



RRD002G1PO

Document Number: RDC-992837

Date Registered: 25/2/2020

**Building Consent Amendment
Circulation Checklist**

Ref: CP 22

Ver: 24

Issued: 21 April 2017

RDC - 546022

Page 1 of 4

Refuse to Grant BC77977**Dated: 17 FEB 2020****Kshan**

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	RBW	FENZ	SPECIALIST/TECH LEAD	1 ST INSP	HERITAGE NZ
R1	12	☐	☒	☐		B80	

 ALLOCATED BY
Raj T
BC ONLY
77977

BC Application No.

Property File No.

Owner:

Project Location:

Description of Work:

BC Circulation Record:

Hazard/Caution/Information (as noted on file)	Hard copy documents (attached) ☒					Electronic documents (in Trim) ☐	
geyserview - soft ground low landslide susceptible							
Discipline ✓	Review Date	Name	RFI ✓	Other Permissions or Advice ✓	Sign & date when review completed		
☒ Engineering	27/06	Adam H. G. G. G.	☒	☒	1/1/18		
☐ Pollution Control			☐	☐			
☒ Planning	3/7/18	Robert Cunningham	☐	☒	Robert Cunningham 3/7/18		
☐ Geothermal			☐	☐			
☐ Licensing			☐	☐			
☐ Sport and Rec			☐	☐			
☒ Building	10/7/18	I Reid	☒	☐	I Reid		

✓ "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					Date	

RECEIVED**19 JUN 2018**

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

400 see over page

Refuse to Grant BCT7877

Dated: 17 FEB 2020

Additional BA Conditions

401 a b 402

Important Endorsements

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

Compliance Schedule SS systems

403 a b c d f

403aa Specified Systems Performance and Certification

ss1	a	b	c	d	ss2	a	b	c	d
ss3/1	a	b			ss3/2				
ss3/3	a	b	c		ss4	a	b		
ss5	a	b	c		ss6	a	b		
ss7					ss8/1	a	b		
ss8/2	a	b			ss8/3	a	b		
ss9/1	a	b	c	d	ss9/2	a	b	c	d
ss10					ss11				
ss12	a	b			ss13/1	a	b		
ss13/2	a	b			ss13/3	a	b		
ss14/1					ss14/2				
ss15/1	a	b	c		ss15/2				
ss15/3					ss15/4				
ss15/5					ss16				

f

Attachments

404 a b c d e f

Restricted Building Work

405 rbw car roo bri ext f

Restricted Building Work – Owner Builder

406 rbw1 fou1 car1 roo1 bri1 ext1 f

Other Information:

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

FREE TEXT



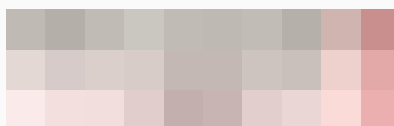
Inspection and Fees Calculation Sheet

PROCESSING		TIME TAKEN (Quantity)	TOTALS in Dollars
Processing hours including vetting			\$ 925.00
Processing Fees Paid			\$ 925.00 pd
SUB TOTAL			\$ -
Further information		1	\$ 185.00
TOTAL PROCESSING CHARGE			\$ 185.00

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		
ab Retaining Walls	2-3		
b Subfloor Bracing & Fixing	2		
c Pre-floor P&D	2		
ca Pre-floor P&D including Siting (rib-raft)	3	1	4
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		
j Precast Concrete Work	2		
k Pre Plaster	3		
l Solar water heater	2		
m Preline Building	3	1	4
n Preline P&D	2		2
o Wet Areas/Tanking/Basements	2	1	2
p Postline (Addition – New Dwelling)	0.5 – 0.75	1	3
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		
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		# 9	# 31
1	Total number of ¼ hour increments x \$46.25 = (Inspection cost)		\$ 1433.75
2	Building officer desk top review (allow 5 min each inspection dwellings/commercial)	# of inspections x \$15.00	\$ 135.00
3	LBP Process (allow 15 min / LBP Category)	# of LBP Cat. x \$46.25	\$ 138.75
4	Travel (total travel time one way only, calculate by using Google maps for RLC)	# of inspections x \$3.00 x 15 =	\$ 405.00
5	CCC Assessment (not required for Garages, carports and minor works)		\$ 92.50
6	Other		\$
TOTAL INSPECTION CHARGE (Tally sub totals for boxes 1 to 6)			\$ 2205.00
Record three # figures above on summary sheet & circle "Completed" to the right when done			Completed

19 February 2020

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

Dear Sir/Madam

APPLICATION NO.: 77977
LOCATION: 16 OAKLAND PLACE NGONGOTAHA
PROJECT: NEW DWELLING

Having considered your building consent application for the above address Council advises that in accordance with Section 50 of the Building Act 2004 your application is refused.

The reason this decision was made is that a new building consent application is required as a result of new FFL's post 2018 floods. BC80240 has since been lodged, and granted to replace this consent.

Should you not agree with this decision you are entitled to apply for a determination under Section 177(b) of the Building Act 2004. A determination is a binding decision made by the Ministry of Business Innovation and Employment and further information can be found on their web site (<http://www.dbh.govt.nz/>).

A refund of processing fees of \$1,810.00 will be credited to your bank account in due course.

Yours faithfully

Darrell Holder
Manager, Building Services

Darrell Holder

From: Darrell Holder
Sent: Monday, 20 August 2018 11:43 a.m.
To: 'Mark Bishop'
Subject: RE: 16 Oaklands
Attachments: 2018-07-30 Peter Blackwood-16 Oakland Place Ngongotaha for RLC.PDF

Morning Mark,

I have attached the report from Regional Council and note that the flood level is 287.3m RL and for a concrete floor, the expectation is that the FFL (concrete) would be 100 mm above this or in the case of a suspended floor, 25 mm above this to underside of the floor joists.

I recommend that you talk to the design engineers prior to the re-design simply to understand the implications of any addition weight and discuss any potential build-up of the site itself surrounding the dwelling.

Regards

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

From: Mark Bishop [<mailto:mark@bishoparch.co.nz>]
Sent: Monday, 20 August 2018 9:20 a.m.
To: Darrell Holder
Subject: 16 Oaklands

Hi Darrell

Thanks for meeting on Friday and clarifying our position in western road.

Are you able to confirm for me the required FFL for 16 Oaklands?

We are looking to redraw it with the poly fill solution that you suggested and then referring it onto Michael O'Brien and Richard at T&T.

Kind Regards
Mark



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

Click [here](#) to report this email as spam.

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

+1210mm
ORIGINAL DESIGN
FFL 286.250

287.46 (287.36 + 100mm)
▽ FFL
FREE B
CONCRETE FLOOR

CL GROUND 285.945



Israel Reid

From: Israel Reid
Sent: Monday, 13 August 2018 4:15 p.m.
To: 'Nanette'
Subject: RE: 16 Oaklands place BC77977
Attachments: 2018-07-30 Peter Blackwood-16 Oakland Place Ngongotaha for RLC.PDF

Good afternoon Nannett

Please see attached from report in regards to FFL

If you would like to have a meeting with us and your designer to talk about what this means for your client we are happy to meet with you.

Thanks Izzy

Israel Reid *Building Consent Assessor, Building Services*
P: [07 351 8076](tel:073518076) | E: israel.reid@rotorualc.nz | W: rotorualakescouncil.nz

From: Nanette [<mailto:n.gourlay@xtra.co.nz>]
Sent: Monday, 13 August 2018 1:29 p.m.
To: Israel Reid
Subject: Re: 16 Oaklands place BC77977

Hi Israel

When this email was sent out we replied that we would place building consent on hold until Bay of Plenty Regional Council had undertaken work regarding flood levels which was to be completed approximately 8 – 10 working days from date of first email. Can you advise how we are progressing with this and where the consent for this property sits.

Regards

Nanette Gourlay

From: [Israel Reid](mailto:israel.reid@rotorualc.nz)
Sent: Monday, July 23, 2018 1:36 PM
To: <mailto:jobs@markbishop.co.nz>
Cc: <mailto:n.gourlay@xtra.co.nz>
Subject: 16 Oaklands place BC77977

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

- Rotorua lakes council is unable to provide you with a finished floor level however we understand that the Bay of Plenty Regional Council is undertaking some additional modeling on the flood levels and this will be completed in 8-10 working days.

If you choose to use this information it will require you to voluntarily place your building consent on hold until such information is available.

Or

- Approach suitable qualified professional and provide us with a calculation showing the 1% AEP flood levels including freeboard for (estimate imprecision/uncertainty and debris blockage etc.) and climate change.

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.

Regards
Israel Reid



Israel Reid *Building Consent Assessor, Building Services*

P: 07 351 8076

E: israel.reid@rotorualc.nz | W: rotorualakescouncil.nz

A: 1061 Haupapa St, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046, New Zealand

ROTORUA
LAKES COUNCIL

This message has been scanned for malware by Websense. www.websense.com

Click [here](#) to report this email as spam.

To: jobs@markbishop.co.nz
Cc: n.gourlay@xtra.co.nz
Subject: 16 Oaklands place BC77977

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Or

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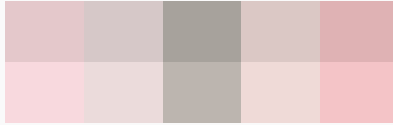
Amended/updated plans that were originally signed by the Design Engineer must be resigned prior to submission to Council.

