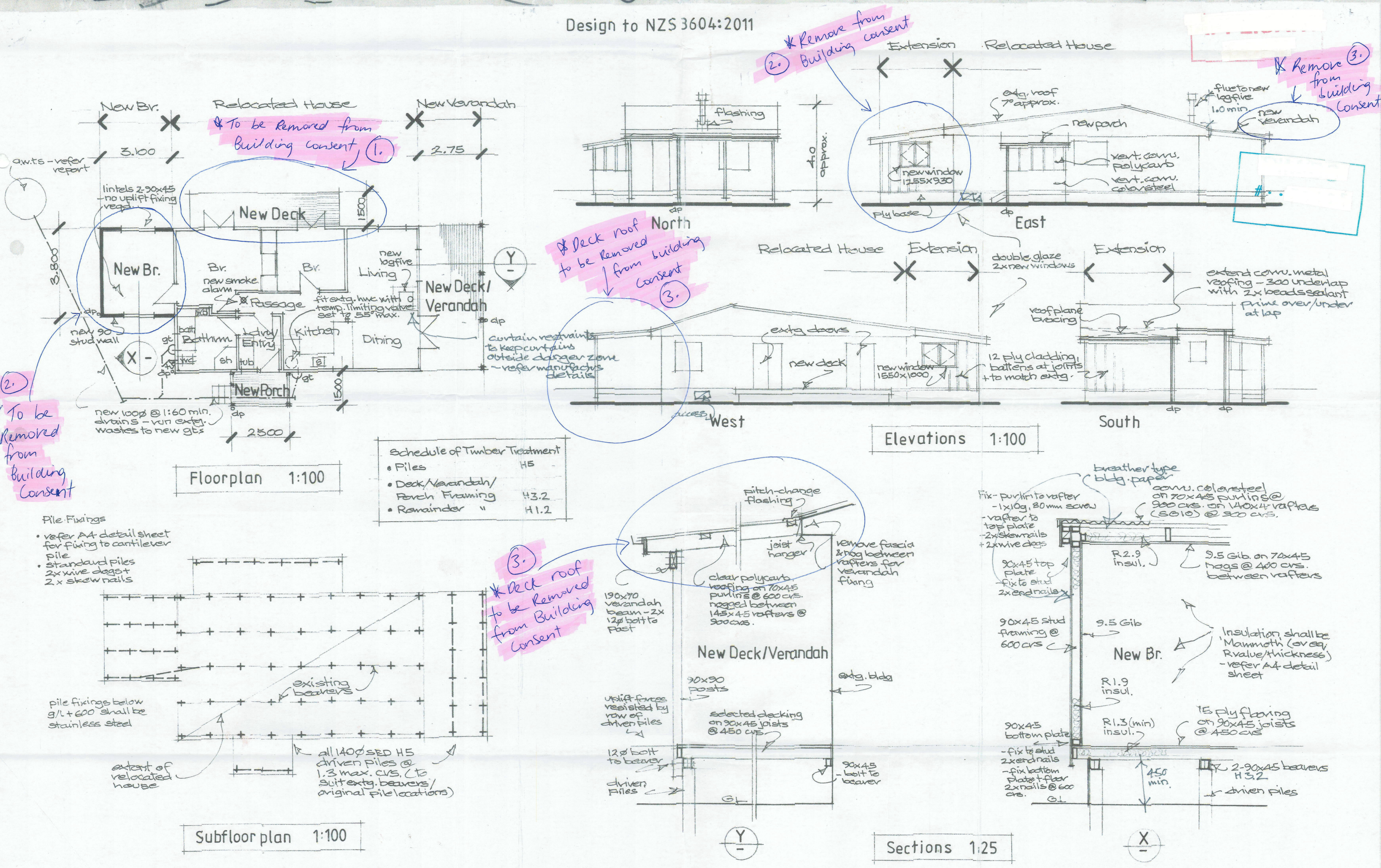
REMITTANCE ADVICE: Please detach and return with your payment:

CUSTOMER: 313512
GURRAN, LYNLEE-ANN

INVOICE NO: 532467
TOTAL DUE: **\$193.00**

PAYMENT MADE: \$

Design to NZS 3604:2011



Relocated House + Extension + Decks at 47 Mamaku St. Mamaku

2
13.3.15

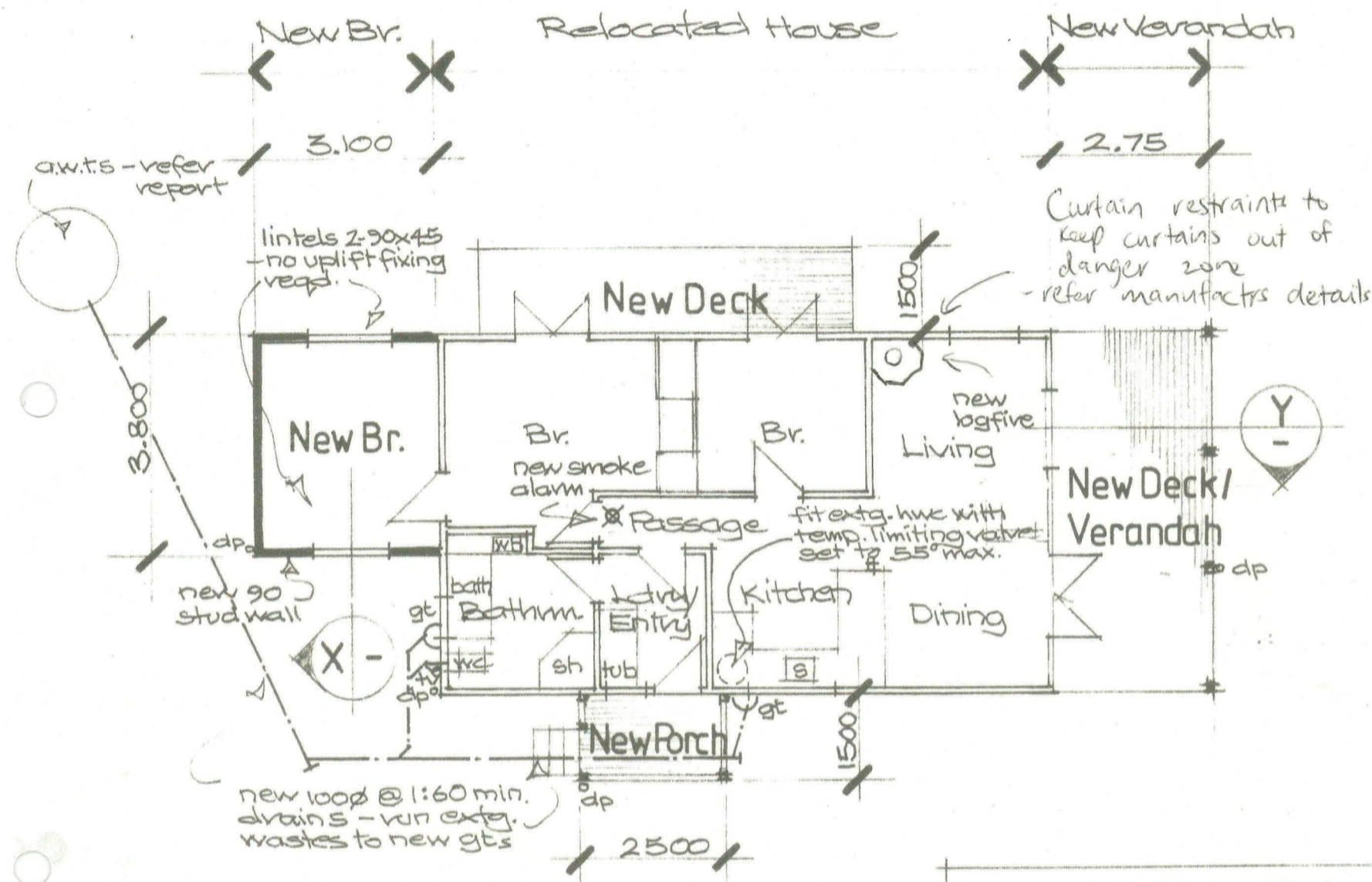
Graham Jenner DESIGN
9 Reeme St., Ngongotaha
Phone/Fax 07 357-4129



Document Number: RDC-1093202
Date Registered: 19/1/2021

Design to NZS 3604:2011

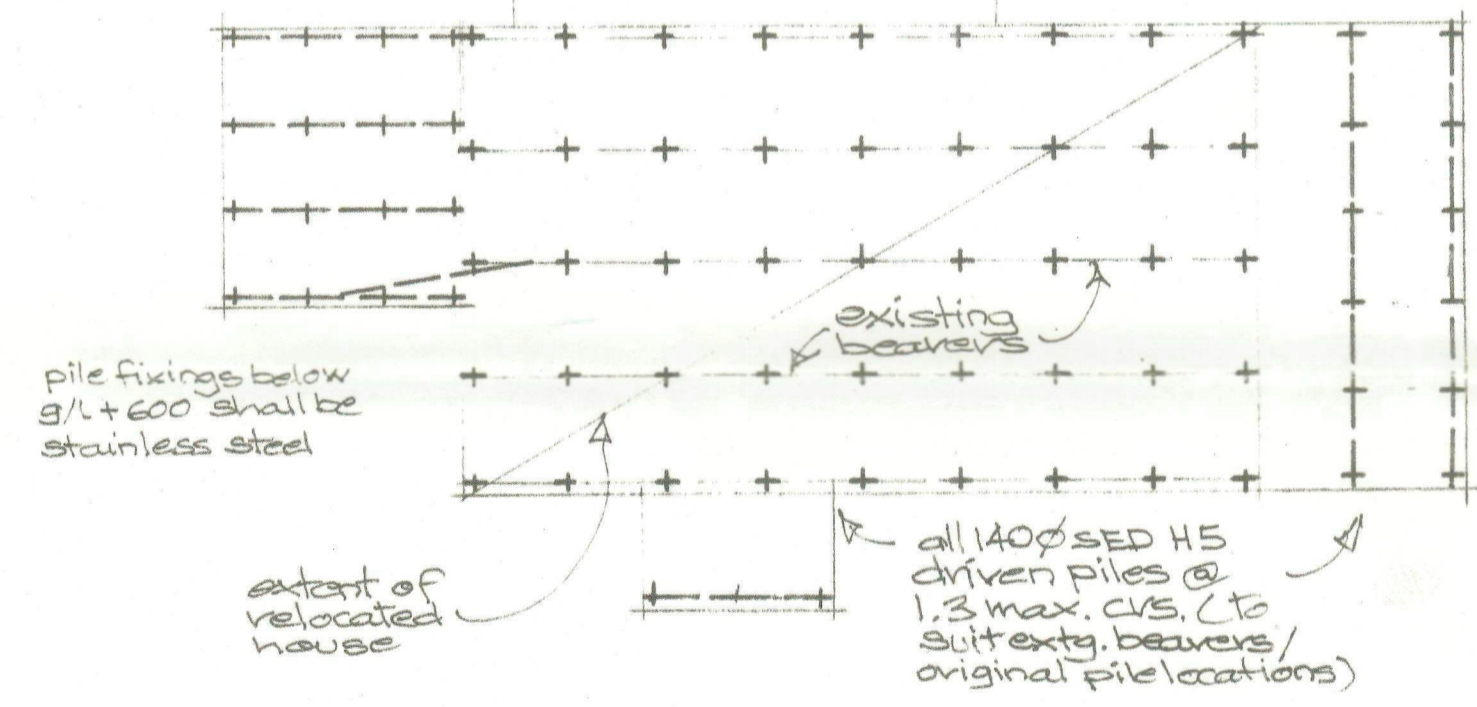
COUNCIL COPY



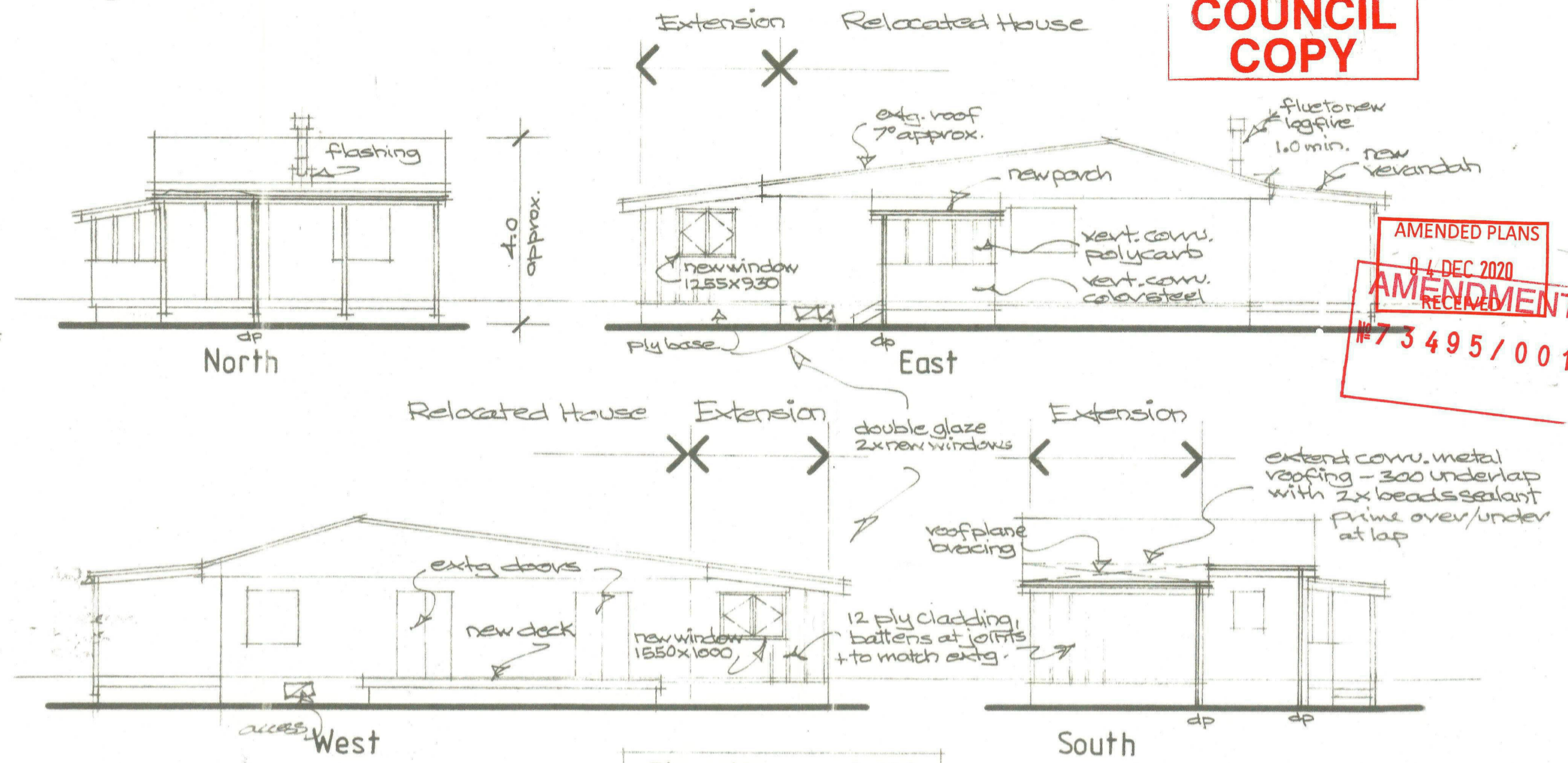
Floorplan 1:100

Schedule of Timber Treatment	
• Piles	H5
• Deck/Verandah/Porch Framing	H3.2
• Remainder "	H1.2

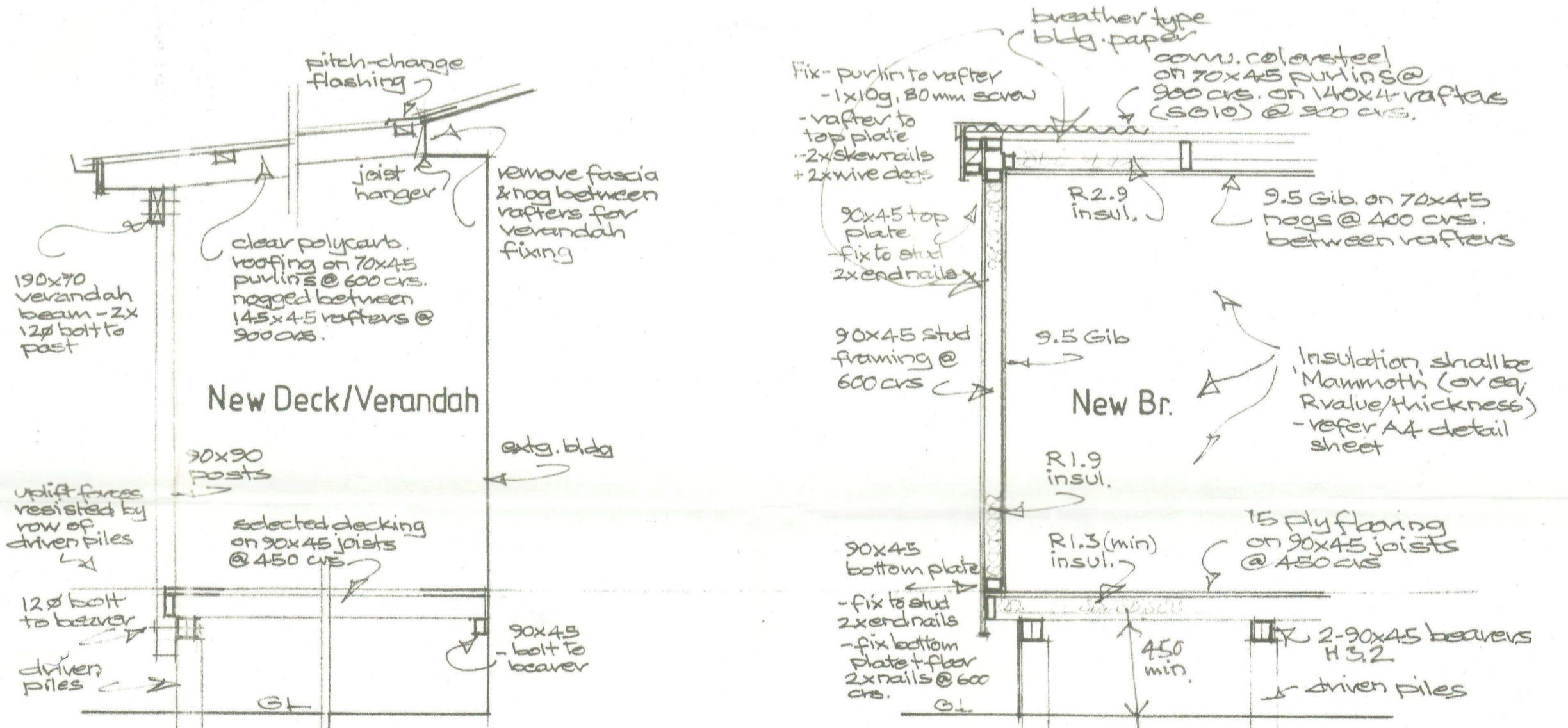
- Pile Fixings**
- refer A4 detail sheet for fixing to cantilever pile
 - standard piles 2x xine dogst 2x skew nails



Subfloor plan 1:100



Elevations 1:100



Sections 1:25

AMENDED PLANS
04 DEC 2020
RECEIVED
#73495/001

Relocated House + Extension + Decks at 47 Mamaku St. Mamaku



13.3.15

Graham Jenner DESIGN



RRD002ITL6

Document Number: RDC-1093201

Date Registered: 19/1/2021

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	<input type="checkbox"/>
1	Site Inspection Card completed	<input type="checkbox"/>
1	Applicant Inspection card complete	<input type="checkbox"/>
1	Form 6 (Application for Code Compliance Certificate) attached to Applicant Inspection Card	<input type="checkbox"/>
1	Form 2 administratively complete and front cover signed appropriately	<input type="checkbox"/>

BUILD CAT	COST CAT	STREAM 1	SFH	RBW	FENZ	SPECIALIST/TECH LEAD	1 ST INSP	HERITAGE NZ
RI	IF	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Sam	
ALLOCATED BY							Start - Remove + Add	
							DWG	- +

AMENDMENT

#73495/001

BC Application No. 73495/001 Property File No. P29400

Owner: GURAN

Project Location: 47 Manakau SS

Description of Work: Change model + position of SFH

BC Circulation Record:

Hazard/Caution/Information (as noted on file)	Soft Ground A N/A INTERNAL ALTERATION		Hard copy documents (attached) <input checked="" type="checkbox"/>	Electronic documents (in Trim) <input checked="" type="checkbox"/>	Scanned in TRIM	
Discipline ✓	Review Date	Name	RFI ✓	Other Permissions or Advice ✓	Sign & date when review completed	
<input type="checkbox"/> Engineering			<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/> Ext. Engineering			<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/> Pollution Control			<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/> Planning			<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/> Geothermal			<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/> Licensing			<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/> Sport and Rec			<input type="checkbox"/>	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Building	17/12/2020	Lee	<input checked="" type="checkbox"/>	"S"=Supervision or Record Current Comp. <u>201</u>	C Sefuiva 5/01/2021	

- ✓ "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	<input checked="" type="checkbox"/>	Supporting documentation	<input checked="" type="checkbox"/>	Section 37 Notice	<input checked="" type="checkbox"/>
	PIM	<input checked="" type="checkbox"/>	Building Consent	<input checked="" type="checkbox"/>	Section 36 Notice	<input checked="" type="checkbox"/>
Name	<u>R Kennedy</u>				Date	<u>11/1/21</u>

AMENDED PLANS

10
04 DEC 2020

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 b c

405 rbw fou car roo bri ext f

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

Amendments

408 a 408 b

Inspection and Fees Calculation Sheet

PROCESSING		TIME TAKEN (Quantity)	TOTALS in Dollars
Processing hours incl. vetting	Vet \$	Proc \$ 0.50	\$ 96.50
Processing Fees Paid (Check fee screen in ozone)			\$ 00.00
SUB TOTAL			\$ 96.50
Further information		0.25	\$ 48.25
TOTAL PROCESSING CHARGE			\$ 144.75
400	INSECTIONS (Circle correct letter)	<input type="checkbox"/>	
		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	
o	Wet Areas/Tanking	2	
p	Postline (Addition – New Dwelling)	0.5 – 0.75	
q	Sanitary & Stormwater Drainage)	0.5 – 0.75	
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		# -	# 14
1	Total number of ¼ hour increments x \$48.25 = (Inspection cost)		\$ -
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)			\$ 144.75
Record three # figures above on summary sheet & circle "Completed" to the right when done			Completed

11 JAN 2021

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

GURRAN, LYNLEE-ANN
47 MAMAKU STREET
MAMAKU
ROTORUA 3020

File Ref: P29400
Building Consent no: 73495

Dear Sir/Madam

AMENDED PLANS FOR BUILDING CONSENT NO: 73495
ADDRESS: 47 MAMAKU STREET, MAMAKU

Please find enclosed the amended Building Consent and the Amended Plans that were submitted on 10 December 2020 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



Rachel Kennedy
Business Support Administrator
Planning & Development Solutions

Building Consent No: 73495
Amendment (1) 73495 – Change model and position of SFH

Section 51, Building Act 2004

Issued: 16 Apr 2015

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

Owner

GURRAN, LYNLEE-ANN
47 MAMAKU STREET
MAMAKU
ROTORUA 3020

The Building

Property ID: P29400
Street Address: 47 MAMAKU STREET, MAMAKU
Valuation number: 07050 085 01
Legal Description: LOT 1 DPS85420

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

GURRAN, LYNLEE-ANN
47 MAMAKU STREET
MAMAKU
ROTORUA 3020
lynleegurran@yahoo.com

Building Work

The following building work is authorised by this consent:

Project is for: RELOCATED DWELLING AND METRO ECO TINY PED WOODBURNER
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:

Inspections by Building Consent Authority (Phone Building Services 3495646 To Book Inspections)

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

Subfloor Bracing And Fixing - (before base enclosed)

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).

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

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).

Solid Fuel Heater - (at the completion of the heater installation prior to ceiling plate being fixed)

Final Inspection when all building work is complete

Please note that some of the above inspections have been grouped together for your convenience and to reduce inspection costs.

Please ensure that when booking any of the grouped inspections below you communicate this with Council so we can allocate sufficient time on site.

Solid Fuel Heater and Final Inspection

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.

DRIVEN PILES

Driven piles shall comply with the NZBC B1 and be supervised by an engineer approved by Council. A PS4 must be submitted within five working days after observation.

COMMISSIONING CERTIFICATE FOR ADVANCED ON-SITE SEPTIC TREATMENT SYSTEMS

A commissioning certificate from installers of any advanced on-site septic treatment systems will be required with the CCC application.

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

Copies of the following documents are attached to this building consent:-

Project Information Memorandum No 73495

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).

Where the owner intends to undertake restricted building work a formal declaration and notice using Forms 2B and 2C must be provided prior to commencement of restricted building work.

Carpentry (primary structure, external moisture management system)

Roofing (external moisture management system)

Foundations (primary structure, external moisture management system)

Nominated builder, Graham Niao holds no LBP Licence.

AMENDMENT - CHANGE MODEL AND POSITION OF SOLID FUEL HEATER

The following conditions relate to this amendment.

Additional endorsement:

CERTIFICATION FOR INSTALLATION OF SOLID FUEL HEATERS

A Statement of Compliance (SOC) is required from the installer confirming that the installation has been completed in accordance with the manufacturer's specifications (AS/NZS2918:2001) and the approved Building Consent.

Authorised installers must include in the SOC certification of the chimneys structural condition and cavities heat resistant integrity. The SOC must be lodged with the CCC application.

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: Rachel Kennedy

Position: Business Support Administrator, Planning & Development Solutions



Signed:

Date: 11 January 2021

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

GURRAN, LYNLEE-ANN 47 MAMAKU STREET MAMAKU ROTORUA 3020	Invoice No:	527712
	Date:	06 Jan 2021
	Customer No:	313512
	Reference:	BC - 73495

DETAILS	UNIT	AMOUNT
<i>BUILDING CONSENT ACCOUNT</i>		
ADDITIONAL TECHNICAL PROCESSING FEE-TIME RELATED	125.87	125.87

E-MAILED

Payable within 21 days of the invoice date

Payment Due: 27 Jan 2021	INVOICE TOTAL	\$125.87
	G.S.T	\$18.88
	TOTAL NOW DUE	\$144.75

For Direct Credit please make payment to: BNZ, Rotorua, 020412 0234516 00
and quote Invoice number **527712** and **BC - 73495** as reference.

