TechnologyOne ECM Document Summary
Printed On 18-Jun-2026

Class	Description	Doc Set Id / Note Id	Version	Date
PUBLIC	BC74720 - Request for further information	3008458	2	09-Aug-2023
PUBLIC	BC74720 - Code compliance certificate	3067056	1	18-Aug-2016
PUBLIC	BC74720 - Plans - Superseded	3026783	1	12-May-2016
PUBLIC	BC74720 - Plans	3026782	1	12-May-2016
PUBLIC	BC74720 - Specification	3026781	1	12-May-2016
PUBLIC	BC74720 - Issue of consent	3026779	1	12-May-2016
PUBLIC	BC3172 - Garage	617629	1	03-Jun-2010
PUBLIC	BC4536 - Caravan port	617627	1	03-Jun-2010
PUBLIC	BCF041017 - Replace fire	617626	1	03-Jun-2010
PUBLIC	BC6689 - Drainage to sewer	617625	1	03-Jun-2010
PUBLIC	BC15784 - Alter laundry and internal alterations	617624	1	03-Jun-2010
PUBLIC	BC26630 - Garage	617623	1	03-Jun-2010
PUBLIC	RC6614 - Garage within side buffers	615394	2	01-Jun-2010

14/03/2016
RDC-618354

STEPHENS, MR MURRAY LANCE
13 PEGASUS DRIVE
SUNNYBROOK
ROTORUA 3015

Dear Sir or Madam:

Request for Further Information on PIM / BC Application.

Building Consent Number: 74720 P03568
Project Location: 43 HIGH STREET, GLENHOLME
Project Description: BATHROOM ALTERATION

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 Confirm support for load bearing walls/studs under ceiling beam to show compliance with *NZS3604:2011 section 6.3.2.*

2 With removal of internal wall show that existing ceiling joist comply with *NZS 3604:2011 table 10.3* or if necessary supported as *NZS 3604:* 2011 section 10.2.1.7.

3 Confirm impervious wall finish to bath room walls.

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

Byne Calder
Building Consent Solutions Advisor

16 August 2016

JONES, MRS MARION KAY
43 HIGH STREET
GLENHOLME
ROTORUA 3010

RRD0024QWD

Document Number: RDC-659409

Date Registered: 18/8/2016

File Ref: P03568
Building Consent No: 74720

Dear Madam,

CODE COMPLIANCE CERTIFICATE
BUILDING CONSENT NO: 74720

Please find attached your copy of the Code Compliance Certificate that has been issued in relation to the above building consent.

This is an important document and should be retained by you as it specifies the work carried out under the Consent has been completed, and meets the requirements of the Building Code supporting documents.

If in future you should desire to sell your property, your solicitor may ask you to produce this Certificate to prove that your building complies with the Building Code to the extent required by the above Building Consent. A copy is also placed on your property file.

Yours faithfully

Karen Shand
Business Support Advisor
Consent Solutions

Encl.

ROTORUA LAKES COUNCIL
Te kaunihera o ngā roto o Rotorua

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

Code Compliance Certificate: 74720
Section 95, Building Act 2004

Issued: 16 AUG 2016

The Building

Property ID:	P03568
Street Address:	43 HIGH STREET, GLENHOLME
Valuation number:	06520 588 00
Legal Description:	Lot 7 DPS781
Intended Use:	DWELLING (DETACHED)
Description of Work:	BATHROOM ALTERATION

The Owner

Name & Address of Owner: JONES, MRS MARION KAY
43 HIGH STREET
GLENHOLME
ROTORUA 3010

First point of contact for communications with Council's Building Consent Authority:
Rotorua District Council, Private Bag 3029, Rotorua 3046,
Phone: 07 348 4199 Fax: 07 346 3143 Email: info@rotorualc.nz.

Building Work

Building Consent no:	74720
Issued by:	Rotorua District Council (Operating as the Rotorua Lakes Council)

Code Compliance

The Building Consent Authority named above is satisfied, on reasonable grounds, that –

- The building work complies with the building consent.

Signed for and on behalf of the Council:

Name: Karen Shand

Position: Business Support Advisor, Consent Solutions.

Signed:

Date: 16 August 2016

Document Set ID: 3067056
Version: 1, Version Date: 18/08/2016

P: +64 7 348 4199 | F: +64 7 346 3143 | E: info@rotorualc.nz | W: rotorualakescouncil.nz

Rotorua Lakes Council is the operating name of Rotorua District Council.

ROTORUA LAKES COUNCIL	**Minor Works Code Compliance Certificate Assessment Checklist**	Ref: CCC 02
		Ver: 2
		Issued: 1 Jul 2013
		RDC-361147
		Page 1 of 1

Only minor work remodel bathroom with tiled shower.

To be used for minor works; categories 1Ai, 1Aii & 1Biii

BC No.: 74720 **Date:** 12-8-16

Address: 43 High st

P = Pass, F = Fail, N/A = Not Applicable – Circle appropriate box

No	Item				Comments / Reasons for Decision
1	Work complies with the approved BC documentation (sect 94(1))	P	F	N/A	As per BC.
2	All the required inspections have been completed	P	F	N/A	All done
3	Check sheets are complete	P	F	N/A	Completed
4	Instruction sheets/ NTF complied with	P	F	N/A	Complete
5	BC conditions have been complied with	P	F	N/A	Complies
6	PIM requirements have been complied with	P	F	N/A	BC only
7	All documents have BC number on them	P	F	N/A	Yes
8	Energy work certificate has been provided (if required) (section 94(3))	P	F	N/A	Supplied
9	Any amendments/ as builts have been issued and whether documentation associated with these have been properly completed.	P	F	N/A	NIL
10	Photographs of elevations/ other	P	F	N/A	NIL tiled shower
11	Plumbing statements	P	F	N/A	
12	Roofing SOC	P	F	N/A	
13	Drainage Plan	P	F	N/A	
14	Solid Fuel Heater SOC	P	F	N/A	
15	Form 6 completed	P	F	N/A	Completed
16	Outstanding fees	P	F	N/A	nil
17	Other? Possible Bond Refund?	P	F	N/A	Form 6A + tanking SOC

Site Development Form to be sent with CCC	YES	NO	Modification / Waiver applies	YES	NO
CCC Assessment (If F request info below)	P	F	As Built / Supplied Plans in Poly	~~YES~~	NO

All building work is completed in accordance with the building consent and information and documentation is present and correct. A Code Compliance Certificate can be issued providing all outstanding additional fees and/or development contribution has been paid (Building Officer)

Name: I Lamb Signature:

Date Received *On site inspection date received (this is the date when the clock starts)*	**Date Suspended** *Date when information requested from owner, or when invoice sent for extra inspection fees or development contribution (this is the date when the clock stops)*	**Date Responded** *Date when information received from owner, or invoice is paid (this is the date when the clock re-starts)*	**Date Approved by BO** *Date approved by delegated Office*	**Date Refused to Issue by TL or MBS** *Date refused to issue by delegated Office*
4-8-16	4-8-16	12-8-16	12-8-16	

Business Support Advisor to complete (**P=** copies sent for filing with Building Consent documents) *If not applicable circle* **N/A**

Copy of code compliance certificate	P	N/A	Copy of letter refusing to issue CCC	P	N/A
Copy certificate cover letter	P	N/A	Bond refund	P	N/A
All information collated and sent to records	P	N/A	Other (note):	P	N/A

Name: K Shand Signature: Date CCC Issued by AAB: 16-8-16

Document Set ID: 3067056
Version: 1, Version Date: 18/08/2016

LAKES COAST CLUSTER GROUP

WHAKATĀNE District Council

South Waikato District Council

ROTORUA LAKES COUNCIL

GREAT LAKE TAUPŌ Taupō District Council

Opotiki District Council Strong Community Strong Future

Taonga o te Whenua KAWERAU TREASURE OF THE LAND DISTRICT COUNCIL

Western Bay of Plenty District Council

Tauranga City

Form 6 APPLICATION FOR CODE COMPLIANCE CERTIFICATE Section 92, Building Act 2004

THE BUILDING CONSENT

DO ONLY
№ 74720

Building consent number: _____

Issued by [*name of building consent authority that granted building consent*]: Rotorua Lakes Council