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Regards
Israel Reid

I Reid



Israel Reid *Building Consent Assessor, Building Services*

P: 07 351 8076

E: israel.reid@rotorualc.nz | W: rotorualakescouncil.nz

A: 1061 Haupapa St, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046, New Zealand

ROTORUA
LAKES COUNCIL



P32229



JOB – GH84

Request for Further Information on Building Consent Application

- Architectural services

Building Consent Number: 77977

Project Location: 16 Oaklands Place, Ngongotaha

Question	Sheet	Description
1		We are waiting on direction regards FFL from council
2	01	Sediment control added to site plan
3	11, 12	Thermakraft Black specified with supporting info attached
4	07, 23	Bracing cales amended with additional bracing added where required.
5	04, 05, 11, 12	Confirm brick veneer to be clay brick. Notes added to Elevations and Sections
6	spec	Attached manufactures specification in addition to sheet 22
7	18	Vermin proofing cap noted on sheet 18
8	08	Directions added to roof plan
9		We have reviewed the discharge of the valley gutters above the Entry. We believe downpipe location provide sufficient protection against water overflowing and causing damage to the building or injury or illness.

Please let us know if there are any issues relating to this additional submitted information. When contacting MBA please reference the Job# at the bottom right hand corner of the plans and the initials of the draftsman (drawn).

Kind Regards

Mark Bishop Architecture Limited

jobs@markbishop.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.

Received

20 JUL 2018

Su.

Rotorua District Council
Customer Centre

Memorandum

ROTORUA
LAKES COUNCIL

Date:	10 SEPTEMBER 2018		
File No:	63-05-026\13	Doc No:	RDC-859091
To:	JASON WARD		
From:	STAVROS MICHAEL, GENERAL MANAGER INFRASTRUCTURE		
Subject:	PIONEER SUBDIVISION – FLOOD LEVEL		

Background

The Pioneer subdivision area was flooded in part during a severe storm event that exceeded the 1% AEP on the 29th of April 2018. Subsequently to the event, building consents have been lodged for new dwellings in both Oakland Place and Pioneer Road. The Rotorua Lakes Council has sought advice from the Bay of Plenty Regional Council on the new flood level that should be used when designing and consenting new building consents in this area and taking into consideration updated data from the April 2018 event and related effects.

- We note that advice has been received from the Bay of Plenty Regional Council and relating to two new building consent applications. The advice uses the actual flood levels recorded 29 April 2018 and calibrates those levels to recognise that the event was in exceedance of the 1% AEP.
- We note that the new recommended flood levels provided by the BOPRC have been carefully considered and include also a provision of 300 mm for climate change and a further 500 mm for estimated imprecision and phenomena not explicitly included in the calculation.
- We anticipate that the current work undertaken by the independent Ngongotaha Flood Review Panel will very likely arrive at recommendations relating to the management of the Ngongotaha Stream and the nearby stormwater system. In totality it is expected that recommendations will incorporate a more proactive total network management regime and are likely to recommend additional flood protection systems to reduce the residual flooding risk in the area.
- Based on these expected outcomes it is reasonable to relax the recommended flood levels by 200 mm taking into consideration a more robust flood risk management regime.
- It is important to note that there is no guarantee that any new dwellings will not be affected by flooding and consent holders must be advised accordingly. It is possible that flood levels may be superseded by more up to date information.



Stavros Michael
General Manager Infrastructure

Meeting / Enquiry Record

Ref: QF 04
V 04
Issued: 12 June 2012
Doc No: IT-639931
1 of 2

Date:	MEETING (tick as applicable)	ENQUIRY
14/8/18		✓
BC. No. 77977	P. No. 3 2229	Ref.
Subject: 16 Oakland Place		
Persons Present:	Contact details: Ph/email	Organisation
Phone call		
Nanette Gowdoy		} Agents
Dean Gowdoy		
Discussion / Notes/ Comments:		
Spoke to mainly Dean Gowdoy about flood levels & explained that for a concrete floor that we would accept a 100mm height above the flood level from BORC.		
If you went to a timber floor - the u/s of joist needed to be above flood level.		
17/8/18		
Meeting with		
Nan Gowdoy } Builder		
Dean Gowdoy } Designer		
Mark Bishop - Designer		
Wafa Dire		
Charlie Sepuena } RLC		
Darrell Holdo }		
Meeting held at RLC - without prejudice to discuss options / concerns.		
From a Council perspective - we will rely on advice from BORC re flood level.		
Concern raised about the knock on effect from certain houses being 1 - 1.2m above		

Outcome / Actions:

neighbouring houses.
Discussed that whole sites couldn't be filled due to ground conditions so under slab fill was also constrained & some engineering solution is necessary (poly pad as an example).
Discussed having a lower level to garage floor with durable walls & upper floor above flood level.
Designer & builder to discuss options with owner.

11/9/18 Re memo from CM Infrastructure, RDC 859091

DH called M Bishop & explained that RLC was accepting of a flood level 200mm lower than that of the BCRC. Mark Bishop indicated that the owner was prepared to wait for the outcome of the flood review committee / panel before finalising design. MB also indicated that they were still waiting for engineering on the increased floor height.

17/2/20 BC 80240 lodged & granted for replacement design as a result of the 2013 floods & requirement for a higher FRL.

As a result - this BC will not proceed.
Therefore in accordance with section 50 of the Building Act this BC 77977 was refused.

Supporting Documentation supplied (record no of pages and content)

Darrell Holder
Manager
Building Services

Signature:

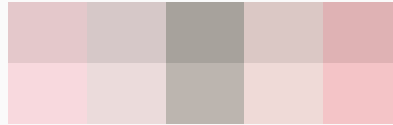
D Holder

Date:

17/2/20

11 July 2018
RDC-839270

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: 77977 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 contact council for minimum floor levels in light of the recent April floods.
2. Provide sediment control plan.
Sediment control fence detailed on sheet 01
3. Specify type of DPM to be used and provide spec.
Thermoseal Black 250 micron spec attached
4. In the Bracing calcs the cladding weight is specified as light please amend too heavy to reflect the use of Brick veneer. *Heavy cladding noted on sheet 2-3*
5. Provide control joints for brick veneer or specify clay bricks on the plans.
Clay bricks specified for sheets 4, 5, 11, 12
6. Provide waterproofing membrane installation for wet area tiled shower.
Hydrotone WPM spec provided
7. Provide vermin proofing for hot water safe tray discharge.
Vermin proofing caps provided
8. Provide direction arrows for spouting to confirm area loadings for down pipes.
Direction - various

9. Confirm consideration of double valley discharging into a small area of guttering by front door to comply with NZBC E1

*See attached RFI letter from BA
Review considered and appears sufficient*

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



Israel Reid
Building Consent Assessor, Building Services

Domestic Dwelling Processing Checklist

Ref: CP 03

Ver: 11

Issued: 26 Jan 2017

RDC-197984

Page 1 of 8

Processor Name:		I Reid		Building Consent No.		77977	
Building Act				Comments/ reason for decision			
1	PIM issued? (subject to conditions)	P	F	N/A	Not applied for - consent review form checked		
2	Sec 36 - Has a Development Contribution Notice been attached to the PIM?	P	F	N/A	Not required for RLC		
3	Section 37 notice issued?	P	F	N/A	No Sec 37 - consent review form checked		
4	Sec 39 - Are there any issues associated with Historic Places Trust?	P	F	N/A	Not an historic place list		
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	N/A	No waiver Form 2 checked		
6	Sec 72 - Is land subject to natural hazards? (Erosion, Falling Debris, Inundation, Subsidence, Slipage) Sign off by TL/ MBS, condition BC, notify appropriate authority for lodgement on title.	P	F	N/A	No Sec 72 CAVS indicate - Soft Ground		
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	N/A	1 lot only		
8	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	Design LBP - Mark Bishop		
9	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	Cat 1 Build LBP working within competency		
10	Sec 84 - LBP's nominated for construction phase (complete "Restricted Building Work Record" form)	P	F	N/A	nominated		
12	Sec 113 - Specified intended life? Condition BC, create information notice.	P	F	N/A	50+ years		
11	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		
13	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	No commercial on seller		
14	Site plan mirrors that of C.T. and location of existing building similar to G.V?	P	F	N/A	site plan matches C.T		
15	If this is an alteration, have records been checked to reconcile proposal against existing?	P	F	N/A	New Dwelling		
Specification				Comments/ reason for decision			
16	Job specific specification	P	F	N/A	Specimens job specific		