REMITTANCE ADVICE: Please detach and return with your payment:

CUSTOMER: 313512
GURRAN, LYNLEE-ANN

INVOICE NO: 527712
TOTAL DUE: \$144.75

PAYMENT MADE: \$

*paying by card - 8/1/21
Robert Bates (Inspector) to take app - copy to site.
Rover 8/1/21*



Form 2 Amendment

APPLICATION TO AMEND BUILDING CONSENT

Section 45, Building Act 2004

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

Received
 04 DEC 2020
 Rotorua Lakes Council
 Customer Centre 5:06pm

1. THE BUILDING

Building Consent Number: 73495/1

Owner: Lynlee - ann Gurrum

Street address of building: 47 mamaku Street, mamaku Rotorua

2. CONTACT DETAILS FOR ANY REQUESTS FOR FURTHER INFORMATION

Person: Lynlee Gurrum

Address: 47 mamaku Street mamaku

Phone: _____ or Mobile: 027 665 5334

Email: lynleegurrum@yahoo.com Fax: _____

AMENDMENT
 No **73495/001**

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)

Moving the placement of the woodburner and change of model of woodburner.

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

Signature: 

Date: 4/12/20

Estimated value that this consent will affect the original value of work? \$ _____

[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]*

Fire specs
new location of woodburner in plan

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)	<u>Specifications freestanding models</u>	<u>pg 40</u>
2)	<u>floor protectors (don't know if needed)</u>	<u>pg 35</u>
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

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: _____

Business/name: ~~uninsulated~~ Easy Insulation - Nickolas Bridgeman

Address: 39 Raywood cres, Tauhara, Taupo 3330

Phone: 0800 327 946 Mobile: 02108391340 After hours: _____ Fax: _____

Email: micheal@easyinsulation.co.nz LBP or Reg. No.: _____

Specify Practitioners: _____

Business/name: _____

Address: _____

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

Email: _____ LBP or Reg. No.: _____

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	change of placement of hoodburner	Same inspection Form 6
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

\$ 137

Lodgement fee	\$ <u>137.</u>	Date paid <u>4/12</u>	Rec # <u>185479</u>
Technical Processing	\$ <u>144.75</u>	Granted by <u>C Sefuiva</u>	C Sefuiva
Industry Levy (MBIE)	\$ <u>-</u>	Signature <u>[Signature]</u>	
Industry Levy (BRANZ)	\$ <u>-</u>	Date <u>5-01-2020</u>	
Inspection	\$ _____	Issued by <u>R Kennedy</u>	
Compliance Schedule	\$ _____	Signature <u>[Signature]</u>	
Peer Review	\$ _____	Date <u>11/1/21</u>	
Other	\$ _____		
Other	\$ _____		
Total balance payable	\$ <u>144.75</u>	<u>- pd # 21/219451</u>	

PIM to be reissued? Yes No [if PIM to be reissued please sign below]

Processor's Name: _____ Signature: _____ Date: _____

Megan Pesefea

From: Building Admin
Sent: Thursday, 10 December 2020 9:03 AM
To: 'lynleegurren@yahoo.com'
Subject: BUILDING CONSENT VETTING – FURTHER INFORMATION REQUEST

BUILDING CONSENT VETTING – FURTHER INFORMATION REQUEST APPLICATION TO AMENDMENT BC73495 47 MAMAKU STREET, MAMAKU

Thank you for your building consent application received on 4/12/2020.

The building consent application has been vetted for completeness and found to be lacking in critical information that would prevent Council from being able to start any technical assessment of the application.

As a result of this the following action or information is required in order for Council to accept the building consent application and enter this into our consent system.

● Please provide the flue specification suitable for the new model of solid fuel heater.

The incomplete building consent application will be held by Council until the remaining information is provided at which time the building consent will be formally accepted.

The processing time clock will not be activated until this request has been met.

Please provide the information requested in the same format as the original application and indicate where necessary where this information can be found within the documentation.

Kia pai tō rā

Megan Pesefea *Building Consent Assessor, Building Services*

P: 07 358 4199 x8510 DDI:07 358 8510

E: megan.pesefea@rotorualc.nz | W: rotorualakescouncil.nz

A: 1061 Haupapa St, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046, New Zealand

ROTORUA
LAKES COUNCIL



Solid Fuel Burner Processing Checklist

Processor Name : <i>LEE</i>		Building Consent No. <i>73495</i>		
Building Act				Comments / reason for decision
Sec 26 – 28 – Warnings and bans	P	F	NA	<i>NO PROTECT DETAILS NOTED</i>
Sec 67 - Is the building consent subject to a waiver or modification? Sign off by TL/ MBS, condition BC, create information notice, advise Chief Executive, MBIE.	P	F	NA	<i>9 WORKING ON BAN CHECKS MORE HELD</i> <i>NO WAIVER MODIFICATION NOTED</i>
Sec 112 – Alteration to existing building Cannot reduce compliance with code – record additional considerations at rear of checklist if necessary	P	F	NA	<i>FORM 2A</i> <i>MODIFICATION 2 NOBLE OF R120 CHANGED (NEW WORK)</i>
Sec 112 (2) Where work wouldn't proceed if compliance with the code was required – the ability to grant is possible where improvement to attributes that relate to MOE from fire and access and facilities for the disabled outweigh any non compliance with the relevant provisions of the code	P	F	NA	<i>SEC 112 APPLIES</i> <i>ALL WORK NEW.</i> <i>BUILDING COMPLIANCE (100%) TO BE MET.</i>
Solid Fuel Heater C1, B1, E2, E3, B2, F7, G4				Comments/ reason for decision
Air shed area only – is RCBOP RC required? Check for blue dot in GV?	P	F	NA	<i>Not in Airshed area.</i>
Agent & Owners Declaration received.	P	F	NA	<i>Not required as not in Air shed.</i>
Checked to see that the removed fire place photo/ specified matches Council records?	P	F	NA	<i>New Installation</i>
Is the appliance 'clean air' approved? Ref: Ministry for the Environment web site for a list of approved appliances (not applicable if over 2 ha)	P	F	NA	<i>Ecan 152162.</i> <i>0.62 > 0.6 grams 70 > 65% efficient</i>
Entire floor plan showing distances to windows/doors and flammable materials (Line drawings to show all windows and doors! curtains are restrained if close to fire)	P	F	NA	<i>Restraints noted for Curtains.</i>
Means of Escape < 25 m DEOP and 60 m TOP with type 1 alarm	P	F	NA	<i><25m distance to exist</i>
Manufacturer specifications provided? (Ensure specific make and model of appliance to be installed is nominated in manufacturer's specifications,).	P	F	NA	<i>Metro fire spec provided in original consent</i>
Hearth dimensions and fixings (Manufacturer's technical literature provided with application)	P	F	NA	<i>Ash-floor protector as per original consent spec. Clearances attached.</i>
Is heat transfer mitigated? (Clearance distances specific to make and mode of appliance are stated in manufacturer's specifications)	P	F	NA	<i>Clearance distances provided</i>
Ventilation provided? (opening windows to room)	P	F	NA	<i>Windows to room</i>
Seismic restraint (Refer to manufacturer's specifications)	P	F	NA	<i>In original consent spec - Tek Screws</i>
Domestic smoke alarm(s) detailed on floor plan (Refer to NZBC F7 for requirements within 3m of sleeping areas and on escape route of each level)	P	F	NA	<i>Shown within 3m of bedrms.</i>
Construction of hearth details Acceptable solution or manufacturer's tested hearth	P	F	NA	<i>In original consent spec.</i>
Flashing details? Roof/wall penetrations. NZBC E2 or EPDM (alternative solution accepted by Council due to product history)	P	F	NA	<i>EPDM provided in original consent</i>
Flue heights above roof	P	F	NA	<i>RFI LETTER SENT RE VERTING</i>
Cross section through roof provided?	P	F	NA	<i>RFI LETTER SENT RE VERTING.</i>
Second hand fires must have a producer statement from a recognised expert	P	F	NA	<i>New fire to be installed</i>
Open fire complies with C/AS1 parts 7–7.5	P	F	NA	<i>Freestanding SFH.</i>

Wet back / Radiators G12,H1				
Can the appliance be fitted with a wet back? Ref: Ministry for the Environment web site for a list of approved appliances (not applicable if over 2 ha)	P	F	N/A	NO WATER BOOBS RADIATOR FITS
Producer statement/certificate required after installation? Note on building consent (e.g. radiators, pumps etc)	P	F	N/A	" "
Tempering valve for new wet backs?	P	F	N/A	" "
Wetback installation diagram (Fully vented system? Under/Over piping needs to be independently vented)	P	F	N/A	" "
Piping layout included on plan (radiators)	P	F	N/A	" "

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, ANARP, Section 112 – Reasons for Decisions and or other considerations

5-01-2020
 ELYE SPECIFICATION RECEIVED 24/12/19 29/1/2001
 Compliant.
 NOT A SKILLION ROOF.
 LETTER SENT AT MEETING 4-12-2020
 C. J. SEAVING

- P = Pass**
F = Non-compliance with the Building Code – further information required
N/A = Not Applicable

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

SPECIFICATIONS

Freestanding models

Metro freestanding wood fires comply with AS/NZS 2918:2001.

Minimum installation clearances are in millimetres (mm) with a Pioneer double flue shield fitted to the appliance / flue pipe.

AS/NZS 2918:2001 allows for a reduction in minimum clearances as detailed in Tables 3.1 and 3.2 of the Standard. Selected Metro models have undergone additional testing for reduced installation clearances. The footnotes below the table apply to these selected models.

All clearances are measured from the following reference points as illustrated in the diagrams opposite.

- The nearest combustible wall or surface (A, B, D, E, G, H)
- The Metro's flue centre (A, B, C, D)
- The Metro's cabinet / heatshield outermost point (E, F, G, H)
- The edge of the ash floor protectors non-combustible surface (C, F, I, J, K, L, M).

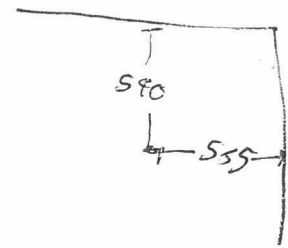
	TINY PED	TINY RAD	TINY RAD WOODY	WEE RAD BASE	WEE RAD LEG	WEE RAD WOODY	ULTRA WEE RAD	WEE PED	XTREME RAD BASE	XTREME RAD LEG	XTREME RAD WOODY	ULTRA XTREME RAD
A	211	230	251	271	251	271	268	263	251	251	251	277
B	433	553	568	678	568	708	658	651	650	650	680	635
C	580	585	580	580	580	580	580	580	630	630	630	632
D	290	419	382	486	456 ¹	506	497 ²	473 ³	458	458	478	450
E	25	150	110	180	150 ¹	200	190 ²	170 ³	100	100	120	100
F	235	232	232	232	232	232	232	230	227	227	227	227
G	185	300	310	370	260	400	350	350	280	280	310	280
H	60	75	100	120	100	120	100	110	100	100	100	100
I	791	815	831	851	831	851	848	843	881	881	881	909
J	650	650	650	825	825	825	825	825	907	907	907	907
K	990	1180	1120	1270	1225 ¹	1295	1285 ²	1250 ³	1280	1280	1306	1267
L	780	910	870	1048	1016 ¹	1066	1059 ²	1034 ³	1084	1084	1103	1075
M	250	250	250	425	425	425	425	425	507	507	507	507
N	280	280	365	295	295	365	-	295	312	312	382	-
O	470	470	555	485	485	555	-	485	502	502	572	-
WIDTH	496	505	515	615	615	615	615	602	740	740	740	710
DEPTH	492	508	498	501	501	501	515	503	554	554	554	582
HEIGHT	659	667	758	691	688	758	691	665	743	743	813	722

1 Wee Rad (LEG) corner clearance (E) can be reduced to 120mm with Wee Rad corner wing shields fitted. This also reduces clearances (D) to 426mm, (K) to 1185mm and (L) to 987mm. The Wee Rad (LEG) model must be installed to a corner clearance (E) of 120mm. The corner wing shields are then fitted which gives a wall to shield corner clearance of 100mm.

2 Ultra Wee Rad corner clearance (E) can be reduced to 165mm with Wee Rad corner wing shields fitted. This also reduces clearances (D) to 471mm, (K) to 1245mm and (L) to 1031mm. The Ultra Wee Rad must be installed to a corner clearance (E) of 165mm. The corner wing shields are then fitted which gives a wall to shield corner clearance of 130mm.

3 Wee Ped corner clearance (E) can be reduced to 115mm if side extensions are fitted to the flue shield. This also reduces clearances (D) to 418mm, (K) to 1170mm and (L) to 978mm.

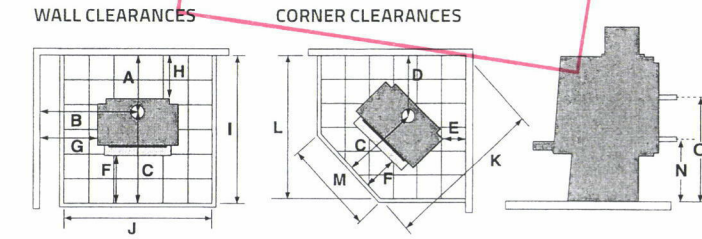
4 Classic Rad corner clearance (E) can be reduced to 180mm if side extensions are fitted to the flue shield. This also reduces clearances (D) to 460mm, (K) to 1435mm and (L) to 1131mm.



COUNCIL AMENDMENT
No 73495/001

Wetback connection dimensions (N & O) are in millimetres (mm) and are taken facing the Metro wood fire / wall.

- Tiny Ped and Tiny Rad are 92mm left of the flue centre
- Tiny Rad Woody and Classic Rad are 184mm left of the flue centre
- Wee Series clean air models are 226mm left of the flue centre
- All other wetback capable models including all LTD freestanding models are 140mm left of the flue centre.



	XTREME PED	AMBIE ONE	AMBIE PLUS	CLASSIC RAD	MEGA RAD	LTD WEE RAD BASE	LTD WEE RAD LEG	LTD WEE RAD WOODY	LTD XTREME RAD BASE	LTD XTREME RAD LEG	LTD XTREME RAD WOODY	LTD MEGA RAD
A	251	250	267	257	285	251	251	271	251	251	251	285
B	624	539	686	695	720	658	548	708	650	650	680	720
C	630	589	658	780	728	580	580	580	630	630	630	728
D	442	392	462	500 ⁴	497	486	426	506	458	458	478	497
E	110	100	125	220 ⁴	100	180	120	200	100	100	120	100
F	226	275	275	229	224	232	232	232	227	227	227	224
G	280	250	350	430	300	350	240	400	280	280	310	300
H	100	100	100	100	130	100	100	120	100	100	100	130
I	881	839	925	1037	1013	831	831	851	881	881	881	1013
J	907	825	906	728	1006	825	825	825	907	907	907	1006
K	1260	1142	1315	1490 ⁴	1435	1270	1185	1295	1280	1280	1306	1435
L	1070	960	1109	1170 ⁴	1229	1048	989	1066	1084	1084	1103	1229
M	507	427	506	328	606	425	425	425	507	507	507	606
N	312	350	360	393	300	300	295	365	350	350	420	300
O	502	540	550	583	490	490	485	555	540	540	610	490
WIDTH	688	577	671	530	840	615	615	615	740	740	740	840
DEPTH	554	464	550	708	659	501	501	501	554	554	554	659
HEIGHT	707	720	762	680	744	691	688	758	743	743	813	744

All specifications are correct and current at time of printing, but may alter and those detailed should be used as a guide only. Specifications are subject to change without notification; if in doubt please consult your local Metro Fires agency or visit metrofires.co.nz.

AMENDMENT
 № 7 3 4 9 5 / 0 0 1

FLOOR PROTECTORS	Alloy 1000	Alloy 1150	Alloy 1300	Slimline 1000	Slimline 1150	Pine 1000	Pine 1150	Rimu 1000	Rimu 1150	Rimu 1300
WIDTH	1000	1150	1300	1000	1150	1000	1150	1000	1150	1300
DEPTH	1180	1310	1493	1180	1310	1180	1310	1180	1310	1525
X DIMENSION (trim)	-	-	-	-	-	23	23	35	35	35
Y DIMENSION	670	700	814	670	700	670	700	670	700	863
Z DIMENSION	465	640	689	465	640	465	640	465	640	619
THICKNESS	30	30	30	4	4	25	25	40	40	40

CLEAN AIR MODELS

TINY PED	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TINY RAD	✓	✓	✓	✓	✓		✓		✓	✓
TINY RAD - WOODY	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
WEE RAD - BASE		✓	✓		✓		✓		✓	✓
WEE RAD - LEG	✓ ¹	✓	✓	✓ ¹	✓		✓		✓	✓
WEE RAD - WOODY		✓	✓		✓		✓			✓
ULTRA WEE RAD		✓	✓		✓		✓		✓	✓
WEE PED	✓ ²	✓	✓	✓ ²	✓		✓		✓	✓
AMBIE ONE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
AMBIE PLUS			✓							✓
CLASSIC RAD			✓							✓
XTREME RAD - BASE		✓	✓		✓		✓		✓	✓
XTREME RAD - LEG		✓	✓		✓		✓		✓	✓
XTREME RAD - WOODY		✓	✓		✓					✓
ULTRA XTREME RAD		✓	✓		✓		✓		✓	✓
XTREME PED		✓	✓		✓		✓		✓	✓
MEGA RAD			✓							✓

LTD MODELS

LTD WEE RAD - BASE		✓	✓		✓		✓		✓	✓
LTD WEE RAD - LEG	✓	✓	✓	✓	✓		✓		✓	✓
LTD WEE RAD - WOODY		✓	✓		✓		✓			✓
LTD XTREME RAD - BASE		✓	✓		✓		✓			✓
LTD XTREME RAD - LEG		✓	✓		✓		✓			✓
LTD XTREME RAD - WOODY		✓	✓		✓					✓
LTD MEGA RAD			✓							✓

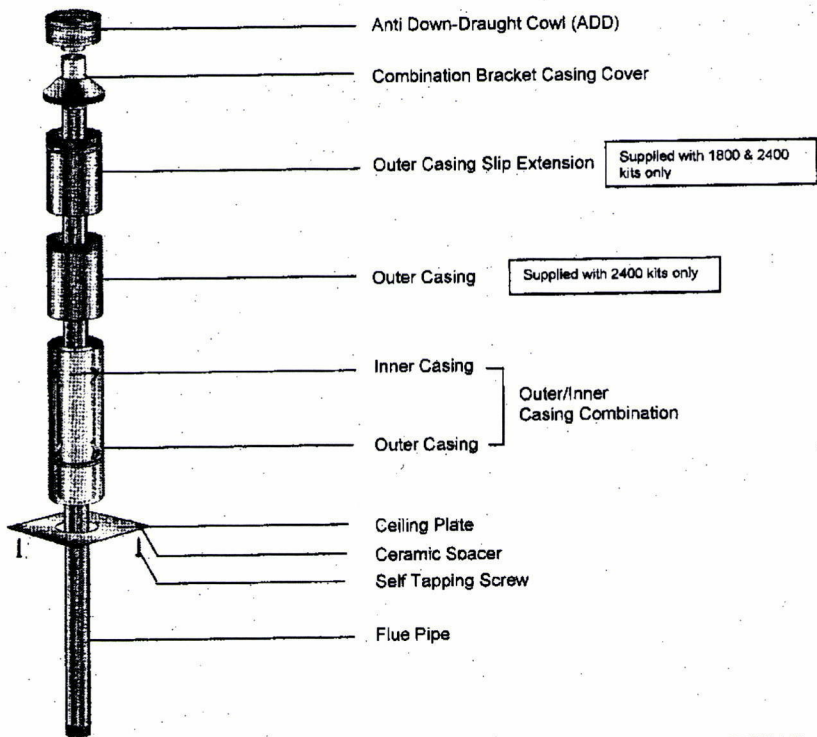
All measurements detailed are in millimetres (mm). The dimensions shown are nominal only. All suitable floor protector indications are inclusive of a 10mm minimum skirting board allowance.

- 1 This model must have the Pioneer corner wing shields fitted to be able to be installed onto this size floor protector.
- 2 This model must have the Pioneer flue shield side extensions fitted to be able to be installed onto this size floor protector.

AMENDMENT
№ 7 3 4 9 5 / 0 0 1

RECEIVED
0 5 JAN 2021
S.C. NO.

150mm
Free Standing Wood Fire Combination Cowl Flue Kit
Installation Instructions
Complies with AS/NZS 2918:2001

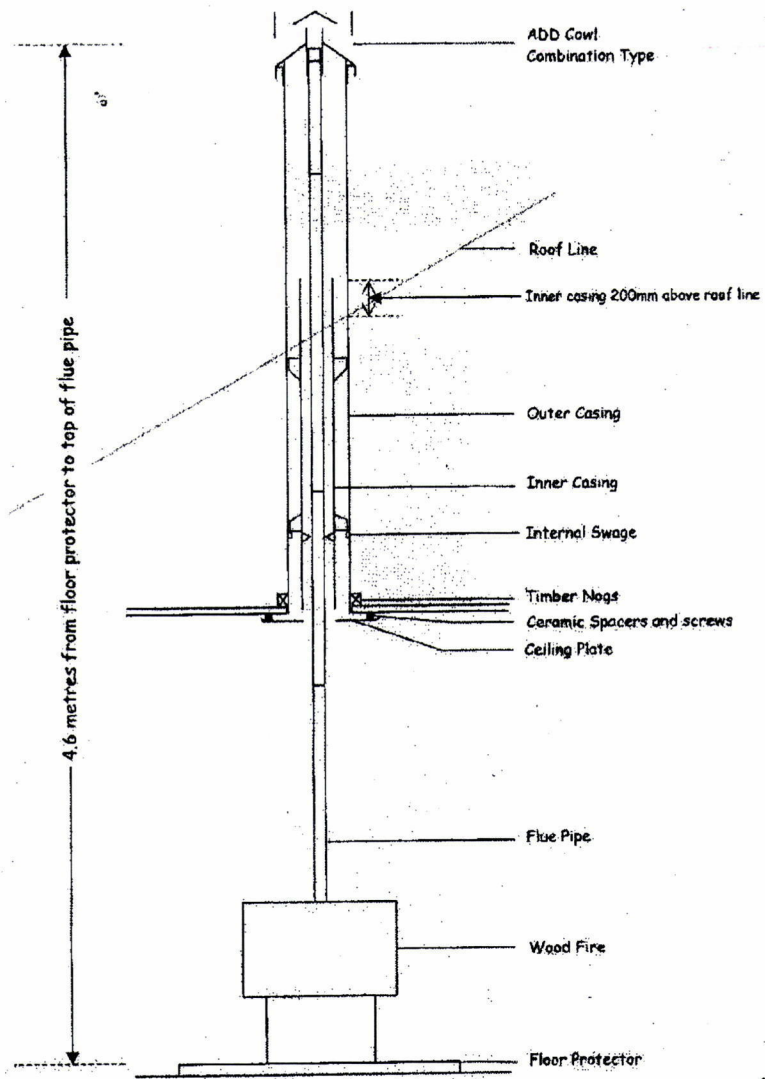


150 CCFK 1.4.4

COUNCIL
COPY

AMENDMENT

Diagram B



150 COFK 1.4.4



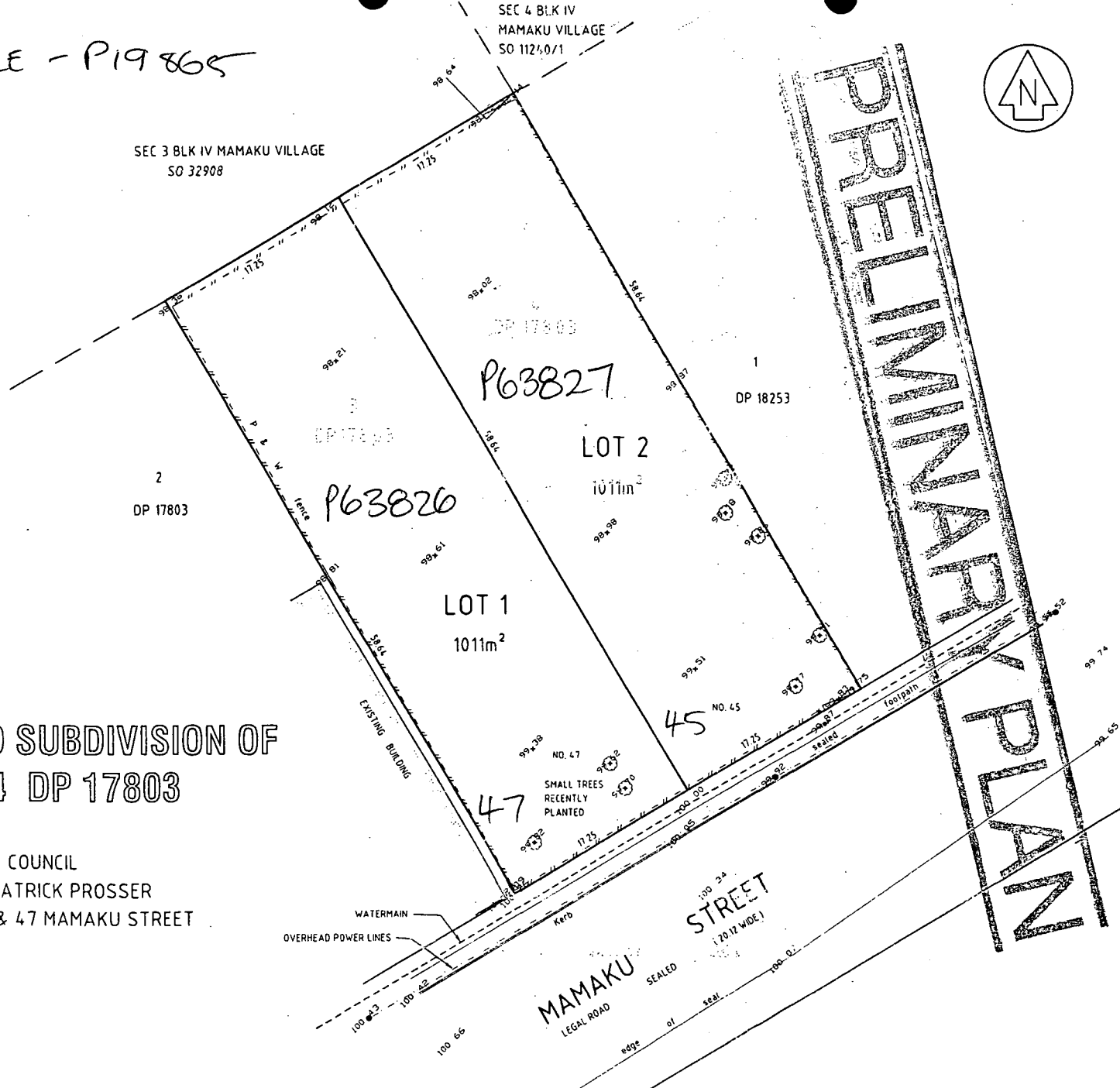
Notice of New Subdivision Parcel

Date: 09-Mar-99
To: Records - Marama
Planning File No: 6599025
Parent Assesment No: 07050/085.00 - P~~18965~~ 18965
From: Planning Administration - Jane

PARENT FILE - P19865

SEC 4 BLK IV
MAMAKU VILLAGE
SO 11240/1

SEC 3 BLK IV MAMAKU VILLAGE
SO 32908



PROPOSED SUBDIVISION OF
LOTS 3 & 4 DP 17803

ROTORUA DISTRICT COUNCIL
PREPARED FOR: PATRICK PROSSER
ADDRESS : 45 & 47 MAMAKU STREET

NOTES/KEY:

1. AREAS AND MEASUREMENTS ARE SUBJECT TO SURVEY
2. LEVELS ARE IN TERMS OF ASSUMED DATUM

No.	Date	Issue/Revision
A	24/2/1999	ISSUED FOR APPROVAL
DRAWN: SAW		SURVEYED BY: DM
DESIGNED:		CHECKED:
APPROVED:		SCALE: 1:250 (A2)
CAD FILE NAME: 82988P		

COPYRIGHT - MARTIN McCAULAY MORTON LTD
THIS DOCUMENT SHALL BE USED ONLY FOR THE PURPOSE FOR WHICH IT WAS SUPPLIED AND MUST NOT BE USED IN ISOLATION FROM OTHER ASSOCIATED INFORMATION
BE AWARE
THE SERVICES SHOWN ON THIS PLAN ARE INDICATIVE ONLY. M.M.M. ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE DETAILS AND LOCATION. THE CONTRACTOR SHALL CONSULT WITH ALL AUTHORITIES FOR SERVICES INFORMATION PRIOR TO EXCAVATING.