THE OWNER

Name of owner [*include preferred form of address, eg, Mr, Miss, Dr, if an individual*]:

As per CONSENT

Contact person [*if the applicant is not an individual*]: _____

Mailing address: _____

Street address/registered office: _____

Phone number: Landline: _____ Mobile: _____

Daytime: _____ After hours: _____

Facsimile number: _____

Email address: _____ Website [if applicable]: _____

The following evidence of ownership is attached to this application [*copy of certificate of title, lease, agreement for sale and purchase, or other document showing full name of legal owner(s) of the building*]:

_____

AGENT

[*Only complete this section if the application is being made on behalf of the owner*]

Name of agent: _____

Contact person [*if the agent is not an individual*]: _____

Mailing address: _____

Street address/registered office: _____

Phone number: Landline: _____ Mobile: _____

Daytime: _____ After hours: _____

Facsimile number: _____

Email address: _____ Website [*if applicable*]: _____

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

First point of contact for communications with the council/building consent authority [*state full name, mailing address, phone number(s), facsimile number(s), and email address(es). Contact details must be in New Zealand*]:

APPLICATION

All building work to be carried out under the above building consent was completed on [*insert date*]: 4/8/16

The licensed building practitioner(s) who carried out or supervised the restricted building work is/are as follows:

Name	Licensing class	Licensed building practitioner number (or registration number if treated as being licensed under section 291 of Building Act 2004)	Particular work carried out or supervised
MALCOLM HORSLEY	CARPENTRY	114437	CARRIED OUT

The personnel who carried out building work other than restricted building work are as follows:
[*List names, addresses, telephone numbers, and (where relevant and if not provided above) licensed building practitioner numbers or Plumbers, Gasfitters, and Drainlayers Board registration numbers*]

STAN DE FARIAS — PLUMBER
ROSS PARKES — TILER
PETER FRASER — ELECTRICIAN

Note: *continue on another page if necessary*

The following specified systems are contained on the compliance schedule for the building and, in the opinion of the personnel who installed them, are capable of performing to the performance standards set out in the building consent:
[*list specified systems*]

N/A

I request that you issue a code compliance certificate for this work under section 95 of the Building Act 2004.
The code compliance certificate should be sent to: [*state which address, and whether owner or agent*]

TO OWNER

Signature of owner/agent on behalf of and with the authority of the owner [*delete one*]:

Name of person signing: PETER JONES
Date: 2/8/16

ATTACHMENTS

The following documents are attached to this application:

- ☐ Memoranda (Records of Building Work) from licensed building practitioner(s) stating what restricted building work they carried out or supervised
- ☐ Other documents from the personnel who carried out the work
- ☐ Evidence that specified systems are capable of performing to the performance standards set out in the building consent

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ROTORUA LAKES COUNCIL	**Building Consent Authority Inspection Summary Sheet**	Ref: IF 02 Ver: 6 Issued: 17 July 2014 Doc No: IT-639923 Page 1 of 2

BC ONLY

BUILDING CONSENT NO. № 74720	DATE ISSUED: 18. 3. 16
DESCRIPTION OF WORK: Internal alterations	
SITE ADDRESS: 43 High Street	
OWNER: Jones, Marion PH: 027 2805647	BUILDER: Mal Horsley PH: 0274505859
Building Category: 1b ii	CCC Decision Date: 18. 3. 18

Inspections	Allowance	Used	$ Adjustment
Number of on-site inspections allowed for:	3		
Total inspection time allowance (hours):	1.5h		
Inspection travel allowance – one way (min):	Nil		
Total	Credit	Charge	

P = PASS **F = FAIL**

DATE	START/FINISH TIME e.g. 8.00–8.45	MINS eg 45	NAME	SUMMARY/NOTES:	P/F
31-5-16	1110 – 1140	30	Ian	Pre-line PAD (no checklist)	P
				Seen Defemis # 12787	
				new 40x waste good fall 100x	
				strapped, new Bsc pipe	
				on test holding (200 psi)	
				Builder confirmed new	
				piles under load points.	
				New been filled, studs	
				under. Discussed metal	
				angle to internal ~~filled~~	
				corner. Mal Horsley 114451 (31/5/16)	
1/6/16	915 – 930	15	Ian	Post-line	Pass
				No checklist 1x GSI correct	
				Discussed aqua to be screwed	
				at 100ϕ	

DATE	START/FINISH TIME e.g. 8.00–8.45	MINS eg 45	NAME	SUMMARY/NOTES:	P/F
22/6/16	1115 - 1145	30	Ian	Testing Pass	
				aquaTest screwed at 1000	
4/8/16	1100 - 1130	30	Ian	Final Pass	
				Inst 20429	
12-8-16			I Lamb	Final Pass	
				Inst 20429 completed	

ROTORUA LAKES COUNCIL
Te kaunihera o ngā roto o Rotorua

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

Building Consent No: 74720

Section 51, Building Act 2004
Issued: 18 Mar 2016

Agent
STEPHENS, MR MURRAY LANCE
13 PEGASUS DRIVE
SUNNYBROOK
ROTORUA 3015

Owner
JONES, MRS MARION KAY
43 HIGH STREET
GLENHOLME
ROTORUA 3010

The Building

Property ID:	P03568
Street Address:	43 HIGH STREET, GLENHOLME
Valuation number:	06520 588 00
Legal Description:	Lot 7 DPS781
Building Name:	
Location of building within site/block number:	

First point of contact for communication with Council's Building Consent Authority:
RLC Consent Solutions – Direct Dial 349 5646

Building Work

The following building work is authorised by this consent:

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

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

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

This Building Consent is subject to the following conditions:

Inspections by Building Consent Authority (Phone Building Services 3495646 to book inspections)

Pre-Line Plumbing - (water pipes and internal stacks under test, frost protection)

Wet Areas -Tanking - (shower tanking or tanking of basements).

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P: +64 7 348 4199 | F: +64 7 346 3143 | E: info@rotorualc.nz | W: rotorualakescouncil.nz
Rotorua Lakes Council is the operating name of Rotorua District Council.

Final Inspection when all building work is complete

IMPORTANT ENDORSEMENTS

Section 52 Building Act 2004 (Lapse of Building Consent)
A Building Consent lapses and is of no effect if the building work to which it relates does not commence within 12 months of the date of issue unless prior arrangements are made with the Building Consent Authority.

Plaster Systems/Membrane/Tanking
A statement confirming compliance is required at final inspection that any plaster claddings, tanking and or water proofing systems have been installed to manufacturers specifications.

Energy Works Certificates
Energy works certificate to be supplied for any gas or electrical installation with the CCC application.

As Built Drainage Plan
As- built drainage plan to be supplied by contractor on completion of work

Plumbing and Drainage
Plumbing and drainage work to be carried out by licensed tradesperson only. Plumber/Drainlayer is required to be on site for any plumbing and drainlaying inspections.

Completion of Work
At completion of work authorised by this consent the Building Act requires you to apply for a Code of Compliance Certificate (use Form 6) as soon as practicable after the Building work is completed.

COMPLIANCE SCHEDULE

A Compliance Schedule is not required for the building

RESTRICTED BUILDING WORK

This project includes restricted building work. It is the owners responsibility to notify the Building Consent Authority in writing before any restricted building work commences;

- The name of every licensed building practitioner who is engaged to carry out or supervise the restricted building work under the building consent where this information has not been stated in the building consent application; or

- Where a Licensed Building Practitioner ceases to be engaged to carry out or supervise restricted building work under the building consent; or

- Another licensed building practitioner is engaged to carry out or supervise the restricted building work.

The following restricted building work is included in this consented project and the Licensed Building Practitioner responsible for carrying out or supervising the restricted building work must on completion of the restricted building work provide the owner and Territorial Authority with a memorandum (record of building work) Form 6A (this form contains a list of individual components / systems that are the responsibility of the Licensed Building Practitioners for each of the following licence classes).

