



RRD002G15Y

Document Number: RDC-992915

Date Registered: 25/2/2020

**Building Consent / Amendment
Circulation Checklist**

Ref: CP 22

Ver: 27

Issued: 13 May 2019

RDC - 548022

Page 1 of 4

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

BUILD CAT	COST CAT	STREAM 1	SFH	RBW	FENZ	SPECIALIST/TECH LEAD	1 st INSP	HERITAGE NZ
R1	12	☐	☐	☒	☐	N/A	Bob	N/A
ALLOCATED BY	BC ONLY # 80240						Start - Remove + Add	
LEE							DWG	0 - 0 + 1

BC Application No.

Property File No. 32279

Owner: Mark Lamm

Project Location: 18 Oakland Place

Description of Work: Construct New Decking

BC Circulation Record:

Hazard/Caution/Information (as noted on file)	Soft ground } a.v low landslide } Minimum floor level applies		Hard copy documents (attached)	☒	Electronic documents (in Trim)	☐
Discipline ✓	Review Date	Name	RFI ✓	Other Permissions or Advice ✓	Sign & date when review completed	
☐ Engineering			☐	☐		
☒ Ext. Engineering	07/01/20	Josia Brzeski	☒	☐	[Signature] 07/01/20	
☐ Pollution Control			☐	☐		
☒ Planning	19/12/19	Sarah Wilson	☐	☐	S - 19/12/19	
☐ Geothermal			☐	☐		
☐ Licensing			☐	☐		
☐ Sport and Rec			☐	☐		
☒ Building	21/1/20	D Holder	☒	"B" Supervision or Record Current Comp.	R3	[Signature] 17/2/20

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

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

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

Records sent to applicant and TA. Business Support to complete on issue (✓ included or x NA)	Plans	☒	Supporting documentation	☒	Section 37 Notice	☒
	PIM	☒	Building Consent	☒	Section 36 Notice	☒
Name R Kennedy					Date 21/2/20	

Applies plans/specs on shelf

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

Compliance Schedule403 a b c d f

403aa

Specified Systems Performance and Certification

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

f. Free Text

Attachments**Restricted Building Work**404 a 405 rbw fou car roof bri ext f

b c

Restricted Building Work – Owner Builder

d e f 406 rbw1 fou1 car1 roof1 bri1 ext1 f1

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

407 a

Amendments

408 a 408 b

FREE TEXT

Inspection and Fees Calculation Sheet

PROCESSING		TIME TAKEN (Quantity)	TOTALS in Dollars
Processing hours including vetting		6	\$ 1158
Processing Fees Paid			\$ 965
SUB TOTAL			\$ 193.00
Further information		2	\$ 386.00
TOTAL PROCESSING CHARGE			\$ 579.00
400 INSPECTIONS (Circle correct letter)	Guide Only - (min ¼ hour increments)	# of Insp	# of ¼ hour Increments
w Combined inspections - complete free text on sheet 2			0
aa Siting, Footings, Foundations	3	1	3
ab Retaining Walls	2-3		
b Subfloor Bracing & Fixing	2	1	2
c Pre-floor P&D	2		
ca Pre-floor P&D including Siting (rib-raft)	3		
d Concrete Floor Building	2	1	2
e Pre-Wrap <200->300->	3-4-5	1	4
ga Wrap Only	2		
gb Wrap/Cavity Battens	3	1	3
h ½ High Brick	2		
i Bond Beams (One Block- full basement)	2-3	1	2
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	1	2
o Wet Areas/Tanking/Basements	2	1	2
p Postline (Addition - New Dwelling)	0.5 - 0.75	1	2
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)	1	5
x Trade waste - no charge			0
f Free text - complete free text on sheet 2			0
Total		# 11	# 30
1	Total number of ¼ hour increments x \$48.25 = (Inspection cost)		\$ 1447.50
2	Building officer desk top review (allow 5 min each inspection dwellings/commercial)	# of inspections \$/5 minutes 11 x \$15.00 =	\$ 165.00
3	LBP Process (allow 15 min / LBP Category)	# of LBP Cat. \$/15 minutes 3 x \$48.25 =	\$ 144.75
4	Travel (total travel time one way only, calculate by using Google maps for RLC)	# of inspections \$/minute Time/ trip 11 x \$3.00 x 14 =	\$ 462.00
5	CCC Assessment (not required for Garages, carports and minor works)		\$ 96.50
6	Other		\$
TOTAL INSPECTION CHARGE (Tally sub totals for boxes 1 to 6)			\$ 2315.75
Record three # figures above on summary sheet & circle "Completed" to the right when done			Completed

21 February 2020

LAM, MR MARK
C/- GOURLAY HOMES LIMITED
PO BOX 7206, TE NGAE
ROTORUA 3042

Civic Centre
3061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand

File Ref: P32229
Building Consent No: 80240

Dear Sir/Madam,

BUILDING CONSENT

Address of Project: 16 OAKLAND PLACE

Please find enclosed your Building Consent and its relevant Plans and Specifications.
You should take time to read the Conditions that are attached to your Building Consent and Plans, including the stamps on those plans.

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

However, if you have received your Resource Consent (if required) and have satisfied all the Conditions set out in this document, you are free to start your building work.

Remember, you need to arrange for all the inspections that have been estimated and are listed as Conditions to your Building Consent. When requesting an inspection a minimum of 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 (Opteon Technologies Ltd) may also carry out an inspection.

"Please remember also to quote your Building Consent No. 80240 when making any inspection bookings." The direct dial number for inspections is (07) 349 5646.

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

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

Yours faithfully



Darrell Holder
Manager, Building Services

Owner

LAM, MR MARK
45 DUGGAN DRIVE
OWHATA
ROTORUA 3010

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

The Building

Property ID: P32229
Street Address: 16 OAKLAND PLACE, NGONGOTAHA
Valuation number: 07064 015 50
Legal Description: LOT 70 DP389915

First point of contact for communication with the building consent authority:
GOURLAY HOMES LIMITED
PO BOX 7206
TE NGAE
ROTORUA 3042
n.gourlay@xtra.co.nz

Building Work

The following building work is authorised by this consent:

Project is for: NEW DWELLING
Intended Use: DWELLING (DETACHED)
Intended Life: Indefinite but not less than 50 years

This Building Consent is issued under section 51 of the Building Act 2004. This Building Consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This Building Consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

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

This Building Consent is subject to the following conditions:

Phone 07 349 5646 to book inspections.

INSPECTIONS BY BUILDING CONSENT AUTHORITY

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

SITING, FOOTINGS, FOUNDATIONS

The property boundary must be identified prior to the siting inspection being undertaken, if no boundary markers/pegs are available then refer to the siting requirement within the "special endorsement section" of

this document (Fences and other buildings are not a satisfactory marker and reliance on the location of these structures is not guaranteed). If the building is not located as per the approved documents then a variation must be approved by Council prior to arranging this inspection.

The foundation and footings must be clear of debris and all reinforcing in place and supported, where DPM is placed this needs to have all joints taped and any penetrations sealed to the product.

SUB-FLOOR BRACING AND FIXING

The suspended timber sub-floor needs to be inspected prior to the base being enclosed (preferably before the floor is laid). The timber floor structure must be completed along and all pile, bearer and joists fixings must be completed in accordance with the approved documents.

CONCRETE FLOORS

DPM or gas membrane laid with all joints and penetrations sealed in accordance with the manufacturer's specifications. Reinforcing steel is to be of the nominated type, size, located and supported as per the consented documents.

PRE-WRAP

Building structure must be completed along with 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

Building wrap must be installed as per the manufacturer's specifications with all penetrations sealed.

Where the nominated building wrap within the approved documents is to be substituted with a similar product a variation must be approved by Council.

Cavity battens are to be installed as per the approved documents.

All flashings must be completed such as back, internal/external corners, and kick-out flashings etc installed along with all window/door support bars in place.

BOND BEAM

Bond beam must be free of mortar and debris. Reinforcing steel must be in place and be of the size, type, and supported in accordance with the Building Consent documents.

PRE-LINE BUILDING

Exterior of the building must be weather tight before this inspection may be undertaken.

All framing must be completed including fixings where bracing is required. Moisture content must be within the parameters of the linings requirements; insulation is to be fitted and must be a minimum of the R values specified within the approved documents. Where any wet areas are to be constructed additional items such as internal metal corners must be installed at this time.

PRE-LINE PLUMBING

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

WET AREAS - TANKING

Tanking membrane has been completed to any wet areas or basements and a product has been applied by a licenced applicator, a statement of compliance is required.

POST-LINE

Bracing elements and/or fire linings/collars must be completed prior to any plastering completed. Wet areas must have the nominated linings installed in accordance with the approved documents.

FINAL

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

INSPECTIONS BY A THIRD PARTY

Authorisation under Section 90 of the Building Act 2004 has been given to an independent party to inspect building work on behalf of the Rotorua Lakes Council Building Consent Authority.

GEOTECHNICAL REPORT

The applicant shall comply with the recommendations of the Geotechnical Report and the owner shall retain the same Consultants, or other approved Geotechnical Engineer or engineering geologist to carry out the necessary inspections.

A producer statement or certificate and supporting documentation that includes but is not limited to date, scope, outcome of inspection and other relevant information is to be submitted to Council on completion of this work

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.

CRITICAL FLOOR HEIGHT

Certification/confirmation is required from a licenced cadastral surveyor to demonstrate the finished floor and/or platform levels have met the nominated height within the Building Consent specifications

MEMBRANE/TANKING SYSTEMS

A statement from the installer (must be trained/licenced where the product manufacturers specify this) is required on completion of the installation confirming that any tanking, gas proof membrane or water proofing systems have been installed to manufacturer's specifications.

ROOF CERTIFICATION

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

ENERGY WORKS CERTIFICATES

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

RESTRICTED BUILDING WORK

This project includes restricted building work. It is the owner's 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
- Where the owner intends to carry out restricted building work.

The following restricted building work is included in this consented project and every Licensed Building Practitioner carrying out or supervising 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.

Foundations (primary structure, external moisture management system)

Carpentry (primary structure, external moisture management system)

Roofing (external moisture management system)

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: 21 February 2020

BUILDING CONSENT ACCOUNT

TAX INVOICE: REGISTRATION NO. 10-801-397

**ROTORUA
LAKES COUNCIL**
Te Kaunihera o ngā rōto o Rotorua

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

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

LAM, MR MARK
C/O GOURLAY HOMES LIMITED
PO BOX 7206
TE NGAE
ROTORUA 3042

Invoice No: 501729
Application No: 80240
Valuation No: 07064 015 50
Legal Description: LOT 70 DP389915
Site Location: 16 OAKLAND PLACE, NGONGOTAHA
Owners Name: LAM, MR MARK
Date: 18 February 2020
Agent Name: GOURLAY HOMES LIMITED

DESCRIPTION	CHARGE	GST AMOUNT	TOTAL FEE
ADMIN AND TA CIRCULATION FEE	804.35	120.65	925.00
INITIAL TECHNICAL PROCESSING FEE	839.13	125.87	965.00
ADDITIONAL TECHNICAL PROCESSING FEE-TIME RELATED	503.48	75.52	579.00
INSPECTION FEES CALCULATED DURING PROCESSING	2,013.70	302.05	2,315.75
MBIE LEVY	655.43	98.32	753.75
BRANZ LEVY	375.00	0.00	375.00
GEOTECHNICAL REGULATORY REVIEW	320.53	48.08	368.61
Building Consent Fees Chargeable	5,511.62	770.49	\$6,282.11
Prepaid at Lodgment 2020 191417 18 Dec 2019	1,643.48	246.52	1,890.00
Invoice Payment due			\$4,392.11

PAYMENT REQUIRED WITHIN 28 WORKING DAYS

For Direct Credit please pay: BNZ, Rotorua, 020412 0234516 00 and quote
Invoice number **501729** and **BC80240** as reference.