MARTIN McCAULAY MORTON LTD
REGISTERED SURVEYORS CIVIL ENGINEERS TOWN PLANNERS RESOURCE MANAGERS
QUORAM HOUSE 1277 MAMAKU STREET ROTORUA PHONE 07-315 8127 FAX 07-315 8128
 RACE BUILDING 88 SELWICK STREET ROTORUA PHONE 07-315 8127 FAX 07-315 8128
 11 GREY ROAD HANGARUA ROTORUA PHONE 07-315 8127 FAX 07-315 8128

PROJECT
PATRICK PROSSER
45 & 47 MAMAKU STREET

DRAWING
PROPOSED SUBDIVISION OF
LOTS 3 & 4 DP 17803

FILE No. 82988/P	SHEET 1	OF 1	ISSUE A
---------------------	------------	---------	------------

6599025
I 6224

FILE
copy to: P199065
P29400
P29401

45-47 Mamaku
map 77



DEPOSIT NOTICE

01 July 1999

Rotorua District Council
PRIVATE BAG
ROTORUA
ATTN: PRINCIPAL OFFICER



Rotorua District Council	
RECEIVED	02 JUL 1999
REFERRED TO <i>Joe Thorne</i>
COPY TO
INSTRUCTIONS:

DEPOSIT OF DPS85420

Plan DPS 85420 of LOTS 1 & 2 SBDN LOTS 3 & 4 DP 17803 (C.T. ref: 2016/34) lodged by B. Yetsenga of Martin McCaulay Morton Ltd - Rotorua was deposited on 29 June 1999.

Client: PROSSER
Reference: 6599025
Surveyors Reference: 82988/S

The following new Certificates of Title have been allocated:
LOT 1 DPS 85420 .1011 hectares 67C/681
LOT 2 DPS 85420 .1011 hectares 67C/682

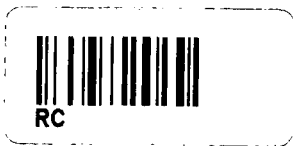
Registrar-General of Land

Cnr Victoria and
Rostrevor Streets
Private Bag 3028
Hamilton
Ph 07 838-2489
Fax 07 834-6788

ROTORUA DISTRICT COUNCIL

Application for a connection to the

water supply.



(FOR OFFICE USE)

Appln. No.:	
Val'n No.:	
House No.:	
Plan Ref.:	
Meter No.:	
Conn. Size:	

Name of Property Owner:

Name of Previous Owner:

Legal description of property:
(Lot No., D.P.S., S.D., Blb No., etc.)

Name of road and street No.:

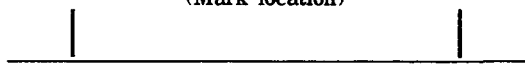
Number and description of existing buildings:

Description of proposed buildings:

Preferred location of gate valve and/or meter from either side of boundary:

..... m Left/Right Boundary

(Mark location)



.....
(Street Name)

PLEASE NOTE

Rotorua District Council General Bylaw
1980 : 724 : 1

The Council shall have the sole rights to determine the point at which the service shall enter the premises to be served with water.

Water required for Domestic Commercial
 Agricultural Industrial

Plumber installing works:

Postal address of owner:

Name:

Address:

Phone:

Phone:

I hereby make application for the above water connection and agree to meet such fees, water rates and/or conditions as may from time to time apply in respect to the Rotorua District Council General Bylaws 1980.

Signature of Applicant/Owner:

Date:

FOR OFFICE USE

Connection Size: 15 mm. Deposit Amount: \$260- Rec. No.: Date:

Approval Conditions Backflow Preventor Flow Restrictor
 Water Meter On Site Storage
 Scheme Contribution Other (state)

Connection authorised: Engineer Connection completed: Overseer

Date: Date:

Recorded Inspectorate: Rates: Engineers:

Communication Record

FILE

To: Records / File Date: 27.4.99 Memorandum

Copy to: _____ Time: _____ Telephone Record

Recorded by: Keith Pomare File No: P13965 File Note

Page 1 of 9 Proj No: _____ Minutes of Meeting

Subject: Effluent and Stormwater Disposal Feedback

Assessments: 45-47 Mamaku Street,
Mamaku.

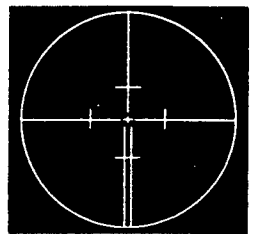
Please find attached copies of Effluent and Stormwater Disposal Assessments carried out by Martin McCullay Morton Limited, each copy to be placed on the future property file for each of the respective (proposed) Lots 1 and 2. This is to assist future owners in the design of Effluent and Stormwater Disposal systems.



MARTIN McCAULAY MORTON LTD

SURVEYORS ENGINEERS PLANNERS RESOURCE MANAGERS

65 95025
T. 45445



HEAD OFFICE-ROTORUA
QUADRANT HOUSE
1277 HAUPAPA STREET
PO BOX 878
TELEPHONE 07-347 7840
FAX 07-347 6191

82988/P

25 February 1999

The District Manager
Rotorua District Council
Private Bag
ROTORUA

Rotorua District Council	
RECEIVED	- 5 MAR 1999
REFERRED TO <i>Env.</i>
.....
.....
COPY TO
INSTRUCTIONS:
	<i>Chg 552.50</i>
	<i>BR</i>

Dear Sir

re: APPLICATION FOR RESOURCE CONSENT TO
SUBDIVIDE / ISSUE SEPARATE TITLES

LEGAL DESCRIPTION: LOTS 3 AND 4 DP. 17803

LOCATION: Nos 47 AND 45 MAMAKU STREET
MAMAKU
RURAL D ZONE

APPLICANT &
OWNER : PATRICK N PROSSER

Please find enclosed copies of an application for Resource Consent to enable
subdivision consent or separate titles to issue for the above two sites.

DIRECTORS
L.S. MARTIN
Dip. Surv F.N.Z.I.S.M.N.P.I.
M.P.L.E.I.N.Z.
REGISTERED SURVEYOR
RESOURCE PLANNER
REGISTERED PROPERTY MNGR

A.M. MORTON
B.E.(Hons) M.I.P.E.N.Z.
REGISTERED CIVIL ENGINEER

J.R. LEWIS
B. Surv M.N.Z.I.S.
REGISTERED SURVEYOR

ASSOCIATES:
B. YETSENGA
B.Surv.M.N.Z.I.S.
REGISTERED SURVEYOR

C.I. KEMEYS
Dip.Surv. Dip.T.P
M.N.Z.I.S. M.N.Z.P.I.
REGISTERED SURVEYOR
RESOURCE PLANNER

A.J. ROBINSON
B.E. M.I.P.E.N.Z.
REGISTERED CIVIL ENGINEER

S.M.PITTMAN
B.E.(Hons) M.I.P.E.N.Z.
REGISTERED CIVIL ENGINEER

Rdc/prosserreport

John

2. TOPOGRAPHY, DRAINAGE, OCCUPATION AND SERVICES

2.1 Topography and Drainage

- (i) Lots 3 and 4 which are located to the north of the formed and sealed Mamaku Street are adjoined on three sides by developed sites used for urban purposes. On the southern side of Mamaku Street is the sawmill owned and operated by Mamaku Sawmills Ltd.
- (ii) The sites are located above street level and comprise an undulating land site which drains gently away from the street and exhibits no signs of impeded drainage, erosion or instability.
- (iii) No significant site changes will be required to accommodate proposed houses on Lots 1 and 2 in conforming positions.

2.2 Occupation and Services

- (i) There are no buildings on either of the sites which have been used as one entity in the recent past.
- (ii) Each site will require a septic tank and on site disposal field in accordance with Environment Bay of Plenty standards.
- (iii) Water supply is via the Council operated supply. A separate connection will be required for the independent lots in due course.
- (iv) Power and telephone services are existent and are shown on the plan.

4.2 Non Complying Activity - Sections 105(2A)(a) and (b) of the Resource Management Act 1991 refer:

Over and above the provisions of Section 104 et seq of the Act which apply in the case of all Resource Consents, consideration must be given to the provisions of Section 105(2A)(a) and (b)(i) and (ii) of the Act.

4.2.1 Section 105(2A)(a) requires that an application shall demonstrate that it will exhibit only minor adverse environmental effects.

- (i) Looking first at the physical environment it can be seen that the plan rules will permit at least two houses to be erected on the subject property as it stands in one title.
- (ii) When separate titles are issued for the two pre existing lots this situation can still pertain and therefore no increase in the number of household units will result or be permitted from the proposal. Further, the prohibition of an additional subsidiary household unit could be controlled by way of a Consent Notice on the new titles.
- (iii) The site drainage in the vicinity is acknowledged to be reasonable and shows that the individual lots are capable of disposing of domestic septic tank effluent on site in accordance with Environment Bay of Plenty rules.

**RESOURCE MANAGEMENT ACT 1991
APPLICATION FOR SUBDIVISION
CONSENT**

Rotorua District Council
Private Bag
ROTORUA

PATRICK PROSSER

I, _____
(State Full Name)

75 CLAYTON ROAD, ROTORUA

(State Postal Address)

HEREBY APPLY FOR (STATE FULLY WHAT IS PROPOSED)

OBTAIN SEPARATE TITLES FOR LOTS 3 AND 4 DP 17803

(PROPOSED LOTS 1 AND 2)

No additional resource consents are required in relation to this proposal.

I attach an assessment of any effects that the proposed activity may have on the environment in accordance with the Fourth Schedule to the Act. (See Covering Report).

THE PROPERTY IN RESPECT OF WHICH THIS APPLICATION IS MADE IS SITUATED

(a) AT No. **47 & 45 MAMAKU STREET** _____ ROAD/STREET

AT **MAMAKU** _____ OR
(State Locality)

OWNER

I AM THE _____ OF THE PROPERTY.

LOTS 3 AND 4 DP 17803

LEGAL DESCRIPTION OF PROPERTY: _____

EACH CONTAINING 1011m² AND COMPRISED IN CT 2016/34.

APPLICANT

NAME OF OWNER: _____

AS ABOVE

POSTAL ADDRESS: _____

OWNER

NAME OF OCCUPIER: _____

ROTORUA **25TH** **FEBRUARY** **99**
DATED AT _____ THIS _____ DAY OF _____ 19 _____

SIGNATURE: *M. Morton*

AUTHORISED AGENT

ADDRESS FOR SERVICE:

MARTIN McCAULAY MORTON LTD

P O BOX 878, ROTORUA

Ph: (07) 3477 840

Fax: (07) 3476 191

STORMWATER DISPOSAL VIA GROUND SOAKAGE

1. Volcanic ashes, i.e., silty sands, sand and pumice typical to the upper layers of soil, generally exhibit very high infiltration rates.

Usually pumice sands and pumice will not retain water in bores when undertaking infiltration tests.

These soils are ideal for disposal of stormwater provided care is taken during installation to prevent future erosion of the soakhole chamber walls.

2. Disposal Volumes

For a 10 year event of 1 hour duration the design rainfall intensity is 45mm. For 60m² of roof area this equates to a runoff volume of 2.43m³ for the hour (assuming c = 0.9).

3. Soakhole Sizing For 60m² of Roof (2430 litres)

	DEPTH m	VOLUME litres	SURFACE AREA m ²	VOLUME TO SOAKAGE litres	RATE OF SOAKAGE litres/m ²
600ø soakhole	3	850	5.9	1580	268
600ø soakhole	4	1130	7.8	1300	167
600ø soakhole	5	1430	9.7	1000	103
900ø soakhole	2	1270	6.3	1160	184
900ø soakhole	3	1910	9.1	520	57
900ø soakhole	4	2540	11.9	-	-

Note: (i) No allowance for increased soakage due to pressure head in soakhole.

(ii) Figures based on soakhole being empty at start. Also base of soakhole is above G.W.L.

4. Soakhole Selection (Based on 1 Per 60m² of Roof Area)

4.1 600ø x 3m suitable for material of high infiltration rate.

4.2 600ø x 4m or 900ø x 2m suitable for material of medium to high infiltration rate.

4.3 600ø x 5m or 900ø x 3m suitable for material of low to medium infiltration rate.

4.4 900ø x 4m suitable for material of low infiltration rate.

WASTE TREATMENT & EFFLUENT DISPOSAL FOR ON-SITE SYSTEMS

Refer Appendix C, Environment Bay of Plenty On Site Effluent Treatment Regional Plan.

1. Tank Size For Dwelling

P.88 Table 1:	1 - 5 persons	2700 litres (minimum)
	6 - 9 persons	3300 litres (minimum)

2. Type of System

P.89 Table 2:	1.	Primary Treatment Level - Type b - either two stage septic tank or single stage tank (3300 litres minimum) with Zabel (or similar) filter. -	FACTOR 2
	2.	Ground Water Depth - > 600mm -	FACTOR 0
	3.	Soil Category - Type 2, 3, 4 or 5. -	FACTOR 0
	4.	Restrictive Soil Horizon - Either < 15% slope or > 15% slope with restrictive soil horizon more than 2m from surface. -	FACTOR 0
	5.	Barrier to Horizontal Soakage Within 5m - No	FACTOR 0
	6.	Proximity To Surface Water - >20m -	FACTOR 0
		<20m	FACTOR 1

TOTAL FACTOR SCORE: Either 2 ~~or 3~~.

∴ on site effluent disposal is a **PERMITTED ACTIVITY**. Rule 2, Page 87.

3. Trench Length

Table 3A Select trench length and Reserve Area according to soil category. Typically for Rotorua Soils, this will be 2 or 3 and sometimes 4. (Refer Category details P. 90). Soil category is best established by Drainlayer, at time of tank and trench installation.

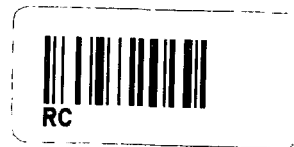
3 January, 1996

Please Quote: P18965

Ref: esl0301a.twh

Davys Burton Ltd
PO Box 248
ROTORUA
ATTN: Barry Rodgers

FILE



Dear Sir

PM PROSSER

I refer to your letter dated 19 December 1995 (received 28 December 1995).

The properties concerned are located in the Rural D zone of the Proposed District Plan. The Rural D zone requires a minimum lot size of 1500 square metres. As such Lots 3 and 4 DPS 17803 having a total area of 2023 square metres would not meet the criteria set out in Section 226 of the Resource Management Act 1991 to enable the issue of separate title without subdivision consent.

Any subdivision consent application would constitute a non-complying activity given the current lot size areas. Consent approval would be subject to Environment BOP comments on septic tank discharge and upon Council being satisfied that no adverse effects on the environment would be caused by approval to the application.

Please contact the writer should you have any further enquiries.

Yours faithfully

A handwritten signature in black ink, appearing to be 'TW'.

Todd Whittaker
Planner

DAVYS BURTON

P18965
I4741

BARRISTERS, SOLICITORS AND NOTARIES PUBLIC

Address:
17 Fenton Street,
Lake End,
Rotorua

Postal Address:
P.O. Box 248, Rotorua,
New Zealand

DX JP30001

Communications:
Telephone 0-7-347 9466
Fax Property & Commercial
0-7-347 9500
Fax Crown & Litigation
0-7-347 4285

Partners:

Trevor G. J. Sando LL.B
Neil W. McLachlan LL.B (Notary Public)
John McDonald LL.B
(Crown Solicitor)
Richard L. Pryce LL.B (Hons)
Jonathan N. Briscoe LL.B
Barry A. Rodgers LL.B

Consultant:

T. Ross Burton (Notary Public)

Associates

Peter J. Davey B.Com, LL.B
Fraser C. K. Wood BA, LL.B (Hons) M.Jur. (Dist)

The District Manager
Rotorua District Council
DX JP30031
ROTORUA

Our Ref: **2372/1BAR**

Your Ref:

19 December 1995

Attention Town Planning

P M PROSSER

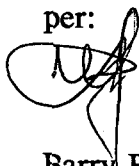
Our client is proposing to purchase a property at Mamaku Road, Mamaku, for which a copy of the certificate of title is enclosed.

To enable us to meet a special condition of the contract, would you please advise whether or not you would approve a subdivision by signing a copy of the existing plan, or do you want a formal subdivision application submitted?

Please advise by 5 January 1996.

Yours faithfully
DAVYS BURTON

per:



Barry Rodgers
51JEN038

Rotorua District Council	
RECEIVED	28 DEC 1995
REFERRED TO
	EPS ENV

COPY TO
INSTRUCTIONS:



Reference:

Transfer No. S.221992
Order for N/C No.

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the nineteenth day of January, one thousand nine hundred and sixty-two under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND WITNESSETH that GRAME JAMES REX LEE of Mamaku, grocer and MARGARET JEAN LEE his wife, are

seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements, a little more or less, that is to say: All that parcel of land containing 2 ROADS more or less being Lots 3 and 4 Deposited Plan 17805 and being part Section 9 Block VI Mamaku Village



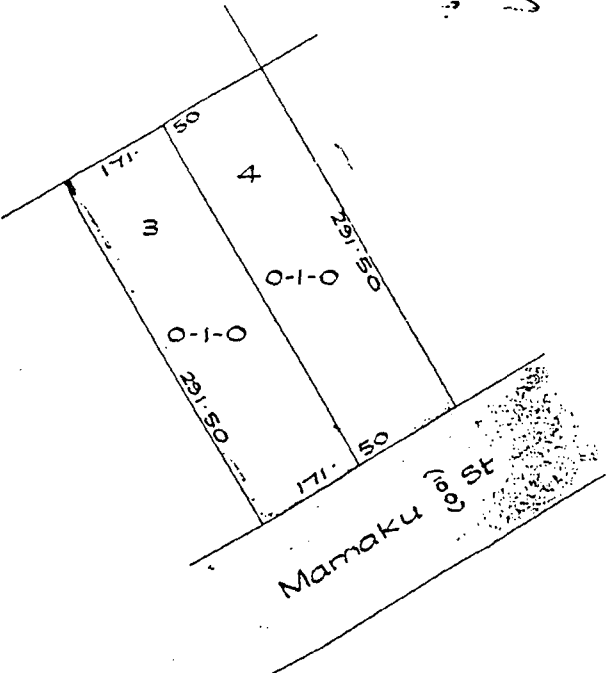
W. H. Willis
District Land Registrar
Assistant

XIV Rotorua S. D

S.306917 Mortgage to Bank of New Zealand produced 25.2.1965 at 2.45 p.m. *[Signature]*
A.L.R.

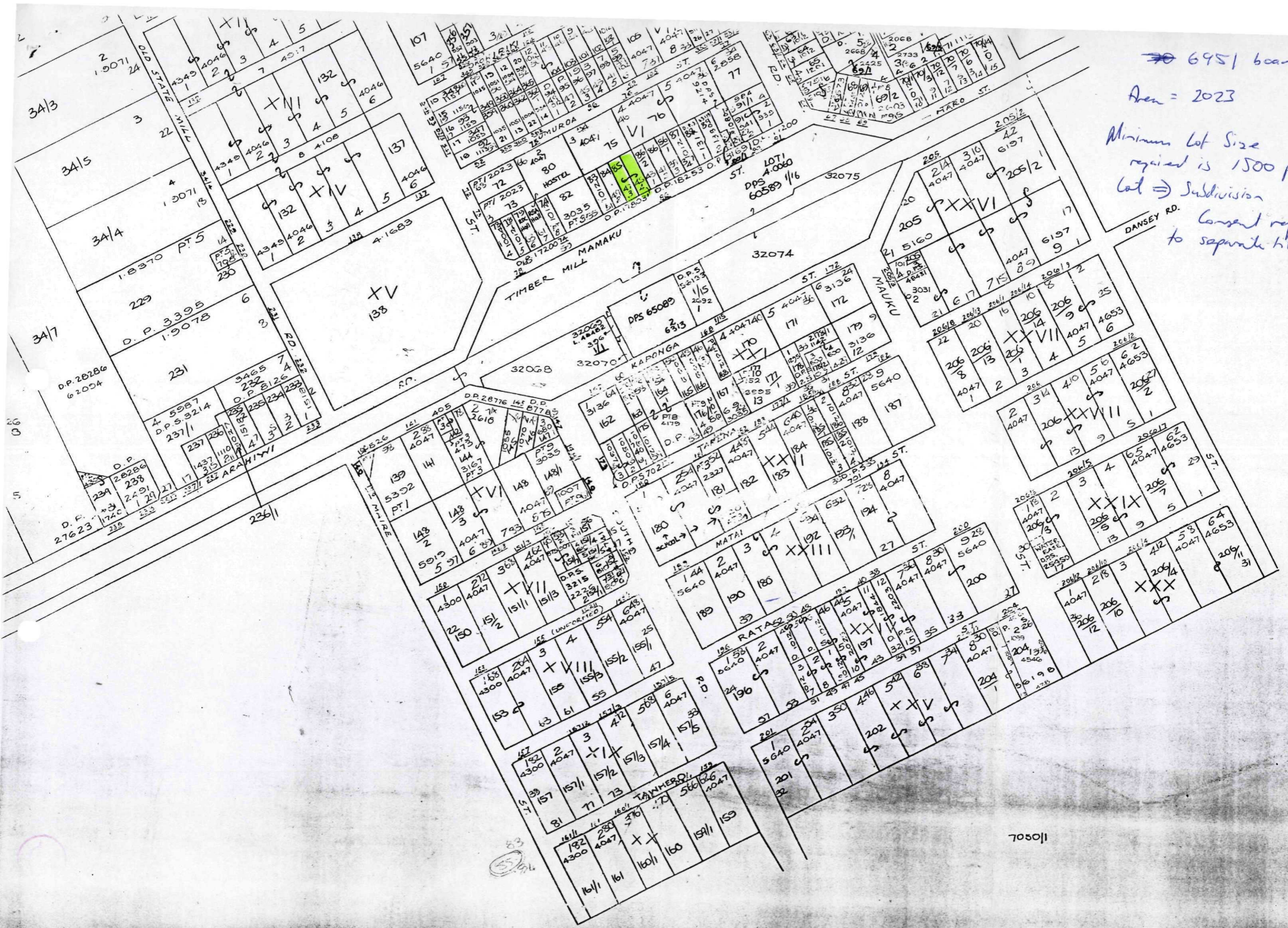
S.305119 Transfer to James Francis Nicholson of Mamaku, Postman and Valerie Dawn Nicholson his wife, produced 30.8.1967 at 12.00 o'clock *[Signature]*
A.L.R.

H.754004 Transfer to David Ernest Kusabs of Mamaku manager and Amy Ellen Kusabs his wife produced 110.1967 at 1.40 o'clock *[Signature]*
for A.L.R.



Total Area - 0-2-0

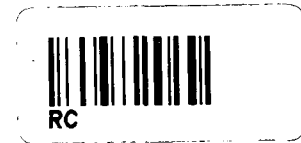
6951 board.
 Area = 2023
 Minimum Lot Size
 required is 1500 per
 lot ⇒ Subdivision
 Consent required
 to separate titles.



705011

305 RURAL 5 ZONE - RURAL SETTLEMENT

305-1 PURPOSE OF ZONE



This zone is intended primarily to provide for the development of settlements which service the surrounding rural communities as well as farming and forestry uses.

Note that rezoning of land to enable the expansion of the existing rural settlements will be considered where there is sufficient demand and suitable land is available.

The areas delineated in Appendix P to this document are declared to be special areas of erosion control under Section 34 of the Soil Conservation and Rivers Control Amendment Act 1959 and any proposal that will involve:

- (i) the disturbance of land surfaces by the removal of soil or by excavation or filling,
- (ii) the cutting, burning, clearing or removal of scrub or tree vegetation,

will not be allowed without the written consent of the Catchment Authority concerned.

In such cases where a specific permit is applied for within these special areas such permit application will be forwarded to the Catchment Authority and the permit will not be approved without the written consent of that Catchment Authority pursuant to the said Section 34 of the Act and subject to such conditions as that Authority may impose.

Where landscaping is required on discretionary and conditional uses such landscaping shall be of a minimum standard in quantity and quality to properly reflect the appropriate environmental standards relative to the particular character of the zone.

In pursuance of this policy the consultation and advice of the Director of Parks and Reserves would be sought.

Council will make submissions to the Regional Water Board under the statutory provisions of the Water and Soil Conservation Act 1967 and its Amendments in any situation where Council considers there is a need to ensure the wise utilisation of the geothermal resource in terms of the objectives of this District Scheme.

305-2 PREDOMINANT USES

- .1 Dwellinghouses (one per site)
- .2 Subsidiary household units (one for each detached dwelling unit)
on its own site
- .3 Farming (excluding piggeries, poultry farms and animal feed lots)
- .4 Community facilities such as churches, places of assembly and child care centres, emergency services including fire brigade and ambulance
- .5 Home arts and crafts and home professional occupations
- .6 Shops
- .7 Recreational activities
- .8 Buildings and uses accessory to any of the foregoing predominant uses situated on the same site (not including dwellinghouses)
- .9 Reserves as defined in the Reserves Act 1977 or the Maori Affairs Act 1953.

305-3 DISCRETIONARY USES

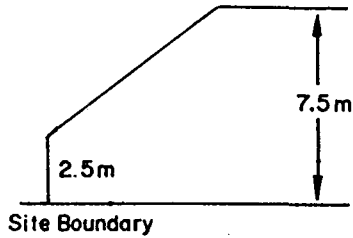
None

305-4 CONDITIONAL USES

- .1 Processing of rural produce
- .2 Extraction, processing and packaging of honey
- .3 Educational Institutions
- .4 Kennels and Stables
- .5 Cemeteries
- .6 Service stations and motor repair garages
- .7 Rural service industries and rural contractor's depots
- .8 Taverns
- .9 Banks
- .10 Confined animal farming
- .11 Buildings and uses accessory to any of the foregoing conditional uses (Includes dwellinghouses in addition to those provided for as Predominant Uses).