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

Carpentry (primary structure, external moisture management system)

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ADDITIONAL FEES:

During consent processing Council estimates the number, type and grouping of inspections required to complete a project.

Should additional inspections be required to confirm compliance with the approved Building Consent/Building Code, Council reserves the right to seek payment for these prior to the issue of Code Compliance Certificate.

Processing of As-built plans received may also attract a fee payable prior to the issue of Code Compliance Certificate.

Signed for and on behalf of the Council:

Name: Ann Kelly

Position: Business Support Advisor, Consent Solutions.

Signed: _____

Date: 18 MAR 2016

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ROTORUA LAKES COUNCIL

RESTRICTED BUILDING WORK RECORD

CPF 24
Ver. 4
Issued 07 January 2014
1 of 2
RDC-263371

BC № - 74720

BC No:

Date written advice received from owner	Name of LBP/Owner Builder *(Circle one)*	Component/ License Class *(Circle one)*	License No.	License current @ BC issue (√)	Recorded in Ozone *(Admin. to complete date)*	6A Received (√)	License current @ receipt of 6A (√)
1/6/16	Mel Morsley	FOU CAR BRI EXT ROO	114437	✓		✓	✓

Notes
(change scope of work etc)

Date written advice received from owner	Name of LBP/Owner Builder *(Circle one)*	Component/ License Class	License No.	Current License ? (√)	Recorded in Ozone *(Admin. to complete date)*	6A Received (√)	License current @ receipt of 6A (√)
		FOU CAR BRI EXT ROO					

Notes
(change scope of work etc)

Date written advice received from owner	Name of LBP/Owner Builder *(Circle one)*	Component/ License Class	License No.	Current License ? (√)	Recorded in Ozone *(Admin. to complete date)*	6A Received (√)	License current @ receipt of 6A (√)
		FOU CAR BRI EXT ROO					

Notes
(change scope of work etc)

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Date written advice received from owner	Name of LBP/Owner Builder *(Circle one)*	Component/ License Class	License No.	Current License ? (√)	Recorded in Ozone *(Admin. to complete date)*	6A Received (√)	License current @ receipt of 6A (√)
		FOU CAR BRI EXT ROO					
Notes *(change scope of work etc)*							

Date written advice received from owner	Name of LBP/Owner Builder *(Circle one)*	Component/ License Class	License No.	Current License ? (√)	Recorded in Ozone *(Admin. to complete date)*	6A Received (√)	License current @ receipt of 6A (√)
		FOU CAR BRI EXT ROO					
Notes *(change scope of work etc)*							

Date written advice received from owner	Name of LBP/Owner Builder *(Circle one)*	Component/ License Class	License No.	Current License ? (√)	Recorded in Ozone *(Admin. to complete date)*	6A Received (√)	License current @ receipt of 6A (√)
		FOU CAR BRI EXT ROO					
Notes *(change scope of work etc)*							

Date written advice received from owner	Name of LBP/Owner Builder *(Circle one)*	Component/ License Class	License No.	Current License ? (√)	Recorded in Ozone *(Admin. to complete date)*	6A Received (√)	License current @ receipt of 6A (√)
		FOU CAR BRI EXT ROO					
Notes *(change scope of work etc)*							

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LAKES COAST CLUSTER GROUP

WHAKATĀNE District Council | South Waikato District Council | ROTORUA LAKES COUNCIL | GREAT LAKE TAUPŌ Taupō District Council

Opotiki District Council Strong Community Strong Future | Taonga o te Whenua KAWERAU TREASURE OF THE LAND DISTRICT COUNCIL | Western Bay of Plenty District Council | Tauranga City

ADVICE OF LICENSED BUILDING PRACTITIONER/(S)
Section 87, Building Act 2004

1 THE BUILDING *(project location)*

Building name *(if applicable)* _____

Building street address: _____

2. THE PROJECT

Building consent number: № - 74720

3. THE OWNER *(must be completed and all details must be the owner's)*

Owner's name *(for individuals, state the preferred form of title, e.g. Mr, Mrs, Ms, Miss, Dr. For companies, trusts and other organisations provide a contact person's name)*: _____

Address: _____

Date: _____ Landline: _____

Mobile: _____ After Hours: _____

Fax: _____ E-mail: _____

4. LICENSED BUILDING PRACTITIONERS ENGAGED TO CARRY OUT/SUPERVISE RESTRICTED BUILDING WORK

Particular work to be carried out or supervised	Name, address, email, and phone number of Licensed Building Practitioner	Licensed Building Practitioner number *(or registration number if treated as being licensed under section 291 of Act)*	Licensing class *(Tick box)* ✓ ☐
	Name: M. F. Horsley Address: 4 Aurora St Rai Email: malhorsley.co.nz Telephone: 0274 505859	114437	Foundations ☐ Carpenter ☑ Bricklayer ☐ Plasterer ☐ Roofer ☐
	Name: Address: Email: Telephone:		Foundations ☐ Carpenter ☐ Bricklayer ☐ Plasterer ☐ Roofer ☐

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4. LICENSED BUILDING PRACTITIONERS ENGAGED TO CARRY OUT/SUPERVISE RESTRICTED BUILDING WORK (*cont.*)

Particular work to be carried out or supervised	Name, address, email, and phone number of Licensed Building Practitioner	Licensed Building Practitioner number (*or registration number if treated as being licensed under section 291 of Act*)	Licensing class (*Tick box*) ✓ ☐
	Name: _____ Address: _____ Email: _____ Telephone: _____		Foundations ☐ Carpenter ☐ Bricklayer ☐ Plasterer ☐ Roofer ☐
	Name: _____ Address: _____ Email: _____ Telephone: _____		Foundations ☐ Carpenter ☐ Bricklayer ☐ Plasterer ☐ Roofer ☐
	Name: _____ Address: _____ Email: _____ Telephone: _____		Foundations ☐ Carpenter ☐ Bricklayer ☐ Plasterer ☐ Roofer ☐
	Name: _____ Address: _____ Email: _____ Telephone: _____		Foundations ☐ Carpenter ☐ Bricklayer ☐ Plasterer ☐ Roofer ☐
	Name: _____ Address: _____ Email: _____ Telephone: _____		Foundations ☐ Carpenter ☐ Bricklayer ☐ Plasterer ☐ Roofer ☐

SIGNATURE

Signature of owner/agent on behalf of and with the authority of the owner *[delete one]*:

Name of person signing: PETER F JONES Date: 1/6/16

COUNCIL USE ONLY

LBP(s) checked	Y	All OK	Y	N
Comments:				

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LAKES COAST CLUSTER GROUP | WHAKATĀNE District Council | South Waikato District Council | ROTORUA LAKES COUNCIL | GREAT LAKE TAUPŌ Taupō District Council | Opotiki District Council Strong Community Strong Future | Taonga o te Whenua KAWERAU TREASURE OF THE LAND DISTRICT COUNCIL | Western Bay of Plenty District Council | Tauranga City

Form 6A

Memorandum from licensed building practitioner: Record of building work

Section 88, Building Act 2004

THE BUILDING

Street address of building: 43 HIGH ST ROTORUA.

THE PROJECT

Building consent number: № - 74720

THE OWNER

Name: P.F & MK JONES

Address: AS ABOVE.

Phone :

or Mobile: 0272805647

Email: Jones43@xtra.co.nz

Fax:

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

Work that is restricted building work	Description	Carried out/ supervised
[Tick]	*[If necessary, describe the restricted building work]*	*[Specify whether you carried out this design work or supervised someone else carrying out this design work]*
Primary structure		
Foundations and subfloor framing ☐	N/A.	☐ Carried out ☐ Supervised
Walls ☑		☑ Carried out ☐ Supervised
Roof ☐	N/A.	☐ Carried out ☐ Supervised
Columns and beams ☑	CEILING BEAM.	☑ Carried out ☐ Supervised

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Primary structure cont'd			
Bracing	☑	NEW GST	☑ Carried out ☐ Supervised
Other	☐		☐ Carried out ☐ Supervised
External moisture management systems			
Damp proofing	☐		☐ Carried out ☐ Supervised
Roof cladding or roof cladding system	☐	N/A	☐ Carried out ☐ Supervised
Ventilation system for example, subfloor or cavity)	☐		☐ Carried out ☐ Supervised
Wall cladding or wall cladding system	☐		☐ Carried out ☐ Supervised
Waterproofing	☐		☐ Carried out ☐ Supervised
Other	☐		☐ Carried out ☐ Supervised

Note: continue on another page if necessary.