Ground Works / Siting / Site Preparation B1,B2,E2					Comments/ reason for decision
17	Distances to boundaries & other buildings on the site	P	F	N/A	3.4m to nearest boundary
18	Special features of land or ground conditions (Engineer Design, modified site, pre load effects, compaction certificate endorsement)?	P	F	N/A	Older Gravel recovered in advanced R/L R/L foundation
19	Is wind zone correctly specified for the site?	P	F	N/A	High wind confirmed
20	Contours on site plan	P	F	N/A	Contours provided - flat site
21	Silt/ SW runoff mitigated to adjacent property	P	F	N/A	Provide sediment control plan
Footings/ Foundation/ Piles B1,B2,E2					Comments/ reason for decision
22	Footings size, depth in ground (pile or in situ-concrete)	P	F	N/A	SED advanced R/L R/L - 400x305
23	Reinforcing size and cover	P	F	N/A	5X HD12 perimeter R/L's
24	Foundations relevant to cladding type, no of storey's	P	F	N/A	Relevant to single level, heavy wall - light roof
25	Load paths (point load from roof structure)	P	F	N/A	No point loads - loadings detailed
26	Masonry block work	P	F	N/A	No masonry block work
27	Tanking to foundation walls, drainage (internal/ external)	P	F	N/A	No tanking
28	Sub floor bracing calculations	P	F	N/A	SED R/L R/L
29	Pile connection details	P	F	N/A	" "
30	Timber pile size, grade & treatment	P	F	N/A	" "
31	Up lift for verandah posts (calculations for volume of footing)	P	F	N/A	No verandah posts
Bearers B1,B2					Comments/ reason for decision
32	Bearer size, spans, grade, spacing, treatment specified?	P	F	N/A	No timber sub floor
Floor Joists B1,B2					Comments/ reason for decision
33	Joist grade, treatment, size, spacing	P	F	N/A	No timber sub floor
34	Lateral support, blocking & midspan-blocking	P	F	N/A	"
35	Load paths been considered?	P	F	N/A	"
36	Has direction of services been considered?	P	F	N/A	"
37	Are non-load bearing walls (with or without bracing elements) adequately supported?	P	F	N/A	"
38	Double joists provided under load bearing walls	P	F	N/A	"
39	Cantilever joist grade, sizes & spans	P	F	N/A	"
40	Stringer/ trimmer size, grade & fixing	P	F	N/A	"
Flooring B1,B2					Comments/ reason for decision
41	Flooring thickness and clearance to ground	P	F	N/A	"
Subfloor spaces B1,B2,H1					Comments/ reason for decision
42	Ventilation	P	F	N/A	No timber sub floor
43	Access and crawl space	P	F	N/A	" "
Concrete floor B1,B2,E2					Comments/ reason for decision
44	Floor height above finished ground level	P	F	N/A	minimum FFL above finished 150mm 200mm in pad
45	Hard fill detailed (< 600 mm in depth)	P	F	N/A	SED R/L R/L
46	DPM detail	P	F	N/A	Specify DPM + provide perimeter strip
47	Slab thickness & thickenings	P	F	N/A	400x220 Hiding detail, 85mm slabs
48	Reinforcing and its support	P	F	N/A	SED 2 mesh on 40mm rock cheng

49	Shrinkage Control Joints	P	F	N/A	SEED R/L R/L
Wall Framing B1,B2					Comments/ reason for decision
50	Bottom plate fixings	P	F	N/A	M12 Galv bolts @ 900d
51	Framing treatment/ grade	P	F	N/A	H1.2 S68
52	Framing setout appropriate for the cladding system?	P	F	N/A	appropriate for brick veneer + weatherboards
53	Stud height, size & spacing in relation to wind zone correct?	P	F	N/A	2.9 stud @ 600d so high wind ok
54	Top plate, lintel fixings / connections for uplift	P	F	N/A	type B top plate fixings detailed lintels comply with NZS 3604 - all design I
55	Top plate for load bearing/ bracing (diaphragm ceiling)	P	F	N/A	90x45 + 140x35 No diaphragm ceiling
56	Lintel size & grade	P	F	N/A	NZS 3604 compliant Design I - Codes provided
57	Nogs behind apron flashing, up stand to deck.	P	F	N/A	No decks
Bracing/Walls/Ceiling B1,B2					Comments/ reason for decision
58	Wall bracing elements & fixings identified & detailed (Are wall bracing elements clear of showers?)	P	F	N/A	Bracing, corner bracing + detailed out clear of shower
59	Wall bracing schedule, calculations & distribution	P	F	N/A	Back cladding weight
60	Dragon ties/ diaphragm ceiling	P	F	N/A	No dragon ties / diaphragm ceiling
Roof Bracing B1,					Comments/ reason for decision
61	Bracing (space, plane or ceiling plane)	P	F	N/A	Hip + Valley design + 2x steel strap roof purlin bracing ties
Roof Framing B1,B2					Comments/ reason for decision
62	Buildable truss layout/ design statement	P	F	N/A	Multiple truss design provided - High and
63	Have load paths been correctly addressed?	P	F	N/A	Load paths to external walls and external floorings
64	Ceiling joist & runner spacing, size, span, grade,	P	F	N/A	No ceiling joists
65	Beam, spans & sizes (hip, valley, ridge, verandah)	P	F	N/A	No beams
66	Treatment of structural members	P	F	N/A	H1.2
67	Do rafter spacing, spans, size & grade,	P	F	N/A	No rafters
68	Purlin spacing's, span, size, grade,	P	F	N/A	45x95 timber battens 770d
69	Roof framing fixings (truss, purlin beams, rafters etc)	P	F	N/A	truss CT 200 batten type A specified - High wind
70	Ceiling batten spacing, span, size	P	F	N/A	70x35 battens @ 600d - 13mm G/L
Roof Cladding E2,E1,E2					Comments/ reason for decision
71	Roof type, profile and pitch	P	F	N/A	25° Gabled Metal tile roofing
72	Roofing underlay (spreaders over concrete tiled roof, requirement for anti ponding bds <17")	P	F	N/A	Thermacel 215
73	Have details & flashings been provided for the hips, ridges, valleys, aprons & barges?	P	F	N/A	Ridge + Valley details E2 compliant Barge detailed
74	Stop end details	P	F	N/A	upturn on tiles on Ridge detailed
75	Roof penetrations	P	F	N/A	EPDM detail supplied
76	Internal metal gutter capacity & overflow	P	F	N/A	No internal metal gutters
77	Durability (differing materials are compatible, coatings applicable for corrosion zone)	P	F	N/A	Compatible coatings - Style System

Membrane Roofs/Gutters B1,B2,E1,E2					Comments/ reason for decision
78	Membrane type and pitch	P	F	N/A	No membrane roofs
79	Substrate thickness & treatment	P	F	N/A	"
80	Ventilation to structural cavity/ plenum	P	F	N/A	"
81	Gutter capacity & overflow	P	F	N/A	"
Exterior Cladding B2,E2					Comments/ reason for decision
82	Risk matrix assessed	P	F	N/A	Risk score of 3 assessed
83	Type of cladding/ claddings	P	F	N/A	Brick veneer + H2.2 timber board back up high boards
84	Building wrap specified appropriate & compatible with cladding (air barrier) Refer E2, Table 2.3.	P	F	N/A	Taken building industry
85	Construction details for the drained cavity system	P	F	N/A	Stained 50mm brick cavity 20mm H2.1 weatherboard cavity bottom
86	Have drainage paths been considered?	P	F	N/A	Water - site - cavity - flashing Back flashing at joints Keep holes every 2nd parapet - never has been
87	Flashing details provided for window & door openings (inc Cill flashing to doors/full length windows)	P	F	N/A	E2 compliant flashings detailed Stained brick details
88	Internal and external corner details are provided	P	F	N/A	Internal corner detailed E2 compliant
89	Junctions between differing claddings are detailed	P	F	N/A	400 seal below H2.2 timber board capped joints
90	Have parapets/enclosed deck barrier junctions/flashings been detailed?	P	F	N/A	No parapets
91	Construction/movement/shrinkage joints been detailed relevant to cladding	P	F	N/A	Stained 1 side side joints
92	Wall/soffit junctions	P	F	N/A	See gap for bricks in soffit Board made for side water board
93	Brick ties, lintels & shelf angle size and treatment	P	F	N/A	Brick ties of 600d horizontal 400d vertical
94	Are all fixings relevant for bracing & or corrosion zone?	P	F	N/A	No corrosion Hinge to anchor zone
95	Timber profiles have appropriate weather grooves	P	F	N/A	Timber profiles have weather grooves
96	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
Enclosed decks B2,E1,E2					Comments/ reason for decision
97	Timber treatment, grade, size span & spacing (2 kpa)	P	F	N/A	No enclosed decks
98	Substrate and falls	P	F	N/A	"
99	Threshold/ upstand details	P	F	N/A	"
100	Stormwater drainage & overflow relief	P	F	N/A	"
101	Membrane/ tanking type and traffic protection	P	F	N/A	"
102	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
103	Kitchen facilities (sink, cooker, refrigeration, benches)	P	F	N/A	G3 compliant kitchen - sink, fridge, oven - back space
104	Laundry facilities	P	F	N/A	G2 compliant kitchen in garage area
105	Impervious finishes to walls/ floors	P	F	N/A	Paint finish G3 compliant to walls, tiles to floor
106	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. 110.3.1))	P	F	N/A	No wet area timber floor