305-5 STANDARDS

.1 Height (maximum)



2.5 metres plus 1.0 metre for every metre from the nearest site boundary provided that no part of any building shall be higher than 7.5 metres from the natural ground level at that point.

.2 Yards (minimum)

Front:

7.5 metres

Side:

2.5 metres except that this may be dispensed with in relation to a specified development and for a specified purpose or purposes subject to the written consent of the adjacent owner provided there remains a strip of land at least 2.5 metres wide which could provide vehicular access to the rear of the site.

Rear:

5 metres except that this may be varied in relation to a specified development and for a specified purpose or purposes, subject to the written consent of the adjacent owner.

Rear site:

As for side yard

Accessory Buildings:

Side and rear boundary requirements reduced to 1.5 metres without requiring neighbour's consent.

.3 Signs (maximum area)

0.5 metres per site provided that a temporary sign may be up to 3 square metres in area additional to the above. Note that with the exception of temporary signs, no sign shall be erected except as it relates to the site on which it is situated.

If at any time the Council, having regard to consideration of traffic safety or the requirements of traffic control or the amenities of the neighbourhood, is of the opinion that the erection, construction or display of any sign ought not to be permitted, the Council shall by resolution prohibit the erection, construction or display of any such sign or may in a like manner require the removal of an existing sign where it could be shown to be a hazard to traffic safety.

.4 Parking

Every site in this zone shall be provided by the owner or occupier with adequate off-street parking areas for vehicles used in conjunction with the site.

Off-street car parking shall be provided in respect of the various permitted uses as follows:

<u>Use of Site</u>	<u>Number of Spaces</u>
Dwellinghouses	1 per dwelling
Churches and Places of Assembly	1 for every 10 persons the building is designed to accommodate.
Child Care Centres	1 space for each staff member
Veterinary Hospitals	2 for each professional occupant plus 1 for every two staff
Shops	1 to every 15 square metres of trading floor space.
Kennels and Catteries	1 for every 10 animals the facility is designed to accommodate.
Service Stations	3 for every service bay excluding the bay
Schools: Primary and Intermediate	2 for every 3 members of staff
Secondary Schools	2 for every 3 members of staff plus 1 for every 50 students over the age of 15 years.

Use of Site

Number of Spaces

Taverns

30 for every 100 persons bar space capacity plus 1 for every two staff employed on the site at any one time.

Other Uses

To be determined on the basis of the particular proposal bearing in mind its extent, location and likely traffic generation.

Proviso: Where a standard is specified elsewhere in the Code then that provision shall apply

Note that the provision of off-street parking and manoeuvre areas shall be in accordance with the specifications set out in Appendix K to this code. Overall parking and manoeuvre areas, including access to roads, shall be designed, formed, drained, landscaped and maintained to the satisfaction of Council. In particular off-street parking and associated areas shall be designed to facilitate -

- (i) the free flow of traffic and safe and convenient movement of pedestrians; and
- (ii) the preservation and enhancement of the amenities of the area.

305-6 LAND SUBDIVISION

The following are the normal subdivisional requirements. The control of subdivision is subject also to the provisions of the Local Government Act.

.1 Site Area

1,000 square metres except that Council may consent to an appropriate lesser area where either:

- (a) A Conditional Use has been authorised for the land concerned, provided the remainder of the land after subdivision would still conform to the provisions of the scheme; or
- (b) the subdivision is intended solely for the adjustment of boundaries and no extra lots are created.

.2 Access to Roads

Minimum access widths shall be provided in accordance with the following:

<u>No. of Lots or Potential House- hold Units</u>	<u>Access Width (aggregate)</u>
1 - 2	3.0 metres
3 - 4	4.5 metres
5 - 8	6.0 metres

More than 8 may
not share private
access.

.3 Roads

Minimum road widths for cul-de-sacs
and local access roads serving up
to 20 lots shall be 10 metres.

Otherwise standards shall be
subject to the provisions of the
Local Government Act 1974.

.4 Design

The design of any subdivision shall be such as to facilitate
efficient use of the land in accordance with the purpose of the
zone and the requirements for development and use of the land.
In particular, subdivision shall take into account the following
factors:

- (a) topography
- (b) vegetation
- (c) drainage
- (d) water supply
- (e) access
- (f) services

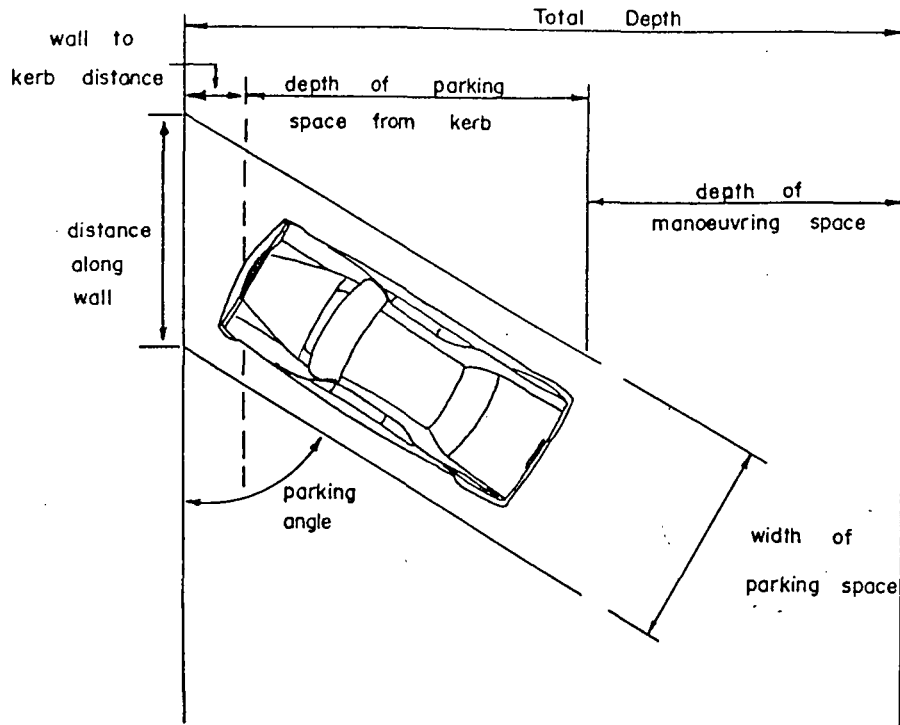
PROVIDED THAT in determining whether a subdivision is suitable,
regarding shall be had to geothermal activity, liability to
erosion, flooding and stability of foundations.

Individual sections shall be so designed as to be able to
accommodate a square measuring 15 metres by 15 metres within the
site boundaries.

APPENDIX K
PARKING AND MANOEUVRE SPACES (IN METRES)

Parking Angle to Kerb	Type	Width of Parking Space	Depth of Parking Space from the wall	Depth of Parking Space from the kerb	Kerb to Wall Distance	Depth of Manoeuvre Space	Distance along wall	Total Depth
90°	Nose in with a Left turn	2.5	4.9	3.9	1.0	7.7	2.5	12.6
		2.6	4.9	3.9	1.0	7.0	2.6	11.9
		2.8	4.9	3.9	1.0	6.6	2.8	11.5
90°	Nose in with a Right turn in a blind bay	2.5	4.9	3.9	1.0	8.4	2.5	13.3
		2.6	4.9	3.9	1.0	7.9	2.6	12.8
		2.8	4.9	3.9	1.0	7.5	2.8	12.4
90°	Back in	2.6	4.9	3.5	1.4	4.7	2.6	9.6
		2.8	4.9	3.5	1.4	4.4	2.8	9.3
75°	Nose in	2.5	5.2	4.2	1.0	6.3	2.6	11.5
		2.6	5.2	4.2	1.0	5.2	2.7	10.4
		2.8	5.2	4.2	1.0	4.1	2.9	9.3
75°	Back in	2.5	5.2	3.9	1.3	4.4	2.6	9.6
		2.6	5.2	3.9	1.3	4.0	2.7	9.2
		2.8	5.2	3.9	1.3	3.8	2.9	9.0
60°	Nose in	2.5	5.2	4.2	1.0	4.1	2.9	9.3
		2.6	5.2	4.2	1.0	3.5	3.0	8.7
		2.8	5.2	4.2	1.0	3.2	3.2	8.4
60°	Back in	2.5	5.2	4.0	1.2	3.7	2.9	8.9
		2.6	5.2	4.0	1.2	3.5	3.0	8.7
		2.8	5.2	4.0	1.2	3.2	3.2	8.4
45°	Nose in	2.5	4.9	4.1	0.8	2.6	3.5	7.5
		2.6	4.9	4.1	0.8	2.4	3.7	7.3
		2.8	4.9	4.1	0.8	2.3	3.9	7.2
45°	Back in	2.5	4.9	3.9	1.0	3.2	3.5	8.1
		2.6	4.9	3.9	1.0	3.2	3.7	8.1
		2.8	4.9	3.9	1.0	3.2	3.9	8.1
30°	Nose in	2.5	4.0	3.4	0.6	2.4	5.0	6.4
		2.6	4.0	3.4	0.6	2.4	5.2	6.4
		2.8	4.0	3.4	0.6	2.3	5.6	6.3
30°	Back in	2.5	4.0	3.2	0.8	3.2	5.0	7.2
		2.6	4.0	3.2	0.8	3.2	5.2	7.2
		2.8	4.0	3.2	0.8	3.2	5.6	7.2
0°	Parallel Parking	-	2.5	2.1	0.4	3.7 for one way aisle	6.1	-

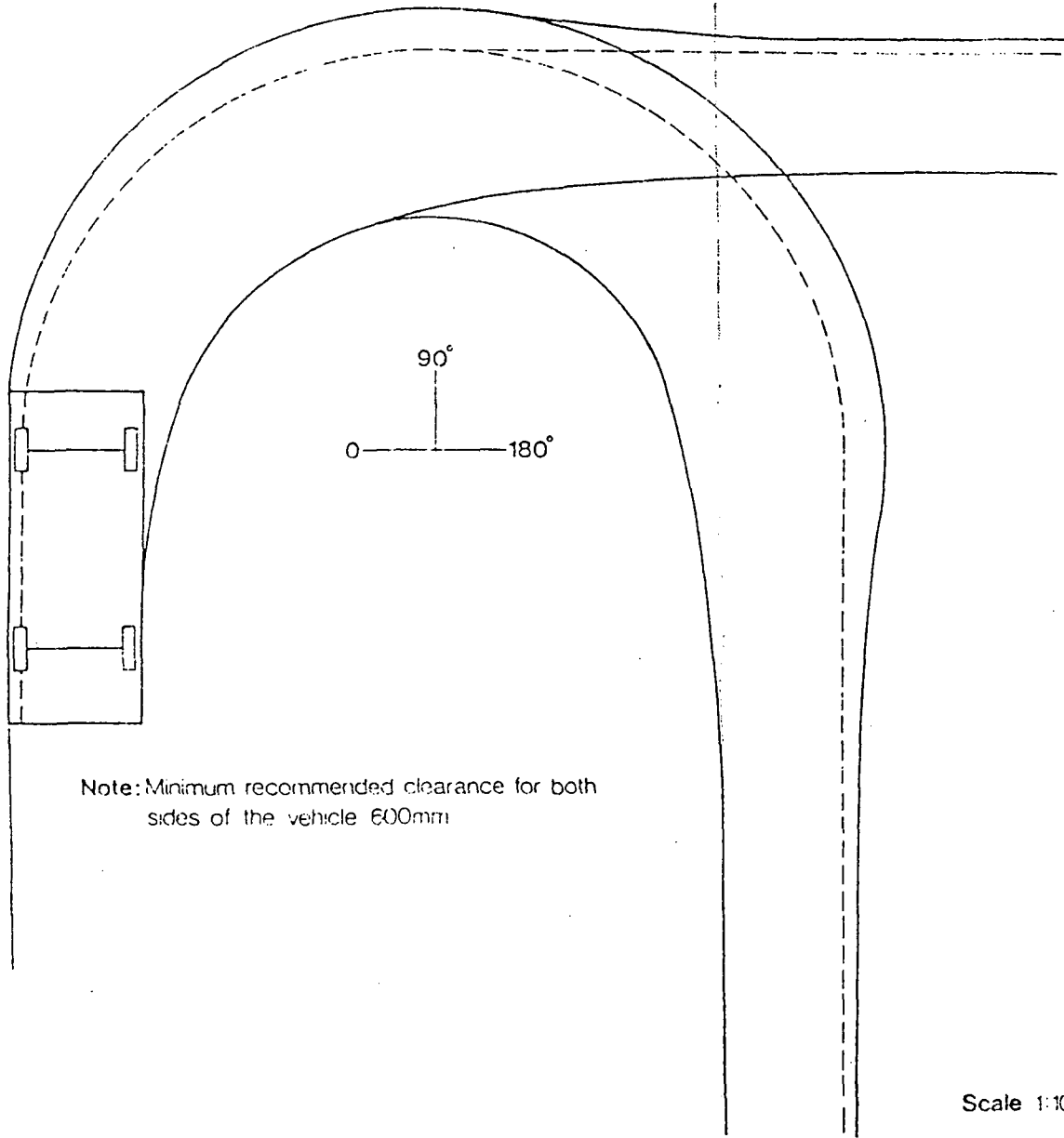
MANOEUVRING & PARKING DIMENSIONS



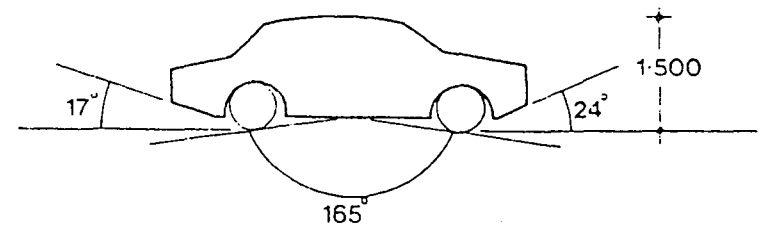
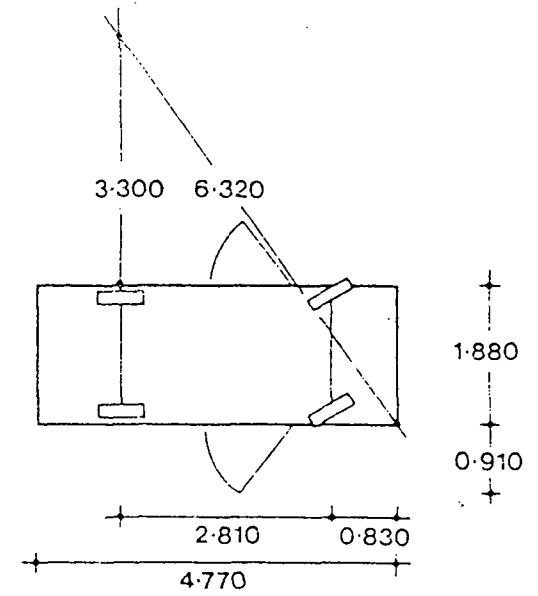
AREA OF PARKING SPACE BY TYPE OF PARKING

Type of Parking	Stall Width	Square m/car
90° nose in with a left turn	2.6m	21.8
90° nose in with a right turn	2.6m	23.0
90° back in	2.6m	18.9
75° nose in	2.6m	19.6
75° back in	2.6m	21.0
60° nose in and back in	2.6m	21.6
45° nose in and back in	2.6m	22.8
30° nose in and back in	2.6m	30.4
Parallel	2.5m	26.5

The variation in area per car is relatively small and, because in each area there will be space which cannot be used with the different types of parking, it is necessary to study each proposed parking area separately to determine which form of parking is the most practical and efficient.



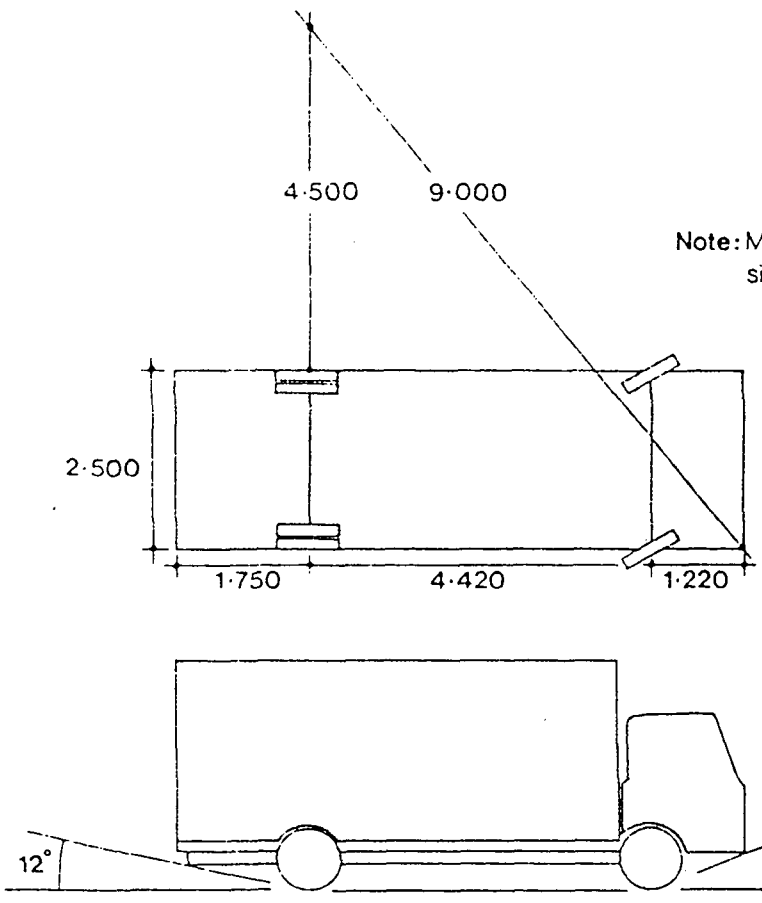
Scale 1:100



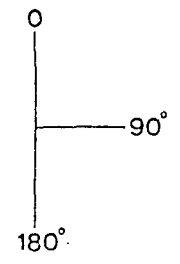
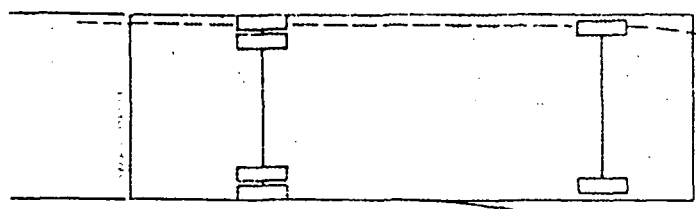
- C 307 -

APPENDIX K

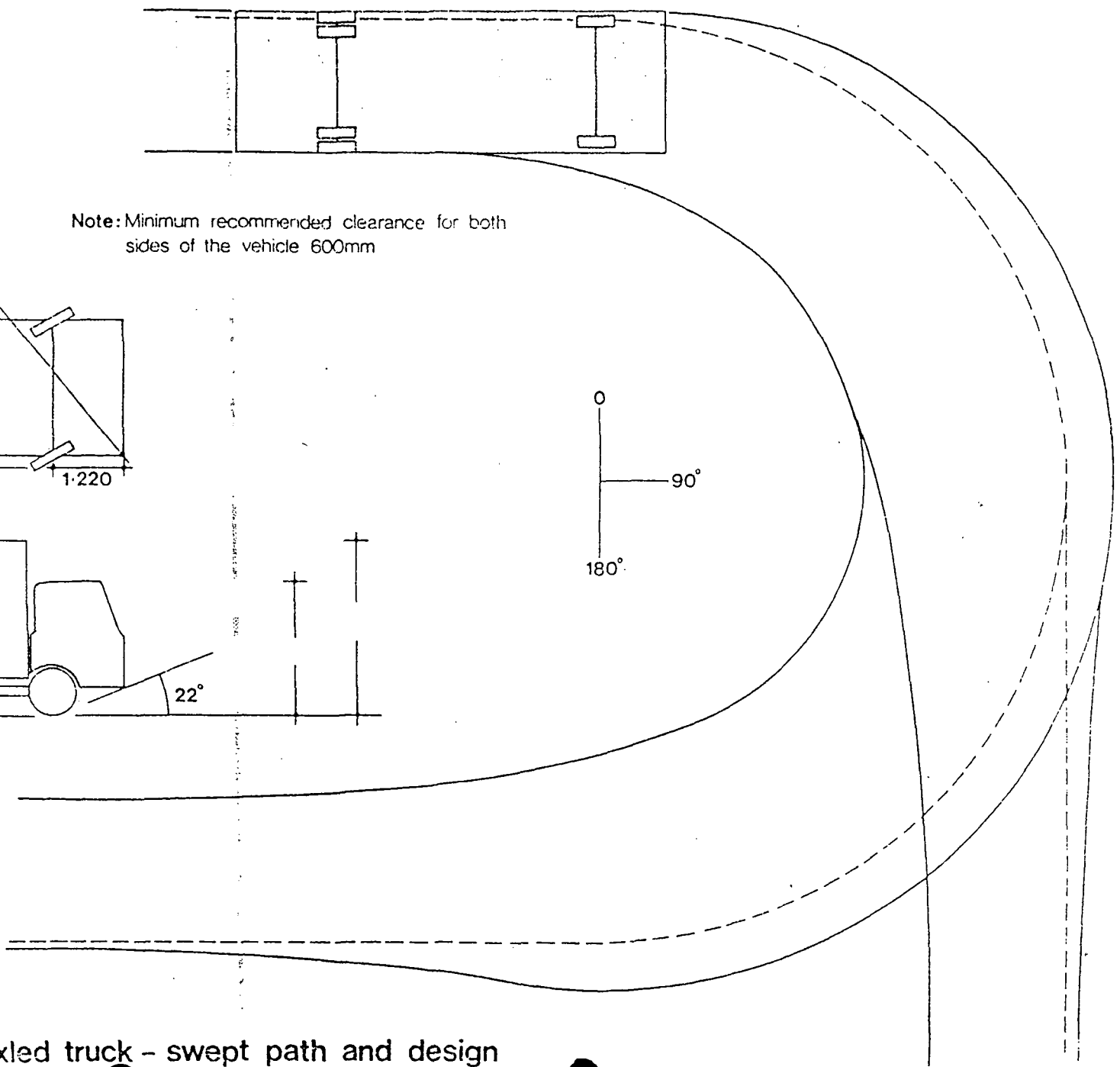
90 percentile design motor car-swept path and design



Note: Minimum recommended clearance for both sides of the vehicle 600mm



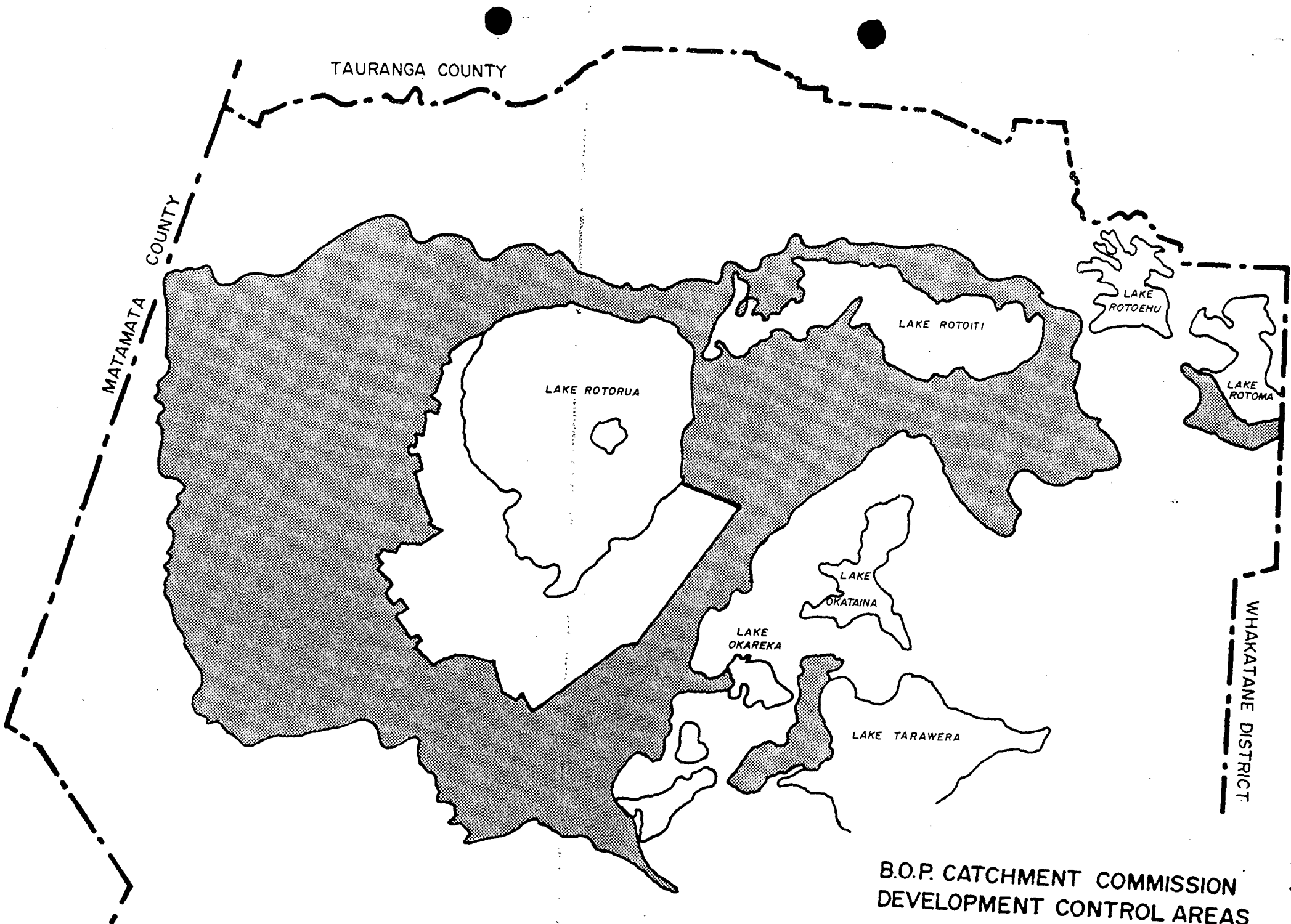
Scale 1:100



- C 308 -

APPENDIX K

90 percentile design two axled truck - swept path and design



TAURANGA COUNTY

COUNTY

MATAMATA

LAKE ROTORUA

LAKE ROTOITI

LAKE ROTOEHU

LAKE ROTOMA

LAKE OKATAINA

LAKE OKAREKA

LAKE TARAWERA

WHAKATANE DISTRICT

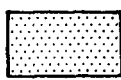
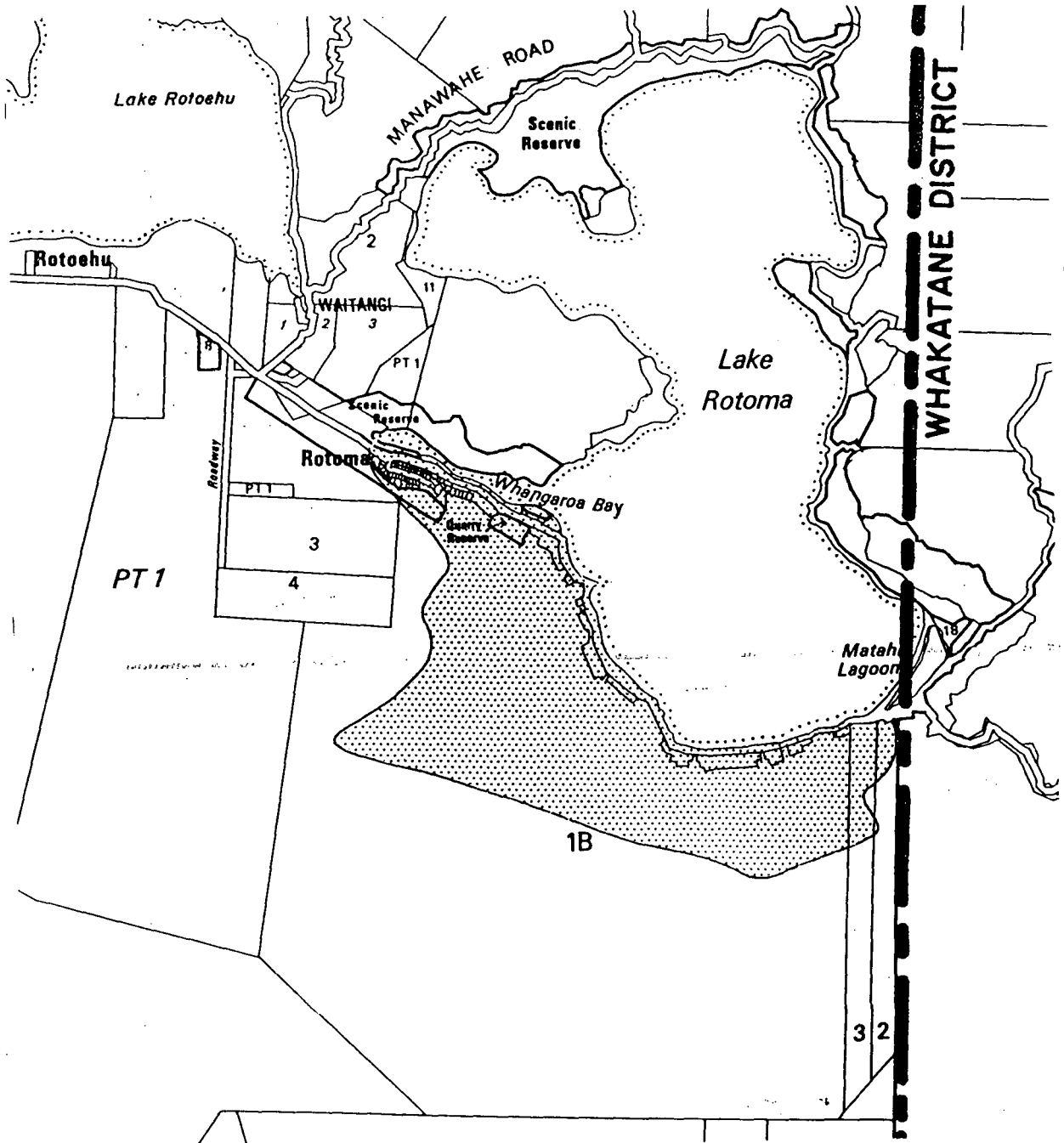
B.O.P. CATCHMENT COMMISSION
DEVELOPMENT CONTROL AREAS