ISSUED BY:

Name: MALCOLM HORSLEY

LBP number: 114437.

Class(es) licensed in: CARPENTRY

Plumbers, Gasfitters and Drainlayers Registration Number [if applicable]: N/A

Mailing address: 4 AURORA ST ROTORUA.

Street address or registered office: AS ABOVE.

Phone No: Landline: ? Mobile: 0274505859

Daytime: After hours:

Fax:

Email address: malhaihug.co.nz Website:

DECLARATION

I M. F. HORSLEY [name of practitioner]

carried out or supervised the restricted building work recorded on this form.

Signature: M F Horsley

Date: 4/8/16

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ROTORUA LAKES COUNCIL	**Inspection Checklist: Wet Areas/Tanking/Basements**	Ref: IC 12 Ver: 5 Issued: 21 Nov 2014 Doc No: IT-639959 Page 1 of 1

BC No: 74720	**Contact on site** *(Name, licence no. – RBW, company & position)* Ross Parks Tiler.
Date: 22-6-16	
Inspector: Ian Lamb	**Area of work inspected:** Shower.

Inspection Comments / Notes: *(Include comment on any alternative solutions identified, site observation statements, warranties or 'As Built's to be provided, if applicable)*

If Inspection Result = PASS then date and sign here	**Date** 22-6-16	**Signature**
If Inspection Result = FAIL then complete instruction sheet (*record number here and on summary card*)		

F = Fail = Non-compliance with approved plans & documentation
P = Pass = Compliance with approved plans & documentation.
N/A = Means that Building officer feels that this portion of the prompt sheet is not relevant

Wet areas / Basements E2,E3,B2					**Comments (reasons for decisions)**
1	Approved Consent documents on site	(P)	F	N/A	On-site
2	Previous comments/ instructions – PIM/BC conditions and endorsements	(P)	F	N/A	checked
3	Wet area timber flooring type and treatment (*In wet areas where maintenance of an impervious coating cannot be assured plywood or timber flooring that has been treated to a min. of H3.1 shall be used (ref. NZS 3602: 2003 sec. 10.3.1)*	(P)	F	N/A	Tile Base + tile and slate underlay
4	Condition of membrane substrate (*sound and appropriate)*	(P)	F	N/A	Aqua line
5	Product type and application (*which coat was observed ie final, 2nd etc)*	(P)	F	N/A	liquid flash
6	Joints and corner details in membrane (*Jointing of impervious surfaces as specified i.e. PVC jointer, flexible sealant and reinforcing etc).*	(P)	F	N/A	Bond breaker fitted
7	Provision to contain accidental overflow (*multi unit situations*)	(P)	F	N/A	shower base.
8	Statement of Compliance Requested	(P)	F	N/A	Requested
9	Sealing of penetrations	(P)	F	N/A	All sealed
10	Confirm the membrane protection prior to backfilling.	P	F	(N/A)	N/L

ROTORUA LAKES COUNCIL	Inspection Checklist: Domestic Final	Ref: IC 16
		Ver: 11
		Issued: 21 Nov 2014
		Doc No: IT-639940
		Page 1 of 4

BC No: 78720	**Contact on site** *(Name, licence no. – RBW, company & position)* Mel Moseley Builder
Date: 12-8-16	
Inspector: [illegible]	**Area of work inspected:** All

Inspection Comments / Notes: *(Include comment on any alternative solutions identified, site observation statements, warranties or 'As Laid's or as Builts to be provided, if applicable)*

Minor change to window this has not been changed and the existing window to remain which have had safety glass installed.

If Inspection Result = PASS then date and sign	**Date** 12-8-16	**Signature**
If Inspection Result = FAIL then complete instruction sheet (*record number here and on summary card*)		20429

F = Fail = Non-compliance with approved plans & documentation
P = Pass = Compliance with approved plans & documentation.
N/A = Means that Building officer feels that this portion of the prompt sheet is not relevant

	Building Consent Documentation				Comments (reasons for decisions)
1	**Form 6**	P		F	Supplied
	Form 6As *(record quantity)*	P		F	1
2	**Approved Building Consent documents on site**	P		F	On-site
4	Inspections as scheduled	P		F	Yes
5	Conditions of BC.	P		F	Electrical COC.
6	Building work completed to consent documents	P		F	Minor change
3	Check conditions of PIM	P	F	N/A	BC only
7	Application to amend BC received	P	F	N/A	n/a
8	Site development fact sheet given	Yes		No	
9	Sec 269 – Substitutions may involve certified building methods or products,	P	F	N/A	n/a
10	Sec 364 – (*If the building a household unit being constructed by or on behalf of a property developer for the purpose of sale? CCC or agreement with form one is compulsory.)*	P	F	N/A	

Kitchen					Comments (reasons for decisions)
11	Food preparation and sink provision	P	F	N/A	
12	Impervious, easily cleaned wall finishes	P	F	N/A	N/C
13	Bench top junction with wall linings (*sealed*)	P	F	N/A	no damage
14	Hot & cold supply provided to sink	P	F	N/A	
15	Trap & waste fitted to sink	P	F	N/A	
16	Energy supply provided for cooking	P	F	N/A	
17	Space & power been provided for refrigerator or ventilation for food safe	P	F	N/A	
Laundry					**Comments (reasons for decisions)**
18	Laundry facilities (*washing machine space, tub etc)*	P	F	N/A	
19	Tub (*fixing and water trap*)	P	F	N/A	
20	Water supply *(cold min)*	P	F	N/A	
21	Impervious finish (*walls and floor*)	P	F	N/A	
Wet areas / WCs					**Comments (reasons for decisions)**
22	Impervious finish (*walls and floor*) (*Statement from water proof membrane installer*)	P	F	N/A	SOC
23	Joints in impervious surface finishes (*including flexible sealant at junctions to walls and sealant to base of toilet pans and between vanity tops and walls)*	P	F	N/A	All sealed
24	Safety glazing for shower screens, doors & windows Clearly identified	P	F	N/A	Shower and windows
25	Shower cubicle watertight?	P	F	N/A	Yes
Ventilation					**Comments (reasons for decisions)**
26	Natural ventilation to occupied space	P	F	N/A	Existing windows
27	Mechanical (*ducted to exterior*)	P	F	N/A	Above shower.
Insulation					**Comments (reasons for decisions)**
28	Ceiling insulation installed correctly & clear of down lights	P	F	N/A	N/C in ROC
29	Subfloor insulation protection (*Subfloor insulation in exposed locations such as under raised floor of a pole house may require protection).*	P	F	N/A	
Glazing					**Comments (reasons for decisions)**
30	Glazing to full height windows, doors, landings etc (*appropriate markings*)	P	F	N/A	Correct