18 FEB 2020

LAM, MR MARK
C/O GOURLAY HOMES LIMITED
PO BOX 7206
TE NGAE
ROTORUA 3042

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

File Ref: P32229
Building Consents No: 80240

Dear Sir/Madam

INVOICE FOR BUILDING CONSENT NO: 80240 - 16 OAKLAND PLACE, NGONGOTAHA

This letter is to confirm your Building Consent application has been **approved**.

On payment of the attached Invoice the Building Consent will be **issued**, usually within two working days of the receipt date.

Upon issue of the Consent work may then commence subject to any Building Consents conditions.

Your attention is drawn to Section 49 of the Building Act 2004 which in effect requires that the owner/applicant pay the fees within a reasonable time so that the Building Consent may be issued.

Yours faithfully



Darrell Holder
Manager, Building Services



Form 2

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: **16 Oakland Place, Ngongotaha**

[If no street address – details of nearest intersection]

Legal description of land where building is located: Lot **70** DP **389915** Site area: **1143** m²

Set: Block

Building name: Valuation No: **07064 015 50**

Location of building within site/block number: [include nearest street access] **Central on site**

Number of levels: [Above & below ground]

Level/Unit No: Floor area: **216m²** [sq m] [indicate area affected by the building work] Current, lawfully established, use: **Detached Dwelling - SH** 2019 Year First Constructed:

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

2. OWNER

Name of Owner: **Mark Lam**

Contact person:

Mailing address: **45 Duggan Drive, Te Ngae**

Street address/registered office:

Phone No:

Landline:

Mobile: **027 368 9275**

Daytime:

After hours:

Facsimile:

Email:

Website:

THE FOLLOWING EVIDENCE OF OWNERSHIP IS ATTACHED:

- ☒ Certificate of Title [RLC] ☐ Lease Agreement
☐ Agreement for Sale and Purchase ☐ Other document

FIRST POINT OF CONTACT [Mark boxes as appropriate]

Further information ☒ Agent ☐ Owner

Correspondence ☒ Agent ☐ Owner

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

Name of Agent: **Gourlay Homes Ltd**

Contact person: **Nanette Gourlay**

Mailing address: **272 Te Ngae Road, Rotorua, 3010**

Street address/registered office:

Phone No:

Landline:

Mobile: **0276233288**

Daytime:

After hours:

Facsimile:

Email:

Website: **n.gourlay@xtra.co.nz**

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

Invoicing: ☒ Agent ☐ Owner

Additional copy of Code Compliance Certificate ☐

Received

16 DEC 2019

ua District Council
Customer Centre

4. APPLICATION [Tick if applicable]

I, (name) _____ request that you issue one of the following (for the building work described in this application):

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)*

Four bedroom detached dwelling with attached double garage. Light weight timber construction clad in timber weatherboard with metal tile roofing. Concrete slab garage and timber subfloor to main dwelling.

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: N/A (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):

\$ 375,000 *(State estimated value as defined in section 7 of the Building Act 2004)*

7. RESTRICTED BUILDING WORK

Will the building work include any restricted building work? ☒ Yes ☐ No If Yes, please provide the following details of all licensed building practitioners who will be involved in carrying out or supervising the restricted building work *(If these details are unknown at the time of the application, they must be supplied before the building work begins)*.

Complete in contacts section below

4. APPLICATION [Tick if applicable]

I, (name) Mark Lam request that you issue one of the following (for the building work described in this application):

Signature: [Signature] Date: 22.11.2019

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, Mark Lam & Family as the owner of the property, authorise Carly Jay Jones to act as my agent.

Signature: [Signature] Date: 22.11.2019

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)

Four bedroom detached dwelling with attached double garage. Light weight timber construction clad in timber weatherboard with metal tile roofing. Concrete slab garage and timber subfloor to main dwelling.

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: N/A /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):

\$ 375,000 [State estimated value as defined in section 7 of the Building Act 2004]

7. RESTRICTED BUILDING WORK

Will the building work include any restricted building work? ☒ Yes ☐ No If Yes, please provide the following details of all licensed building practitioners who will be involved in carrying out or supervising the restricted building work [if these details are unknown at the time of the application, they must be supplied before the building work begins].

Complete in contacts section below

8. CONTACTS [Provide all details where relevant]

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

DESIGNER:

Name: **Mark Bishop Architecture Ltd**
Address: **1109 Pukuatua Street, Rotorua**
Email: **jobs@markbishop.co.nz**
Telephone: **07 9299807** LBP No: **113995**
License Class: DESIGN

ENGINEER:

Name: **Wilton Joubert Ltd**
Address: _____
Email: _____
Telephone: _____ Reg No: **CPEng 221906**
License Class: DESIGN

BUILDER:

Name: **Dean Gourlay**
Address: **Te Ngae Road, Ngapuna, Rotorua, 3010**
Email: **n.gourlay@xtra.co.nz**
Telephone: **0274867436** LBP No: **119545**
License Class: CARPENTRY

BRICK / BLOCK LAYER:

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

ROOFER:

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

EXTERNAL PLASTERER:

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

FOUNDATIONS / FLOORS:

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

GAS FITTER:

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

PLUMBER:

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

DRAIN LAYER:

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

LICENSED BUILDING PRACTITIONER:

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

OTHER KEY PERSONNEL:

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

The following matters are involved in the project: (Tick the matters relevant to the project)

- The following plans and specifications are attached to this application:

This image shows a blank sheet of white paper with horizontal blue lines. A single green diagonal line runs from the top edge towards the right side of the page. The rest of the page is empty except for the ruling lines.

Building Code Clause Tick relevant clauses	Acceptable Solution & NZS 4121 Accessible Design	Verification Method	Alternative Solution (Supporting documents listed below)	Waiver/ Modification (Supporting documents listed below)	Proposed Inspections
☒ B1 Structure	☐ AS1/NZS1170 ☐ B1/AS1 ☒ NZS1604 ☐ NZS4429 ☐ Other	☒ B1/VM1 ☐ Other	☐	☐	☒ Council ☐ Engineer ☐ Other (Specify):
☒ B2 Durability	☒ B2/AS1	☐ B2/VM1	☐	☐	☒ Council ☐ Engineer ☐ Other (Specify):
☒ C3-6 Protection from Fire	☒ C/AS1 ☐ C/AS2 ☐ C/AS3 ☐ C/AS4 ☐ C/AS5 ☐ C/AS6 ☐ C/AS7 ☐ C/VM1	☐ C/VM1 ☐ C/VM2	☐	☐	Council ☒ Engineer ☐ Other (Specify):
☒ D1 Access routes	☒ D1/AS1 ☐ NZS 4121		☐	☐	☒ Council ☐ Engineer ☐ Other (Specify):
☐ D2 Mechanical installation for access	☐ D2/AS1 ☐ D2/AS2 ☐ D2/AS3 ☐ NZS 4121		☐	☐	☐ Engineer ☐ Other (Specify):
☒ E1 Surface water	☒ E1/AS1 ☐ AS3500	☐ E1/VM1	☐	☐	☒ Council ☐ Other (Specify):
☒ E2 External moisture	☒ E2/AS1 ☐ E2/AS2 ☐ SED ☐ E2/AS3	☐ E2/VM1	☐	☒	☒ Council ☐ Other (Specify):
☒ E3 Internal moisture	☒ E3/AS1 ☐ Other		☐	☐	☒ Council ☐ Other (Specify):
☐ F1 Hazardous agents on site	☐ F1/AS1	☐ F1/VM1	☐	☐	☐ Council ☐ Other (Specify):
☒ F2 Hazardous building materials	☒ F2/AS1		☐	☐	☒ Council ☐ Other (Specify):
☐ F3 Hazardous substances and processes	☐ F3/AS1	☐ F3/VM1	☐	☐	☐ Council ☐ Other (Specify):
☐ F4 Safety from falling	☐ F4/AS1		☐	☐	☐ Council ☐ Other (Specify):
☒ F5 Construction and demolition hazards	☒ F5/AS1		☐	☐	☒ Council ☐ Other (Specify):
☐ F6 Visibility in escape routes	☐ F6/AS1		☐	☐	☐ Council ☐ Other (Specify):
☒ F7 Warning systems	☒ F7/AS1		☐	☐	☒ Council ☐ Engineer ☐ Other (Specify):

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

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

Supporting documentation attached as follows (please list):

11. COMPLIANCE SCHEDULE

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

Purpose group [select all relevant]

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

Applicant to completeThere are no specified systems in the building ☒

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

COUNCIL

Existing

New

Altered

Added

Removed

Inspection performance standards

Maintenance performance standards

Reporting frequency

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

Ss16 Cable cars

☐☐☐☐☐☐☐☐☐**12. ATTACHMENTS**

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

☒ Plans and specifications [list]**Architectural Plans A3 (x2 sets) & specification A4 (x2 sets)**

☒ 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]



Building Consent Application Checklist RESIDENTIAL

Address: 25 Oakland Place, Ngongotaha **Date Vetted:** 18/12/19

How to use this checklist

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

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

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

Customer Use Circle as appropriate		Doc. ref./ page #	General Documentation Required	Council Use		
☒ Yes	N/A		Application form completed in full and signed	Yes	No	N/A
☒ Yes	N/A		Lodgement fee (refer to Schedule of Fees and Charges for amount)	Yes	No	N/A
☒ Yes	N/A		Two (2) complete sets of drawings/report/specification/plans and other relevant documents are required	Yes	No	N/A
☒ Yes	N/A		Form 2A Certificate of Design Work	Yes	No	N/A
☒ Yes	N/A		All drawings must meet the minimum requirements of the technical drawings standard AS/NZS1100, Index provided for plans and specifications	Yes	No	N/A
Yes	☒ N/A		Are you applying for owner/builder exemption? If yes, the appropriate documentation including Form 2b is to be supplied	Yes	No	N/A
☒ Yes	N/A		All documents including photocopies must be legible	Yes	No	N/A
☒ Yes	N/A		All plans are to be titled and dated (or version number)	Yes	No	N/A
Section NA			Legal Documentation Required	Section Accepted		
Yes	N/A	RLC to provide	Full, current (less than three months old) Certificate of Title	Yes	No	N/A
Yes	☒ N/A		Sale and purchase agreement with settlement date provided (if applicable)	Yes	No	N/A
Section NA			Specifications and other Documentation	Section Accepted		
☒ Yes	N/A	Spec	Technical specifications for proprietary systems/products e.g. tiled showers, membranes, cladding systems, and foundation systems	Yes	No	N/A
☒ Yes	N/A	Spec	H1 calculations	Yes	No	N/A
☒ Yes	N/A	04, 05	E2 Risk Matrix	Yes	No	N/A
☒ Yes	N/A	Spec	Natural hazard assessment report where applicable (erosion, falling debris, subsidence, inundation, slippage)	Yes	No	N/A

Comments – Council Use Only

Bishop architecture exempt from vetting under RLC register.