- C 344 -

APPENDIX P

LAND SUBJECT TO BAY OF PLENTY CATCHMENT COMMISSION REQUIREMENTS

Pursuant to section 34 of the Soil Conservation and Rivers Control
Amendment Act 1959

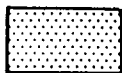
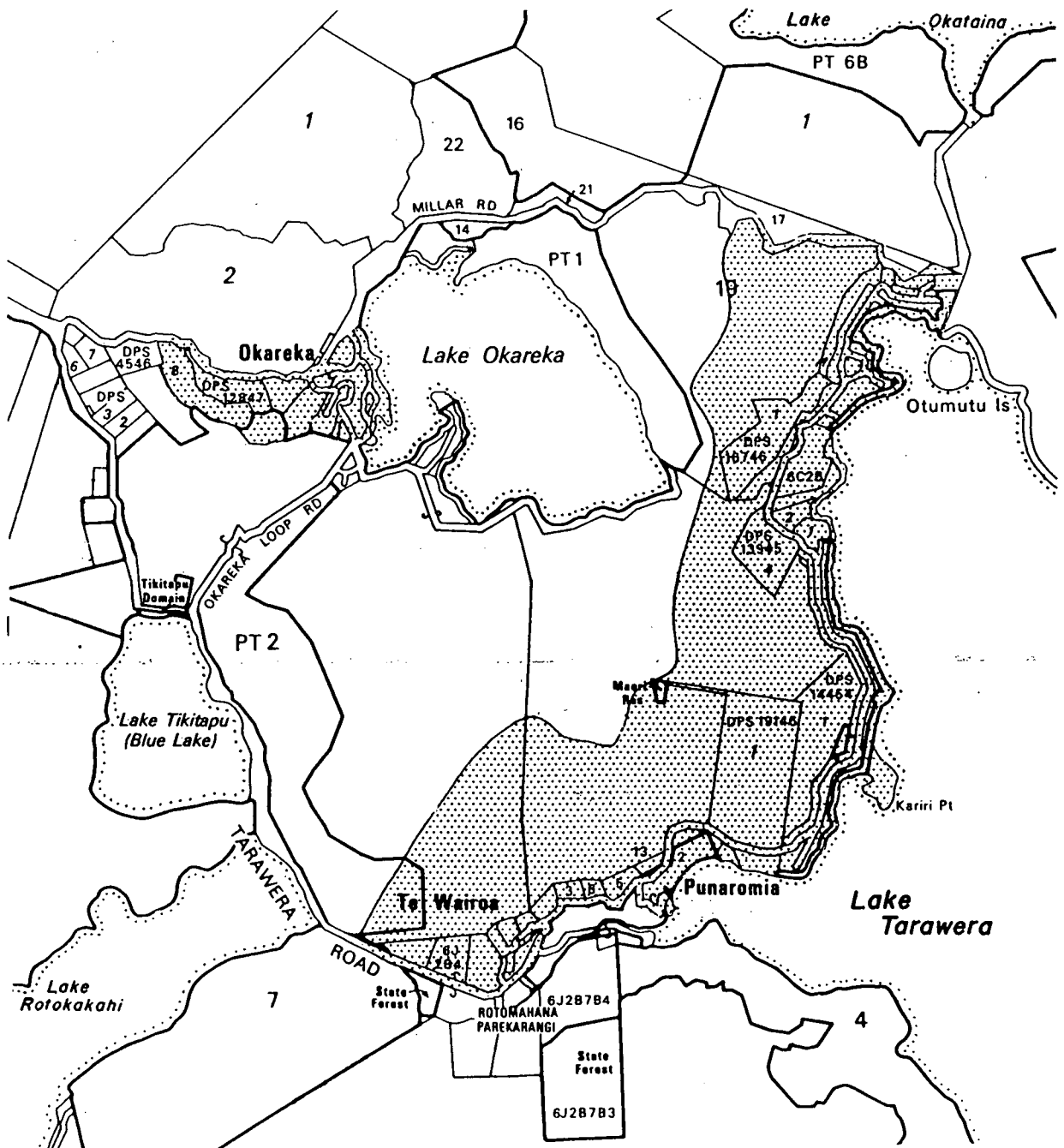


LAND SUBJECT TO REQUIREMENTS

REFER TO PLANNING MAPS 6, 51

LAND SUBJECT TO BAY OF PLENTY CATCHMENT COMMISSION REQUIREMENTS

Pursuant to section 34 of the Soil Conservation and Rivers Control
Amendment Act 1959



LAND SUBJECT TO REQUIREMENTS

REFER TO PLANNING MAPS 8, 52, 53, 54

4

Heywood & Amson
Owners & Occupiers

3

11240

10

Heywood & Amson
Owners & Occupiers

4

3

2

9

0.1.00

0.1.00

0.1.00

0.1.00

Street
C. G.

Mamaku
Public Road

Not

8

D.P. 17200

33056

E. Bramble
Owner & Occupier

100

Formed

16.97 Chains W
of Mamaku Rd

Mamaku Village Extension No 5

DP 17803

Plan of Subd of Sec. 9

Surveyed for Messrs. Heywood & Amson

Compiised in

the Scheme
of 1907 of
acted by
15/11 and
Office Auckland

at smart.

329083

Sec. 7

100

100

100



Rural A

Rural A

Rural B

Rural B

Rural B

Rural B

Rural D

Rural D

Rural D

Rural D

Scenic Res. (U.Z. Rv A)

LP Res. (Depot) Rural Refuse Transfer Station (U.Z. Rv A)

Rural B

Rural D

Rural D

LP Res. Rec. Res. (U.Z. Rv A)

Ind B

Ind B

Rural D

Rural D

Rural D

LP Res. Cemetery (U.Z. Rv A)

Momoku Primary School (U.Z. Rv D)

Rural D

Scenic Res. (U.Z. Rv A)

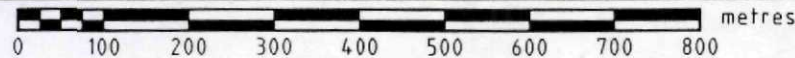
Rural D

Rural D

Rural D

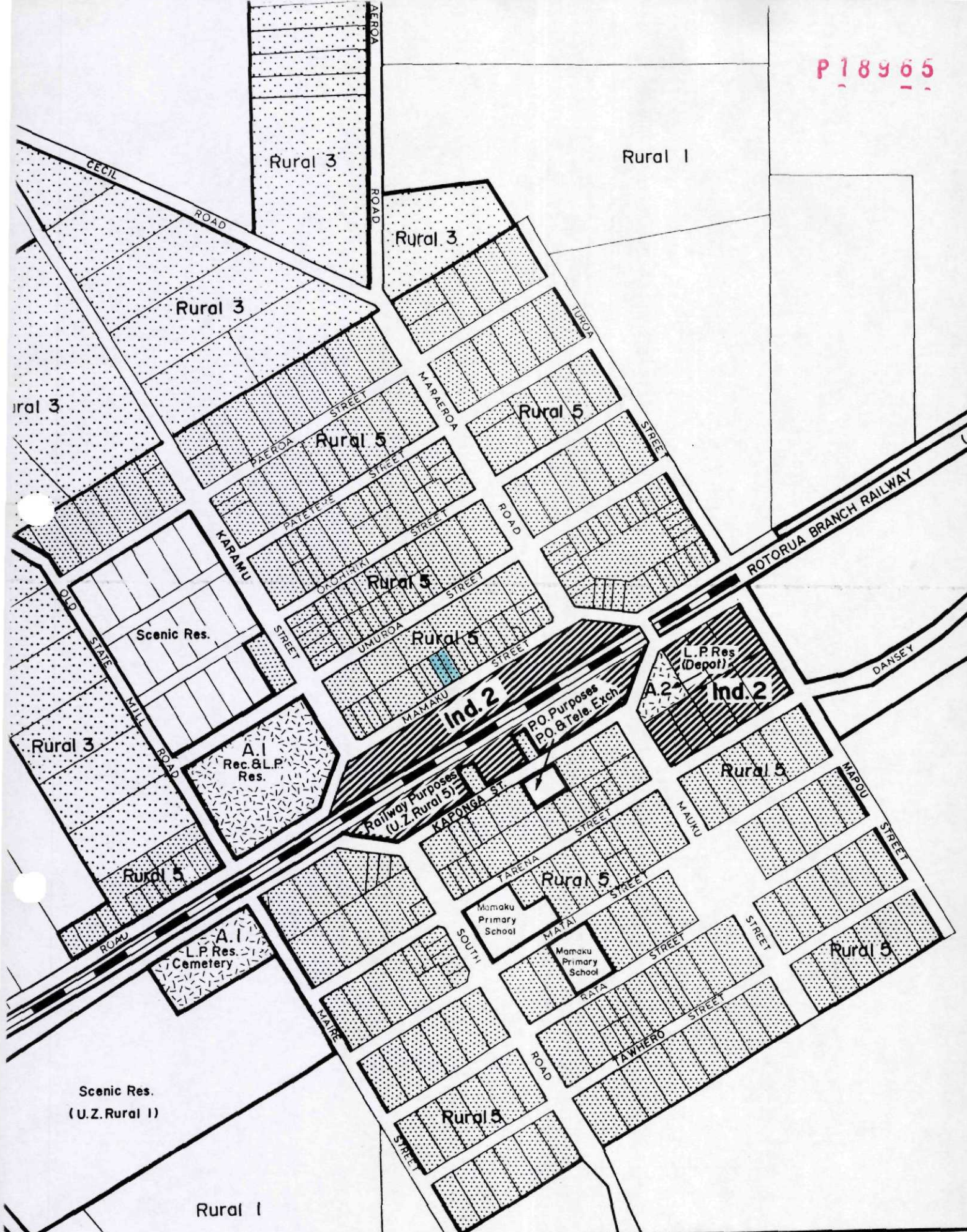
Rural A

PROPOSED



ROTORUA DISTRICT PLANNING MAP





TRANSITIONAL

Scale 1:7920 metres

DISTRICT PLANNING MAP

30 April 1999

Please Quote: 6599025
Your Ref: 82988/P

Martin McCaulay Morton Ltd
Surveyors
PO Box 878
ROTORUA

Doc No: 116085
FILE copy to: P18965
P63826
P63827

Attention: Luke Martin



Dear Sir,

RESOURCE MANAGEMENT ACT 1991
NON-NOTIFIED APPLICATION FOR SUBDIVISION CONSENT
PN PROSSER, 45-47 MAMAKU STREET, MAMAKU

I wish to advise that the following decision has been made under authority delegated to staff in respect of the above application.

That pursuant to Sections 34(4), 104, 105, 108, 220 and 221 of the Resource Management Act 1991, the Rotorua District Council grants its consent to the subdivision application by PN Prosser, 45-47 Mamaku Street, Mamaku, legally described as Lots 3 and 4 DPS 17803, subject to the following conditions:

- i) *That there shall be only one household unit erected on each of Lots 1 or 2 and no subsidiary household units erected on either lot.*

That the owners and subsequent owners of Lots 1 and 2 shall be advised of this requirement by way of a consent notice registered on the Certificate of Title created for Lots 1 and 2.

The reasons for this decision are that:

1. *The site is zoned Rural D and the proposal is a Non-complying Activity in the Proposed District Plan.*
2. *A financial contribution is not payable as each of the existing lots are considered to qualify as 'allotments' in terms of the District Plan requirements.*
3. *The proposal will have only a minor effect on the environment, inasmuch as the proposal is considered to be in keeping with the amenity values of the Rural D zone, any development is confined to existing areas within the rural settlement, the Rural D zone is not being extended by the proposal, the site is within an area comprising of almost identical sized sites and the environmental results required by the Proposed District Plan are not challenged by the proposal. It would have been permitted to have erected a household unit on each lot.*
4. *The proposal is not considered to be contrary to the objectives and policies of Part Sixteen of the Proposed District Plan in terms of maintaining and promoting the amenity values of the existing neighbourhood.*
5. *All persons who may be adversely affected by the proposal have provided their written consent.*

Advice Notes:

- a) *It was mentioned in the application that...“Water supply is via the Council operated supply. A separate connection will be required for the independent lots in due course.” However, capital contributions are outstanding and must be paid at the time of application for connection to the public water supply, for each property.*
- b) *Because there is an adjacent roadside kerb and channel, authorisation must be obtained from Council’s Resource Engineering Section to install a vehicle crossing (to RD13 standards) prior to occupation of any proposed dwellings or use of outbuildings (such as garages).*
- c) *It was noted during a site visit that there is a fire hydrant about 4 metres from the eastern boundary of the proposed Lot 2 and any future vehicle crossings should be clear of this and other public services.*
- d) *The recommendations given by Martin McCaulay Morton Ltd (dated 25 February 1999) for effluent disposal and stormwater disposal will be noted on each of the property files for the lots.*
- e) *It is noted that the site is below the road level, which is contrary to the information supplied in the application.*

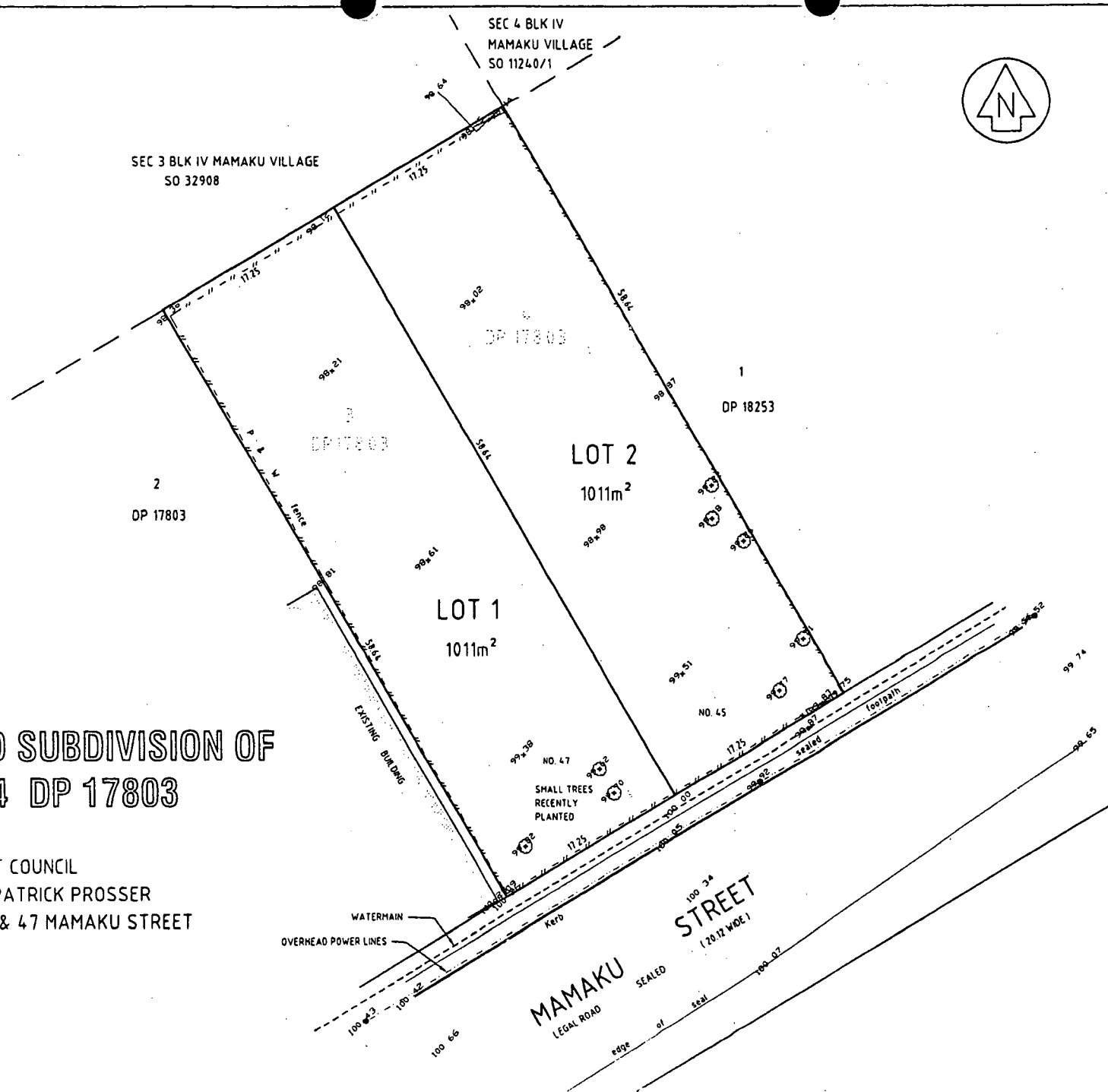
Yours faithfully



J.D. Sholl
Principal Planner

SEC 4 BLK IV
MAMAKU VILLAGE
SO 11240/1

SEC 3 BLK IV MAMAKU VILLAGE
SO 32908



PROPOSED SUBDIVISION OF LOTS 3 & 4 DP 17803

ROTORUA DISTRICT COUNCIL
PREPARED FOR: PATRICK PROSSER
ADDRESS : 45 & 47 MAMAKU STREET

NOTES/KEY:

1. AREAS AND MEASUREMENTS ARE SUBJECT TO SURVEY
2. LEVELS ARE IN TERMS OF ASSUMED DATUM

A 24/2/1999 SAW ISSUED FOR APPROVAL		
No.	Date	Issue/Revision
DRAWN: SAW		SURVEYED BY: DM
DESIGNED:		CHECKED:
APPROVED:		SCALE: 1:250 (A2)
CAD FILE NAME: 82988P		
<small>COPYRIGHT - MARTIN MCCAULAY MORTON LTD THIS DOCUMENT SHALL BE USED ONLY FOR THE PURPOSE FOR WHICH IT WAS SUPPLIED AND MUST NOT BE USED IN ISOLATION FROM OTHER ASSOCIATED INFORMATION BE AWARE THE SERVICES SHOWN ON THIS PLAN ARE INDICATIVE ONLY M.M.M. ACCEPT NO RESPONSIBILITY FOR THE ACCURACY OF THE DETAILS AND LOCATION. THE CONTRACTOR SHALL CONSULT WITH ALL AUTHORITIES FOR SERVICES INFORMATION PRIOR TO EXCAVATING.</small>		
MARTIN MCCAULAY MORTON LTD <small>REGISTERED SURVEYORS CIVIL ENGINEERS TOWN PLANNERS RESOURCE MANAGERS</small> <small>1277 MAMAKU STREET ROTORUA 3110</small>		
PROJECT PATRICK PROSSER 45 & 47 MAMAKU STREET		
DRAWING PROPOSED SUBDIVISION OF LOTS 3 & 4 DP 17803		
FILE No.	SHEET	OF
82988/P	1	1
		ISSUE
		A

16 June 1999

Please Quote: 6599025
Your Ref: 82988/P

FILE

Doc.No: 120247

copy to: 18965
63826
63827

Martin McCaulay Morton Ltd
Surveyors
PO Box 878
ROTORUA

Attention: Bart Yetsenga

Dear Sir,



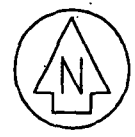
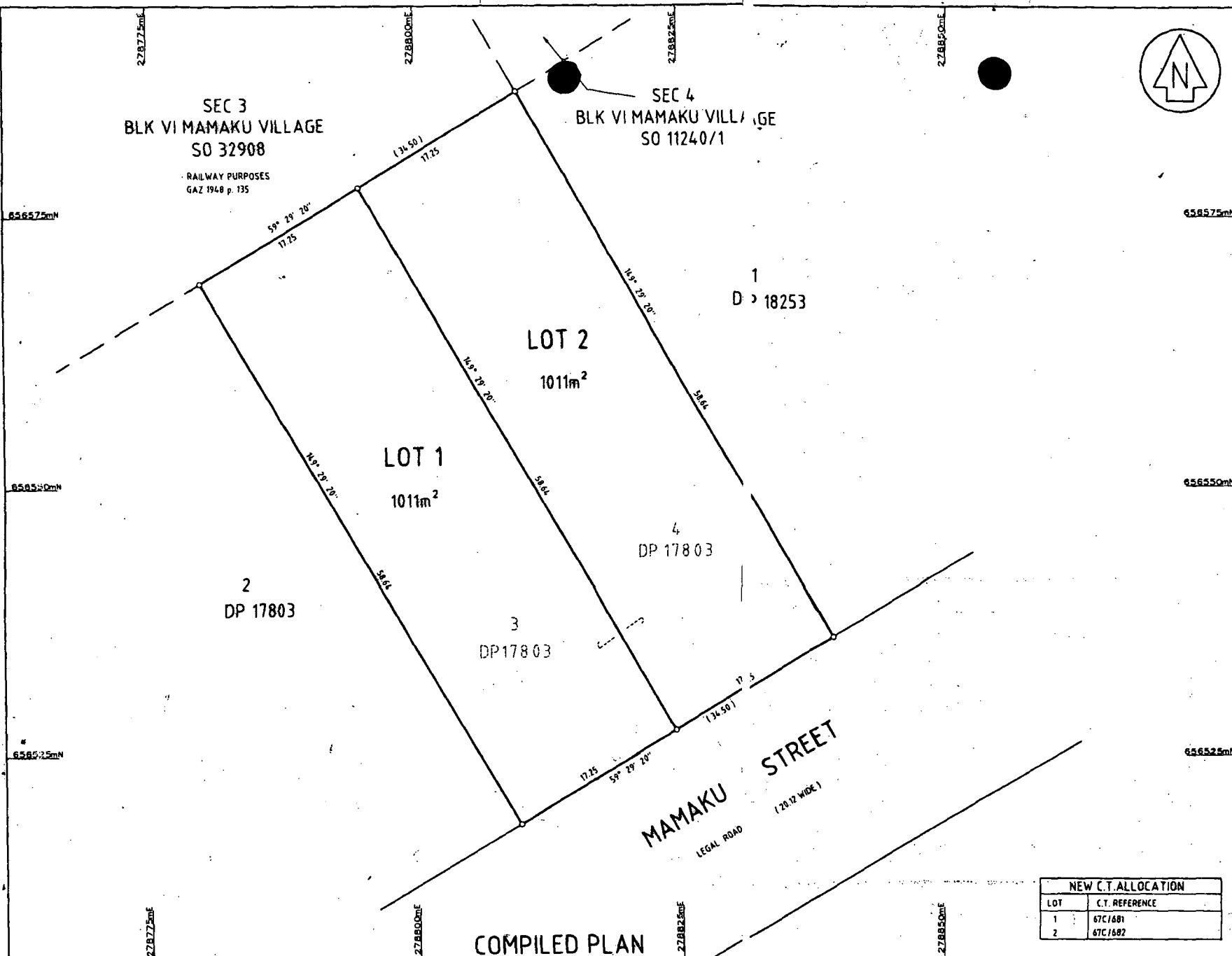
APPLICATION FOR SUBDIVISION CONSENT
PROSSER, 45 & 47 MAMAKU STREET

The land transfer plan relating to this subdivision has as been approved. Therefore, the plan is returned herewith with the approval executed under seal together with the certificate of compliance in terms of Section 224(c) of the Resource Management Act 1991 duly signed.

Yours faithfully

Julia Nicholson
Administration Assistant
Resource Consents

Encl.