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P & D					Comments (reasons for decisions)
31	Seismic restraints to the water storage cylinder	P	F	N/A	
32	Terminal vents terminate outside the building clear of openings (*Ensure all branch drain 10m or > are vented)*	P	F	N/A	
33	Waste pipe penetrations sealed in gullies	P	F	N/A	Correct
34	Downpipes fixings and spreaders	P	F	N/A	
35	HWC vent protected against frost	P	F	N/A	Inside Floor
36	ORG (*150mm below lowest fixture overflow level and 75mm above finished ground levels 25mm above paving*)	P	F	N/A	Yes
37	HWC drain to the exterior	P	F	N/A	
38	Hot water supply (*type of system eg infinity, low or mains pressure*)	P	F	N/A	no change
39	Valves to HWC (*list valves fitted-cold water expansion, TPRV, tempering valve, open vent, isolating valve, pressure reducing valve*)	P	F	N/A	
40	Correct head for HWC	P	F	N/A	
41	AAV's accessible	P	F	N/A	
42	Water temperature	P	F	N/A	51°
Stairs / Landings / Handrails / Window Openings					**Comments (reasons for decisions)**
43	Handrails to internal and or external stairs	P	F	N/A	
44	Lighting (switches at the top & bottom of stairway).	P	F	N/A	N/A
45	Slip resistance *(Slip resistance shall be provided for all walking surfaces such as decks, patios & steps on the approach to the main entrance of the building.)*	P	F	N/A	
46	Treads and riser dimensions/ threshold heights	P	F	N/A	
47	Barriers (*Installed to all areas where there is a fall height of 1.000 or more can occur from the floor or opening in the exterior envelope of the building, or a change in level)*	P	F	N/A	
48	Restriction stays (*to opening widow <760 above floor or a foothold. If there is a fall of 1.0m or more from floor level to limit opening to 100mm max).*	P	F	N/A	
Smoke Alarms					**Comments (reasons for decisions)**
49	Smoke alarms with hush buttons installed in every bedroom or within 3.0m of every bedroom door or escape routes and every building level.	P	F	N/A	2x hard wired
Exterior					**Comments (reasons for decisions)**
50	Exterior envelope status and type (*complete and weatherproof)*	P	F	N/A	no change
51	Elevations compared to consented documents?	P	F	N/A	
52	Flashings to openings complete and weathertight (*meter boxes, pipes, taps etc)*	P	F	N/A	
53	Parapet flashings correctly installed	P	F	N/A	
54	Wall cladding fixings/soakers/scribers status	P	F	N/A	
55	Brickwork weep holes/ventilation (*how is it achieved)* Top and bottom	P	F	N/A	

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56	Ground/paving heights (*record dimensions*)	P	F	N/A	
57	Decks/barrier heights / threshold dimensions (*complete separate deck checklist for remainder of deck*)	P	F	N/A	n/a
58	Sub floor access/insulation/ ventilation type	P	F	N/A	
59	Roof cladding type /flashing status/ roof penetration flashings types	P	F	N/A	
60	Landscaping status (*completed or not*)	P	F	N/A	
61	Stormwater disposal from hardstand areas? *(confirm formation of cess pit)*	P	F	N/A	
On Site Effluent Disposal Systems					**Comments (reasons for decisions)**
62	System type matches BC	P	F	N/A	
63	Statement (construction review) supplied from the installer or designer?	P	F	N/A	n/a.
64	If required, can effluent disposal area be isolated from stock or vehicle damage, etc?	P	F	N/A	
Damage Deposit					**Comments (reasons for decisions)**
65	Footpath and/or kerb condition	P	F	N/A	
66	Can damage deposit be refunded? *If no, take photographs for evidence*	P	F	N/A	no damage
Crossing Deposit					**Comments (reasons for decisions)**
67	Is crossing formed in accordance with RDC requirements?	P	F	N/A	
68	Can crossing deposit be refunded? *If no, take photographs for evidence*	P	F	N/A	
Overhead Power Lines					**Comments (reasons for decisions)**
69	Overhead power lines have correct clearance to building elements	P	F	N/A	clear
PHOTOGRAPHS (compulsory)					**Comments (reasons for decisions)**
70	Photographs taken of all exterior elevations!	P	F	N/A	Exterior.
Producer Statements/Statement of Compliance/ Certificates					**Comments (reasons for decisions)**
71	Energy Certificate for Electrical work	P	F	N/A	
72	Energy Certificate for Gas work	P	F	N/A	
73	Exterior Plaster System	P	F	N/A	n/a
74	Plumbing (*pressure tests*)	P	F	N/A	
75	As built drainage plan	P	F	N/A	
76	Membranes	P	F	N/A	Soc
77	Roofing	P	F	N/A	
78	As builts supplied	P	F	N/A	n/a
79	Producer statements	P	F	N/A	
80	Survey certificates	P	F	N/A	
81	Other	P	F	N/A	
NOTICES					**Comments (reasons for decisions)**
82	***NTF and Instruction Sheets complied with?***	P	F	N/A	see inst

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Version: 1, Version Date: 18/08/2016

✓ Electrical Compliance Certificate and/or
○ Electrical Safety Certificate

PETER FRASER
ELECTRICAL

Unique ID: **PFE** 0693

This form has been designed to be used by licensed electrical workers to certify low voltage installations or part installations that comply with Part 2 of AS/NZS 3000 and are safe to be connected to a 230/400 volt multiple earth neutral (MEN) system of electrical supply.

(1) Location of Installation (● ESC & ◐ CoC)

Address: 43 High St, Rotorua

(2) Customer Information (● ESC & ● CoC)

Name: P. Jones

Postal Address: as above

Phone and/or Email: 07 348 4044

(3) Electrical Worker Information (● ESC & ◐ CoC)

Name: Peter Fraser Registration/Practising Licence Number: E5721

Organisation: **Peter Fraser Electrical** Telephone Number: **07 347 7157** Email: **fraserelec@xtra.co.nz**

Name of person(s) being supervised:

(4) Work Details (● ESC & ◐ CoC)

This work is (circle): **additions | alterations | new work | repairs | service**

The prescribed electrical work is: ○ High Risk ○ General ✓ Low Risk ○ The occupier of said address above has undertaken part of the electrical installation work
(Please tick (✓) as appropriate)

If the work undertaken relates to High Risk or works relating to Part 1 of AS/NZS3000, the certificate will be subject to inspection.

Record of Inspection: Date:

Inspector Name: Registration Number:

RECEIVED
12 AUG 2016
B.C.No. 74720

Indicate the number of each item installed or altered:		Other work?
Number of lighting outlets:		
Number of socket outlets:		
Number of ranges:		
Other:		

Tick (✓) if work includes:
- ○ Mains
- ○ MEN switchboard closest to point of supply
- ○ Main Earthing System
- ○ Electric Lines

Description of Work: Bathroom install
2 + lights, 2 double power points, 1 fan heater

(5) Certification of Work (● CoC)

I certify that the completed prescribed electrical work to which this certificate applies, has been done lawfully and safely and the information in the certificate is correct in that the installation, or part of the installation:

- ○ has been installed in accordance with a certified design
- ✓ has an earthing system that is correctly rated
- ✓ contains fittings which are safe to connect to a power supply
- ○ relies on supplier's Declaration of Conformity (attach or reference[1])
- ○ relies on manufacturer's instructions (attach or reference[1])
- ○ has been satisfactorily tested in accordance with Electricity (Safety) Amendment Regulations 2012
- ✓ is safe to connect

Test Results	Electrical Worker	Inspector
Polarity (independent earth):		
Insulation resistance:		
Earth continuity:		
Bonding:	CLD	17.4mΩ
Other (specify):	FEL	.46Ω
Number of Attachments:		

Electronic reference:

Electrical Worker's Signature: Date:

1 If it is impractical to attach a copy of a particular manufacturer's instructions, or of any certified design or supplier declarations of conformity, provide a reference to where the documents can be found, in a readily accessible format, through electronic means.