Customer Use Circle as appropriate		Doc ref./ page #	Specific Design Engineering	Council Use		
Section NA				Section Accepted		
Yes	N/A	Spec	Engineering calculations and scope of works	Yes	No	N/A
Yes	N/A	Spec	Producer statements fully completed, signed and dated	Yes	No	N/A
Yes	N/A	S0, S1, D1	Engineered plans or Architectural plans with engineer's details to be signed, dated and stamped	Yes	No	N/A
Yes	N/A		Proposed inspections regime	Yes	No	N/A
Section NA			Site/Location Plan	Section Accepted		
Yes	N/A	01	North Point	Yes	No	N/A
Yes	N/A	01	Road frontage indicated and street named	Yes	No	N/A
Yes	N/A	01	Location of all existing and proposed buildings	Yes	No	N/A
Yes	N/A	01	Distance of buildings to boundaries and distance between existing and proposed buildings including eaves and gutters	Yes	No	N/A
Yes	N/A	01	Site levels and finished floor levels relative to Moturiki Datum survey point (if applicable)	Yes	No	N/A
Yes	N/A	01	Existing contours (proposed cut or fill also to be shown)	Yes	No	N/A
Yes	N/A	01	Building line restrictions and easements	Yes	No	N/A
Yes	N/A	01	Site boundaries/exclusive area boundaries for cross lease properties and common areas clearly shown	Yes	No	N/A
Yes	N/A	01	Show calculations and percentage of net site coverage	Yes	No	N/A
Yes	N/A	01	Labelled points on boundaries where overshadowing is taken from	Yes	No	N/A
Yes	N/A	01	Existing and proposed crossings/driveways also showing berms and footpaths. Crossings are to be clear of Council storm water sumps (Note: normally one crossing per site)	Yes	No	N/A
Yes	N/A	01	Sediment control plan	Yes	No	N/A
Yes	N/A		If building under or near transmission and or power lines, please show transmission plan area or location of powerlines	Yes	No	N/A
Section NA			Retaining Walls/Site Works	Section Accepted		
Yes	N/A		Site Plan indicating position and height of retaining walls, other buildings and drainage points to an approved outfall	Yes	No	N/A
Yes	N/A		Elevations showing original ground level, cut and fill	Yes	No	N/A
Yes	N/A		Engineering design information where required	Yes	No	N/A
Yes	N/A		Has safety from falling and loadings from barrier been considered?	Yes	No	N/A
Yes	N/A		Cross sections/details (cut, fill, height of retained ground, waterproof membrane and drainage) and height of wall indicated	Yes	No	N/A
Yes	N/A		Show cuts battered to a safe angle	Yes	No	N/A
Comments – Council Use Only						

Customer Use Circle as appropriate		Doc ref./ page #	Structure	Council Use		
Section NA			Foundation Plan	Section Accepted		
Yes	N/A	06, 32	Foundation details	Yes	No	N/A
Yes	N/A	07, 32	For timber floors and decks, show the location of piles, pile type, sub-floor bracing calculations, foundation perimeter walls and internal piling system where applicable	Yes	No	N/A
Yes	N/A	32	Concrete floor details provided	Yes	No	N/A
Yes	N/A		Control joints/saw cuts indicated	Yes	No	N/A
Yes	N/A	07	Bearer layout for floors and decks	Yes	No	N/A
Yes	N/A	05	Access/ventilation to subfloor space	Yes	No	N/A
Section NA			Floor Plan	Section Accepted		
Yes	N/A	03	Plan of all floors describing the function of each room	Yes	No	N/A
Yes	N/A	03	Show all doors, windows and ventilation including enclosed space ventilation	Yes	No	N/A
Yes	N/A	03, 13	Stairs, handrails and decking shown showing dimensions and details	Yes	No	N/A
Yes	N/A	11	Smoke alarms position shown	Yes	No	N/A
Yes	N/A		For additions and alterations, the existing shall be shown separately to the proposed and to the same scale for comparison	Yes	No	N/A
Yes	N/A		Chimneys and solid fuel heaters	Yes	No	N/A
Yes	N/A	08	Lintel sizes/beam sizes and proprietary system design	Yes	No	N/A
Section NA			Framing Plan/ Bracing Plan	Section Accepted		
Yes	N/A	09, 28	Bracing calculations/details – type and fixing	Yes	No	N/A
Yes	N/A	08	Framing plan including size, centers, grade and treatment of members	Yes	No	N/A
Yes	N/A	23, 24	Bottom plate, top plate stud, lintel fixing details	Yes	No	N/A
Yes	N/A		Upper storey floor design if applicable	Yes	No	N/A
Yes	N/A	07	Floor joist layout for floors and decks	Yes	No	N/A
Section NA			Roof Plan	Section Accepted		
Yes	N/A	10	Roof plan and roof bracing	Yes	No	N/A
Yes	N/A	29, 30	Truss types/roof framing layout and design statement	Yes	No	N/A
Yes	N/A	22	Truss/ rafter and purlin fixings	Yes	No	N/A
Section NA			Elevations	Section Accepted		
Yes	N/A	04, 05	North, South, East and West elevations	Yes	No	N/A
Yes	N/A	01, 04, 05	Overshadowing/ daylighting angles labelled to correspond with points on site plan shown on all elevations	Yes	No	N/A
Yes	N/A	04, 05	Height from ground level to apex of building	Yes	No	N/A
Yes	N/A	04, 05	Show existing finished ground levels/floor levels and proposed finished ground levels/floor levels (subfloor ventilation and access)	Yes	No	N/A
Yes	N/A		Stairs, handrails and decking shown	Yes	No	N/A
Yes	N/A	04, 05, 18, 19	Cladding systems, roofing type and any other relevant details	Yes	No	N/A
Yes	N/A	04, 05	Window schedule	Yes	No	N/A
Yes	N/A	04, 05	Roof pitch and chimneys (show height of chimney in relation to ridge)	Yes	No	N/A
Yes	N/A		Alterations to land contour, retaining, cut and fill and batters	Yes	No	N/A
Comments – Council Use Only						

Customer Use Circle as appropriate		Doc ref./ page #	Cross Sections	Council Use Section Accepted		
Section NA						
Yes	N/A	13-16	Drawings showing constructional details of foundations, floor systems, wall, ceiling, stud heights and stud sizes, roof construction, balustrades and barriers.	Yes	No	N/A
Yes	N/A	13-16	Surface finishes to wet areas (walls and floor to laundry, kitchen and bathroom).	Yes	No	N/A
Yes	N/A	13-16	Location and type of insulation	Yes	No	N/A
Yes	N/A	19	Details for all penetration in walls, roof (i.e. windows, doors, meter boards, skylights etc.)	Yes	No	N/A
Yes	N/A	18, 19	Cavity construction details where applicable	Yes	No	N/A
Section NA			Plumbing and Drainage	Section Accepted		
Yes	N/A	01, 02	All existing SEWERS, sewer connections and sewer drain locations and depth shown including Territorial Authority services	Yes	No	N/A
Yes	N/A	01, 02	All existing STORMWATER drains and connections shown including Territorial Authority services	Yes	No	N/A
Yes	N/A	02	Proposed sewer and storm water drains/soak holes, terminal vents shown	Yes	No	N/A
Yes	N/A	01	Existing and proposed potable water supply	Yes	No	N/A
Yes	N/A	02	All existing and proposed sanitary fittings including pipe sizes, inspection fittings and gradients (isometric)	Yes	No	N/A
Yes	N/A		Standard Regional Council design system or Regional Council approved effluent disposal system	Yes	No	N/A
Yes	N/A	SPEC	Specifications for hot water heating system (consider seismic restraints)	Yes	No	N/A
Yes	N/A		Storm water disposal design and calculations	Yes	No	N/A
Section NA			Relocatable Buildings	Section Accepted		
Yes	N/A		Is the structure being relocated in more than one part? If so, please provide detail of how the building will be reconnected showing compliance with NZBC including B1 & E2.	Yes	No	N/A
Section NA			Solar Heating	Section Accepted		
Yes	N/A		Specifications and installation details	Yes	No	N/A
Yes	N/A		Location of solar panels/ tubes/roof tank on roof plan (orientation)	Yes	No	N/A
Yes	N/A		Flashing and installation details for pipe penetrations through walls/roof details	Yes	No	N/A
Yes	N/A		Demonstrate roof structure is designed for additional load (weight)	Yes	No	N/A
Yes	N/A		Water pipe type and insulation requirements	Yes	No	N/A
Comments – Council Use Only						

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

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

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

ADDITIONAL FEES

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

Person completing checklist

Name of person signing:	Date: 14-10-2019
Signature: _____	☐ Agent ☐ Owner ☐ Other: _____
Name to be on invoice: _____	
Payment Details: _____	

COUNCIL USE ONLY

Outcome of decisions – Council Use Only	Officer	Date	Time
☐ This application was not accepted for lodgement because documentation was incomplete			
☐ This application needs to be re-vetted			
☐ Documentation is now complete and the application is accepted for lodgement	LEE	18/12/19	5 mins
☐ Application will now proceed for compliance checking			

Project Type

RBW	Yes ☒ No ☐	Type	PIM ☐ PIM/BC ☐ BC ☒	Category	R1 ☒ R2 ☐ R3 ☐ C1 ☐ C2 ☐ C3 ☐
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23 January 2020
RDC-984947

GOURLAY HOMES LIMITED
PO BOX 7206
TE NGAE
ROTORUA 3042

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

Dear Sir or Madam:

Request for Further Information on PIM / BC Application.

Building Consent Number: 80240 P32229

Project Location: 16 OAKLAND PLACE, NGONGOTAHA

Project Description: NEW DWELLING

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. Please confirm the geotech requirements for the suspended timber floor.

Architectural plans counter signed by geotech engineer.

2. Please provide evidence of the geotechnical check of the foundations as recommended in the O'Brien Geotech report.

Architectural plans counter signed by geotech engineer.

3. Please confirm the likely settlement of the adopted foundation solution.

4. The proposed cantilevered bearer joist combination on sheet 7 is outside NZS 3604 and therefore requires engineering certification.

Design IT certificate provided.

5. Please provide pile to bearer/joist/brace connections.

Details from NZS 3604 provided, accepted.

6. Design calculations required for garage door lintel.

Design IT certificate provided - checked - ok

7. Gable wall to soffit detail required (refer to BRANZ supplement – October 2017 for one idea).

Details provided - align with Branz details.

8. Please demonstrate extract systems meet the minimum requirement of the Building Code.

25x50l specified - 150 \$ pipe to GG/AS1

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

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

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

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

Yours sincerely



Darrell Holder
Manager Building Services

Darrell Holder

From: John Brzeski <JBrzeski@tonkintaylor.co.nz>
Sent: Monday, 17 February 2020 10:56 AM
To: Darrell Holder
Cc: Natalie Styles
Subject: RE: BC 80240 - 16 Oakland Place

Hi Darrell,

I can accept the response from Michael. He has assumed relatively conservative values for the relevant parameters so I don't think he would need to justify them further by testing. It is reasonable to assume that the differential settlement across the different foundation types would be limited to less than 25mm over 6m.

I've updated the consent review form.

Total costs are \$320.53 excl. GST

Thanks,
John

From: Darrell Holder <Darrell.Holder@rotorualc.nz>
Sent: Thursday, 13 February 2020 9:41 AM
To: John Brzeski <JBrzeski@tonkintaylor.co.nz>
Subject: BC 80240 - 16 Oakland Place

Morning John,

I had relayed your questions with my RFI for this proposed build. The RFI is included and my notes written adjacent to each of the questions relating to the response.

The original geotech report had a recommendation that 50mm be allowed for settlement. Not sure whether this answered your question but it has led me to ask about the settlement between the two foundation types and the effect on the structure above foundations.

I have received the attached responses and would like your input please.

I would also like your fee on completion of the review.

Regards

Darrell Holder Manager Building Services
P: 07 351 8063 | E: darrell.holder@rotorualc.nz | W: rotorualakescouncil.nz

From: BA Jobs Email <jobs@markbishop.co.nz>
Sent: Wednesday, 12 February 2020 12:00 PM
To: Darrell Holder <Darrell.Holder@rotorualc.nz>
Cc: Mark Bishop <mark@bishoparch.co.nz>
Subject: RE: GH84 - RFI response

Good morning Darrell,

Please find attached the email responses from Michael O'Brien (Geotechnical Engineer), and Asaah Frimpong (Structural Engineer – WJL)

Settlement between the garage and the rest of the house is expected to be minimal and allowance has been made for this settlement within the plans and details provided, allowing for easy repair if this ever became an issue on site.

Kind regards,
Josh



Bishop Architecture
P O Box 908
1109 Pukuatua Street
Rotorua
07 9299807
jobs@bishoparch.co.nz

From: Darrell Holder <Darrell.Holder@rotorualc.nz>
Sent: 10 February, 2020 11:14 AM
To: BA Jobs Email <jobs@markbishop.co.nz>
Subject: RE: GH84 - RFI response

Hi Josh,

The question related to the Geotech report and I would expect the engineer to confirm the settlement expectations for each of the foundation types and the likely impact on the entire structure (Q 3 in original RFI)

Darrell Holder Manager Building Services
P: 07 351 8063 | E: darrell.holder@rotorualc.nz | W: rotorualakescouncil.nz

From: BA Jobs Email <jobs@markbishop.co.nz>
Sent: Monday, 10 February 2020 9:49 AM
To: Darrell Holder <Darrell.Holder@rotorualc.nz>
Cc: Mark Bishop <mark@bishoparch.co.nz>
Subject: RE: GH84 - RFI response

Good morning Darryl.