Approvals
P. N. Prosser
 P. N. PROSSER
 REGISTERED OWNER

I HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE ROTORUA DISTRICT COUNCIL PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE 15 DAY OF JUNE 1999.
A. E. Hansen
 PRINCIPAL ADMINISTRATIVE OFFICER
 SUB. 6599025

PURSUANT TO SECTION 224(1) OF THE RESOURCE MANAGEMENT ACT 1991 I HEREBY CERTIFY THAT SOME OF THE CONDITIONS OF THE SUBDIVISION CONSENT HAVE BEEN COMPLIED WITH TO THE SATISFACTION OF THE ROTORUA DISTRICT COUNCIL AND THAT A CONSENT NOTICE HAS BEEN ISSUED IN RESPECT OF THOSE CONDITIONS THAT HAVE NOT BEEN COMPLIED WITH.
 DATED THIS 15TH DAY OF JUNE 1999
A. E. Hansen
 AUTHORISED OFFICER

DATUM - GEODETIC 1949
 CIRCUIT - BAY OF PLENTY
 ORIGIN - MAKETU 700 000 mN
 300 000 mE

NOTE:
 1. BEARINGS ADOPTED FROM DP 17803 HAVE BEEN ADJUSTED BY PLUS 01'00" TO BE IN TERMS OF GEODETIC DATUM 1949. (SEE DPS 63119)
 2. ALL BOUNDARIES ARE ADOPTED FROM DP 17803

Total Area 2022m²
 Comprised In CT 2016 / 34

I, BART YETSENGA
 Registered Surveyor and holder of an annual practising certificate (or who may act as a Registered Surveyor pursuant to Section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
 Dated at ROTORUA this _____ day of _____ 1999. Signature _____

Field Book p. Traverse Book p.
 Reference Plans DP 17803, DP 18253, SO 32908, DPS 9216, DPS 63119
 Examined Correct

Approved as to Survey
/ / Chief Surveyor

Deposited this _____ day of _____ 1999
 Registrar-General of Land

File Received Instructions
 DPS 85420

NEW C.T. ALLOCATION	
LOT	C.T. REFERENCE
1	67C1681
2	67C1682

LAND DISTRICT SOUTH AUCKLAND
 Survey Blk. & Dist. XIV ROTORUA
 NZMS 261 Sheet U15 Record Map No. 11.20

COMPILED PLAN
 LOTS 1 & 2 BEING A SUBDIVISION C =
 LOTS 3 & 4 DP 17803

TERRITORIAL AUTHORITY ROTORUA DISTRICT
 Surveyed by MARTIN McCaULAY MORTON LTD
 Scale 1 : 250 Date APRIL 1999

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

IN THE MATTER of Lots 1 & 2 DPs 85420

AND

IN THE MATTER of Subdivision Consent 6599025 pursuant to Sections 105, 108, 220 and 221 of the Resource Management Act 1991.

Subdivider: P N Prosser

Locality: 45 & 47 Mamaku Street, Mamaku

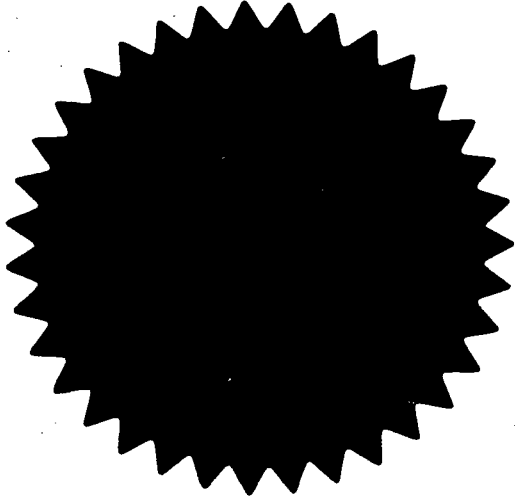
On the 30th April 1999, the Rotorua District Council granted consent to the subdivision of Lots 3 & 4 DP 17803 (CT 2016/34) into two lots legally described as Lots 1 & 2 DPs 85420.

All owners of Lots 1 & 2 DPs 85420 are advised that there shall only be one household unit erected on each of Lots 1 & 2 DPs 85420 and no subsidiary household units erected on either lot.

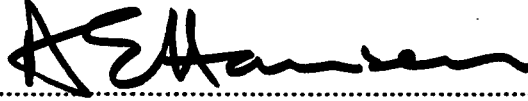
This document is hereby authenticated in terms of Section 252 of the Local Government Act 1974.

Dated at Rotorua this 15th day of JUNE 1999

The COMMON SEAL of the)
ROTORUA DISTRICT COUNCIL)
was affixed hereto in the presence)
of:)




.....
Mayor


.....
District Manager

ROTORUA DISTRICT COUNCIL

Valuation No. 7050/85

APPLICATION FOR PERMIT TO CARRY OUT SANITARY PLUMBING AND DRAINAGE WORK

I, the undersigned, hereby apply for permission to have the work described herein, and set out on the plans attached hereto, carried out in accordance with the provisions of the Drainage and Plumbing Regulations 1978 and Amendments at premises situated at:

Address of Work Mamaku St Mamaku.

Legal Description:

Lot No. 4. Deposited Plan No. 17803

Section No. _____ Block No. _____

Description of Work: Installation of toilet facilities
Plumbing work and drainage as required.

Number of Sanitary Fittings: Toilet Pans 1 Urinals 1

Name and address of person for whom work is to be carried out:
MRS. A.E. KUSIABS

Name and address of Craftsman Plumber: D. PIRINI
WAIKUROA ST TAMARAKU.

Name and address of Registered Drainlayer: AS ABOVE

	Value	Fees
Plumbing	\$500 :.	\$ 55 :00
Drainage	\$1000 :	\$ 8,8 :00
TOTAL FEES GST inclusive		\$143 :00

Signature: A.E. Kusiabs
Date: 29.10.87

FOR OFFICE USE ONLY

Receipt Number _____

Fee Paid _____

Date Paid _____

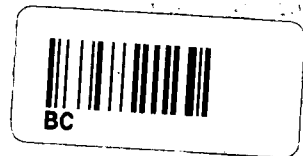
Issue Approved _____

Date Approved _____

Permit No. _____

See reverse for Fees and Notes

FOR OFFICE USE ONLY



FEE PAYABLE ON THE ISSUE OF ANY PLUMBING OR DRAINAGE PERMIT

according to the Estimated Value of Work

Value of work (excluding value of fittings)

The following fees are GST inclusive.

Value of Work	Permit Fee
Up to \$200	\$33.00
\$201 to \$300	\$41.80
\$301 to \$400	\$48.40
\$401 to \$500	\$55.00
\$501 to \$600	\$61.60
\$601 to \$700	\$68.20
\$701 to \$800	\$74.80
\$801 to \$900	\$82.50
\$901 to \$1,000	\$88.00

\$1,001 and over, \$11.00 extra for every \$200 or part thereof.

IMPORTANT

INSPECTION AND TESTING REQUIREMENTS

INSPECTIONS: A minimum of 4 hours' notice is required.

DRAINAGE WORK: Drainlayers are required to notify the Plumbing and Drainage Inspector when all work is completed. This includes effluent disposal systems for septic tanks. All drains will be tested. To implement this test it will be necessary for persons undertaking drainage work to have sufficient drain plugs to fill all sections of the drain prior to the Plumbing and Drainage Inspector arriving on the job.

Testing is essential to exclude the possibility of ground water infiltration with its attendant increase in pumping charges and overloading of the sewers and treatment plant.

PLUMBING WORK: Plumbers are required to notify the Plumbing and Drainage Inspector when work is ready for inspection as follows:

- (a) When the building has been initially piped out and wastes are installed (before wall linings are fixed and floors laid).
- (b) When work is complete.

Plans of Drainage and Plumbing Work

In the case of single houses a preliminary drainage plan will not be required. In all other cases, however, plans of the preliminary proposal are to be submitted at the time of application for a permit. In all instances, however, an "as laid" plan must be available on site as a prerequisite to a test of the work.

In commercial buildings full plans and elevations of plumbing stacks must be provided at the time of application for a permit.

Appn Received 30.10.87
 File Number 2050/85
 Application No. 863
 Date P 18965 1987

BUILDING APPLICATION FORM

I hereby apply for permission to erect, ~~repair~~, ~~alter~~, ~~extend~~ a building at No. _____

MAMAKU ST. MAMAKU. for
 (Address of Work)

Mr/Mrs A.E. KUSABS of MAMAKU ST. MAMAKU. PH. 866MK.
 (Owner) (Postal Address)

according to locality plan and detailed plans, elevations, cross sections, and specification of building deposited herewith in DUPLICATE (see reverse side).

PARTICULARS OF LAND

Lot No. 4 D.P. No. 17803
 Area 1011 1/2 m² Zoning RURAL 5

NUMBER OF SANITARY FITTINGS

Toilet Pans ONE.
 Urinals _____

PARTICULARS OF USE OF BUILDINGS

Proposed purpose for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose, i.e., shop, factory, dwelling, office, carport, etc.).

USE TAKEAWAY FOOD SHOP.

Area of ground floor 36

Estimated value:

Gross floor area _____

Building work \$ 7,000.

Area of accessory buildings _____

Plumbing & Drainage \$ 1,500

Total \$ 8,500.

Builder's name E B BAKER
 (Please print)

Signature of Applicant [Signature]

Address 70 RICHMOND AVE

Address Mamaku St Mamaku

Phone No. 89550

Phone No. ~~89550~~ 866mk.

FOR OFFICE USE ONLY

Application checked and approved by:

Building Inspector [Signature]

Health Inspector [Signature]

Issue of Permit Approved

Date 3.12.87

Date 3/12/87

Town Planning Officer _____

Dangerous Goods Inspector _____

[Signature]
 Engineer

Date _____

Date _____

Plumbing & Drainage Insp. [Signature]

Geothermal Inspector _____

Date 3.12.87

Date 1-12-87.

Date _____

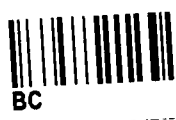
Structural Engineer _____

General Inspector [Signature]

Date _____

Date 1-12-87

SUBJECT	APPLN No.	PERMIT No.	RECEIPT	VALUE	FEE
Building				\$ 7000.00	\$ 62.70
Plumbing				\$ 500.00	\$ 55.00
Drainage				\$ 1000.00	\$ 88.00
Water Connection				\$ 260.00	\$ 260.00
Damage Deposit (GST does not apply)				\$	\$ 100.00
Vehicle Crossing				\$	\$
Sewer Connection				\$	\$
Building Research Levy				\$	\$
Development Contribution				\$	\$



ALL FEES GST INCLUSIVE UNLESS OTHERWISE NOTED.

TOTAL: \$ 565.70

FEES PAYABLE ON THE ISSUE OF ANY BUILDING PERMIT

according to the Estimated Value of Work

Estimated Value of Work	Fee (GST inclusive)
Not exceeding 1,600	\$33.00
" 1,600 and not exceeding 3,000	\$36.30
" 3,000 " " " 3,500	\$39.60
" 3,500 " " " 4,000	\$42.90
" 4,000 " " " 5,000	\$47.30
" 5,000 " " " 6,000	\$51.70
" 6,000 " " " 7,000	\$57.20
" 7,000 " " " 8,000	\$62.70
" 8,000 " " " 9,000	\$68.20
" 9,000 " " " 10,000	\$73.70
" 10,000 " " " 12,000	\$79.20
" 12,000 " " " 14,000	\$85.80
" 14,000 " " " 16,000	\$93.50
" 16,000 " " " 18,000	\$104.50
" 18,000 " " " 20,000	\$114.40
" 20,000 " " " 25,000	\$136.40
" 25,000 " " " 30,000	\$159.50
" 30,000 " " " 35,000	\$181.50
" 35,000 " " " 40,000	\$204.60
" 40,000 " " " 50,000	\$235.40
" 50,000 " " " 60,000	\$265.10
" 60,000 " " " 70,000	\$295.90
" 70,000 " " " 80,000	\$325.60
" 80,000 " " " 90,000	\$356.40
" 90,000 " " " 100,000	\$386.10
" 100,000 " " " 120,000	\$416.90
" 120,000 " " " 140,000	\$446.60
" 140,000 " " " 160,000	\$477.40
" 160,000 " " " 180,000	\$507.10
" 180,000 " " " 200,000	\$537.90
" 200,000 " " " 240,000	\$598.40
" 240,000 " " " 280,000	\$658.90
For every \$40,000 or part thereof in excess of \$280,000 an additional fee of	\$44.00

BUILDING RESEARCH LEVY

A building research levy based upon \$1.10 per \$1,000 or part thereof of total permit value requires to be paid. Permits of a lesser value than \$10,000 are exempt from this levy.

IMPORTANT

PLANS AND SPECIFICATIONS

All builders should be conversant with the Building Bylaws wherein the requirements regarding drawings are stipulated.

Any applications not complying will not be accepted.

It is an offence to start building work before a permit is issued.

All plans must be drawn in metric to scale.

SITING OF BUILDINGS

It shall be the responsibility of the Owner of the land and the Builder to ensure that siting of all buildings conforms with the requirements of the District Planning Scheme and the Building Bylaws.

DAMAGE DEPOSIT

The amount of the damage deposit referred to overleaf is necessary to ensure that the value of any damage that is caused to public property during construction operations is recovered from the main contractor, or applicant, as the case may be. The amount is to be regarded purely as a deposit and will be refunded or adjusted upon application at the completion of the work.

SEWER CONNECTIONS

Applicants are reminded of their responsibility to have regard to the levels of Council's drainage services before construction of a building commences. ~~Services levels can be obtained from the District Engineer's Office, Hinemaru Street.~~ Failure to do so may result in plumbing alterations or pumping being required.

DEVELOPMENT CONTRIBUTIONS

If you are contemplating a residential development which comprises 3 or more new units, or 2 or more additional units, or an industrial or commercial development, the value of which exceeds \$100,000, you will be liable to make a development contribution to the Rotorua District Council. If your proposal comes within this levy you are advised to contact the District Town Planning Department for further information.

7050/85

P 18965

3 February 1988

A Kusabs
Mamaku St
MAMAKU

PROPOSED TAKEAWAY SHOP FOR KUSABS, MAMAKU ST

565.70

863

7050/85

7 December 1987

A Kusabs
Mamaku St
MAMAKU

as above

62.70

143.00

260.00

100.00

565.70

Please initial when action completed:

P18965
Mamaku St

	Initials	Date
Town Planning	Seen WT	3-11-87
Draughting	NDK	6-11-87
Senior Building Inspector	St	6-11-87
Design Engineer		
Engineer, Sewerage		
Engineer, Water		
Engineer, Drainage		
General Inspector	MRD	9-11-87
Dangerous Goods/Geothermal Inspector		
Senior District Health Inspector	^	10-11-87
Snr Plumbing & Drainage Inspector	W.S	10-11-87
Senior Building Inspector		

Please Quote
P18965

LT042872JMA
7050/08500/

IN THE MATTER of an application
by D.E. Kusabs
for a dispensation from or waiver
of the provisions of the Rotorua
Operative District Scheme

D.E. Kusabs
Mamaku Street
MAMAKU

Dear Sir,

Application 66/6/87/60 for Dispensation/Waiver, Mamaku Street,
Mamaku, to construct a new shop 2m from front boundary with entrance
canopy 1m from front boundary.

The Rotorua District Council's Dispensation Committee considered the
abovementioned application at its meeting held on 26th November
1987.

The decision of this Committee was that the dispensation be granted
on the grounds that it met the criteria for approval under Ordinances
201-3-1 and 201-3-11(b)iii.

Dated at Rotorua this 30th day of November 1987

Yours faithfully



J.D. Sholl
SENIOR PLANNER ADMINISTRATION

30th November 1987

Please Quote
P18965

Mr A.E. Kusabs
Mamaku Street
MAMAKU

LT042835DJM
7050/08500/

Appn No. 863

Dear Sir,

PROPOSED TAKEAWAYS SHOP - LOT 4 DPS.17803, MAMAKU

Receipt of your application for the above is acknowledged. Perusal of the plans and specifications has raised the following points which are hereby drawn to your attention:

✓ 1. General:

Application will be required to install a vehicle crossing to Council specifications. *Vehicle will not go on property after construction D.E. Kusabs.*

2. Health:

Access into and facilities within the building shall comply with NZS.4121 : 1985 Design for access and use of buildings and facilities for disabled persons.
The construction of the premises shall comply with the Food Hygiene Regulations 1974.

*Amended
Plans submitted
1/12/87*

3. Plumbing & Drainage:

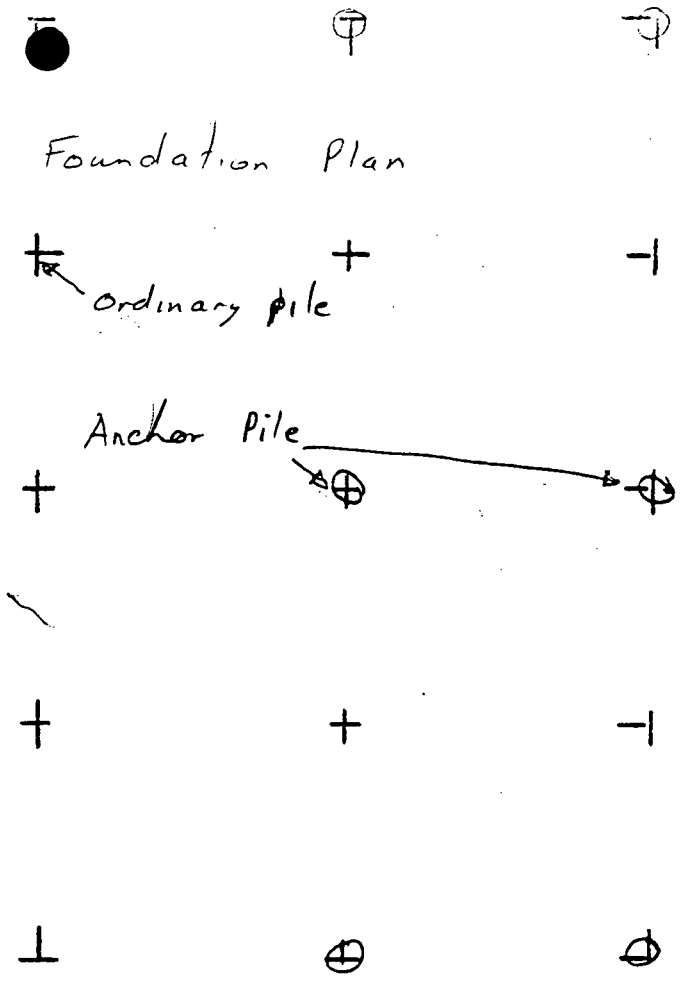
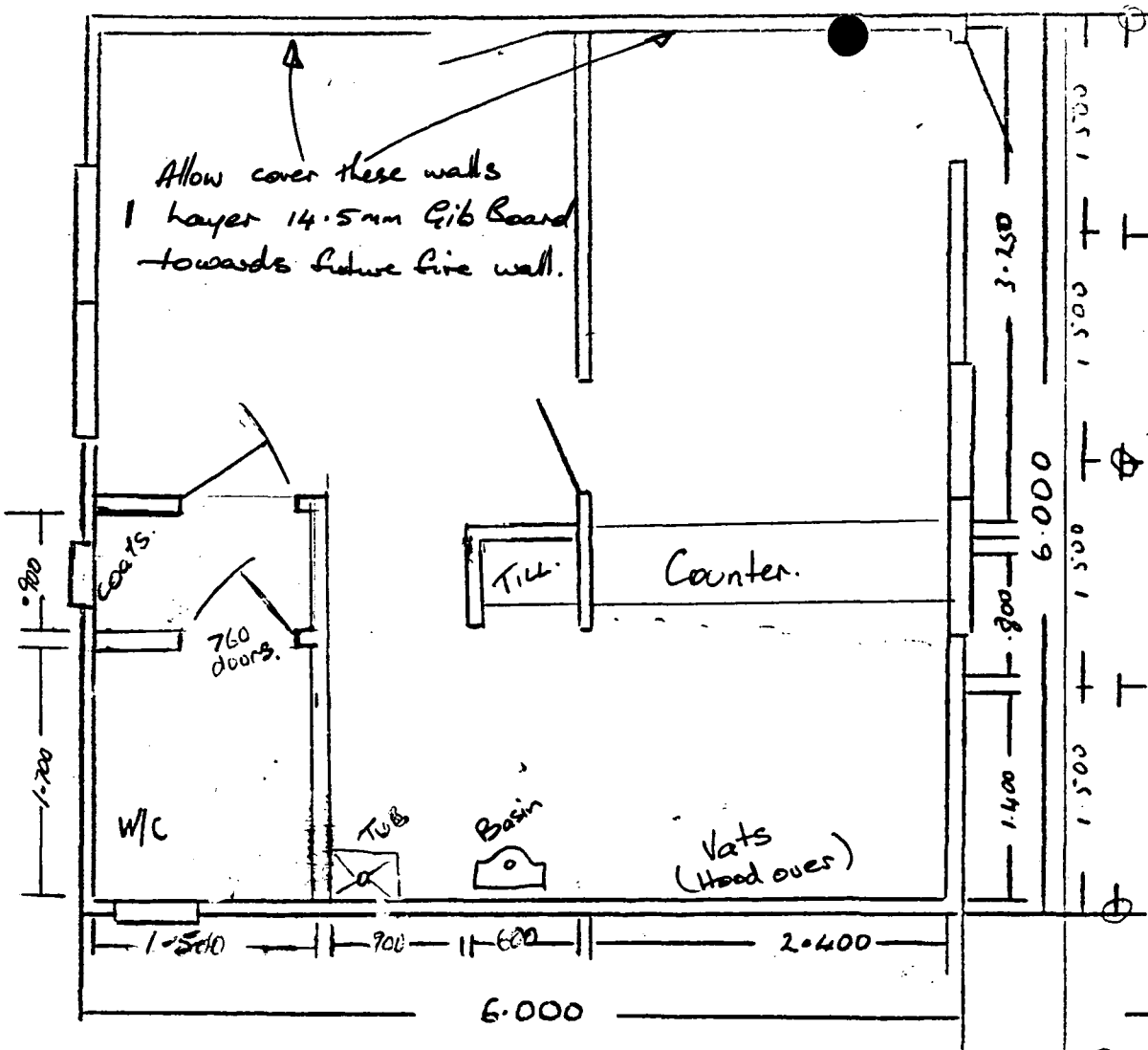
It will be necessary to install a grease trap. *Grease trap to be installed.*
Details of the composition and construction of the fire wall and the canopy require to be deposited.

*A.E. Kusabs
1/12/87*

Receipt of your advice in respect of the above matters will enable your application to be more fully considered.

Yours faithfully

D.J. McArtney
SENIOR BUILDING INSPECTOR



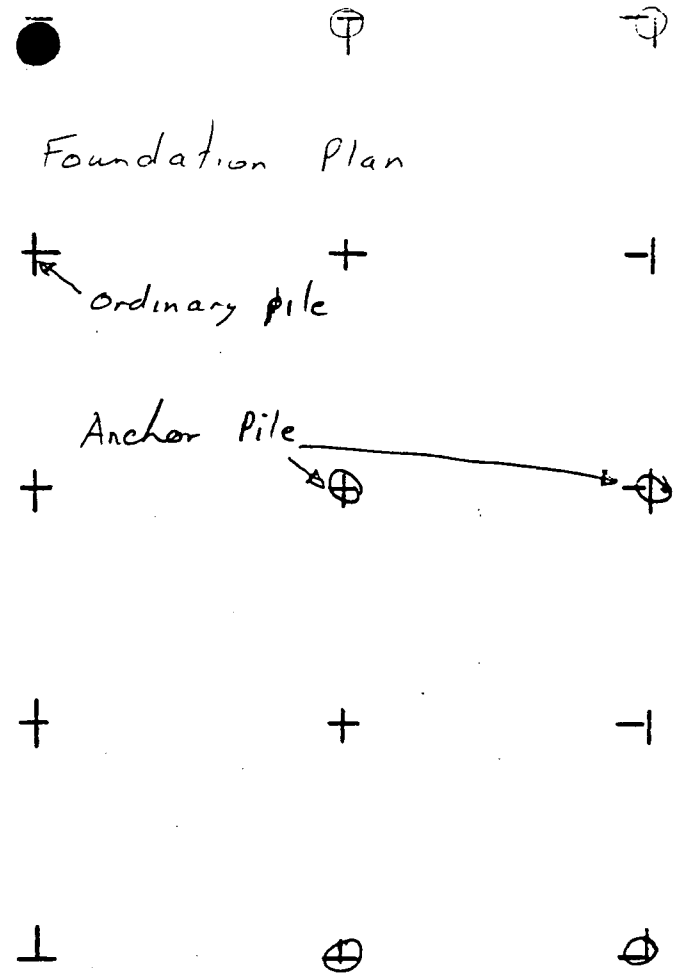
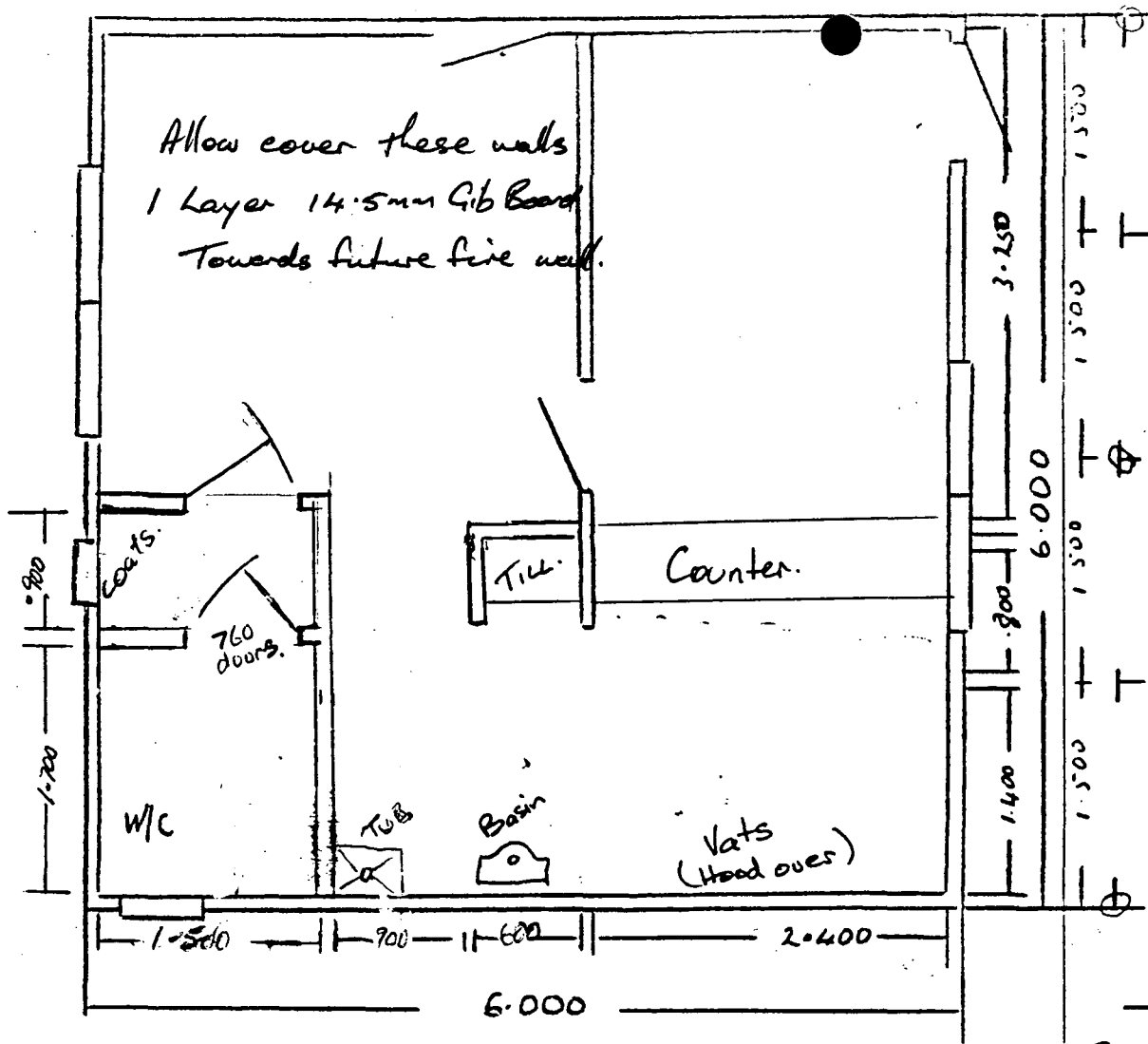
(Note: Pile driving & floor laying by -
D. Hulse & C. Collingwood.)

