

Building Consent Review Form

Add commentary where necessary and save content on completion of input.

BC Number: 77977

Planning <i>(Only complete where planning approval is required)</i>	
Processor, Nicole Marshall assessed application on 3/07/2018	
1: Planning consent is required for this project	Yes ☐
If yes why: <i>(this information will be transferred to the section 37 notice where planning consent is required)</i> Always contact the applicant and relay this information. <i>Right to drain water easement is not shown on site plan, however dwelling is located clear of easement.</i> <i>Karla Putt, Consultant Planner 3 July 2018</i>	
2: Clarification sought and noted: (do not Include in building consent document) Yes ☐	
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)	
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.

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.

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~~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.

Floor level changed as result of flood review. New level is 287.36m

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

Processor, [Click here to record your name](#) assessed application on [Click to enter date](#)

1: Additional information required: 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 major change to the drainage system that is not easily achievable without alterations to the building footprint etc.

Please provide:

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

To be completed sparingly when information is relevant to project such as the need to manage storm-water run-off from the site etc.

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Geothermal

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

Processor, [Click here to enter your name](#) assessed the application on [Click to enter date](#)

1: Additional information required:

Yes ☐

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

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Please provide:

2: Additional authority required:

Yes ☐

The following authorisation is necessary to undertake the proposed activity.

Contact the applicant directly where there is additional authority required.

Please provide:

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

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Please provide:

Health

Liquor

2: Additional authority required: Yes ☐

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Please provide:

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Liquor

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

Processor, [Click here to enter your name](#) assessed application on [Click to enter date](#)

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Please provide:

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