Please find attached Sheet 18 – Cladding details showing the internal corner junction detail at change of foundation systems showing a pair of scribes which can be easily re-aligned/replaced where required.

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Josh



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From: Darrell Holder <Darrell.Holder@rotorualc.nz>
Sent: Friday, 7 February 2020 1:52 pm
To: Aaron Thomsen <aaron@bishoparch.co.nz>
Subject: RE: GH84 - RFI response

Hi Aaron,

Q3:

As discussed the settlement of suspended and concrete floor to be clarified as we are interested in how the building elements (cladding and connection) will perform between the two construction types. The suspended floor I note is separated around the internal wall intersection.

Regards

Darrell Holder - Manager Building Services
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From: Aaron Thomsen <aaron@bishoparch.co.nz>
Sent: Friday, 7 February 2020 1:00 PM
To: Darrell Holder <Darrell.Holder@rotorualc.nz>
Cc: Josh Duckett <josh@bishoparch.co.nz>
Subject: GH84 - RFI response

Hey Darrell thanks for your call.

Please see attached as discussed.

Attached Geotech confirmation / signed plans for the timber subfloor. We may have missed sending this as part of the original application so the foundation plan that is signed does not include the latest amendments but I hope it is sufficient to satisfy council that the Geotech Engineer is happy with the design in principal.

DesignIt Report for bearers.

Amended electrical plans specifying L/s.

If there are any further outstanding items would be best to send though another RFI so we are able to forward this onto the relevant consultants.

Regards
Aaron



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Darrell Holder

From: Darrell Holder
Sent: Thursday, 23 January 2020 9:22 AM
To: 'n.gourlay@xtra.co.nz'
Subject: RFI for BC80240 - 16 Oakland Place
Attachments: SC36804423120012309570.pdf

Morning Nannete,

Please find an RFI for the above project.

Regards

Darrell Holder Manager Building Services
P: 07 351 8063 | E: darrell.holder@rotorualc.nz | W: rotorualakescouncil.nz

Domestic Dwelling Processing Checklist

Ref: CP 03

Ver: 14

Issued: 10 May 2019

RDC-197984

Page 1 of 9

Processor Name: D Holder		Building Consent No. 80240	
Building Act			Comments/ reason for decision
PIM issued? (subject to conditions)	P	F	☒ N/A BC only
Sec 26 – 28 – Warnings and bans	P	F	☒ N/A Nothing in BC
Sec 36 - Has a Development Contribution Notice been attached to the PIM?	P	F	☒ N/A No longer applies
Section 37 notice issued?	P	F	☒ N/A Assessed by planning
Sec 39 - Are there any issues associated with Historic Places Trust?	P	F	☒ N/A Private dwelling
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	☒ N/A No request in Form 2
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 lodgment on title.	P	F	☒ N/A Refer to memo RDC - 903472
Sec 75 - Is the building constructed on 2 or more allotments? Condition BC, notify appropriate authority for lodgment on title. If there are no party walls, or the allotments have been amalgamated, exempt from section 75 Certificate.	P	F	☒ N/A Single lot
Sec 84 – Owner Builder/Designer listed for Restricted building Work (complete separate checklist and create information on property file where owner involved in design or construction)	☒ P	F	☒ N/A 2a from engineer & designer.
Sec 84 – LBP design memorandum provided • Cat 1 (SH <12 Risk score, single household) • Cat 2 (SH >12 Risk score or not SH(mixed)<10m high) • Cat 3 (SH >12 Risk score or not SH(mixed)>10m high) LBP working at correct level (engineers and architects are unrestricted)	☒ P	F	N/A
Sec 84 – LBP's nominated for construction phase (complete "Restricted Building Work Record" form)	☒ P	F	☒ N/A Endorse BC for same
Sec 112 – Alteration to existing building Cannot reduce compliance with code – record additional considerations at rear of checklist if necessary	P	F	☒ N/A new work
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	☒ N/A D/TTO
Sec 113 - Specified intended life? Condition BC, create information notice.	☒ P	F	N/A 50yrs
Sec 115 – Does this application involve a change of use? Comply ANARP with all provisions of building code when changing to household unit. In all other cases ANARP with provisions that relate to means of escape, protection of other property, sanitary facilities, structural performance, fire rating and or access and facilities for disabled.	P	F	☒ N/A new dwelling
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	☒ N/A Private owner

Site plan mirrors that of C.T. and location of existing building similar to G.V?	P	F	N/A	Checked
If this is an alteration, have records been checked to reconcile proposal against existing?	P	F	N/A	New work
Specification				Comments/ reason for decision
Job specific specification	P	F	N/A	Relevant specs provided
Ground Works / Siting / Site Preparation B1, B2, E2				Comments/ reason for decision
Distances to boundaries & other buildings on the site	P	F	N/A	3592 to closest boundary
Special features of land or ground conditions (Engineer Design, modified site, pre load effects, compaction certificate endorsement)?	P	F	N/A	Geotech report - assessed by T+T - RFI
Is wind zone correctly specified for the site?	P	F	N/A	Designed for HW - accepted
Contours on site plan	P	F	N/A	286.000 - flat
Silt/ SW runoff mitigated to adjacent property	P	F	N/A	Silt control - noted on site plan
Footings/ Foundation/ Piles B1, B2, E2				Comments/ reason for decision
Footings size, depth in ground (pile or in situ-concrete)	P	F	N/A	SED for garage floor
Reinforcing size and cover	P	F	N/A	Raft foundation SED signed plans PSI
Foundations relevant to cladding type, no of stories	P	F	N/A	SED slab & piles to dwelling
Load paths (point load from roof structure)	P	F	N/A	Bearer directly under load bearing wall
Masonry block work	P	F	N/A	30 blocks around garage SED PSI
Tanking to foundation walls, drainage (internal/ external)	P	F	N/A	No requirement
Sub floor bracing calculations	P	F	N/A	SED - plans & PSI - calcs
Pile connection details	P	F	N/A	RFI
Timber pile size, grade & treatment	P	F	N/A	H5 125x125
Up lift for verandah posts (calculations for volume of footing)	P	F	N/A	None
Bearers B1, B2				Comments/ reason for decision
Bearer size, spans, grade, spacing, treatment specified?	P	F	N/A	140x90 S68 H3.2 - sp 1.6m max LD 2.6m OK table 6.4 N23 3604
Floor Joists B1, B2				Comments/ reason for decision
Joist grade, treatment, size, spacing	P	F	N/A	140x45 S68 H1.2 400# sp 2.6m - OK table 7.1 3604
Lateral support, blocking & midspan-blocking	P	F	N/A	Not required < 4x thickness
Load paths been considered?	P	F	N/A	Double joists detailed
Has direction of services been considered?	P	F	N/A	Suspended under floor
Are non-load bearing walls (with or without bracing elements) adequately supported?	P	F	N/A	Nogs @ 1200 & nominated
Double joists provided under load bearing walls	P	F	N/A	Double joist nominated by bed 4
Cantilever joist grade, sizes & spans	P	F	N/A	Cantilevered 500mm - OK table 7.2
Stringer/ trimmer size, grade & fixing	P	F	N/A	None
Flooring B1, B2				Comments/ reason for decision
Flooring thickness and clearance to ground	P	F	N/A	20mm chip bd/fply 600mm off ground
Subfloor spaces B1, B2, H1				Comments/ reason for decision
Ventilation	P	F	N/A	Base boards with gaps
Access and crawl space	P	F	N/A	450mm min - Hatch S elevation

Sheet 07

reference to sheet 25 - should be 17

Concrete floor B1, B2, E2				Comments/ reason for decision
Floor height above finished ground level	P	F	N/A	See notes at rear
Hard fill detailed (< 600 mm in depth)	P	F	N/A	SED - Endorse for certification
DPM detail	P	F	N/A	2 @ 0.25 p.m
Slab thickness & thickenings	P	F	N/A	Raft with ribs - SED PSI
Reinforcing and its support	P	F	N/A	SED PSI
Shrinkage Control Joints	P	F	N/A	SED - none shown
Wall Framing B1, B2				Comments/ reason for decision
Bottom plate fixings	P	F	N/A	12mm anchors 900
Framing treatment/ grade	P	F	N/A	H 1.2 SGG
Framing setout appropriate for the cladding system?	P	F	N/A	600 weather bol.
Stud height, size & spacing in relation to wind zone correct?	P	F	N/A	190x45 @ 600 & 2655 high } OK table 90x45 @ 600 & 2455 " } 8.2 3604
Top plate, lintel fixings / connections for uplift	P	F	N/A	mitel selection - type GPF - lintels Type B stud to top plate OK
Top plate for load bearing/ bracing (diaphragm ceiling)	P	F	N/A	90x45 + 140x35 TDP
Lintel size & grade W09, 140, 180 - Design IT	P	F	N/A	2 @ 200x45 - sp 3-2 LD 2-3 - OK 2 @ 190x45 - sp 2-0 LD 1-4 - OK } OK with 2 @ 140x45 - sp 1-6 LD 2-3 - OK } table 2 @ 90x45 } 8.9 3604
Nogs behind apron flashing, up stand to deck.	P	F	N/A	None
Bracing/Walls/Ceiling B1,B2				Comments/ reason for decision
Wall bracing elements & fixings identified & detailed (Are wall bracing elements clear of showers?)	P	F	N/A	Hardi brace details - other GIB fixings - clear of showers
Wall bracing schedule, calculations & distribution	P	F	N/A	Gib system/cales
Dragon ties/ diaphragm ceiling	P	F	N/A	None
Roof Bracing B1				Comments/ reason for decision
Bracing (space, plane or ceiling plane)	P	F	N/A	2 @ space braces - detailed - remainder = hips & valleys
Roof Framing B1, B2				Comments/ reason for decision
Buildable truss layout/ design statement	P	F	N/A	Provided - accepted.
Have load paths been correctly addressed?	P	F	N/A	& wall detailed
Ceiling joist & runner spacing, size, span, grade,	P	F	N/A	None
Beam, spans & sizes (hip, valley, ridge, verandah)	P	F	N/A	None
Treatment of structural members	P	F	N/A	H 1.2
Do rafter spacing, spans, size & grade,	P	F	N/A	None
Purlin spacing's, span, size, grade,	P	F	N/A	Tile battens as per specs
Roof framing fixings (truss, purlin beams, rafters etc)	P	F	N/A	2 @ wire dogs - trusses Truss to truss fixings - battens nailed
Ceiling batten spacing, span, size	P	F	N/A	13mm ceiling 70x35 battens @ 600
Roof Cladding E2, E1, E2				Comments/ reason for decision
Roof type, profile and pitch	P	F	N/A	25° LW metal tiles
Roofing underlay (spreaders over concrete tiled roof, requirement for anti-ponding bds <17°)	P	F	N/A	Thermakraft 2.5 self supporting u/lay