(6) Electrical Safety Certificate (● ESC & ◐ CoC)

I certify that the installation, or part of the installation, to which the Electrical Safety Certificate applies is connected to a power supply and is safe to use

Name: Peter Fraser Registration/Practising Licence Number: E5721

Signature: Date: 1.8.16
(If certifier is different from electrical worker)

DUDFIELD BRYCE

WHITE: CUSTOMER COPY - THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED
YELLOW: TO BE RETAINED BY THE WORKER RESPONSIBLE FOR CERTIFYING THE WORK
PINK: TO BE RETAINED BY THE PERSON INSPECTING THE WORK

NO: 20429

INSTRUCTION BOOK
BUILDING SERVICES

ROTORUA LAKES COUNCIL

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

P: 07 348 4199
F: 07 346 3143
E: info@rotorualc.nz
W: rotorualakescouncil.nz

Site Address: 43 High st

Building Consent No: 71720

Attention: Mel / Peter

Inspection Type: Final

Instructions:

1) Copy of electrical coc to be supplied before ccc can be issued

Supplied 17-8-16

Date Instructions complied with: As above

Signed: [signature]

(Print name) Ian Lamb

Date: 4-8-16

Document Set ID: 3067056
Version: 1, Version Date: 18/08/2016

DESTINATION ROTORUA ROTORUA DISTRICT COUNCIL	**Statement of Compliance** **(provided to RDC for tanking, membranes, certification of workmanship or certain systems etc)**	Ref: IF 04 Ver: 5 Issued: 20 Aug 2013 Doc No: RDC-8029 Page 1 of 1

To: Rotorua District Council **Building Consent No.:** 74720

I / we (print name) Ross Parkes

of (company name / owner) Ross Parkes Tiling

Address 84c Kawaha Point Rd

I confirm that I/we have applied/installed the following product/system Conchem Liquid Flash in full accordance with the product/system specifications/building consent to meet NZ Building Code Clauses

Describe the construction method/installation method used to achieve compliance

All joins taped with protectowrap, two coats liquid flash applied

The location of work undertaken (i.e. 1st floor bath room shower/ basement tanking etc) Shower

at (Address) 43 High St.

Completed (Date) 29-6-16 For (Owner) P.M. Jones

This work has been certified by: (if applicable) Ross Parkes

Licensed applicators registration number (if applicable) 297

Signed: Dated: 29-6-16

Name: (please print) Ross Parkes

All fields are to be completed prior to lodgement with Council

Council Use:

This statement is accepted by: Ian Lamb *(name)* on 2-9-16 *(date)*

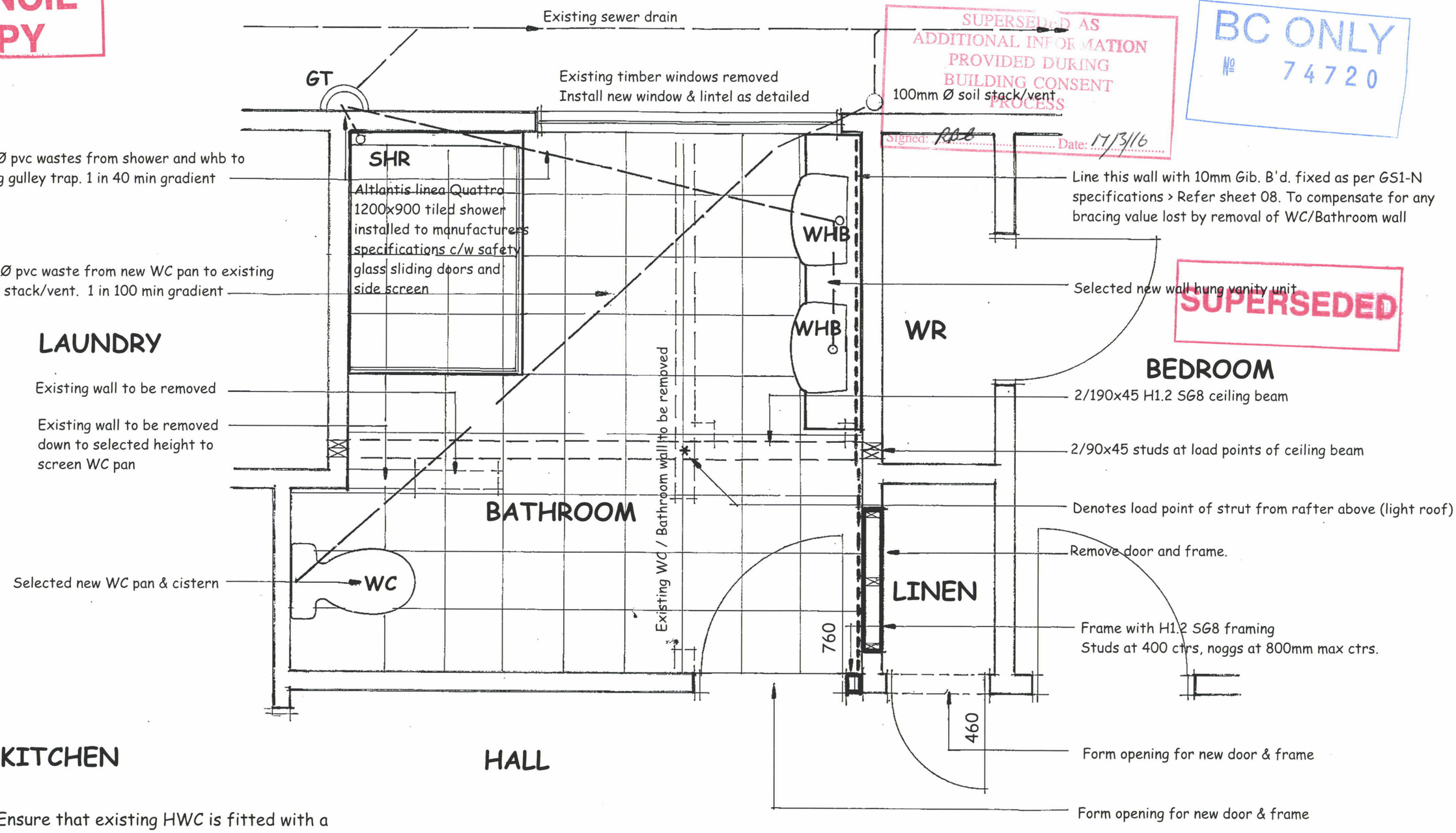
because Work carried out by licensed installer

Signed:

COUNCIL COPY

SUPERSEDED AS ADDITIONAL INFORMATION PROVIDED DURING BUILDING CONSENT PROCESS
Signed: RDB Date: 17/3/16

BC ONLY
No 74720



SUPERSEDED

Ensure that existing HWC is fitted with a tempering valve set at 55° C max.

Ensure that smoke detectors are installed within three metres of all sleeping areas throughout the residence

RRD0023SZ4

Document Number: RDC-630804

Date Registered: 12/5/2016

MURRAY L DESIGN
Residential & Commercial Architecture
13 PEGASUS DRIVE, ROTORUA
PHONE 07 348 3606 or 0274 935 993
email: idsign@xtra.co.nz