107	Shower type (tiled or proprietary cubicle) <i>If tiled shower, have construction details been provided for the tiling substrate and waterproofing membrane.</i>	☒ P	☒ F	N/A	Tiled shower WPA spec
108	Has provision been made to contain accidental overflow damage to adjoining household units? <i>If multi-unit dwelling, Refer E3, section 2.0 'Overflow'.</i>	☒ P	☒ F	N/A	No adjoining units
Ventilation G4					Comments/ reason for decision
109	Passive/ natural ventilation (5% of floor area)	☒ P	☒ F	N/A	Glazing > 5% of floor area
110	Mechanical ventilation (ducted to exterior)	☒ P	☒ F	N/A	Mechanical ventilation ducted to exterior
Natural Light G7					Comments/ reason for decision
111	Awareness of the outside (10% of floor area for habitable spaces only)	☒ P	☒ F	N/A	Habitable space - glazing is > 10% of floor area
Insulation B2,H1					Comments/ reason for decision
112	Insulation walls (<30% glazing, solid construction)	☒ P	☒ F	N/A	R 2.2 batts
113	Insulation ceiling (25mm air gap to skillion)	☒ P	☒ F	N/A	H 2.2 batts
114	Insulation floor (heated floors, enclosed perimeter)	☒ P	☒ F	N/A	1.6 half floor
115	Insulation glazing	☒ P	☒ F	N/A	Double Glazing
Glazing B2, F2					Comments/ reason for decision
116	Glazing (NZS 4223 Part 3, shower doors, doors and windows)	☒ P	☒ F	N/A	Glazing is comply with NZS 4223 noted
Water Supplies B2,G12					Comments/ reason for decision
117	Potable water	☒ P	☒ F	N/A	Council connection
118	Hot water heating design (all relevant valves, venting requirements, water temperature)	☒ P	☒ F	N/A	topping valve - valve vented space relief valve new room valve - security reserved Safe tag - drill on soak pit - water party
Sanitary Plumbing B2,G13					Comments/ reason for decision
119	Specific installation std noted	☒ P	☒ F	N/A	AS 3500
120	Waste pipe size / gradients	☒ P	☒ F	N/A	40, 50mm - 1:100, 65-1:100, 100mm 1:100
121	Waste pipe length / venting (stacks, multi fixtures to discharge pipe)	☒ P	☒ F	N/A	< 7.5m - 50mm TV
Sanitary Drainage B2,G13					Comments/ reason for decision
122	Correct lateral and depth to allow gravity feed	☒ P	☒ F	N/A	IL 284.1 FFL 296.25
123	Drainage pipe size / gradients	☒ P	☒ F	N/A	100mm 1:100
124	Drainage pipe length / ventilation	☒ P	☒ F	N/A	50mm TV
125	Overflow relief gully (ORG)	☒ P	☒ F	N/A	ORG - changed
126	Access/ inspection/ rodding points or chambers (entering or exiting under slab)	☒ P	☒ F	N/A	IS - IB detailed
Stormwater Drainage B2,E1,G13					Comments/ reason for decision
127	Gutter capacity / m ² of roof (refer to figure 15 E1/AS1) 10mm off set addressed?	☒ P	☒ F	N/A	Provide direction over to water loadings 10mm off set 125mm gutter round gully
128	Downpipes / m ² of roof	☒ P	☒ F	N/A	6 x 80mm DP'S conform pink load sheet
129	Are sump details provided (E1 surface water control for hardstand areas)?	☒ P	☒ F	N/A	type 1 sump drain to canal storm water
130	Approved lateral or soak hole size been specified for catchment? (50m of roof a soak hole - guidance - min 900dia x 1200mm deep or SED for poor draining areas).	☒ P	☒ F	N/A	Canal storm water connection

Effluent Disposal Systems B2,G13					Comments/ reason for decision
131	Has Regional Council approval been granted.	P	F	N/A	Council connection available
132	Specific design (in accordance with regional plan)	P	F	N/A	"
Internal or External Stairs/ Landings/ Handrails/ Barrier D1,F4					Comments/ reason for decision
133	Location of handrails (more than 2 risers)	P	F	N/A	No stairs/landings/handrails/barrier
134	Stair riser and going (tread)	P	F	N/A	"
135	Landing dimensions (400mm clearance in front of door opening onto the landing)	P	F	N/A	"
136	Barrier design (B1 assessment)	P	F	N/A	"
137	Slip resistance for external stair landing (0.4)	P	F	N/A	"
Electrical F7,G8,G9					Comments/ reason for decision
138	Electrical plan (optional) Smoke alarms (compulsory)	P	F	N/A	S/A within 3m of sleeping areas
Fire Safety C1-6					Comments/ reason for decision
139	- Means of Escape <25m DEOP or 60m TOP - Fire rated walls, floors - Bottom plate/stud fixing details - Cantilevered foundation/ slab detail	P	F	N/A	MOE < 25m DEOP
140	- 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	No boundary encroachment
AIRBORNE AND IMPACT SOUND G6					Comments/ reason for decision
141	Acceptable solution or specific design	P	F	N/A	No adjorg with of specific requirements Council review form attached

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

Alternative Solutions, ANARP, Section 112 – Reasons for Decisions and or other considerations

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Alternative Solutions, ANARP, Section 112 – Reasons for Decisions 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 District Council:

- ☐ A written statement
- ☒ Header with 'Producer Statement'
- ☒ Who is issuing the Producer Statement (suitably qualified and author of Producer Statement) *Willem Tober*
- ☐ 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)? *David Lou*
- ☐ The product name and specifications for application of product used (where applicable)
- ☐ What parts/clauses of the Building Code the work relates to *B1*
- ☐ Full legal description of the site where the work will be undertaken *lot 70 OP 389915*
- ☒ Clearly identifying what part of the building consent work is covered by the Producer Statement *Structural design survey*
- ☒ Provide the sum of Professional Indemnity Insurance held *limited to the sum of \$200,000*
- ☐ The author's name and signature
- ☐ Qualifications *BE (Hons)*
- ☐ Address
- ☒ Registration Number *221906*
- ☒ Membership of Professional Organisation *CPEng*
- ☒ Date the Producer Statement was produced, *22/5/18*

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 | ☐ Name and signature |
| ☐ Product name | ☐ Registration/license number (where applicable) |
| ☐ Address of relevant property (where applicable) | ☐ Address of author |
| ☐ Description of application (where applicable) | |
| ☐ Date | |

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

CP Eng working with retired field - current

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).

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

N/A

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.

Engineering *(Only complete where an RFI is necessary to seek clarification or where design alterations are required affecting the proposed building work)*

Processor, Adam Henderson-Genefaas assessed application on 27/06/2018

1: Additional information required: BC 77977

Yes ☐

The following information is sought in support of the building consent applications.

Contact the applicant directly where the impact of a request will likely result in significant additional work such as a requirement for a geotechnical assessment or some other intervention that will not easily be obtained or take time to provide.

Please provide:

1. ~~Infrastructure is in discussion with planning with regard to the April flood and the required minimum floor levels. We cannot approve any buildings in this area until Council has confirmed this requirement. See below.~~

2. The recommended 1% Annual Exceedance Probability flood level is 287.36 m RL (Moturiki vertical 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.

NZS 4404 recommends that the level of the building platform or the level of the underside of the floor joists or the underside of the concrete slab shall be at or above the 1% AEP flood levels (including freeboard for modeling inaccuracies and climate change) whichever is applicable.

**Sent by Email on 9/12/18 to Bishop Architecture
The Ngongotaha Flood Review Report is due to be made public early this week. Your client may want to see the report first.**

However the 1% AEP flood level advised by the BOPRC is

unlikely to change. The foundation design will need to be revised to achieve the minimum 1% AEP floor level. Suspended floor or a specifically designed waffle slab may be explored but a site survey of ground levels will be required before exploring options. Our Technical Advisor from Tonkin & Taylor Richard Phillips provided a concept design for a double pods waffle slab for a new dwelling at 5 Pioneer Road which is currently under construction. The suitability of this design for 16 Oakland will depend on the site levels. Mark knows Richard and I can facilitate contact with Richard if you wish.

Wafa Dine

2: Advice Note: (Include in building consent document)

Yes ☒

To be completed sparingly when information is relevant to project such as the need to construct a compliant crossing, RCAR etc.

Producer Statement

PS4 required for the subgrade inspection by the Geotech Engineer.

PS4 required for the specific engineered foundation construction.

Minimum Floor Level

Survey of floor level required to ensure above the minimum FFL.

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.

New water 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 Urban Water Supply administered by Council. However this section is not presently connected to this supply so an application form attached is required for approval to have a new connection installed. Note all costs are payable by the applicant.

Urban Residential RD 13 Standards

The vehicle crossing shall comply with, and if necessary be upgraded to, Council's RD13 standards (attached). Note: If the vehicle crossing requires upgrading, a Corridor Access Request is required to be completed. Either go online to the website www.beforeudig.co.nz or complete the attached form and return to Engineering Services for approval prior to the commencement of works on the crossing. Processing will take a maximum of 15 working days and is free of charge. Plans showing the location of the works will also be required.

Footpath Damage

For protection of Council's assets such as Footpath, Kerb, Carriageway, Street Trees or mowed berm, please control all delivery vehicles to the site. Use existing vehicle entrance or construct a temporary formed entranceway.

2: Assessment considerations: (this is for internal use only and will not be included in building consent document, however will be available for public viewing)

~~FFL of 286.25 shown on plans OK.~~

Obrien Geotech includes hardfill capillary break, 2 layer damp proof, light weight pumice fill. Plans have been reviewed.

Raftmix concrete

Wilton design foundation. TC2 type 200kpa, shear key piles, PS1 provided.

Wastewater and stormwater connections existing.

New water connection required.

Adam HG.

Contacted *Click here to enter person's name* to explain by phone on *Click to enter date* followed up with *Click to enter communication type* that is saved in the property file under *Click to enter a location*

Please record any further interaction with the applicant in RED BELOW THE ORIGINAL INPUT where they have provided further information or clarification as a result of your initial assessment.