Have details & flashings been provided for the hips, ridges, valleys, aprons, barges and change in roof pitch?	P	F	N/A	Barge & ridge to manufacturers specs / E2/MS1
Stop end details	P	F	N/A	None
Roof penetrations	P	F	N/A	Decktite
Internal metal gutter capacity & overflow	P	F	N/A	None
Durability (differing materials are compatible, coatings applicable for corrosion zone)	P	F	N/A	All as per B2/MS1
Exterior Cladding B2, E2				Comments/ reason for decision
Risk matrix assessed	P	F	N/A	4 design - accepted
Type of cladding/ claddings	P	F	N/A	H3.2 timber weather bds
Building wrap specified appropriate & compatible with cladding, (air barrier) Refer E2, Table 23.	P	F	N/A	Tekton w/lay
Construction details for the drained cavity system	P	F	N/A	Drains to cavity closers Back flashing 50x50 to E2/MS1
Have drainage paths been considered?	P	F	N/A	To bottom of cladding
Flashing details provided for window & door openings (inc sill flashing to doors/full length windows Jamb battens details for direct fix cladding)	P	F	N/A	Windows & doors - E2/MS1 Garage door - liner & scribe
Internal and external corner details are provided	P	F	N/A	Corner soaker & scribe int. Back flashed
Junctions between differing claddings are detailed	P	F	N/A	None
Have parapets/enclosed deck barrier junctions/flashings been detailed?	P	F	N/A	None
Construction/movement/shrinkage joints been detailed relevant to cladding	P	F	N/A	Not required
Wall/soffit junctions	P	F	N/A	RFI - gable - 40x18 to other
Brick ties, lintels & shelf angle size and treatment	P	F	N/A	None
Are all fixings relevant for bracing & or corrosion zone?	P	F	N/A	Non-geothermal
Timber profiles have appropriate weather grooves	P	F	N/A	2/bds double weather groove
All plaster/coating systems are a complete and approved system (endorse BC to ensure statement provided on completion)	P	F	N/A	None
Enclosed decks / Membrane Roofs / Gutters B1, B2, E1, E2				Comments/ reason for decision
Timber treatment, grade, size span & spacing (2 kpa for decks)	P	F	N/A	None in project.
Substrate type, thickness & treatment	P	F	N/A	
Gradient of substrate - fit for purpose (Deck or gutter)	P	F	N/A	
Fixings of substrate	P	F	N/A	
Ventilation to structural cavity/ plenum	P	F	N/A	
Membrane / tanking type and traffic protection	P	F	N/A	
Maximum area of membrane	P	F	N/A	
Threshold/ upstand details	P	F	N/A	
Stormwater drainage & overflow relief	P	F	N/A	
Flashing details for the barrier, wall junction, penetrations, scuppers etc.	P	F	N/A	

Kitchen/ Laundry/ Bathroom B1, B2, D1, E3, G1, G2, G3, G13				Comments/ reason for decision
Kitchen facilities (sink, cooker, refrigeration, benches)	P	F	N/A	Meets functional requirements
Laundry facilities	P	F	N/A	Space in garage
Sanitary facilities (E.G. tiled or proprietary shower cubicle. If tiled shower, have construction details been provided for the tiling substrate and waterproofing membrane?).	P	F	N/A	Tiled showers x2 = 1 in bath 2 in waiters Hydrathane shower base - proprietary base.
Wet area 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. 110.3.1))	P	F	N/A	Treated ply floor
Impervious finishes to walls/ floors Consideration to window's within water splash zones	P	F	N/A	Painted walls Tiled floors
Has provision been made to contain accidental overflow damage to adjoining household units? (If multi-unit dwelling, Refer E3, section 2.0 'Overflow'.	P	F	N/A	Single unit
Ventilation G4				Comments/ reason for decision
Passive/ natural ventilation (5% of floor area)	P	F	N/A	≥ 5 %
Mechanical ventilation (ducted to exterior)	P	F	N/A	RFI
Natural Light G7				Comments/ reason for decision
Awareness of the outside (10% of floor area for habitable spaces only)	P	F	N/A	≥ 10 %
Insulation B2,H1				Comments/ reason for decision
Insulation walls (<30% glazing, solid construction)	P	F	N/A	R2.2
Insulation ceiling (25mm air gap to skillion)	P	F	N/A	R3.2
Insulation floor (heated floors, enclosed perimeter)	P	F	N/A	R1.5
Insulation glazing	P	F	N/A	0.26
				Calcs supplied to demonstrate compliance
Glazing B2, F2				Comments/ reason for decision
Glazing (NZS 4223 Part 3, shower doors, doors and windows)	P	F	N/A	4223 specified
Water Supplies B2,G12				Comments/ reason for decision
Potable water (NZ Drinking Water Standard- for bore/tank)	P	F	N/A	Low supply
Hot water heating design (all relevant valves, venting requirements, water temperature)	P	F	N/A	Scops to G12/AS Specs supplied - mains pressure
Sanitary Plumbing B2,G13				Comments/ reason for decision
Specific installation std noted	P	F	N/A	AS/NZS 3500
Waste pipe size / gradients	P	F	N/A	40 x 50mm 1:40
Waste pipe length / venting (stacks, multi fixtures to discharge pipe)	P	F	N/A	< 2.5m
Sanitary Drainage B2,G13				Comments/ reason for decision
Correct lateral and depth to allow gravity feed	P	F	N/A	Checked GV.
Drainage pipe size / gradients	P	F	N/A	100 x 65 φ 1:60
Drainage pipe length / ventilation	P	F	N/A	50 φ TV + AAU where branch > 10m
Overflow relief gully (ORG)	P	F	N/A	1 in detailed - charged by sub
Access/ inspection/ rodding points or chambers (entering or exiting under slab)	P	F	N/A	IB & IT noted

Stormwater Drainage B2, E1, G13				Comments/ reason for decision
Gutter capacity / m ² of roof (refer to figure 15 E1/AST) 10mm off set addressed?	☒ P	F	N/A	125mm square round 10mm off set noted
Downpipes / m ² of roof	☒ P	F	N/A	80mm Ø - max load 5cm ² on
Are sump details provided (E1 surface water control for hardstand areas)?	☒ P	F	N/A	Sump & bund in drive
Soak hole size been specified for catchment? (50m of roof/ paved area per soak hole – guidance – min 900dia x 1200mm deep or SED for poor draining areas).	☒ P	F	N/A	To reticulated system
Effluent Disposal Systems B2, G13				Comments/ reason for decision
Has Regional Council approval been granted?	P	F	☒ N/A	} Reticulated }
Specific design (in accordance with regional plan)	P	F	☒ N/A	
Internal or External Stairs/ Landings/ Handrails/ Barrier D1,F4				Comments/ reason for decision
Location of handrails (more than 3 risers)	P	F	N/A	Single H/rail to int & ext
Stair riser and going (tread)	☒ P	F	N/A	Int 280x180 Ext 310x180
Landing dimensions (400mm clearance in front of door opening onto the landing)	☒ P	F	N/A	> 400mm
Barrier/Handrail design (B1 assessment)	☒ P	F	N/A	Fixed to wall - ext - exempt
Slip resistance for external stair landing (0.4)	☒ P	F	N/A	Grip tread to ext
Electrical F7, G8, G9				Comments/ reason for decision
Electrical plan (optional) Smoke alarms (compulsory)	☒ P	F	N/A	20 SA's noted
Fire Safety C1-6				Comments/ reason for decision
- Means of Escape to a safe place <25m DEOP or 60m TOP - Escape routes leading from one unit alongside another has suitable separation - Fire rated walls, floors - Bottom plate/stud fixing details - Cantilevered foundation/ slab detail	☒ P	F	N/A	DEOP 5m TOP 23m no fire rating requirements
- Combustible claddings (non-combustible when within 1m of boundary). - Eaves encroachment (Roof/eaves extends to within 650mm of a boundary, the eaves and supporting wall needs to be fire rated 30/30/30.) - Specific design (Firth system or NZS 4229 available)	P	F	☒ N/A	> 2m to boundary
AIRBORNE AND IMPACT SOUND G6				Comments/ reason for decision
Acceptable solution or specific design	P	F	☒ N/A	Single household units

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

Specified Systems to be installed or removed						Y	N
Existing, New, Altered, Removed, Inspection & Maintenance Supplied, BC Endorsed (circle where applicable)							
SS16 (Cable Car)	NA ✓	Exist ✓	New ✓	Alt ✓	Rem ✓	Compliance	BC End ✓
						I&M	
Compliance Schedule Draft and Save to P File (New Buildings & Tenancy Fit Outs (✓))							

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 Consent Assessor 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, Change of use, ANARP, Section 112 - Reasons for Decisions continued and or other considerations

Setting FFL based on 1:100 year event in accordance with guidance/decrees from GM Infrastructure - Memo RDC-903472

1:100 = 286.56 (BOPRC letter 30/7/18 ENG-567775 from original BC 77977 file)

Add 300mm as per above memo - climate change

= 286.56

Finishes FFL 287.150 - take off ^{Just flooring} 145 + 20 = 165 = 286.850 to U/S joist - clear by 290mm OK

Concrete FFL 286.25 = 310mm below water level when allowing for climate change or 10mm when compared to actual flood level.

Performance criteria of E1 is that water from a 2% event shall not enter building. It is known that the difference in Lake Rotorua between 1% & 2% is 20mm meaning floor is 210mm above 2%. (Engineers - diff 100-200mm between 1% & 2%.)

As a precaution the designer has added perimeter blocks to 287.850 meaning if for some reason that water enters the garage - the durability of structure in this area will not be compromised.

Alternative Solutions, Change of use, ANARP, Section 112 - Reasons for Decisions continued and or other considerations

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:

Category: (circle)	PS1	CALCS	SPECS	DRAWINGS	PS2	Producer Statements formatted as below & architectural plans are signed by Engineer
Structural	✓	✓				✓
Geotechnical						
Weathertightness						
Other						
Other						

Producer Statements;

A Producer Statement requires the following as a minimum requirement to be accepted by the Rotorua Lakes 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 Professional 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:
 - Specific design from a non engineer
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	☐ Date
☐ Product name	☐ Name and signature
☐ Address of relevant property (where applicable)	☐ Registration/license number (where applicable)
☐ Description of application (where applicable)	☐ Address of author

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

CPENG Engineer

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

NA

GRANTING BUILDING CONSENT

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

COPY FROM
CANCELLED BC 77977



Our Ref: ENG-567775

30 July 2018

Wafa Dine
Rotorua Lakes Council

Wafa.Dine@rotorualc.nz

Dear Wafa

Re: Flood level query – 16 Oakland Place, Ngongotahā

I have reviewed the information we have available for 16 Oakland Place, Ngongotahā. The location of the area investigated by the desktop study is outlined in the attached map. Please note that the area of investigation (highlighted) does not reflect the property boundaries.

The elevation of the land within the property boundary ranges between 285.6 and 286.15 m RL (Moturiki Datum 1953). The map shows the elevation of the land (from the Digital Elevation Model); with the elevation at the property represented by the green colour.

Flood levels of 286.7 m and 286.6 m were recorded in the vicinity of this property in the flood of 29 April 2018. The interpolated flood level at the property is 286.66 m. This flood is currently assessed as being slightly larger (8% larger in peak discharge) than the 1% AEP (100 year return period) flood, with the flood level at this property an estimated 100 mm higher than that which would have been experienced in a 1% AEP flood. Thus the equivalent 1% AEP recorded level would be around 286.56 m.

Flood level

Based on the document "Addendum to Operations Report 2005/10: Hydraulic Modelling of the Ngongotahā Stream; Incorporation of Newly Available Aerial Survey Information, 27 April 2007", the:

- 1% Annual Exceedance Probability flood level is 286.45 m RL (Moturiki Datum 1953).

This level includes an allowance for estimate imprecision and phenomena not explicitly included in the calculations. The modelling results also should incorporate an estimated increase in level of 300mm to account for a climate change allowance of a 3 degree increase in temperature to 2118. Policy states that climate change should allow for a 100 year timeframe.

However, we are mindful that the recorded flood level of 286.66m is higher than the "current" estimated level of 286.45 m inclusive of an allowance for estimate imprecision and phenomena not explicitly included in the calculations. A significant part of this increase is because **the contour of the land has now been modified** and flood levels are also "held up" by the contour of the land and vegetation east of Oakland Place. Consequently, our recommended 1% AEP flood level is based on the observed level adjusted for the flood size and climate change.

BOPRC ID: A2928652

Thus the recommended:

- **1% Annual Exceedance Probability flood level is 287.36 m RL (Moturiki Datum 1953).**

This level includes an allowance for estimate imprecision and phenomena not explicitly included in the calculations. The above flood level has also incorporated the estimated increase in level of 300 mm to account for a climate change allowance of a 3 degree increase in temperature to 2118.

Even if the dwelling was sufficiently elevated above flood waters, access to the dwelling during a flood situation may be significantly compromised.

