

GoGet Processing Summary Report

Consent No: 170165

Site Address: 52 Wainui Street

Description: Erect a garage measuring 10m x 10m x 4.965m

Checklist/Elements	Status	Notes	Processed By
PIM Internal Checklist - Building Officer	Pass		Derek Dykstra
Building Officer	Pass		DD
Slips on site	Pass	There are no records of slips on this site	DD
Flooding on site	Pass	There are no records of flooding on this site	DD
Erosion on site	Pass	There are no records of erosion on this site	DD
Falling debris on site	Pass	There are no records of falling debris on this site	DD
Subsidence on site	Pass	There are no records of subsidence on this site	DD
Wind zone	Pass	High	DD
Corrosion zone	Pass	Zone C	DD
Earthquake zone	Pass	Nominate earthquake zone 3 for the whole of the Rangitikei.	DD
Street number allocation	Pass	A street number has been allocated	DD
PIM Internal Checklist - Planning Officer	Pass		Katrina Gray
Planning Officer - General	Pass		KG
The site correlates to IntraMaps printout	Pass	The site plan provided is not the same as the Council records	KG
		Currently on 48 Wainui Street Valuation 1349001900	
		Should be on 52 Wainui Street Valuation 1349002100	
Certificate of title is correct	Pass		KG
Relevant easements	N/A	No relevant easements	KG
Zoning detail	Pass	Residential zone	KG
Compliance with the District Plan	Pass	Rule B1.5 Building Height B1.5-1 A building* (excluding network utilities*) must not exceed a height* of: a) Industrial Zone (excluding sites below): 16 metres b) Residential Zone: 8 metres c) All other Zones: 10 metres --> Complies - maximum height of 5 metres B2.1 Daylight Setback B2.1-1 Buildings, parts of buildings and structures (excluding chimneys, antennae and support structures of less than 8 metres height above ground level) must be contained within a recession plane starting 2 metres above the existing ground level at each site boundary and then projecting inwards at a 45 degree angle. --> No daylight setback shown on the plans. RFI. New plans provided and confirmed that daylight setback will be met. B2.2 Building Setback B2.2-1 Any building (excluding masts and poles of less than 8 metres height) must not be located closer than: a) 5 metres from any road boundary; b) 1 metre from any other site boundary, or 3m where the site adjoins any Commercial Zone or Industrial Zone boundary. Note accessory buildings are excluded from this rule; c) 3 metres from any boundary for that part of the façade of a dwelling containing a window to a habitable room;	KG

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		d) 10 metres from any state highway boundary, where the posted speed is 100km/h; and e) 30 metres of any existing plantation forestry activity.	
		--> Complies over 5 metres from the road. 1.8 metres from closest side boundaries.	
		B2.3 Maximum Building Coverage B2.3-1 The proportion of any site covered by buildings must not exceed 40%.	
		--> Complies - approx coverage of 20-25%.	
		B2.6 Outdoor Space B2.6-1 Each dwelling site must be provided with a private and exclusive outdoor area formed in the shape of a rectangle, with a minimum area of 55 square metres and a minimum width of 4.5 metres.	
		--> Complies - large enough site to meet this requirement.	
<u>Request for Further Information:</u>			
Request:		Please show compliance with daylight setback requirements.	KG
		B2.1 Daylight Setback B2.1-1 Buildings*, parts of buildings* and structures^ (excluding chimneys, antennae and support structures^ of less than 8 metres height* above ground level) must be contained within a recession plane starting 2 metres above the existing ground level* at each site boundary* and then projecting inwards at a 45 degree angle.	
		<i>Response: New plans provided an confirmation about daylight setback.</i>	KG
Flood/natural hazard zone	Pass	Natural Hazard Area 1 and 2 (Tsunami). Over whole of site.	KG
		A Section 73 Certificate will need to be issued as a condition of consent - if Tsunami counts as a natural hazard under section 71 of the building act. My reading of this section is that Tsunami is not included.	
Building Act	Pass		Derek Dykstra
General - residential and commercial	Pass		DD
Sec 31	Pass	If no PIM has been requested a Building Consent Internal checklist is to be completed.	DD
Processing Sign Off	Pass		Derek Dykstra
General	Pass		DD
Information received	Pass	All information has been received	DD
GoGet tasks completed	Pass	All processing checklists completed or marked N/A All documentation required records in Documentation All required inspections recorded	DD
Producer statements/certificates	Pass	All producer statements/certificates recorded in Documentation, eg water proofing certificate for water proofing membrane	DD
Grant Building Consent	Pass	All documentation meets the requirements of the Building Act and required Building Codes OK to grant the consent	DD
B1 - Structure	Pass		Derek Dykstra
Verification method	Pass		DD
Structural risk assessment	Pass	The building work contains SED. The engineering has been assessed against structural policy, and given the scope of the engineering and the evidence provided, the risk is not considered to be high enough to require structural review.	DD