We will be complying with Dist. Council
regulations as set out in papers obtained from
Health Dept. (Dist Council) (Don Jony).

PROPOSED TAKE AWAYS PREMISES OF ~~D.~~ E. KUCIAGS
(ANNY'S TAKE AWAYS)

Amended Plan.
1-12-87

P18965



(Note: Pile driving & floor laying by -
D. Hulce & C. Collingwood.)

We will be complying with Dist. Council
regulations as set out in papers obtained from
Health Dept. (Dist Council) (Don Gray).

PROPOSED TAKE AWAYS PREMISES OF D.E. KURABE
(ANNY'S TAKE-AWAYS)

Amended Plan
1-12-87

P18965

Property File: 7050/85 File No: 66/6/87/60

Applicant: D. E. Kusabs

Property: MANAKU ST MANAKU

Legal Description: Lot 4 DP 17803

Nature of Application: To construct a new shop
2m from front boundary and entrance
from front boundary where 7.5m is required

Zoning: Rural 5

Application lodged: 28-10-87

Receipt Acknowledged: _____

Adjoining Property Owners Consents Required:

- (1) _____
- (2) _____
- (3) _____
- (4) _____

Hearing Date: 26-11-87

Decision: Granted

Notice of Decision given: _____

Application for Review of Decision Lodged: _____

Reviewed Decision: _____

FORM X

TOWN AND COUNTRY PLANNING ACT 1977

APPLICATION FOR DISPENSATION OR WAIVER

TO: The District Manager
Rotorua District Council
Private Bag
ROTORUA

I hereby apply for Consent to erect a proposed shop
2 metres from the front boundary, instead of the
required 7.5 metres.

(here state fully the nature of the dispensation or waiver sought and the reasons therefor, including particulars of what is proposed and of what the Ordinances require.)

The property in respect of which this application is made is situated at:

No. Mamaku St. Mamaku.

and the legal description is:

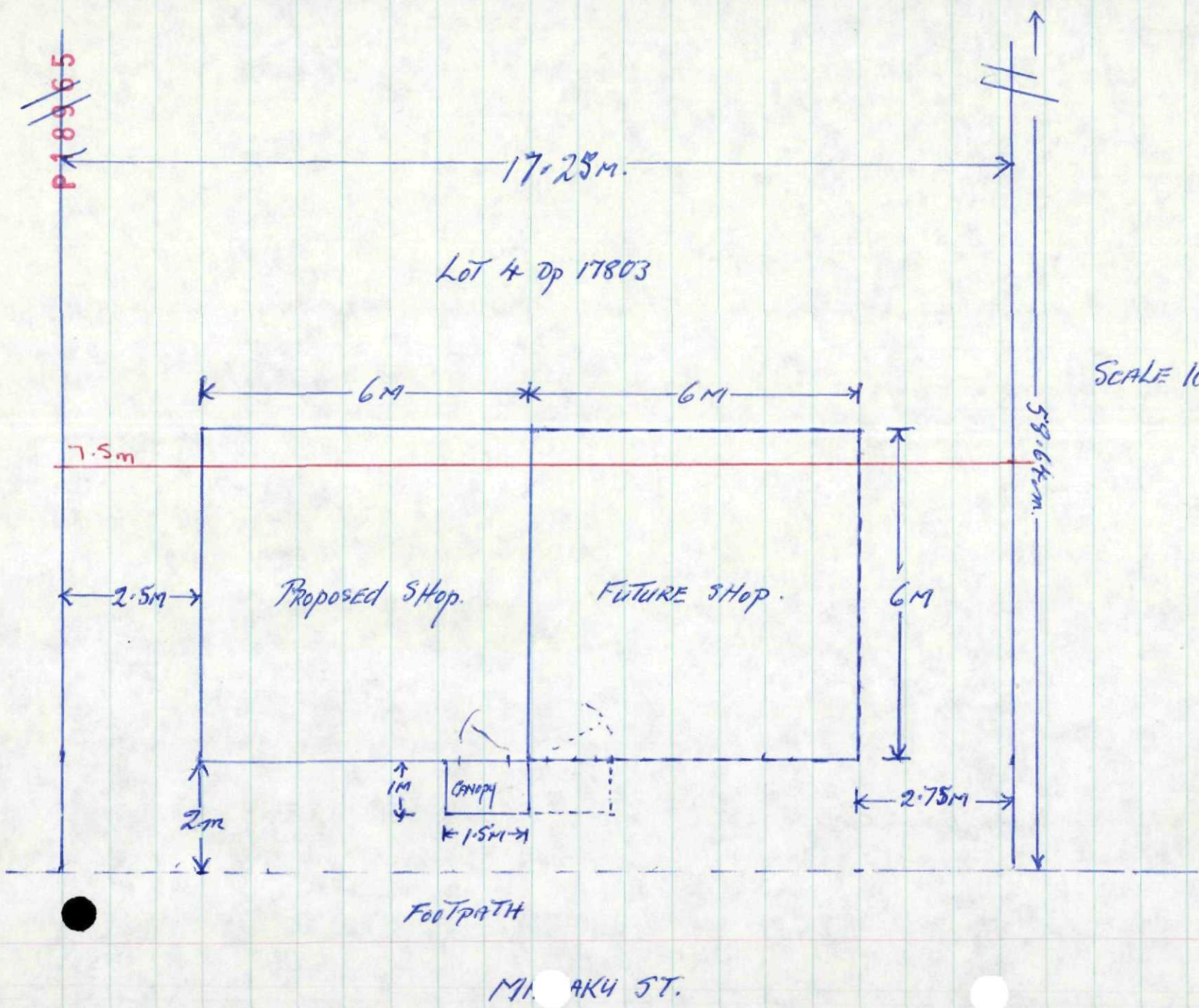
LOT 4. DP. 17803

I am the owner/~~occupier~~ of the property (delete whichever is not applicable).

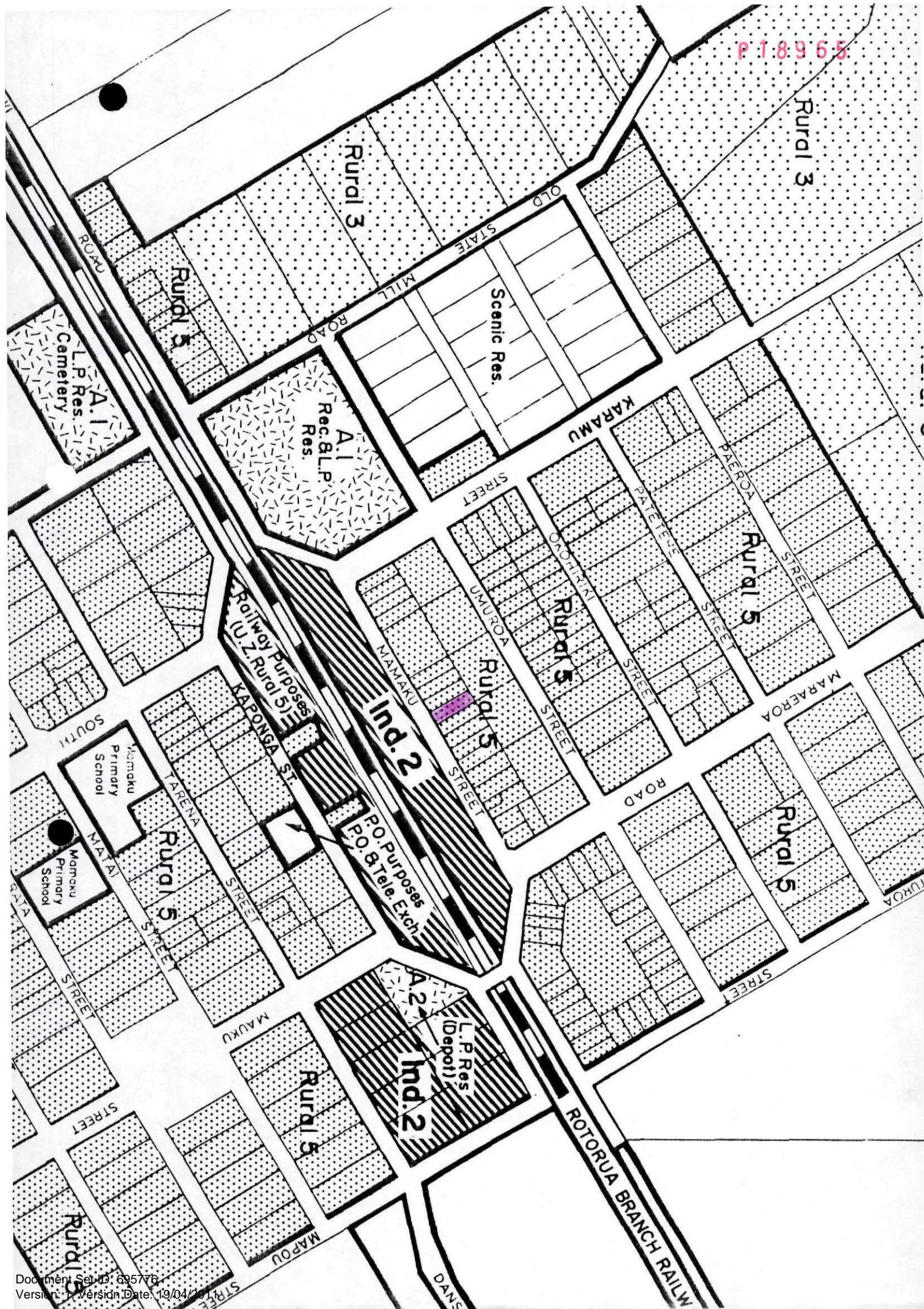
Name and Address of Applicant D.G. Kuwaha.
Mamaku St.
Mamaku.

Dated at Rotorua this 28th. day of October- 1986.

Signed: D.G. Kuwaha.
(Signature of Applicant or Applicant's Agent)



7050/85



Rural 3

Rural 3

Rural 5

A.1
LP Res.
Cemetery

A.1
Rec. & LP
Res.

Scenic Res.

KARAMU

Rural 5

Ind. 2

Railway Purposes
(U. Z. Rural 5)

Rural 5

Rural 5

Rural 5

PO Purposes
PO & Tele. Exch.

Ind. 2

A.2
LP Res.
(Depot)

Rural 5

ROTORUA BRANCH RAILW

Mamaku
Primary
School

Mamaku
Primary
School

Application No. _____

Valuation No. _____

CashierOwner D E KusabsAddress Manaku Sr ManakuTown Planning

Prop Information/search fee (G 14-10-849) _____

Planning Application (G 14-10-823) _____

Sale of Maps, District Schemes,
Photo Copying (G 14-10-836) _____

Subdivision fees (G 14-10-919) _____

Dispensations & Waivers (G 14-10-918) \$ 106-00

Development Contribution (G 8320-811) _____

Discretionary Use (G 14-10-814) _____

Receipt Number D. 504732.Total \$ 106-00

30th October 1987

Please Quote
P18965

D.E. Kusabs
Mamaku Street
MAMAKU

LT039314JMA
7050/08500/

Enquiries to: Joan Matthews

Dear Sir,

APPLICATION FOR DISPENSATION/WAIVER - MAMAKU STREET, MAMAKU

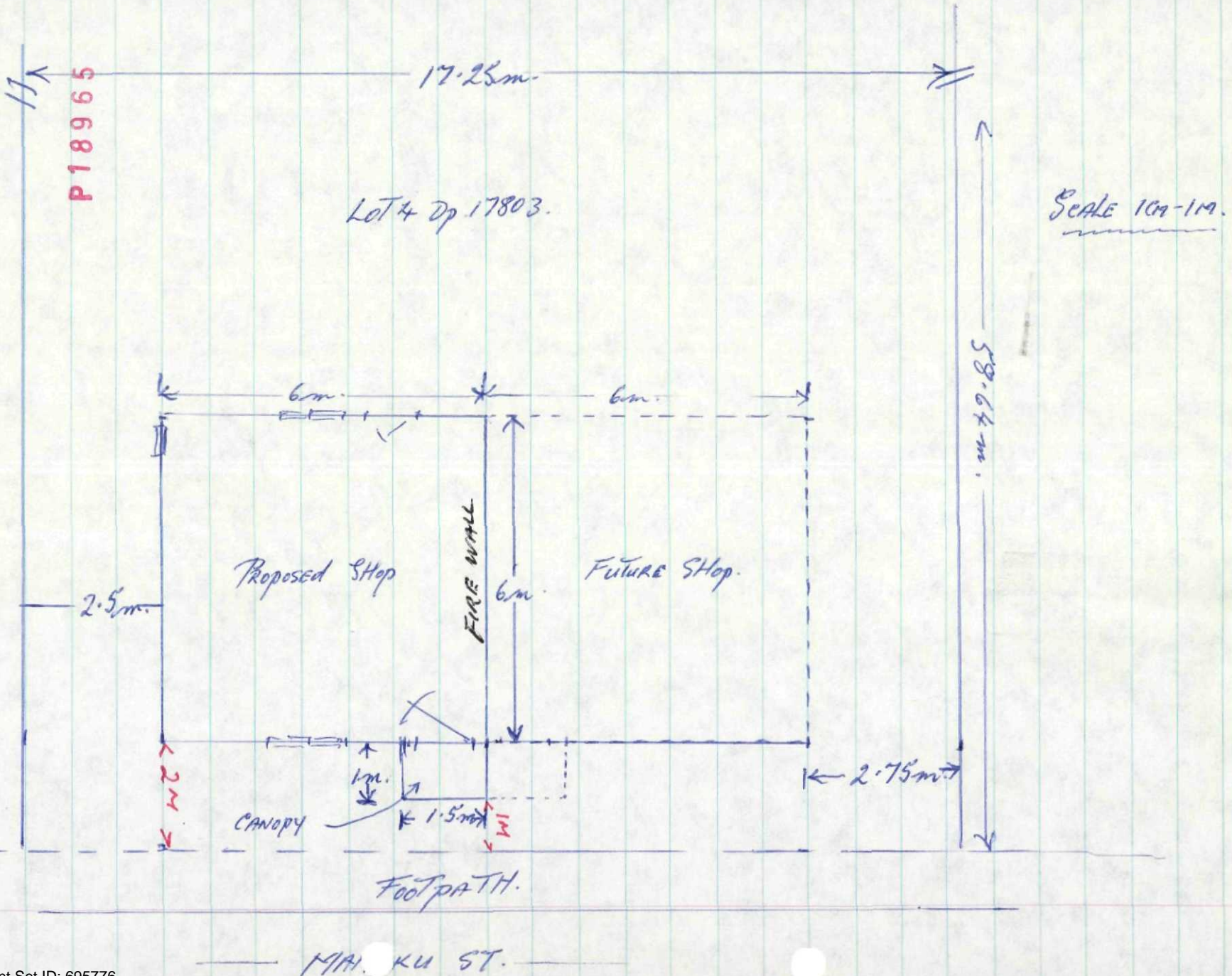
I hereby acknowledge the receipt of your application for dispensation/waiver to construct a new shop 2m from front boundary with entrance canopy 1m from front boundary where 7.5m is required.

I wish to advise that your application is being processed in accordance with Ordinances 201-3 and 202-1 of the Rotorua District Scheme and you will be advised of the Dispensation Hearing Committee's decision in due course.

Yours faithfully



J.D. Sholl
SENIOR PLANNER ADMINISTRATION



File No. 7050/85
Appn. No. 863

A. E. Kusabs
Mamaki St
Mamaku.

IRLAAP

Dear Sir

PROPOSED Takeaways Shop LOT 4 SEC BLOCK DPS 17803
NO. STREET Mamaku.

Receipt of your application for the above is acknowledged. Perusal of the plans and specifications has raised the following points which are hereby drawn to your attention.

1. *General*, application will be required to install a vehicle crossing to Council specifications

Health: Access into and facilities within the building shall comply with NZS 4121:1985 Design for access and use of buildings and facilities for disabled persons.
2. The construction of the premises shall comply with the Food Hygiene regulations 1974.

P+D. ~~GREASE TRAP TO BE INSTALLED~~ It will be necessary to install a grease trap.

B/L Details of the compartment + construction ~~of the~~ of the fire wall + the canopy require to be deposited.

Receipt of your advice in respect of the above matters will enable your application to be more fully considered.

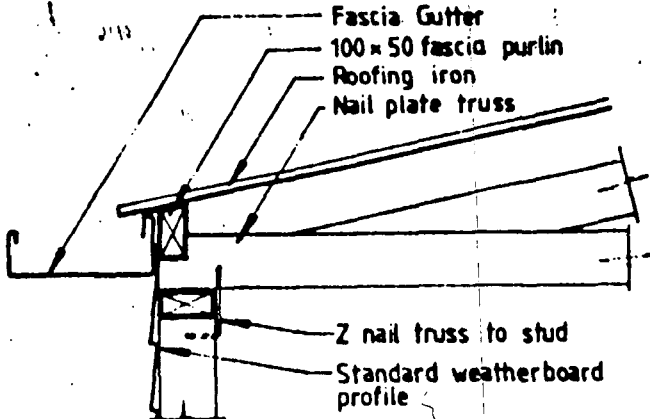
Yours faithfully

D. J. McArtney
SENIOR BUILDING INSPECTOR

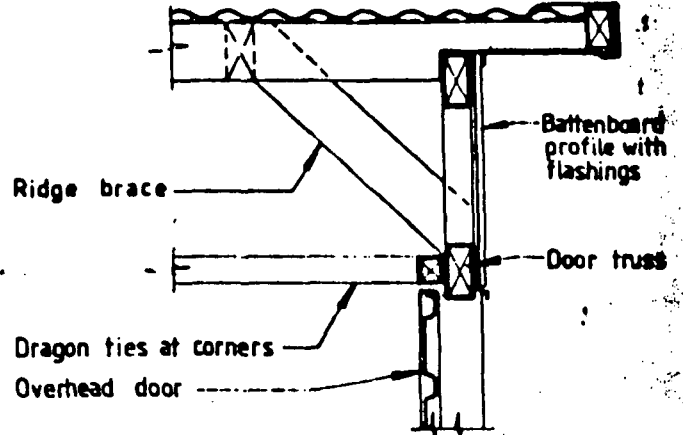


VERSATILE GARAGES

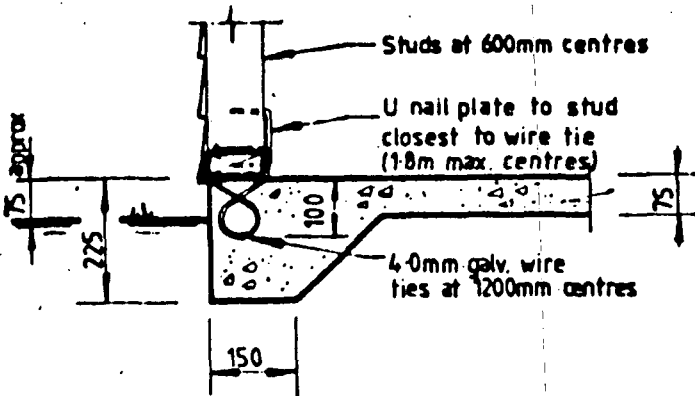
P 18965



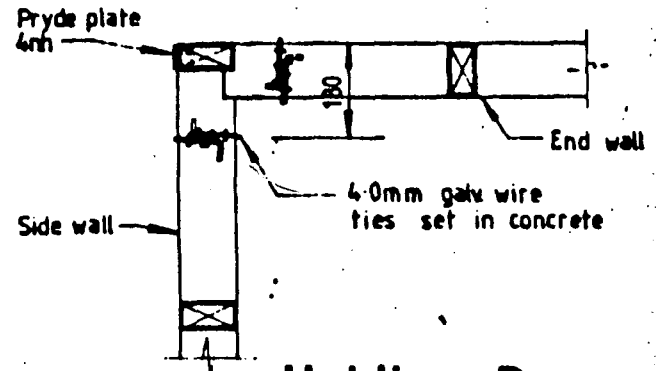
Eaves



Gable - Door



Floor Edge



Holding Down at Back Corners

CONCRETE FLOOR SLAB AND FOUNDATIONS

Floor slab shall be a minimum of 75mm thick with edge thickening to perimeter.

Minimum concrete strength shall be 12.5 MPa.

Soft ground conditions and sloping sites shall require extra concrete in edge thickening and extra metal fill under the floor slab.

4.0mm galv wire ties shall be cast in as detailed above. Where concrete piles or a continuous low height concrete foundation is required then these shall be constructed to a separate specification.

DAMP-COURSE

2 ply bitumenous d.p.c. shall be fixed between all timber plates and concrete foundations.

TIMBER

All timber shall be pinus radiata, machine gauged, No. 1 framing grade and interior treated to meet the requirements of TPA (NZ) Spec - C8.

WALL FRAMING

ALL studs shall be at 600mm maximum centres.

Studs, top and bottom plates and noggs shall be:—

75 x 50 for buildings up to 18m².

100 x 50 for buildings over 18m².

Wall braces and dragon braces shall be 75 x 50.

All framing shall be housed, i.e. studs checked into plates and noggs checked into studs, and securely nailed together.

ROOF FRAMING

Purlins shall be 100 x 50 at 875mm maximum centres on nail plate timber trusses at 1.8m or 2.4m centres.

Trusses shall be secured over plate to studs with Z nails.

ROOFING

Roofing shall be 0.45mm galvanised corrugated steel or 0.45mm pre-painted galvanised steel nailed in accordance with manufacturer's recommendations.

Roofing shall be laid over building paper supported by polyethylene slirng or galvanised wire netting.

Ridging shall be 0.45mm galvanised steel with lead edging or 0.45mm pre-painted galvanised steel with lead edging.

FASCIA-GUTTER AND DOWNS PIPES

Fascia-gutter shall be 0.8mm galvanised steel or 0.6mm pre-painted galvanised steel laid to fall to downpipes.

Downpipes shall be 75 x 50 x 0.45mm galvanised steel or 0.45mm pre-painted galvanised steel.

WALL CLADDING

Wall cladding shall be 0.45mm galvanised steel or 0.45mm galvanised pre-painted steel formed to a weatherboard profile and nailed in accordance with manufacturer's recommendations.

A strip of bitumenised paper shall be fitted behind all joints in weatherboard cladding.

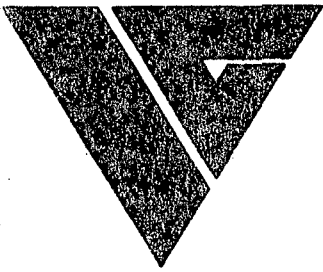
TILTING DOORS

Tilting doors shall be fabricated from 0.45mm galvanised steel or 0.45mm pre-painted galvanised steel cladding in galvanised steel frame, with guide rails, springs and heavy duty arms.

Aluminium panelled doors shall be used if requested.