Additionally, if an identified house site is located within an overland flow path, the design 1% AEP flood level should be set a minimum of 0.5 m above general ground level and the building should not obstruct any existing flow paths. This level includes an allowance for estimate imprecision and phenomena not explicitly included in the calculations. This requirement is not applicable to those house sites located on ridges.

This is not a guarantee that any new dwelling will not be affected by flooding. It is also possible that in the future, the flood levels may be superseded by more up-to-date information. The information in this letter is valid for one year from the letter date.

Minimum Floor Level

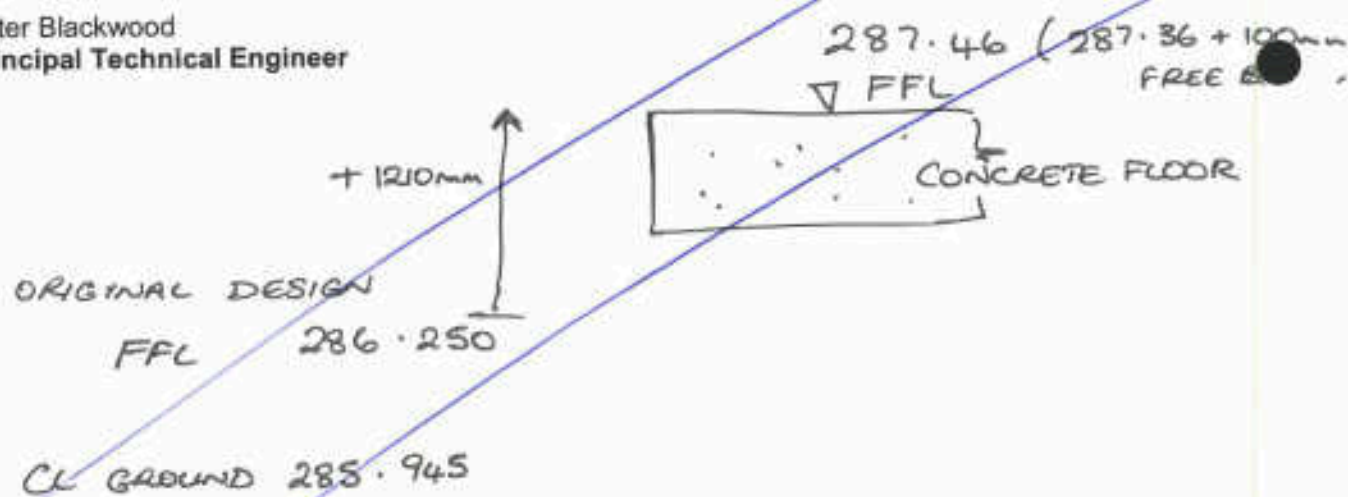
Minimum Floor Levels are set by Councils with consideration to the New Zealand Building Code, the Resource Management Act, the applicable District Plan and the latest information available. Please contact Rotorua Lakes Council for the Minimum Floor Level for this property.

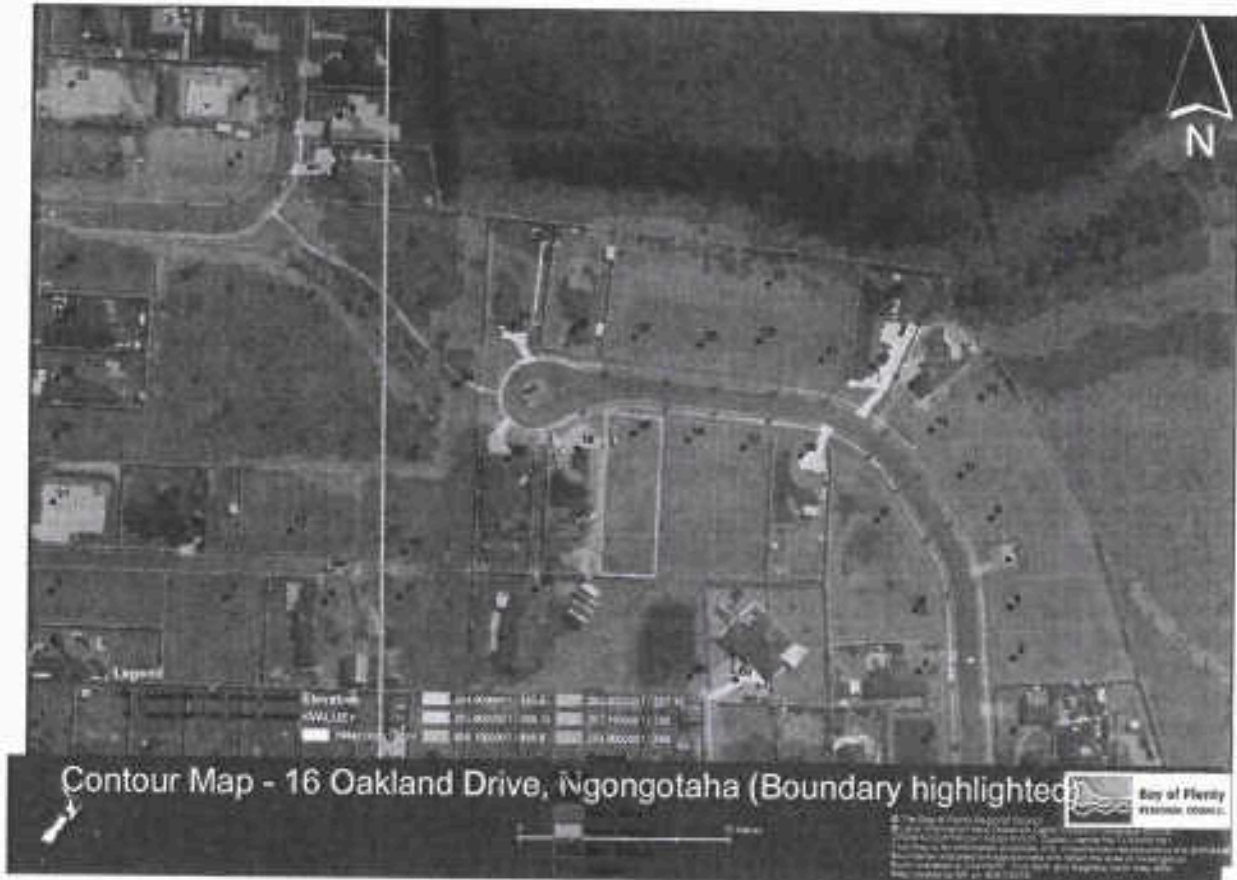
Please contact me if you have any further questions.

Yours sincerely

D Holder 14/8/18

Peter Blackwood
Principal Technical Engineer





Memorandum

ROTORUA
LAKES COUNCIL

Date:	22 March 2019		
File No:	75-14-012-02	Doc No:	RDC-903472
To:	DARRELL HOLDER, MANAGER BUILDING SERVICES		
From:	STAVROS MICHAEL, GENERAL MANAGER INFRASTRUCTURE		
Subject:	SETTING OF FLOOD LEVELS FOR INDIVIDUAL BUILDING DEVELOPMENT IN THE PIONEER SUBDIVISION		

Background

The April 2018 flood that affected this area resulted in higher flood levels than those previously modelled by Bay of Plenty Regional Council (BOPRC) in 2007.

The development of currently vacant lots in the subdivision are reliant on setting of floors above the flood level recommended by the BOPRC that takes the recorded flood level at 108% of 1% AEP and deducts the 8% that equates to 100mm and then adds 300mm for climate change and 500mm for imprecision.

Rotorua Lakes Council and BOPRC have committed to undertaking works and proactive long term management actions in and around the Ngongotaha Stream that will be designed to effectively manage a 1% AEP event in future. I am of the view that designing individual dwellings floor level requirement to a higher standard than what the Building Code requires is not warranted. Such design (over the building code) would create unintended effects and would have potentially detrimental impacts on other considerations.

I believe that it is therefore appropriate that the flood provision be set at 1% AEP based on actual recorded flood level with a 300mm allowance for climate change. The finished floor levels will be relevant to the type of construction so that floor joists are clear of the potential flood level or have sufficient free board in the case of a concrete slab.

The expected mitigation measures in managing the stream, overland flow etc will mean that the overland flow designed into the subdivision should be sufficient within the catchment of the subdivision and without inundating the individual properties meaning section 72 of the Building Act need not apply.



Stavros Michael
General Manager, Infrastructure

JOB – GH84

Request for Further Information on Building Consent Application

- Architectural services

Building Consent Number: 80240

Project Location: 16 Oakland Place, Ngongotaha, Rotorua

20/11

P32229

Question	Sheet	Description
1		Please see Geotechnical Report, and stamped/signed drawings by Michael O'Brien within the existing Specification document. Foundation design carried out by Wilton Joubert Limited was to the Geotechnical Report compiled by Michael O'Brien.
2		Please see the stamped/signed plans by Michael O'Brien in the back of the Specification document showing conformity with his Geotechnical Report.
3		Please refer to section 6.3 of the Geotechnical Report by Michael O'Brien within the existing specification document outlining settlement requirements. This has been incorporated into the drawings and has been stamped/signed off by Michael O'Brien showing conformity with his report.
4	06, 07, 15, 17, SPEC	Please see attached amended Sheets 06 – Foundation Plan, 07 – Floor Framing Plan, 15 – Section CC, 17 – Floor Framing Details showing the redesign of the subfloor now showing the bearers cantilevering 540mm as per the DesignIT Report.
5	17a, 17b	Please see attached Sheets 17a, 17b – Pile Fixing Details
6	SPEC	Please see attached DesignIT report for Garage door lintel.
7	18	Please see amended Sheet 18 – Cladding Details showing Gable Wall / Eaves Detail.
8		Mechanical ventilation ducted to the outside has been shown for the 2x bathrooms and a rangehood has been shown in the Kitchen. We believe all of these are supplementary to the achieved natural ventilation. Please review existing Sheet 11 – Electrical Plan

DH
7/2/20

no stamped
plans
found

D/TO

D/TO

no design
provided

supplied ✓

✓

Please let us know if there are any issues relating to this additional submitted information. When contacting BA please reference the Job# within the title block on the plans.

Kind Regards



SH

9:56am

Bishop Architecture

jobs@bishoparch.co.nz

079299807

P O Box 908 Rotorua

Note the further information provided is related to the plans and documentation provided by Mark Bishop Architecture Limited. Requests outside this have been highlighted and referred onto the relevant parties for completion.