Form 2
 14 JUN 2018
 Rotorua District Council
 Customer Centre

Application No/BC:
 Property ID#:

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

Sec _____ Block _____

Building name: _____ Valuation No: _____

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

Number of levels: [Above & belowground] _____

Level/Unit No: _____ Floor area: 222m² (sq m) [indicate area affected by the building work] Current, lawfully established, use: SH Detached Dwelling Year First Constructed: 2018 [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

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: 027 623 3288 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] _____

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, Mark Lam request that you issue one of the following [for the building work described in this application]:

Signature: [Signature] Date: 04.06.2018

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 as the owner of the property, authorise Gourlay Homes to act as my agent.

Signature: [Signature] Date: 04.06.2018

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 brick with metal tile roofing. Concrete slab.

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):

\$ 310,000 (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

B. 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: **Bishop Architecture**Address: **PO Box 908 Rotorua**Email: **jobs@bishoparch.co.nz**Telephone: _____ LBP No: **113995**License Class: **DESIGN****ENGINEER:**

Name: _____

Address: _____

Email: _____

Telephone: _____ Reg No: _____

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: _____

9. PROJECT INFORMATION MEMORANDUM [Do not fill in this section if the application is for a building consent only]

The following matters are involved in the project: *[Tick the matters relevant to the project]*

- ☐ Subdivision
 - ☐ Alterations to land contours (e.g. digging out the site for a building platform)
 - ☐ New or altered connections to public utilities (e.g. Council sewer, stormwater or water mains)
 - ☐ New or altered locations and/or external dimensions of buildings
 - ☐ New or altered access for vehicles
 - ☐ Building work over or adjacent to any road or public place
 - ☐ Disposal of stormwater and wastewater
 - ☐ Building work over any existing drains or sewers or in close proximity to wells or water mains
 - ☐ Other matters known to the applicant that may require authorisations from the Territorial Authority: (Specify)

The following plans and specifications are attached to this application:

A graph of a linear function on a coordinate plane. The line passes through the points (0, 2) and (1, 0). The equation of the line is $y = -2x + 2$.

Building Code Clause <i>Tick relevant clauses</i>	Acceptable Solution & NZS 4121 Accessible Design	Verification Method	Alternative Solution [Supporting documents listed below]	Waiver/ Modification [Supporting documents listed below]	Proposed Inspections
☒ B1 Structure	☐ AS1/NZS1170 ☒ B1/AS1 ☒ NZS3604 ☐ NZS4121 ☐ Other	☐ B1/VM1 ☐ Other	☐	☐	☒ Council ☐ Engineer ☐ Other (Specify):
☒ B2 Durability	☒ B2/AS1	☐ B2/VM1	☐	☐	☒ Council ☐ Engineer ☐ Other (Specify):
☒ C1 & Protection from Fire	☒ C/AS2 ☐ C/AS2 ☐ C/AS3 ☐ C/AS4 ☐ C/AS5 ☐ C/AS6 ☐ C/AS7 ☐ C/VM1	☐ C/VM1 ☐ C/VM2	☐	☐	☒ Council ☐ Engineer ☐ Other (Specify):
☒ D1 Access routes	☒ D1/AS1 ☐ NZS 4121		☐	☐	☒ Council ☐ Engineer ☐ Other (Specify):
☐ D2 Mechanical installation for access	☐ D2/AS1 ☐ D2/AS2 ☐ D2/AS3 ☐ NZS 4121		☐	☐	☐ Engineer ☐ Other (Specify):
☒ E1 Surface water	☒ E1/AS1 ☐ AS3500	☐ E1/VM1	☐	☐	☒ Council ☐ Other (Specify):
☒ E2 External moisture	☒ E2/AS1 ☐ E2/AS2 ☐ SED ☐ E2/AS3	☐ E2/VM1	☐	☒	☒ Council ☐ Other (Specify):
☒ E3 Internal moisture	☒ E3/AS1 ☐ Other		☐	☐	☒ Council ☐ Other (Specify):
☐ F1 Hazardous agents on site	☐ F1/AS1	☐ F1/VM1	☐	☐	☐ Council ☐ Other (Specify):
☒ F2 Hazardous building materials	☒ F2/AS1		☐	☐	☒ Council ☐ Other (Specify):
☐ F3 Hazardous substances and processes	☐ F3/AS1	☐ F3/VM1	☐	☐	☐ Council ☐ Other (Specify):
☒ F4 Safety from falling	☒ F4/AS1		☐	☐	☒ Council ☐ Other (Specify):
☒ F5 Construction and demolition hazards	☒ F5/AS1		☐	☐	☒ Council ☐ Other (Specify):
☐ F6 Visibility in escape routes	☐ F6/AS1		☐	☐	☐ Council ☐ Other (Specify):
☒ F7 Warning systems	☒ F7/AS1		☐	☐	☒ Council ☐ Engineer ☐ Other (Specify):

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

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

Supporting documentation attached as follows (please list):

11. COMPLIANCE SCHEDULE

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

Purpose group [select all relevant]

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

Applicant to complete																												
There 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.]	<table border="1"> <thead> <tr> <th>COUNCIL</th> <th>Existing</th> <th>New</th> <th>Altered</th> <th>Added</th> <th>Removed</th> <th>Inspection performance standards</th> <th>Maintenance performance standards</th> <th>Reporting frequency</th> </tr> </thead> <tbody> <tr> <td colspan="9">Specified Systems Prescribed by Building Act 2004 Compliance Schedule Handbook 25 May 2007</td> </tr> <tr> <td>Ss16 Cable cars:</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> </tr> </tbody> </table>	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:	☐	☐	☐	☐	☐	☐	☐	☐
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] A3 plans x 2 copies
A4 specification x 2 copies

☒ Memoranda from licensed building practitioner(s) who carried out or supervised any design work that is restricted building work

☐ Project Information Memorandum

☐ Development contribution notice

☐ Certificate attached to Project Information Memorandum

☐ National Environmental Standard Checklist

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

COUNCIL USE ONLY

ESTIMATED TOTAL VALUE OF WORK

\$ 310,000.00 GST inclusive Project floor area 222m² m²

FEE PAYABLE

Project Information Memorandum \$ 65.00
 Building Administration \$ 270.00
 Technical Processing fee \$ 925.00
 Inspection fee \$ _____
 Certificate of Title \$ _____
 Other \$ _____
LODGEMENT FEE \$ 1810.00 (12)
 Technical Processing fee \$ 135.00
 Inspection fee \$ 22.05.00
 Industry Levy (DBH) \$ 623.10
 Industry Levy (BRANZ) \$ 710.00
 BCA Levy \$ _____
 Rural ID # \$ _____
 Compliance Schedule \$ _____
 Specified Systems \$ _____
 Vehicle Crossing \$ _____
 Street Damage \$ _____
 Water Connection \$ _____
 Sewer Connection \$ _____
 Peer Review \$ _____
 NZFS \$ _____
 Development Contribution \$ _____
 _____ \$ _____
 _____ \$ _____
TOTAL BALANCE PAYABLE \$ _____

Lodgement deposit \$ 1810.00
 Date paid 19 Jun 18
 Receipt No. 2018-391204
 Consent fee balance \$ _____
 Date paid _____
 Receipt No. _____

Lat 12

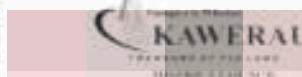
Darrell Holder
 Manager
 Building Services

Refuse to issue in accordance with section 50 of the Building Act as BC 80240 now superseded by this BC.
 New BC required as a result of new FFC's post 2018 floods.

Reasonable to fully refund all fees paid for this application - Agreed by manager - Planning & Development
 J. Stedde

Refund \$1810.00 17/2/20
 Please complete

Forward any refunds or further invoices to:



Building Consent Application Checklist RESIDENTIAL

Address: 16 Oaklands Place Ngongotaha

Date Vetted: 22/6/18

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.

● 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	Spec	Form 2A Certificate of Design Work	Yes	No	N/A
☒ Yes	N/A		All drawings must meet the minimum requirements of the technical drawings standard AS/NZS1100. Index provided for plans and specifications	Yes	No	N/A
Yes	☒ N/A		Are you applying for owner/builder exemption? If yes, the appropriate documentation including Form 2b is to be supplied	Yes	No	N/A
☒ Yes	N/A		All documents including photocopies must be legible	Yes	No	N/A
☒ Yes	N/A		All plans are to be titled and dated (or version number)	Yes	No	N/A
			Legal Documentation Required			
Yes	N/A	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		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		Natural hazard assessment report where applicable (erosion, falling debris, subsidence, inundation, slippage)	Yes	No	N/A

Comments – Council Use Only

Mark Bishop exempt from vetting under RLC register

R THOMSON
22/6/18

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	Spec	Engineered plans or Architectural plans with engineer's details to be signed, dated and stamped	Yes	No	N/A
☒ Yes	N/A	Spec	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		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		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		Sediment control plan	Yes	No	N/A
Yes	N/A		If building under or near transmission and or power lines, please show transmission plan area or location of power lines	Yes	No	N/A
☒ Section NA			Retaining Walls/Site Works	☐ Section Accepted		
Yes	N/A		Site Plan indicating position and height of retaining walls, other buildings and drainage points to an approved outfall	Yes	No	N/A
☒ Yes	N/A		Elevations showing original ground level, cut and fill	Yes	No	N/A
☒ Yes	N/A		Engineering design information where required	Yes	No	N/A
Yes	N/A		Has safety from falling and loadings from barrier been considered?	Yes	No	N/A
Yes	N/A		Cross sections/details (cut, fill, height of retained ground, waterproof membrane and drainage) and height of wall indicated	Yes	No	N/A
Yes	N/A		Show cuts battered to a safe angle	Yes	No	N/A
Comments – Council Use Only						