Murray L Stephens
NZCD (Arch)
LBP Design 2

PROPOSED BATHROOM ALTERATIONS
JONES RESIDENCE
43 HIGH STREET, ROTORUA

PROPOSED FLOOR PLAN

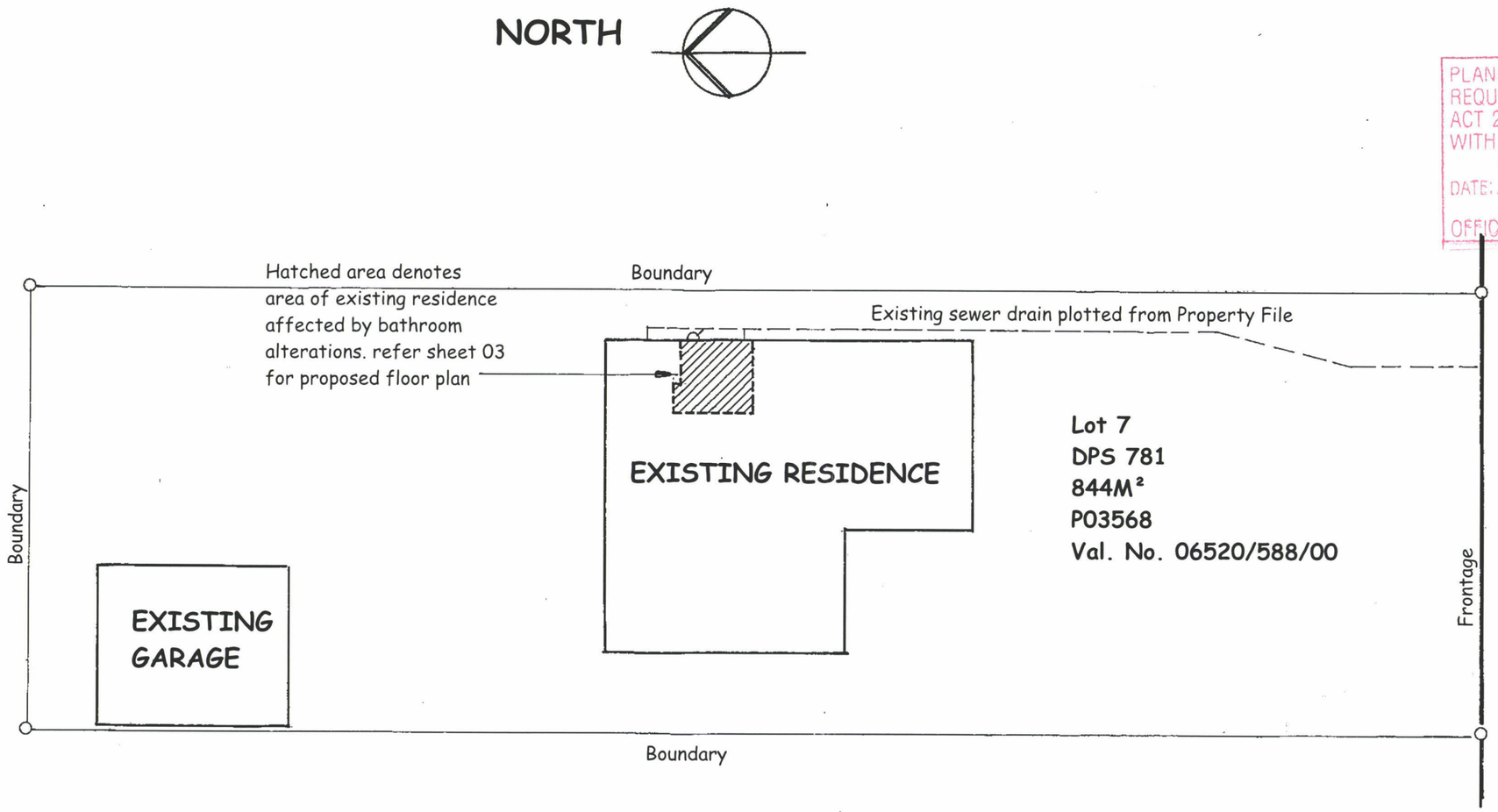
DESIGN:	MLS
DRAWN:	MLS
SCALE:	1:20 @ A3
REF. NORTH	
JOB No.	1602/3
SHEET No.	03

Document Set ID: 3026783
Version: 1, Version Date: 12/05/2016

COUNCIL COPY

PLANS APPROVED SUBJECT TO ALL REQUIREMENTS OF THE BUILDING ACT 2004 BEING FULLY COMPLIED WITH
DATE: 18.3.16 CONSENT No. 74720
OFFICER: A Kelly

BC ONLY



DRAWING INDEX:

01 SITE PLAN
02 EXISTING FLOOR PLAN
03 PROPOSED FLOOR PLAN
04 WET AREA DETAILS
05 WET AREA DETAILS
06 WINDOW DETAILS
07 LINTEL OPTIONS
08 GS1-N BRACE DETAILS

RRD0023SZ3
Document Number: RDC-630803
Date Registered: 12/5/2016

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NZCD (Arch)
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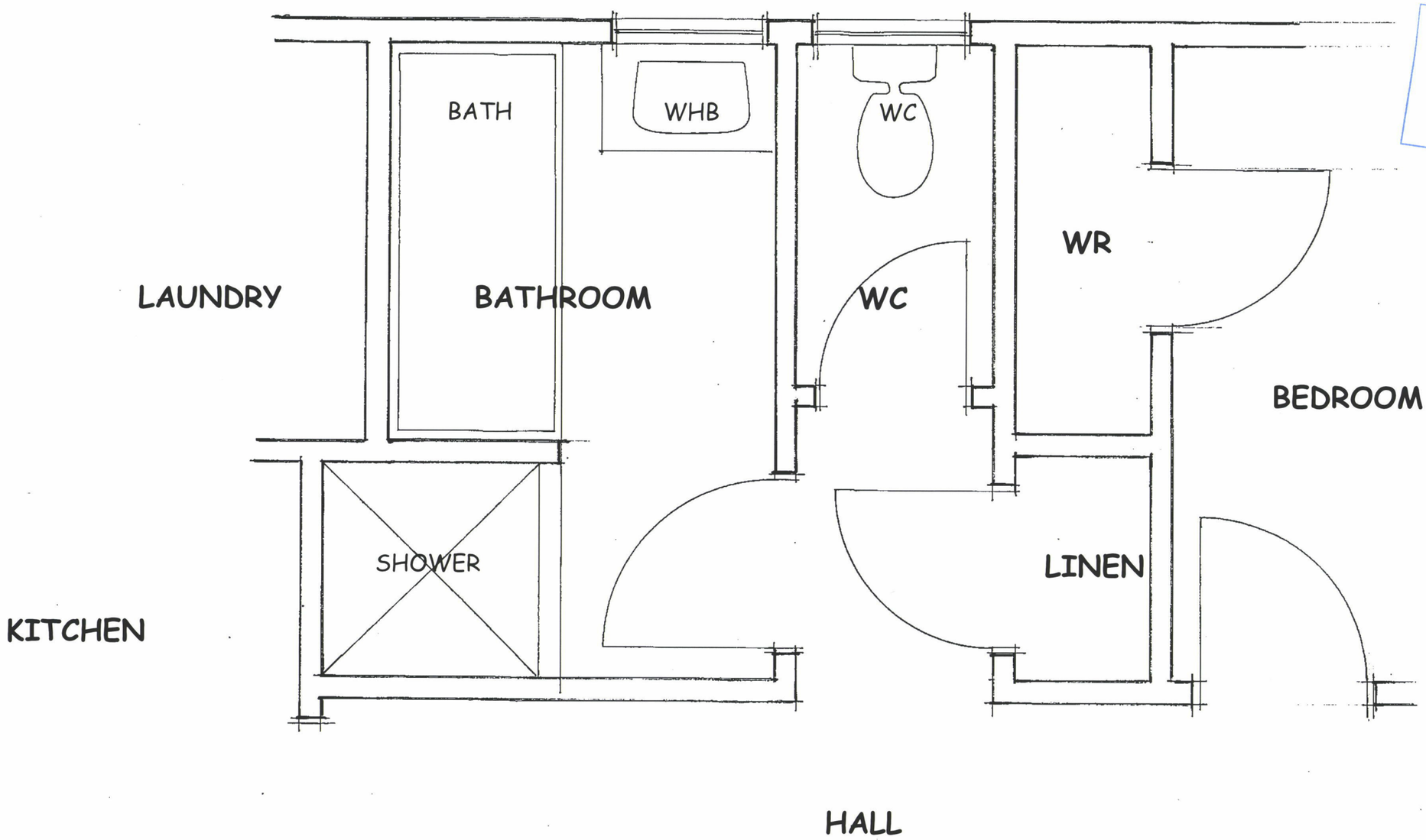
PROPOSED BATHROOM ALTERATIONS
JONES RESIDENCE
43 HIGH STREET, ROTORUA

SITE PLAN

DESIGN: MLS	REF. NORTH
DRAWN: MLS	
SCALE: 1:200 @ A3	
JOB No. 1602/3	SHEET No. 01



BC ONLY
№ 74720

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PROPOSED BATHROOM ALTERATIONS
JONES RESIDENCE
43 HIGH STREET, ROTORUA