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

**COUNCIL
COPY**



R. W. Muir
Registrar-General
of Land

BC ONLY

Nº 80240

Identifier 360697
Land Registration District South Auckland
Date Issued 30 October 2007

Prior References
318905

Estate Fee Simple
Area 1143 square metres more or less
Legal Description Lot 70 Deposited Plan 389915

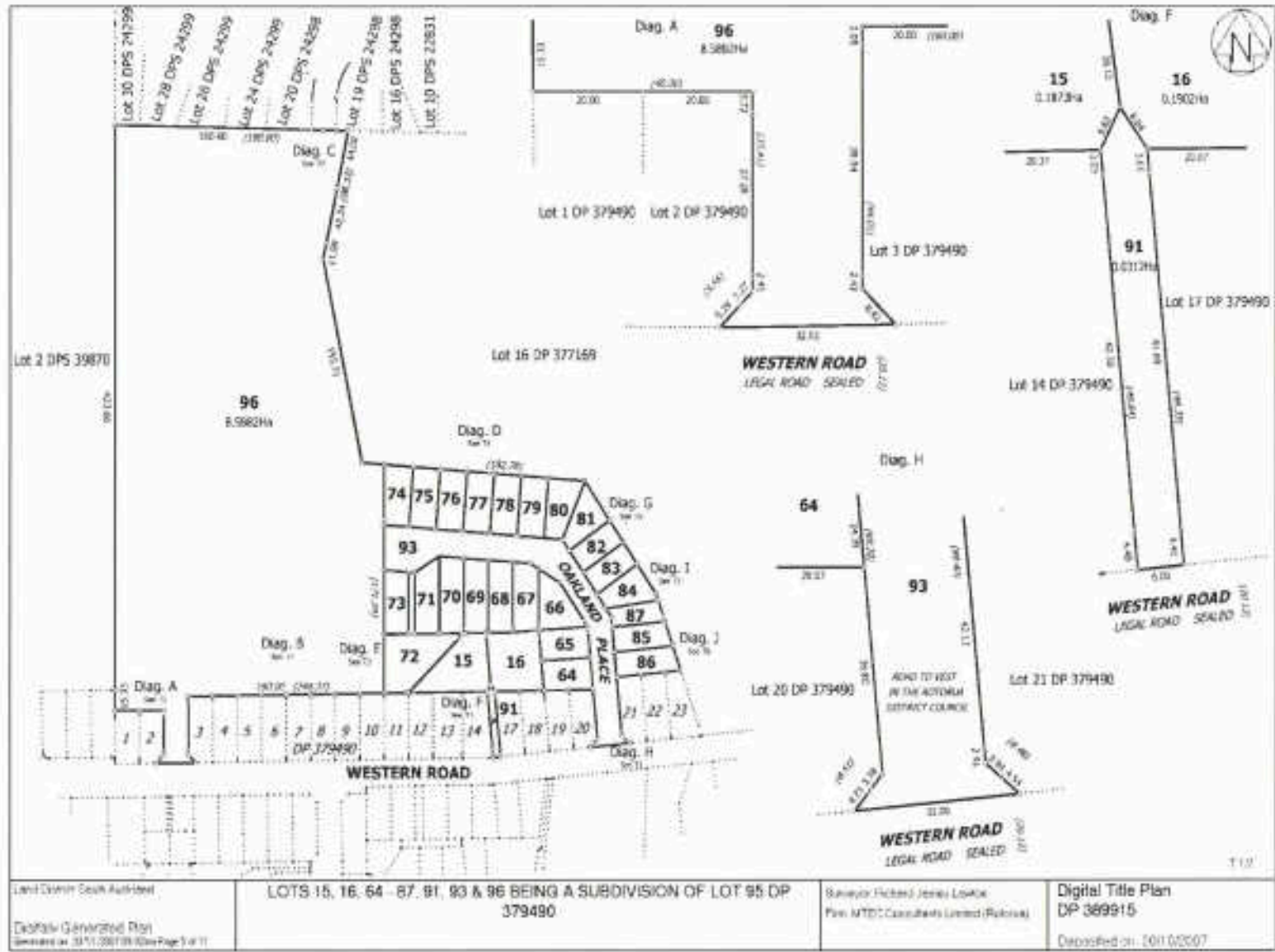
Registered Owners
Mark Lam

Interests

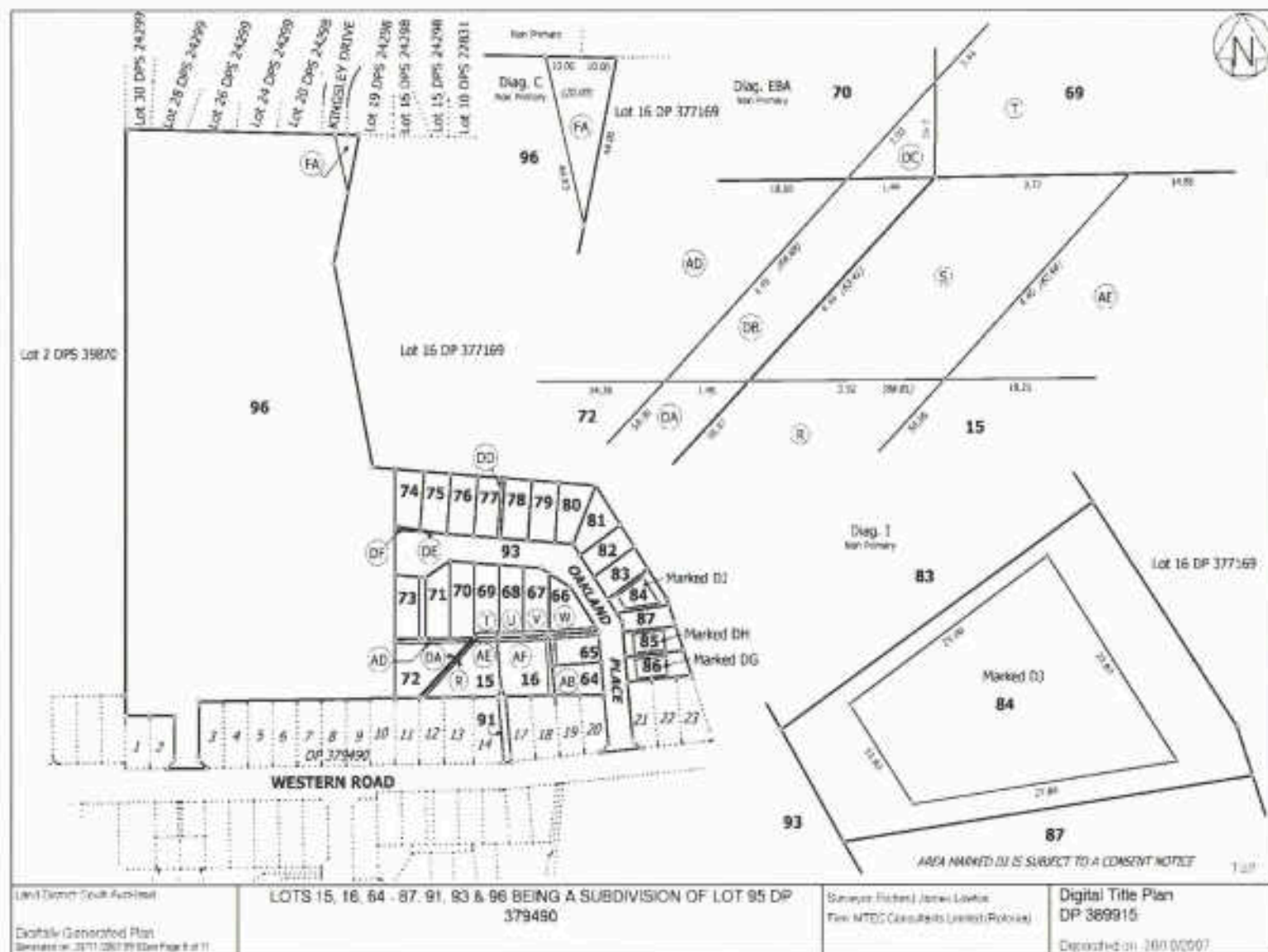
Fencing Covenant in Transfer B511013.7 - 6.11.1998 at 1.10 pm
Land Covenant in Easement Instrument 7379147.1 - 21.5.2007 at 9:00 am
Subject to a right (in gross) to drain water over part marked DC on DP 389915 in favour of Rotorua District Council created by Easement Instrument 7594903.3 - 30.10.2007 at 9:00 am
The easements created by Easement Instrument 7594903.3 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Easement Instrument 7594903.5 - 30.10.2007 at 9:00 am
Fencing Covenant in Easement Instrument 7594903.5 - 30.10.2007 at 9:00 am
Fencing Covenant in Transfer 7639201.2 - 5.12.2007 at 9:36 am