Customer Use Circle as appropriate		Doc ref./ page #	Structure	Council Use		
☐ Section NA			Foundation Plan	☐ Section Accepted		
☒ Yes	N/A	S0-S3	Foundation details	Yes	No	N/A
☒ Yes	N/A		For timber floors and decks, show the location of piles, pile type, sub-floor bracing calculations, foundation perimeter walls and internal piling system where applicable	Yes	No	N/A
☒ Yes	N/A	06, 13, S02	Concrete floor details provided	Yes	No	N/A
☒ Yes	N/A	S01	Control joints/saw cuts indicated	Yes	No	N/A
☒ Yes	N/A		Bearer layout for floors and decks	Yes	No	N/A
☒ Yes	N/A		Access/ventilation to subfloor space	Yes	No	N/A
☐ Section NA			Floor Plan	☐ Section Accepted		
☒ Yes	N/A	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		Stairs, handrails and decking shown showing dimensions and details	Yes	No	N/A
☒ Yes	N/A	09	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	03, spec	Lintel sizes/beam sizes and proprietary system design	Yes	No	N/A
☐ Section NA			Framing Plan/ Bracing Plan	☐ Section Accepted		
☒ Yes	N/A	07, 20, 23	Bracing calculations/details – type and fixing	Yes	No	N/A
☒ Yes	N/A	11, 12	Framing plan including size, centers, grade and treatment of members	Yes	No	N/A
☒ Yes	N/A	18, 19	Bottom plate, top plate stud, lintel fixing details	Yes	No	N/A
☒ Yes	N/A		Upper storey floor design if applicable	Yes	No	N/A
☒ Yes	N/A		Floor joist layout for floors and decks	Yes	No	N/A
☐ Section NA			Roof Plan	☐ Section Accepted		
☒ Yes	N/A	08	Roof plan and roof bracing	Yes	No	N/A
☒ Yes	N/A	Spec	Truss types/roof framing layout and design statement	Yes	No	N/A
☒ Yes	N/A	11, 12, 17	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	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	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	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 NA				☐ Section Accepted		
☒ Yes	N/A	11, 12	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	21	Surface finishes to wet areas (walls and floor to laundry, kitchen and bathroom).	Yes	No	N/A
☒ Yes	N/A	11, 12	Location and type of insulation	Yes	No	N/A
☒ Yes	N/A	13 - 17	Details for all penetration in walls, roof (i.e. windows, doors, meter boards, skylights etc.)	Yes	No	N/A
☒ Yes	N/A	13 - 16	Cavity construction details where applicable	Yes	No	N/A
☐ Section NA			Plumbing and Drainage	☐ Section Accepted		
☒ Yes	N/A	02	All existing SEWERS, sewer connections and sewer drain locations and depth shown including Territorial Authority services	Yes	No	N/A
☒ Yes	N/A	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	02, 18	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	Spec	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:	Aaron Thomsen	Date:	4.06.18
Signature:		☐ Agent ☐ Owner ☒ Other:	Designer
Name to be on invoice:	Mark Bishop Architecture		
Payment Details:			

COUNCIL USE ONLY

Outcome of decisions – Council Use Only	Officer	Date	Time
☐ This application was not accepted for lodgment because documentation was incomplete			
☐ This application needs to be re-vetted			
☒ Documentation is now complete and the application is accepted for lodgment	Ray T	22/6/18	5ms
☐ Application will now proceed for compliance checking			