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Engineer	Pass	The engineer is working within their scope. The PS1 identifies the engineer, their CPEng number is: 181283	DD
Scope	Pass	The scope of the engineering is: 12 m span portal building	DD
Structural proprietary systems	Pass	The building work contains SED. The following elements are proprietary systems, and compliance with B1 requirements has been ascertained by manufacturer's tables / producer statements.	DD
B2 - Durability	Pass		Derek Dykstra
B2 prompts	Pass		DD
Material compatibility	Pass	Adjoining materials are compatible.	DD
Concrete and concrete masonry	Pass	Concrete strength and cover is appropriate for the exposure zone. 20 MPa	DD
Steel fixings and fastenings	Pass	Steel fixings are specified where required to meet durability requirements.	DD
Engineered elements	Pass	The durability aspects of all of the elements designed by the client's structural engineer have been satisfactorily checked for compliance to B2 in respect to B1 structure.	DD
E1 - Surface Water	Pass		Derek Dykstra
Acceptable solution	Pass		DD
Scope	Pass	The site is within the area, location, and site history requirements of E1/AS1.	DD
Floor level	Pass		DD
Minimum finished floor level	Pass	The slab and/or suspended timber floor is: at least 100mm above surrounding ground, and;	DD
Roof catchment	Pass		DD
Downpipes	Pass	The downpipe size is adequate given the roof pitch and plan area of the roof catchment area.	DD
Gutters	Pass	Gutters have an adequate cross sectional area given the rainfall intensity, plan area of the roof catchment area, and the pitch of the roof.	DD
E2 - External Moisture	Pass		Derek Dykstra
Acceptable solution	Pass		DD
Scope	Pass	The building work is within the scope of E2.	DD
Roof cladding	Pass		DD
General	Pass	Gutters and downpipes are adequately sized, and where necessary, to calculations as laid out in E1/AS1. The maintenance requirements of the cladding to meet the durability requirements of B2 have been considered for the specific details, constraints, and construction of this building work. Construction moisture will be able to be adequately dissipated without damaging building elements. This will include inspections testing moisture content levels to ensure they do not exceed allowable levels.	DD
Profiled metal	Pass	The pitch of the profiled metal roof is appropriate given the type of the metal profile. Details, including flashing sizes and material compatibility are appropriate for the ridge, barge, eave, apron, and roof/wall junctions given the type of the metal profile.	DD
Wall cladding	Pass		DD
General	Pass	The maintenance requirements of the cladding to meet the durability requirements of B2 have been considered for the specific details, constraints, and	DD

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		construction of this building work. Construction moisture will be able to be adequately dissipated without damaging building elements. This will include inspections testing moisture content levels to ensure they do not exceed allowable levels.	
Profile metal wall cladding	Pass	The vertical profile metal wall cladding is direct fixed The bottom of the profile metal wall cladding has adequate clearance to paved and unpaved surfaces. External and internal corners are detailed, with the correct flashings shown given the junction type and wind zone.	DD
F5 - Site safety	Pass		Derek Dykstra
F5 prompts	Pass		DD
Consent addendum	Pass	Compliance with F5 Site Safety is to be noted in the consent addendum.	DD