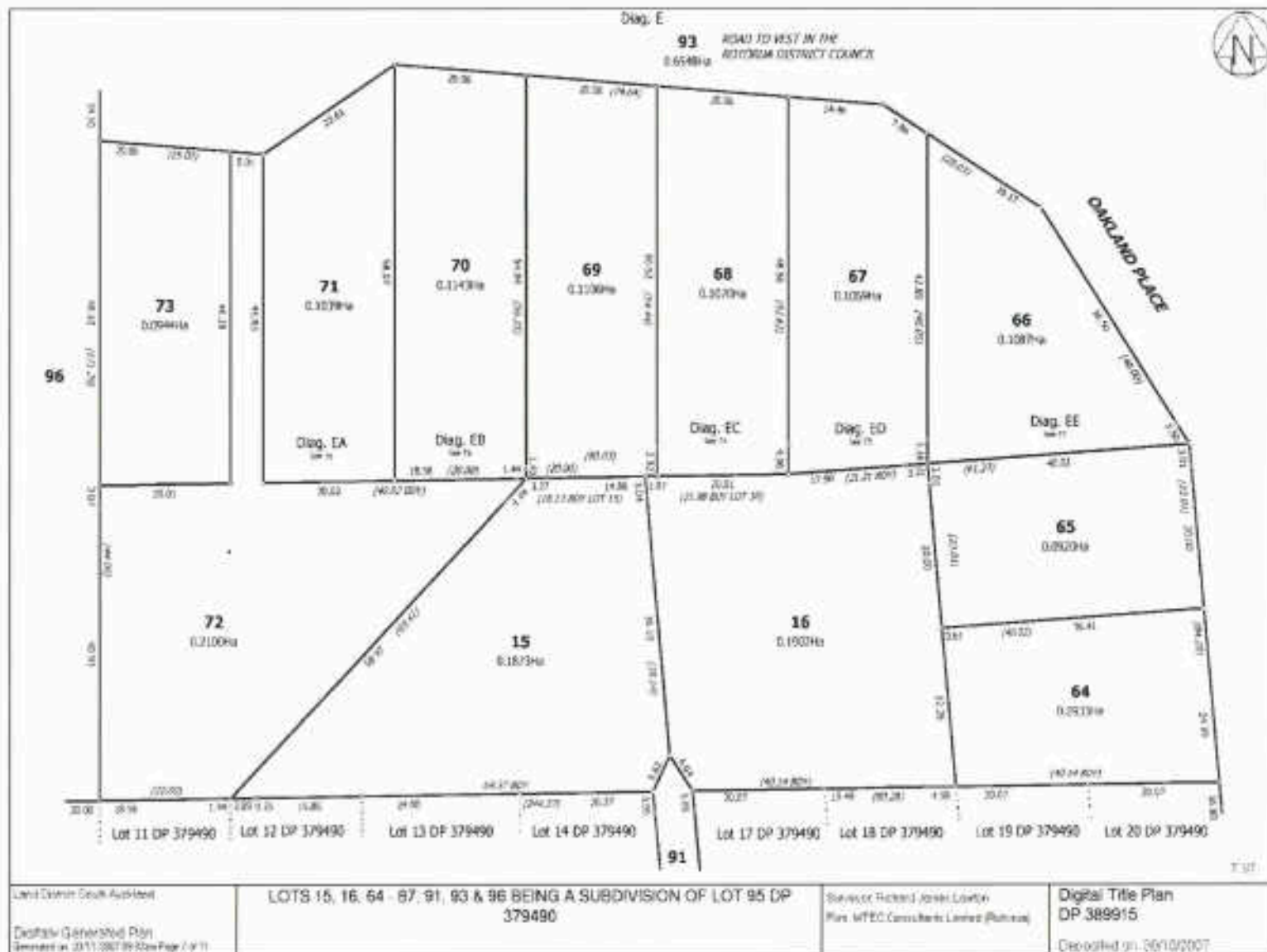
Identifier

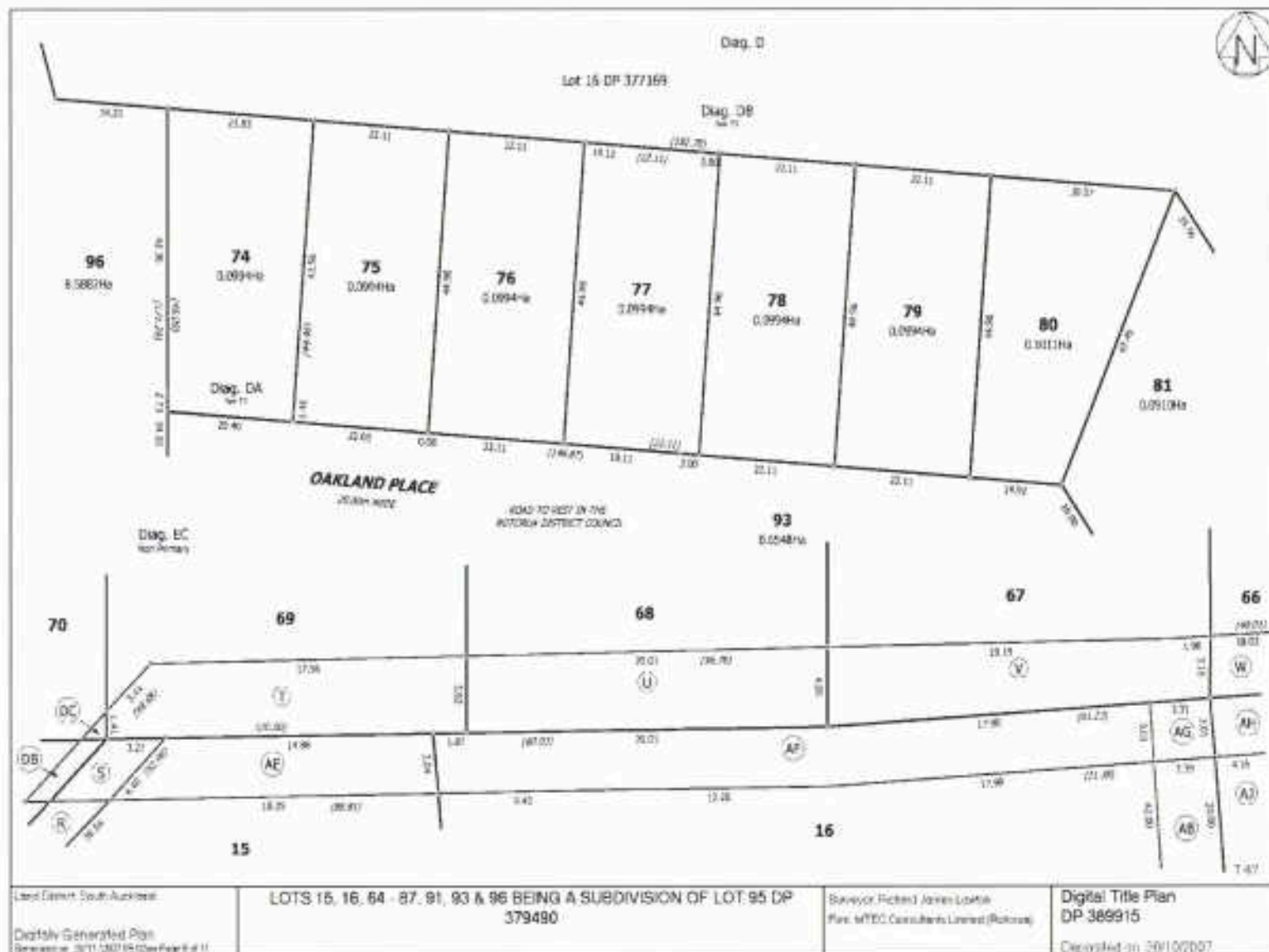
360697



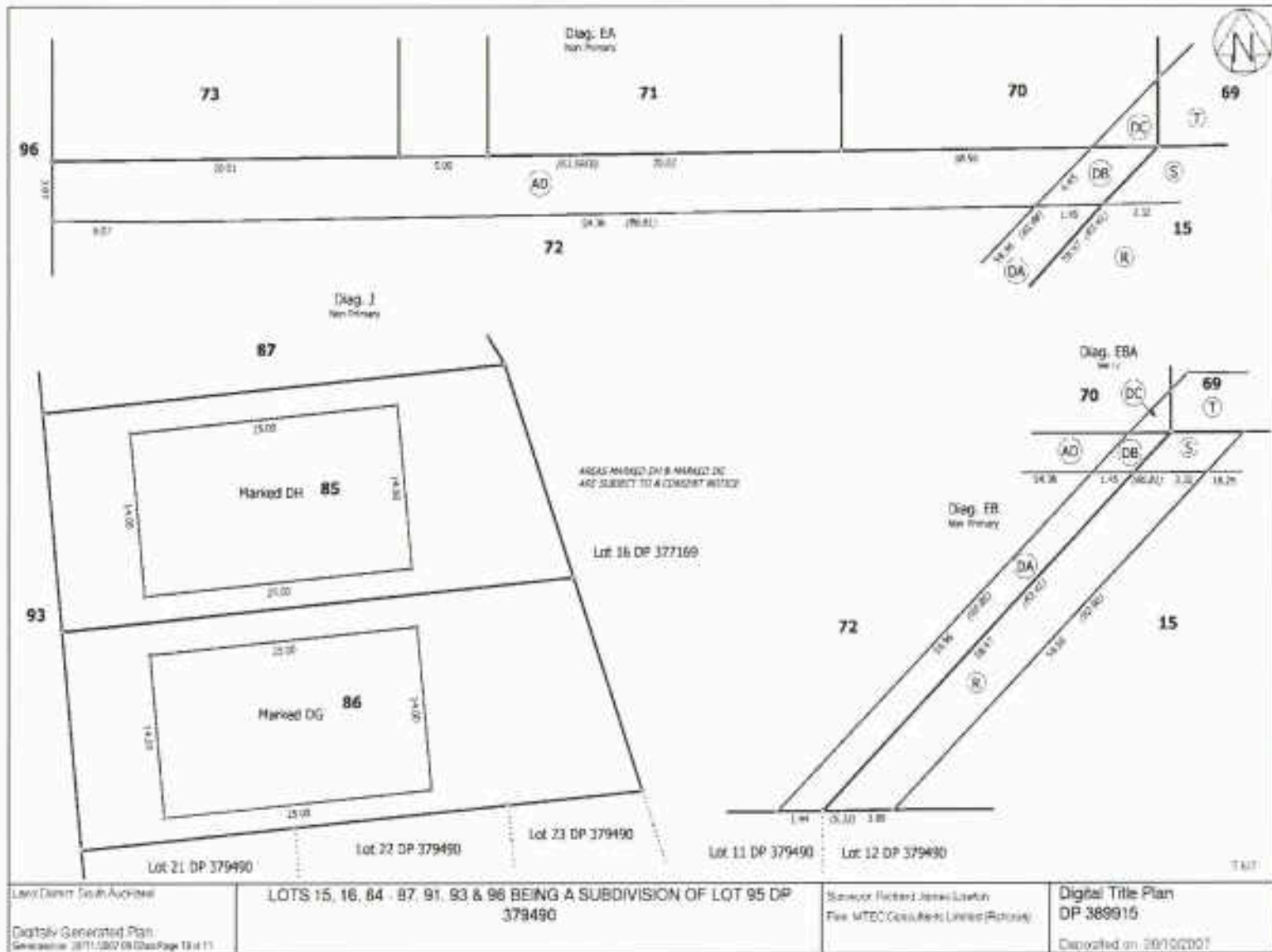
Land Owner: South Australia	LOTS 15, 16, 64-87, 91, 93 & 96 BEING A SUBDIVISION OF LOT 95 DP 379490	Surveyor: Richard James Lusk Firm: MTD Consultants Limited (Robson)	Digital Title Plan DP 369915 Deposited on: 2011/02/07
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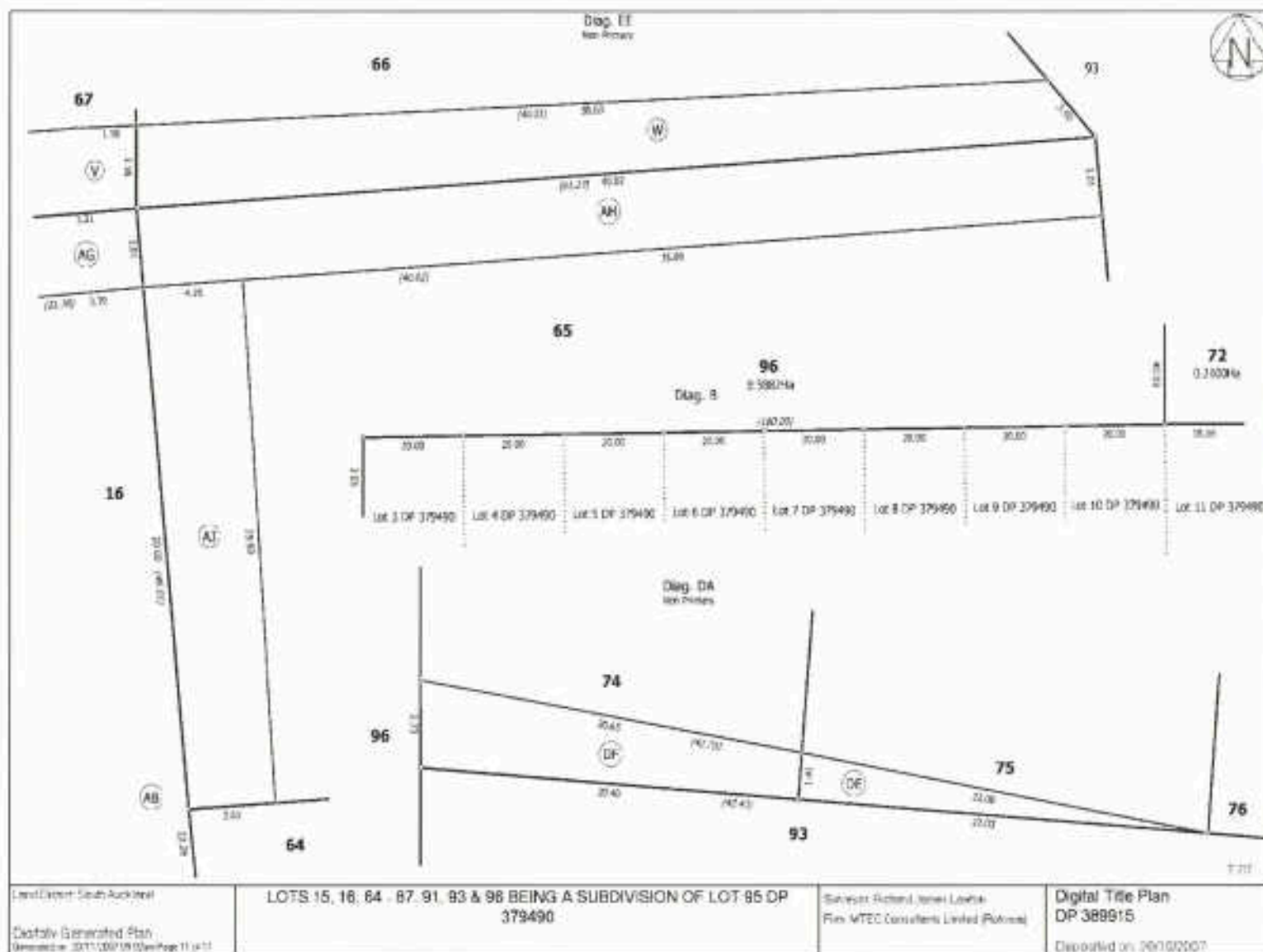












Land District: South Auckland

LOTS 15, 16, 64 - 87, 91, 93 & 96 BEING A SUBDIVISION OF LOT 85 DP 379490

Surveyor: Richard James Lusk
Firm: MTEC Consultants Limited (Private)Digital Title Plan
DP 389915

Deposited on: 2003/02/07

Digitally Generated Plan
Generated on: 2011/02/19 (Page 11 of 11)

BC ONLY

No 80240

COUNCIL
COPYROTORUA
LAKES COUNCIL

GeyserView Parcel Report

Legal Description: Lot 70 DP 389915



Parcel Information

Parcel is highlighted.

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

Ozone Parcel ID	PFile	Full Address and Parcel Name
8581/193 (SURVEYED)	P32229	16 OAKLAND PLACE, NGONGOTAHA (LOT 70 DP 389915)
Title(s) 360697		

Valuation Number: 07064*015*50*

Capital Value: \$163,000.00

Land Value: \$163,000.00

Improvements: No improvements listed

Legal Desc: LOT 70 DP 389915

Area (ha): 0.1143

Address: 16 OAKLAND PLACE

Record Title: 360697

0 refuse charge(s)

0 sewer connection(s)

0 water connection(s)

1 parcel(s)

Comments:

PPS