MAKE SURE EXIT FROM VETTING UNDER RLC Register

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



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

**COUNCIL
COPY**



R. W. Muir
Registrar-General
of Land

Search Copy

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

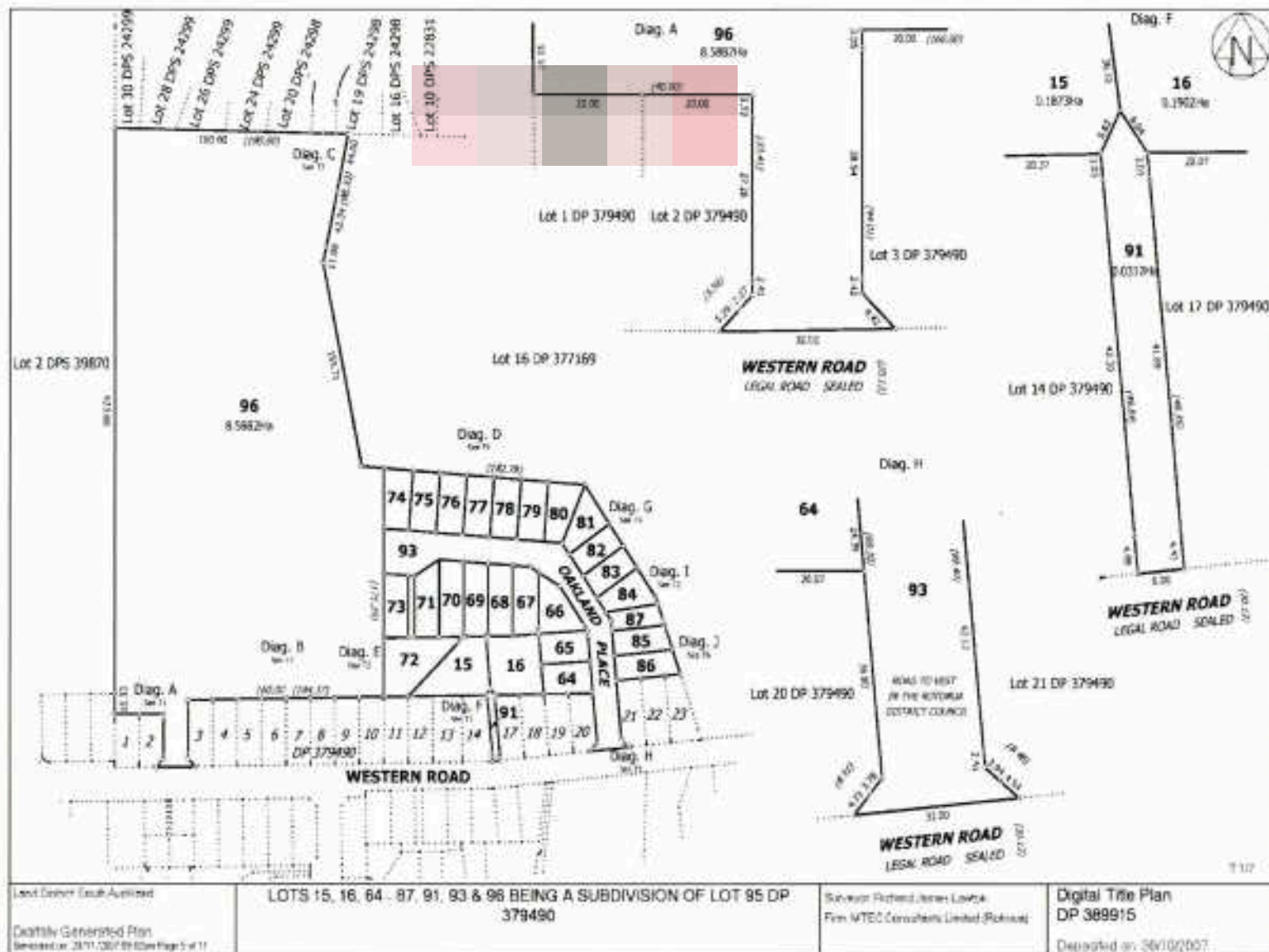
Prior References
318905

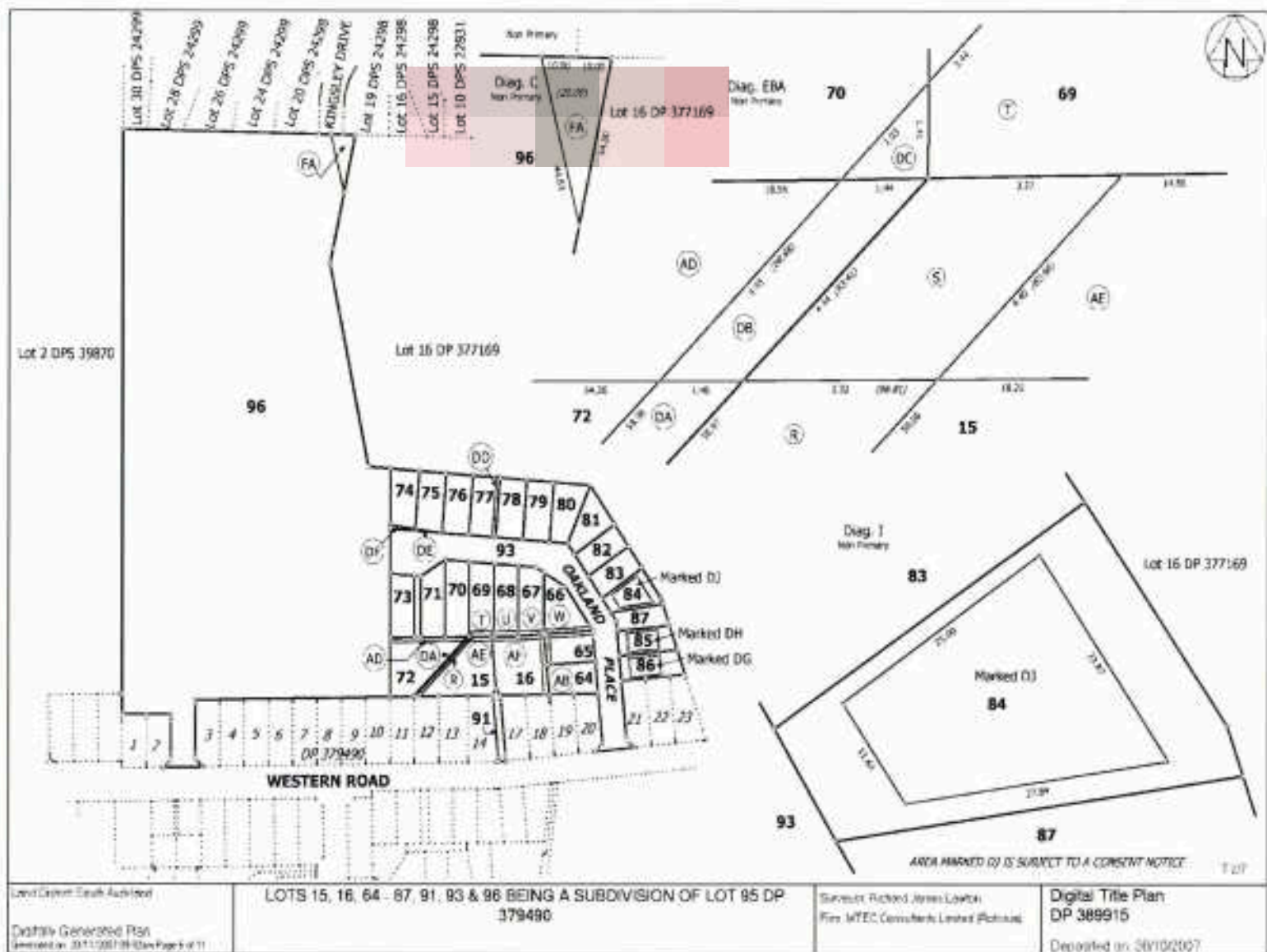
Estate Fee Simple
Area 1143 square metres more or less
Legal Description Lot 70 Deposited Plan 389915

Proprietors
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





Land Capital South Australia

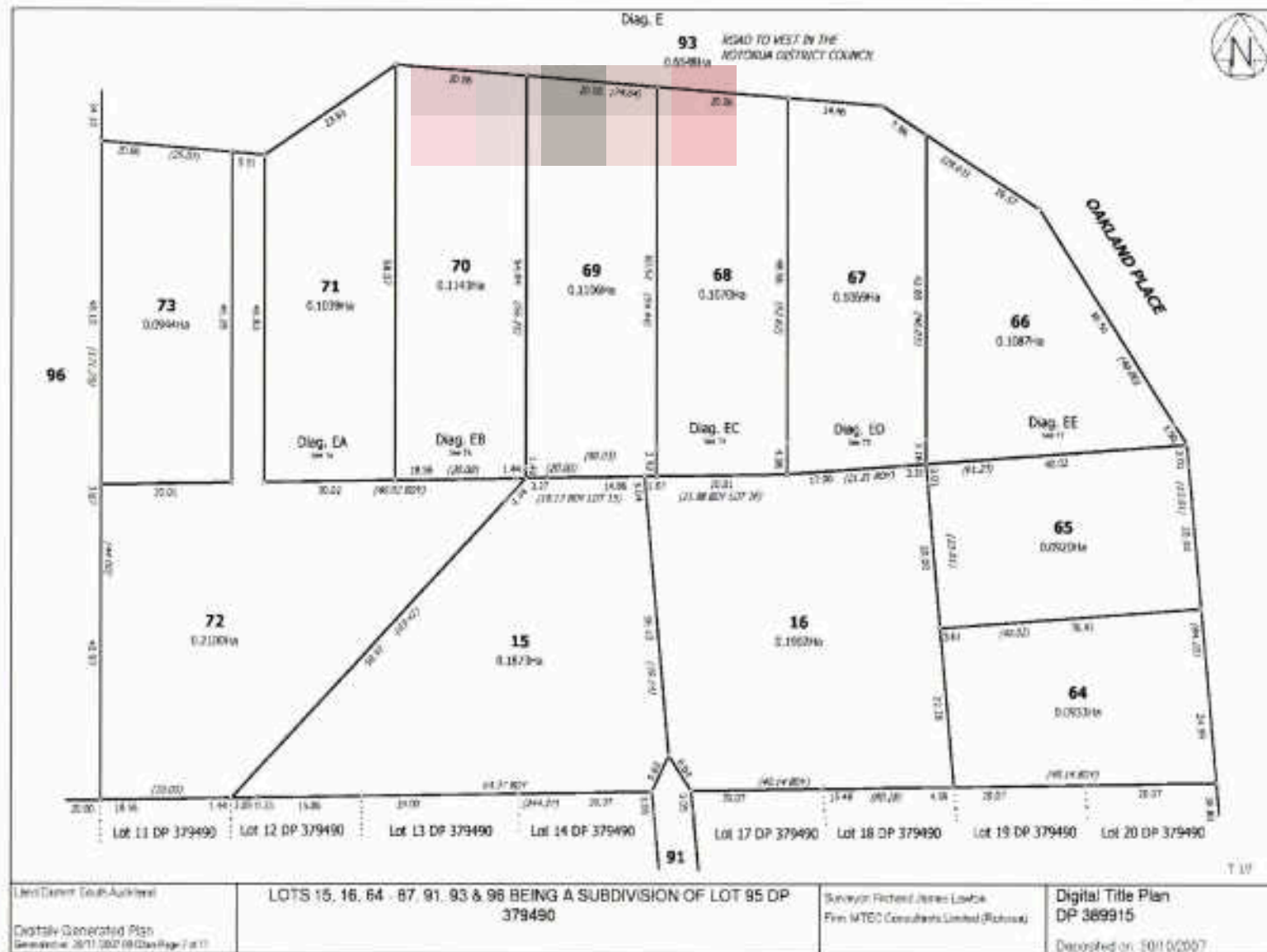
Digitally Generated Plan

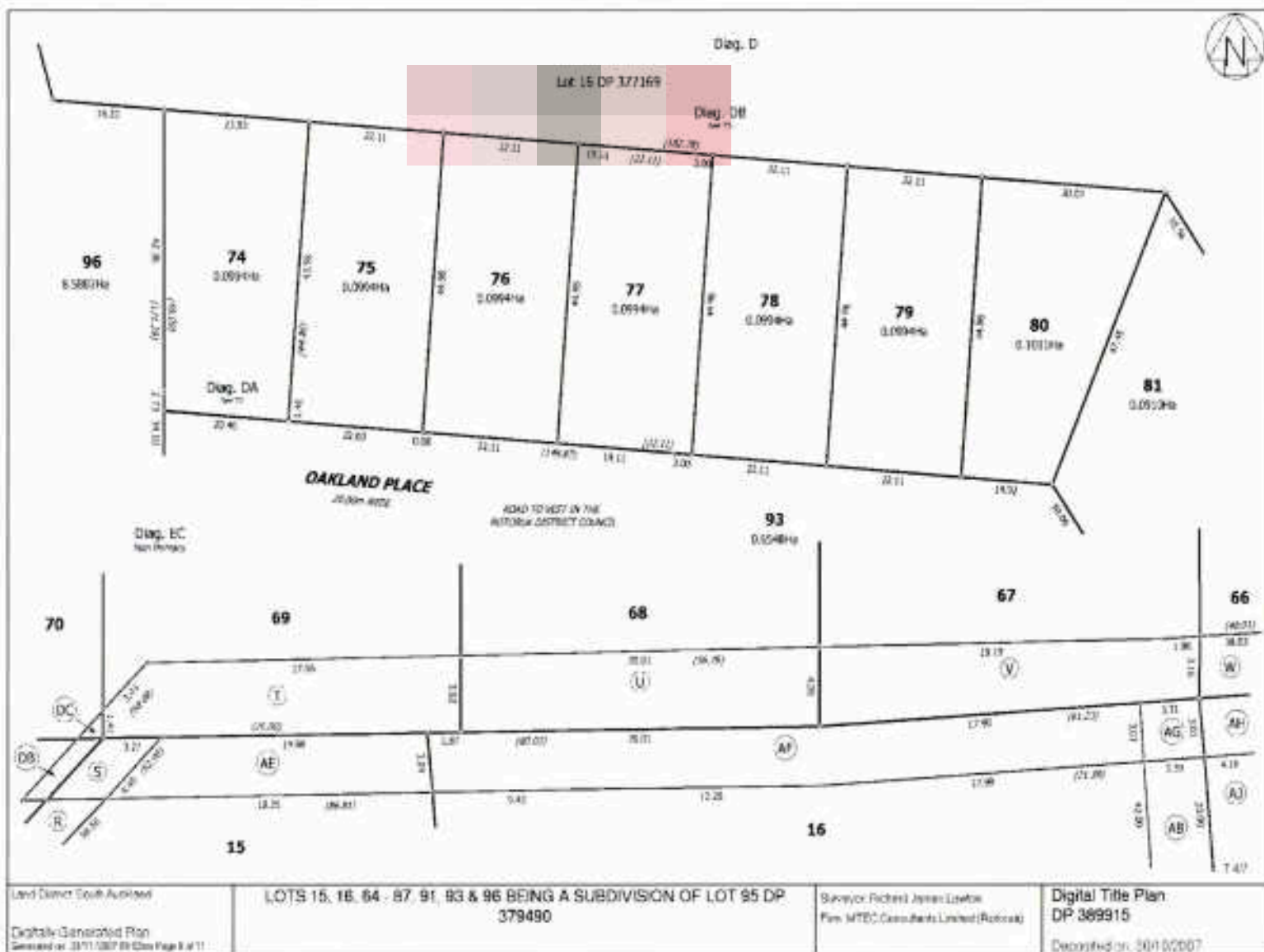
Generated on: 20/11/2007 10:45:00 Page 5 of 11