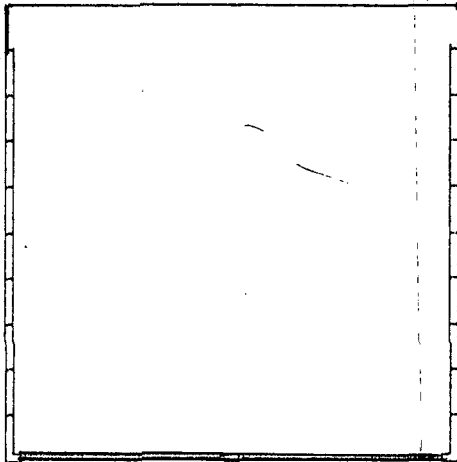
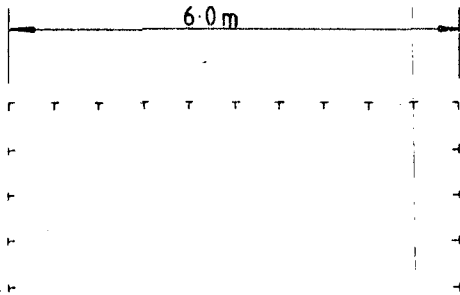
STANDARD

SPECIFICATION

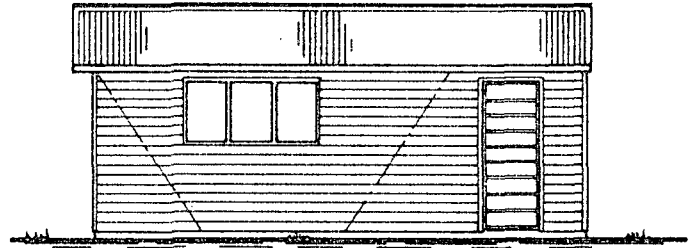


VERSATILE GARAGES

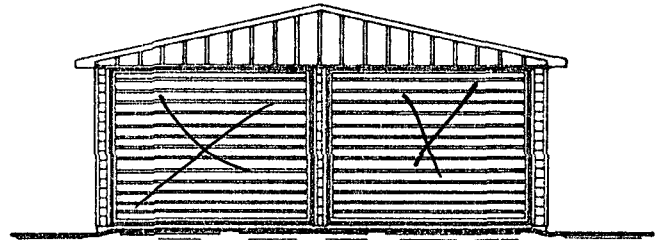
P 18965



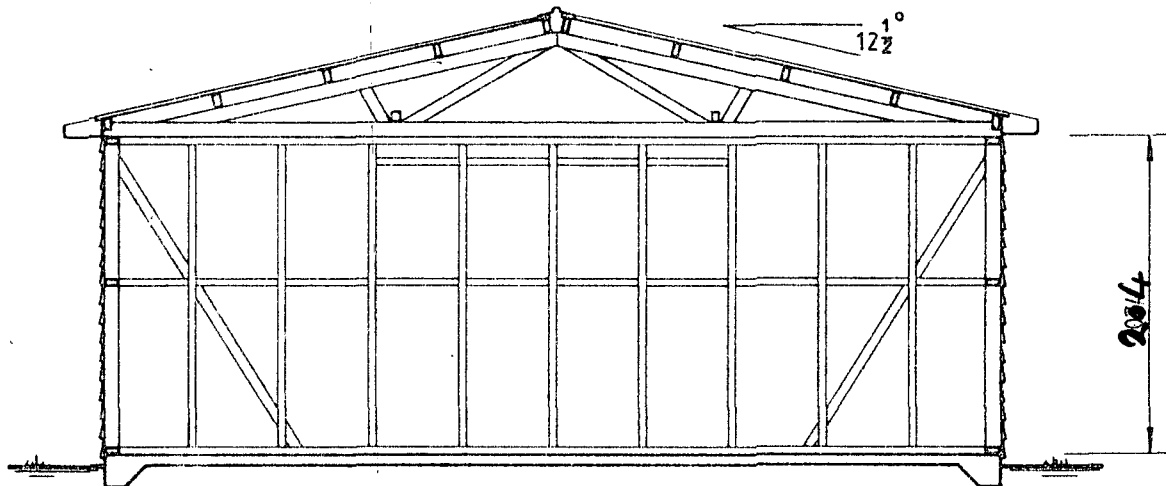
• PLAN • Typical
1 : 100



• SIDE • Typical
1 : 100



• FRONT • Typical
1 : 100



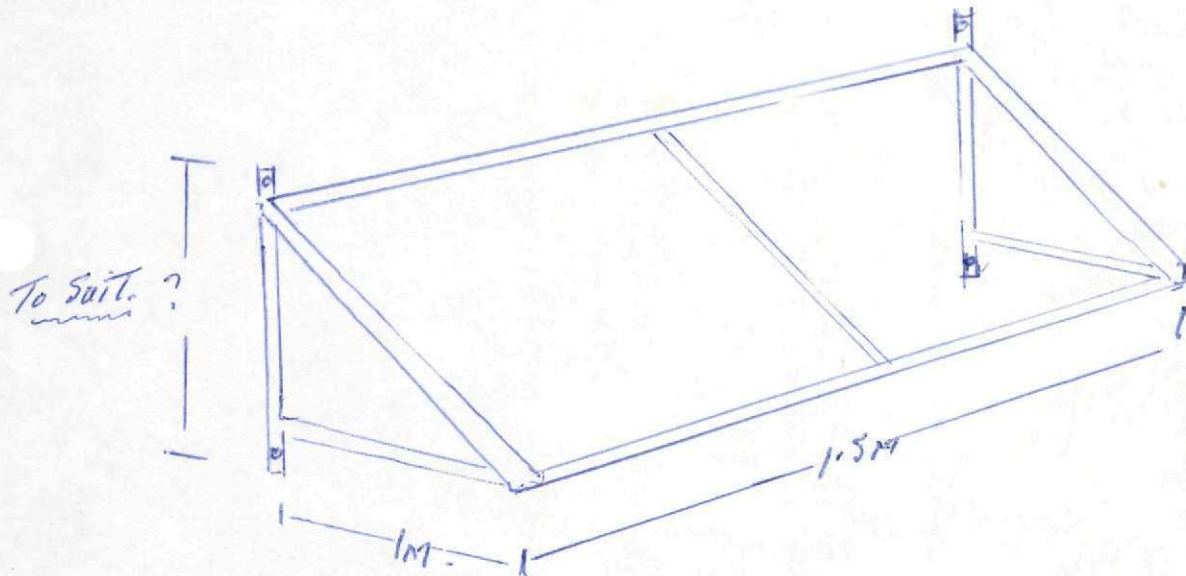
• SECTION • Typical
1 : 50

Read in conjunction with the "STANDARD SPECIFICATION" sheet

DOUBLE GARAGE at <u>MAMAKU ST MAMAKU.</u> for <u>MRS. A.E. KUSABS</u>	Length: <u>6 m</u>	Date: _____
	Floor Area: <u>36</u>	Job No: _____
	6.0m wide	

7050/08500 P18965

A.E. Kusabs.
Mamaku St.

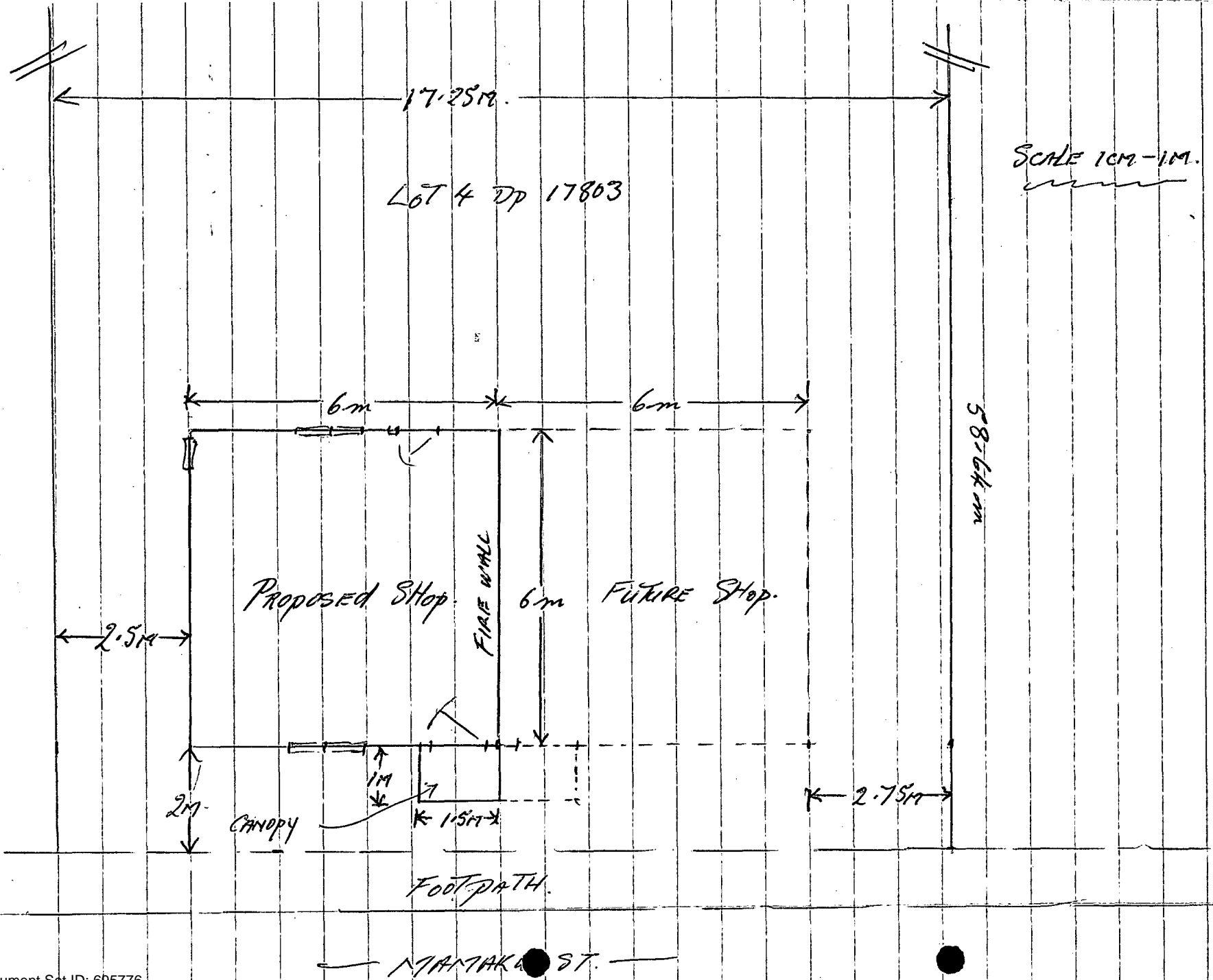


P. 18965

∴ Canopy for Takeaway Shop Mamaku for Mrs. A.E. Kusabs.
The above is welded conduit or similar fixed above
doorway, covered with canvas.
Approx Cost \$ 150.

LOT 4 DP 17803

SCALE 1CM = 1M.

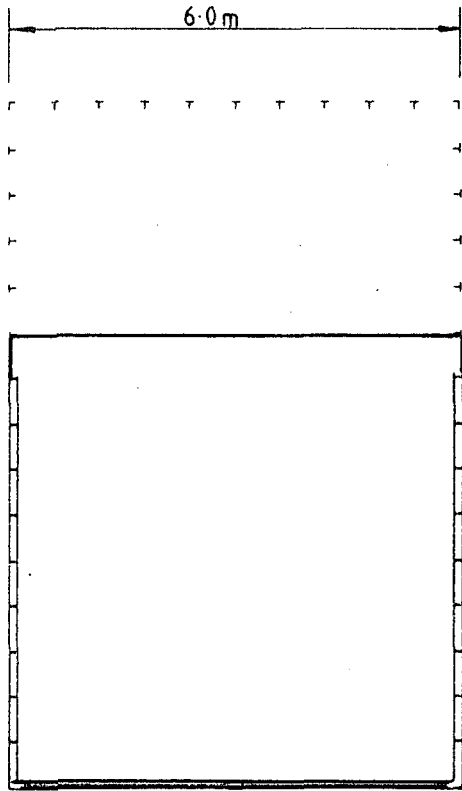


MANTAKA ST.

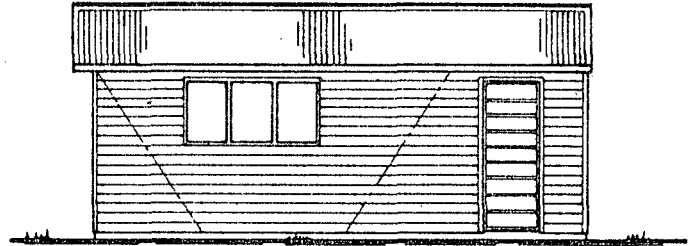


VERSATILE GARAGES

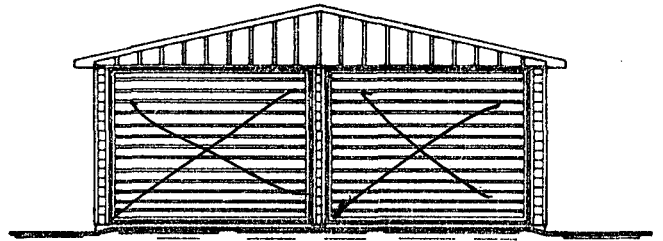
P 18965



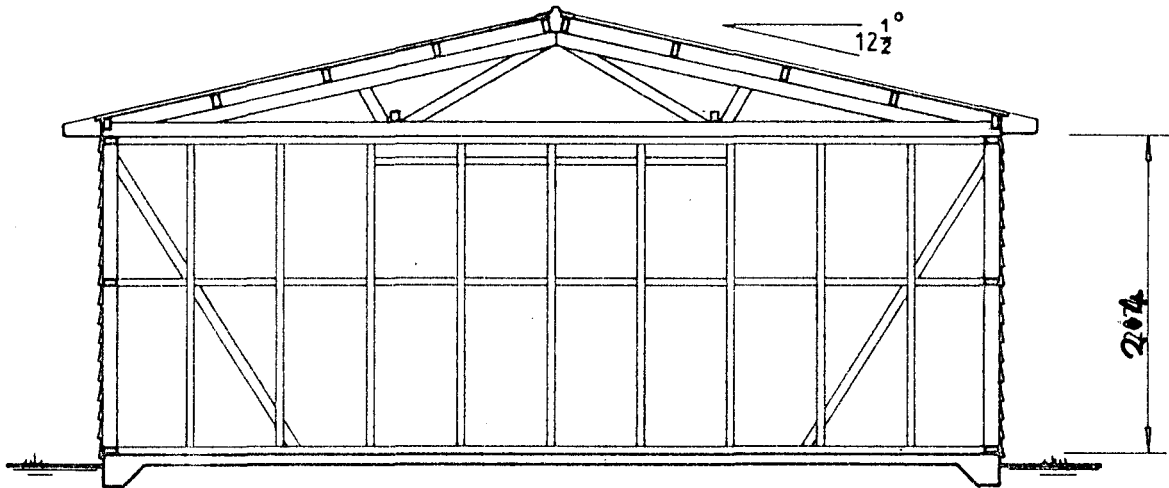
• PLAN • Typical
1 : 100



• SIDE • Typical
1 : 100



• FRONT • Typical
1 : 100



• SECTION • Typical
1 : 50

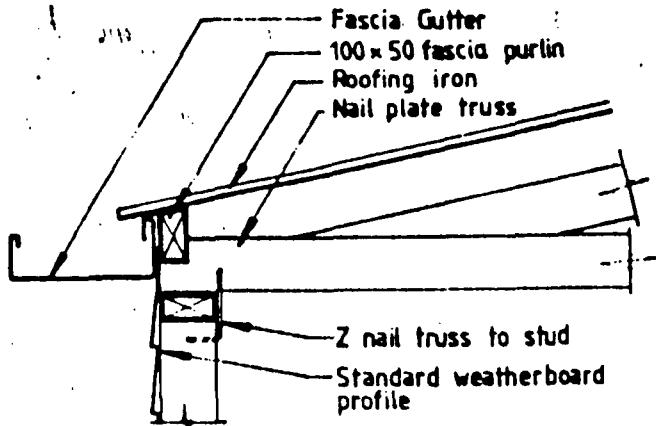
Read in conjunction with the "STANDARD SPECIFICATION" sheet

<p>• DOUBLE GARAGE</p> <p>• at <u>MIAMAKU ST. MIAMAKU.</u></p> <p>• for <u>MRS. P.E. KUSABS</u></p>	Length:	Date:
	<u>6m</u>	
	Floor Area:	Job No:
	<u>36</u>	
	6.0m wide	

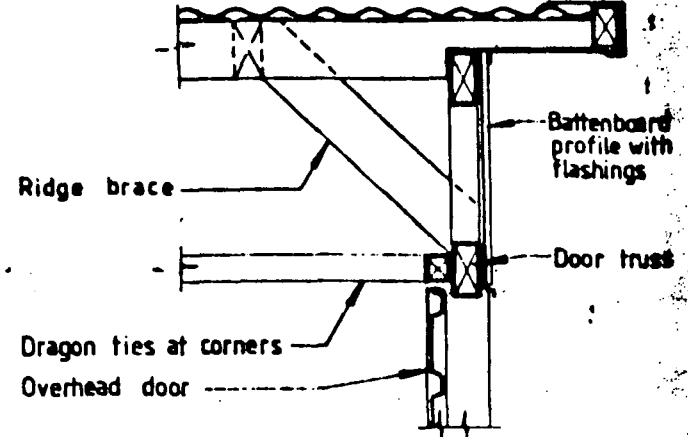


VERSATILE GARAGES

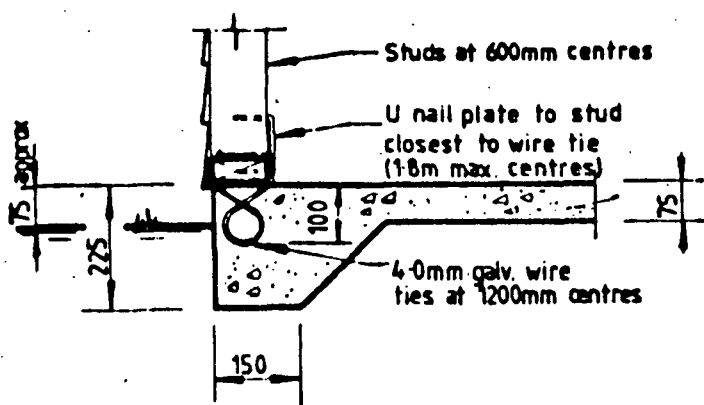
P18965



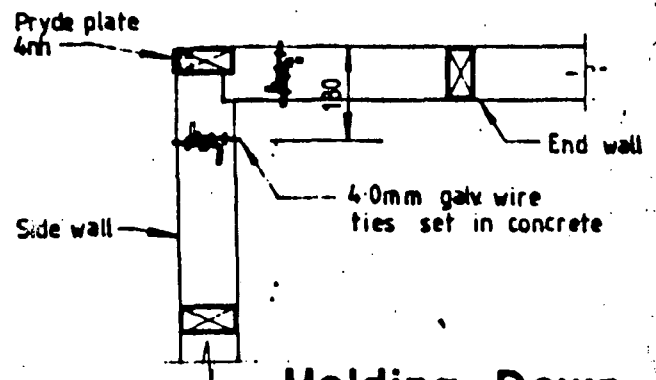
Eaves



Gable - Door



Floor Edge



Holding Down at Back Corners

CONCRETE FLOOR SLAB AND FOUNDATIONS

Floor slab shall be a minimum of 75mm thick with edge thickening to perimeter.

Minimum concrete strength shall be 12.5 MPa.

Soft ground conditions and sloping sites shall require extra concrete in edge thickening and extra metal fill under the floor slab.

4.0mm galv wire ties shall be cast in as detailed above. Where concrete piles or a continuous low height concrete foundation is required then these shall be constructed to a separate specification.

BAMPCOURSE

2 ply bitumenous d.p.c. shall be fixed between all timber plates and concrete foundations.

TIMBER

All timber shall be pinus radiata, machine gauged, No. 1 framing grade and interior treated to meet the requirements of TPA (NZ) Speci - C8.

WALL FRAMING

ALL studs shall be at 600mm maximum centres.

Studs, top and bottom plates and nogs shall be:—

75 x 50 for buildings up to 18m².

100 x 50 for buildings over 18m².

Wall braces and dragon braces shall be 75 x 50.

All framing shall be housed, i.e. studs checked into plates and nogs checked into studs, and securely nailed together.

ROOF FRAMING

Purlins shall be 100 x 50 at 875mm maximum centres on nail plate timber trusses at 1.8m or 2.4m centres.

Trusses shall be secured over plate to studs with Z nails.

Roofing

Roofing shall be 0.45mm galvanised corrugated steel or 0.45mm pre-painted galvanised steel nailed in accordance with manufacturer's recommendations.

Roofing shall be laid over building paper supported by polyethylene string or galvanised wire netting.

Ridging shall be 0.45mm galvanised steel with lead edging or 0.45mm pre-painted galvanised steel with lead edging.

FASCIA-GUTTER AND DOWN PIPES

Fascia-gutter shall be 0.6mm galvanised steel or 0.6mm pre-painted galvanised steel laid to fall to downpipes.

Downpipes shall be 75 x 50 x 0.45mm galvanised steel or 0.45mm pre-painted galvanised steel.

WALL CLADDING

Wall cladding shall be 0.45mm galvanised steel or 0.45mm galvanised pre-painted steel formed to a weatherboard profile and nailed in accordance with manufacturer's recommendations.

A strip of bitumenised paper shall be fitted behind all joints in weatherboard cladding.

TILTING DOORS

Tilting doors shall be fabricated from 0.45mm galvanised steel or 0.45mm pre-painted galvanised steel cladding in galvanised steel frame, with guide rails, springs and heavy duty arms.

Aluminium panelled doors shall be used if requested.

STANDARD

SPECIFICATION

6599025 ~~652610~~

FILE TO: P18965 P29400
~~P63826~~
P63827

PRE-ALLOCATION OF PLAN NUMBER NOTICE

02 June 1999



Rotorua District Council
PRIVATE BAG
ROTORUA
ATTN: PRINCIPAL OFFICER

Rotorua District Council
MAY 11 1999
RECEIVED
Joe Thomas
COPY TO . . .
INSTRUMENT

PRE-ALLOCATION OF PLAN NUMBER DPS 85420

Plan of LOTS 1 & 2 BEING A SUBDIVISION OF LOTS 3 & 4 DP 17803 (C.T. ref: 2016/34) prepared by B. Yetsenga of Martin McCaulay Morton Ltd - Rotorua has been pre-allocated number DPS 85420.

Client:
Surveyor Reference: 82988/S
Lodging Firm Reference:
Territorial Authority Reference:

The following new Certificates of Title have been allocated:
LOT 1 DPS 85420 .1011 hectares 67C/681
LOT 2 DPS 85420 .1011 hectares 67C/682

Chief Surveyor

Cnr Victoria and Rostrevor Streets
Private Bag 3028
Hamilton
Ph 07 838-2489
Fax 07 834-6788

Property File Information



Property Address: 47 MAMAKU STREET
MAMAKU
ROTORUA

Property File No: P29400

Legal Description: LOT 1 DPS 85420

Classification Reference: I00318

Type: INFO - Planning Restriction

Explanation: Attached Planning Restriction Notice for Lot 1 DPS 85420

References: Subdivision consent reference 6599025



Initiating Officer

Name John Sholl
Position Planner
Date 29/04/1999

Signature

Handwritten signature of John Sholl.

Authorising Officer

Name Stephen Colson
Position Manager Planning Services
Date 21/06/1999

Signature

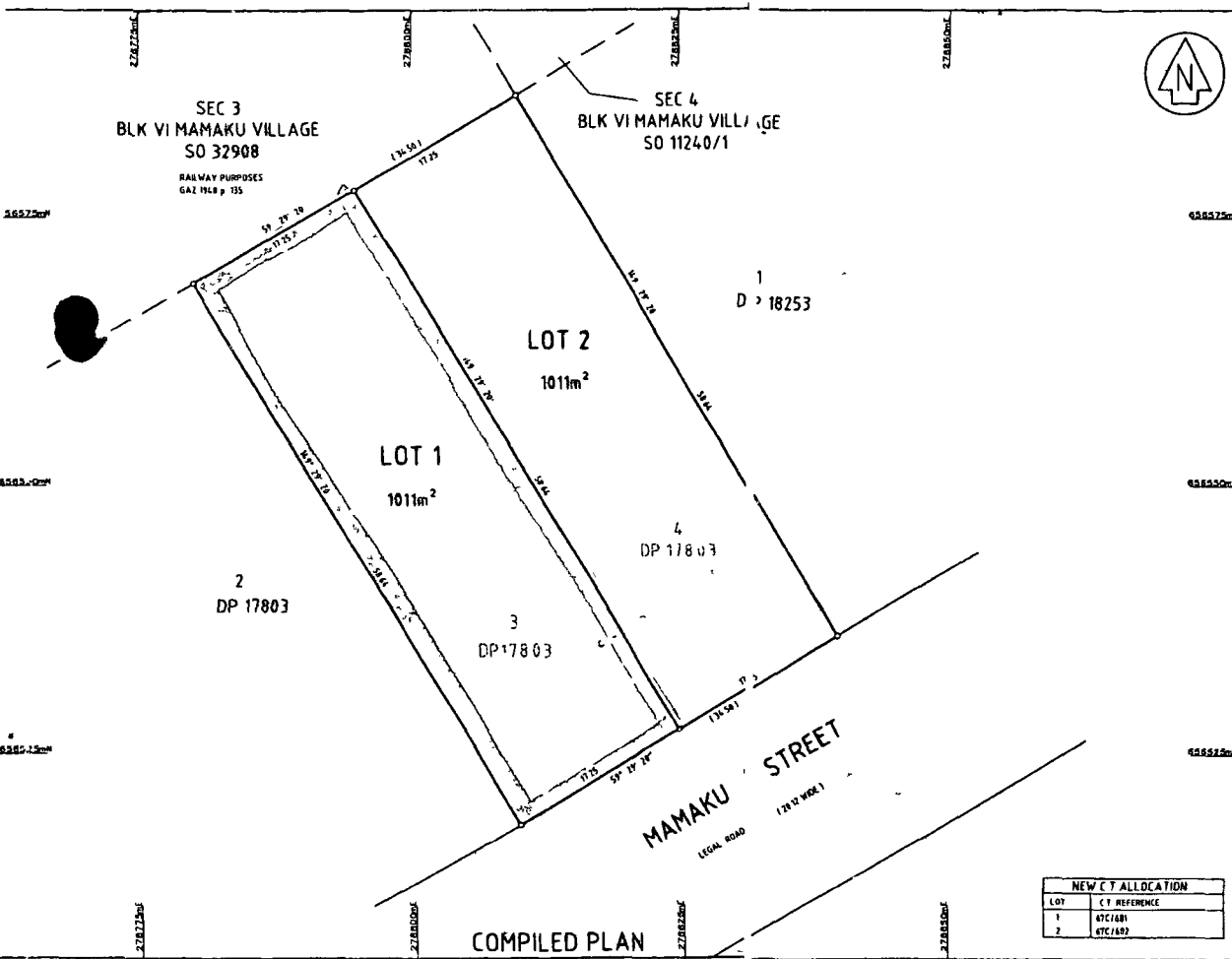
Handwritten signature of Stephen Colson.

TOWN PLANNING RESTRICTION

Subdivider: P N Prosser

Locality: 45 & 47 Mamaku Street, Mamaku

All owners of Lots 1 & 2 DPs 85420 are advised that there shall only be one household unit erected on each of Lots 1 & 2 DPs 85420 and no subsidiary household units erected on either lot.



Approvals

P. N. Prosser
P. N. PROSSER
REGISTERED OWNER

I HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE ROTORUA DISTRICT COUNCIL PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE 15 DAY OF 20th 1999

A. Hansen
PRINCIPAL ADMINISTRATIVE OFFICER
SUB 659925

PURSUANT TO SECTION 224(3) OF THE RESOURCE MANAGEMENT ACT 1991 I HEREBY CERTIFY THAT SOME OF THE CONDITIONS OF THE SUBDIVISION CONSENT HAVE BEEN COMPLIED WITH TO THE SATISFACTION OF THE ROTORUA DISTRICT COUNCIL AND THAT A CONSENT NOTICE HAS BEEN ISSUED IN RESPECT OF THOSE CONDITIONS THAT HAVE NOT BEEN COMPLIED WITH DATED THIS 18th DAY OF 20th 1999

A. Hansen
AUTHORISED OFFICER

DATUM - GEODETIC 1949
CIRCUIT - BAY OF PLENTY
ORIGIN - MAKETU 700 000 mN
300 000 mE

NOTE
1. BEARINGS ADOPTED FROM DP 17803 HAVE BEEN ADJUSTED BY PLUS 0780 TO BE IN TERMS OF GEODETIC DATUM 1949. (SEE OPS 83189)

2. ALL BOUNDARIES ARE ADOPTED FROM DP 17803

Total Area 2022m²
Comprised in CT 2916 / 34

I, BART YETSENGA
Registered Surveyor and holder of an annual practicing certificate for who may act as a Registered Surveyor pursuant to Section 23 of the Survey Act 1966) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof dated at ROTORUA this day of 18th 1999

Field Book A Traverse Book A
Reference Plans DP 17803 DP 18253 SO 32908 OPS 9214 OPS 83118

Examined Correct

Approved as to Survey

Deposited this day of 1999

Registrar-General of Land

File Received 1999/04/18
DPS 85420

NEW CT ALLOCATION	
LOT	CT REFERENCE
1	87C1481
2	87C1482

LAND DISTRICT SOUTH AUCKLAND
Survey Blk & Dist. XIV ROTORUA
NZMS 261 Sheet U15 Record Map No 11 20

LOTS 1 & 2 BEING A SUBDIVISION C =
LOTS 3 & 4 DP 17803

TERRITORIAL AUTHORITY ROTORUA DISTRICT
Surveyed by MARTIN McCULLAY MORTON LTD
Scale 1 250 Date APRIL 1999