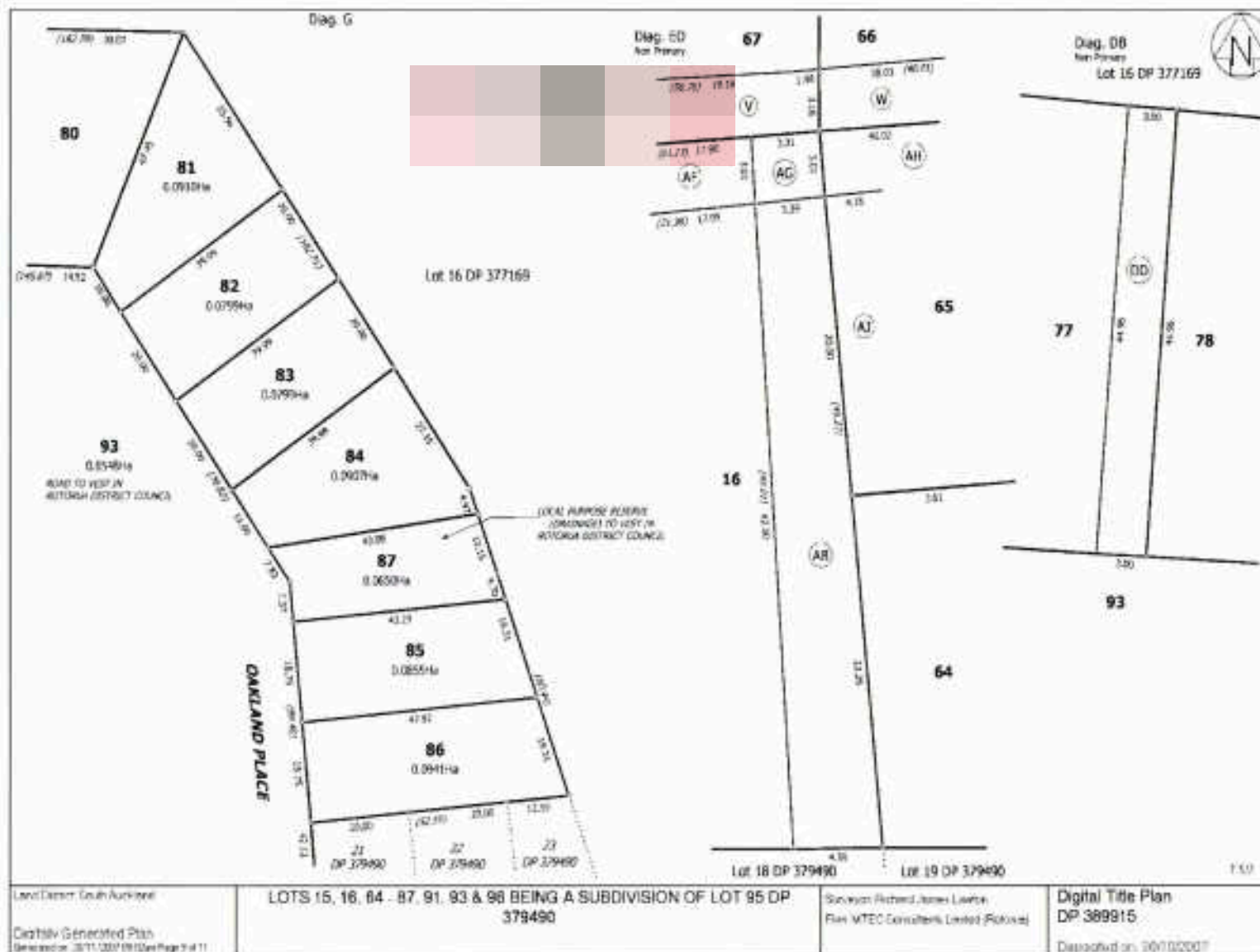
LOTS 15, 16, 64 - 67, 91, 93 & 96 BEING A SUBDIVISION OF LOT 85 DP 379490

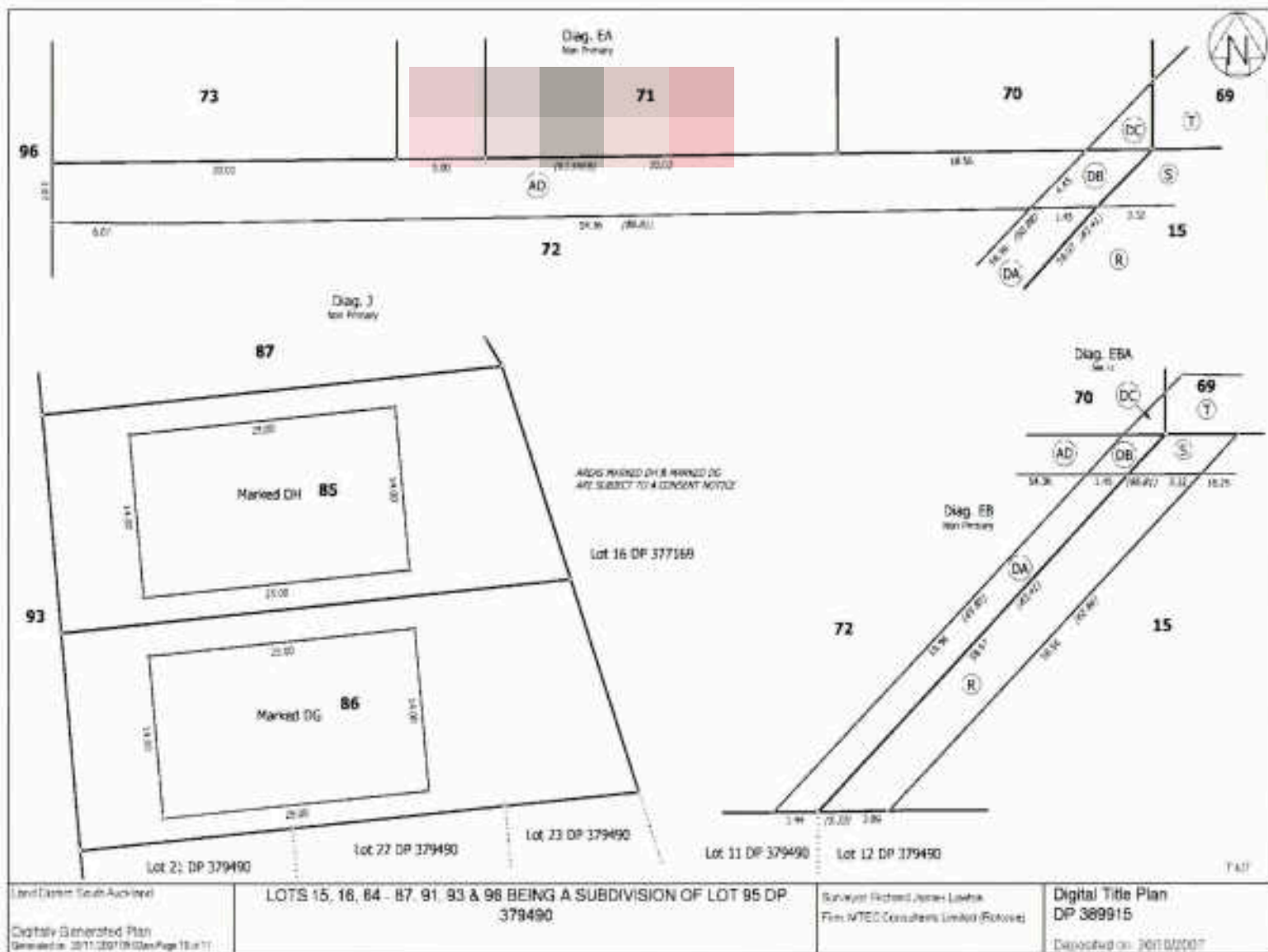
Surveyor Richard James Lawton
Firm: MTEC Consultants Limited (Pty) LtdDigital Title Plan
DP 389915

Deposited on: 20/10/2007









Land District South Auckland

Digitally Generated Plan

Generated on: 2011/02/19 02:00:11 Page 15 of 11

Surveyor Richard James Lushak
Firm MTEC Consultants Limited (Refused)



BC ONLY

77977

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

Cert Title: 360697

0 refuse charge(s)

0 sewer connection(s)

0 water connection(s)

1 parcel(s)

Comments:

Building Consent(s) Please note that there may be other building consents on the property file other than those listed here due to data capture issues.

Resource Consent(s) Please note that there may be other resource consents on the property file other than those listed here due to data capture issues.