DESIGN: MLS
DRAWN: MLS
SCALE: 1:20 @ A3
REF. NORTH

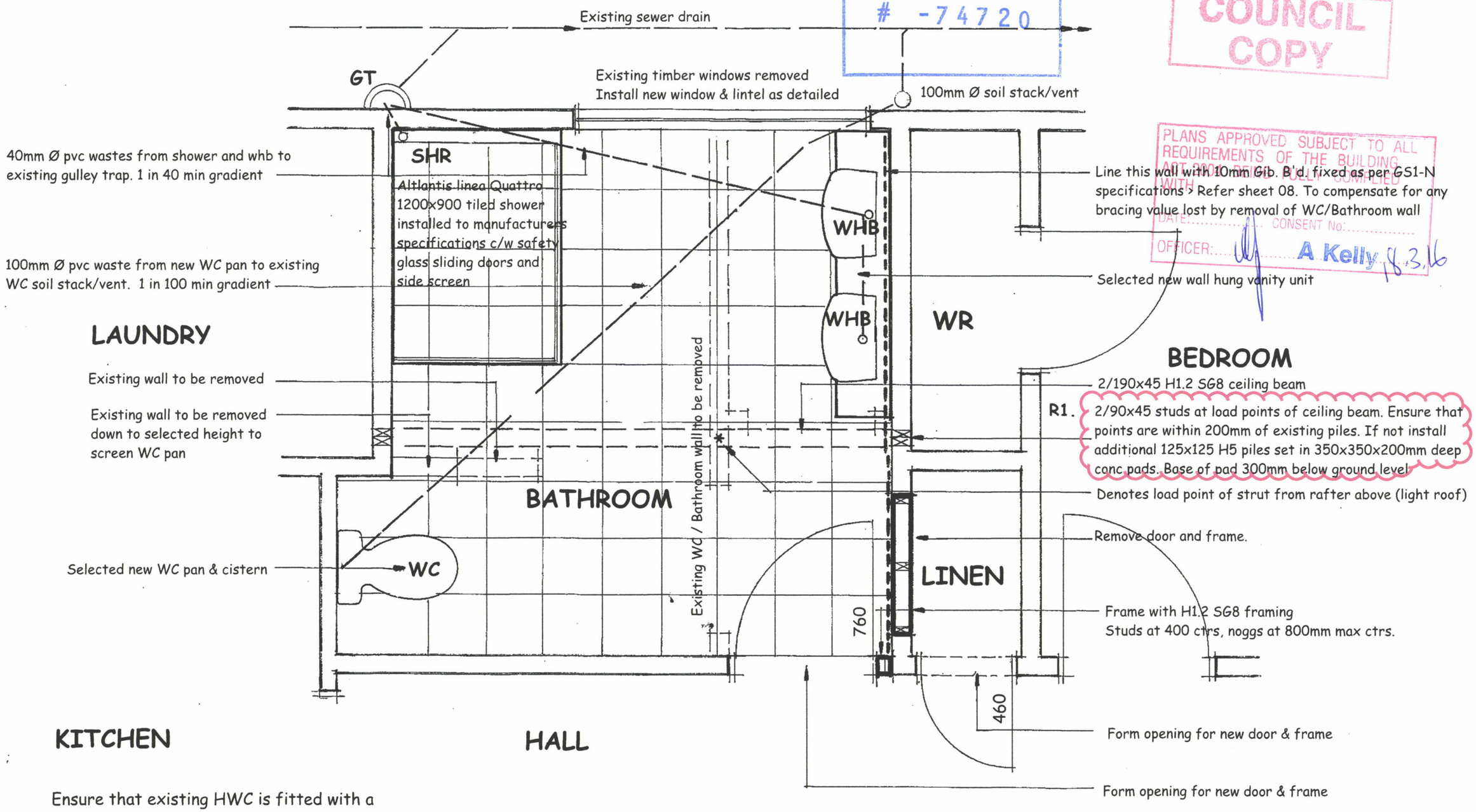
EXISTING FLOOR PLAN

JOB No. 1602/3
SHEET No. 02

Document Set ID: 3026782
Version: 1, Version Date: 12/05/2016

BC ONLY
-74720

COUNCIL COPY



PLANS APPROVED SUBJECT TO ALL REQUIREMENTS OF THE BUILDING ACT 2004 BEING CAN BE COMPLIED WITH
DATE: ..... CONSENT No: .....
OFFICER: ..... A Kelly 18.3.16

Ensure that existing HWC is fitted with a tempering valve set at 55° C max.

Ensure that smoke detectors are installed within three metres of all sleeping areas throughout the residence

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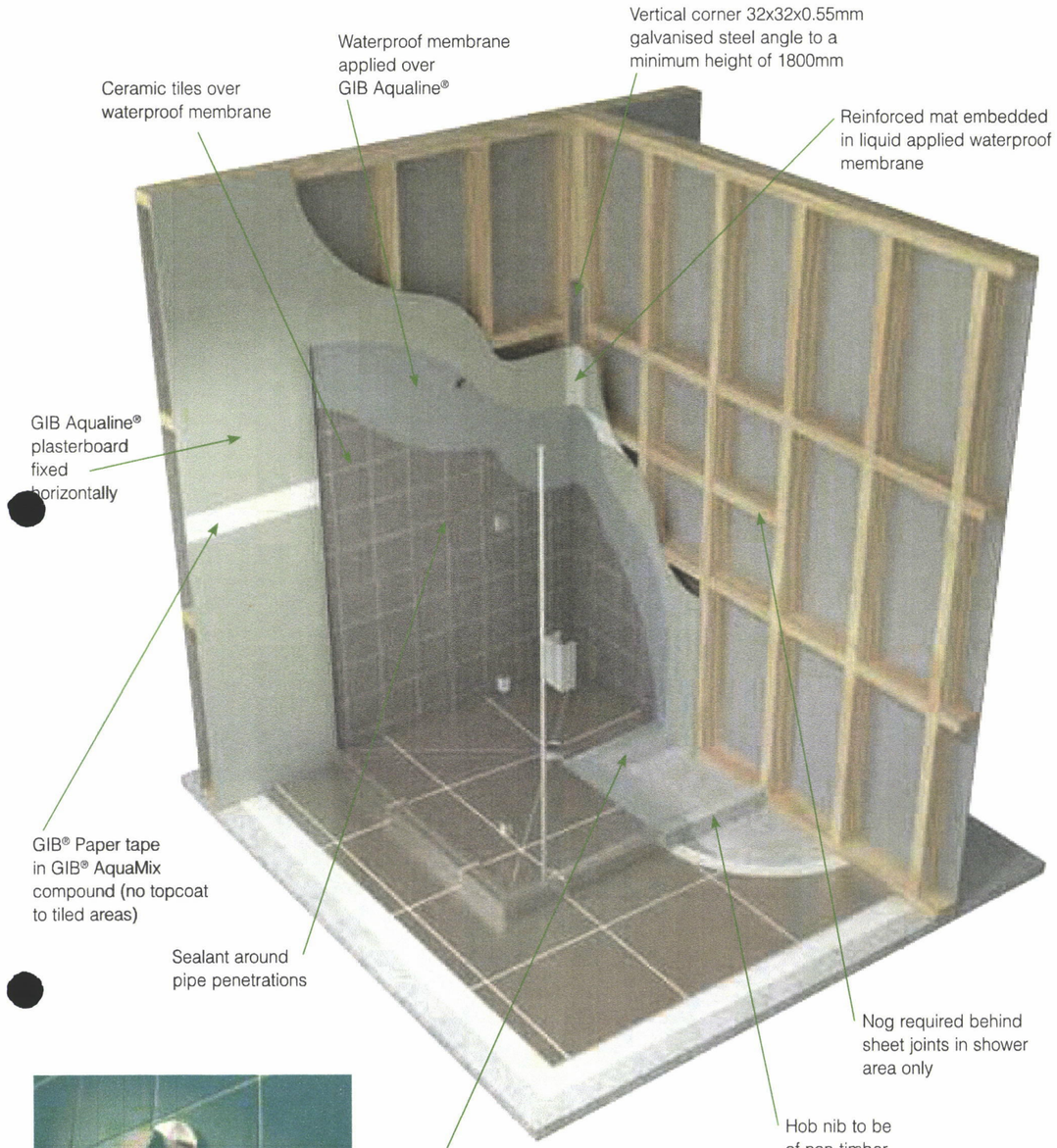
PROPOSED BATHROOM ALTERATIONS JONES RESIDENCE 43 HIGH STREET, ROTORUA	DESIGN: MLS DRAWN: MLS SCALE: 1:20 @ A3	REF. NORTH	
PROPOSED FLOOR PLAN	JOB No 1602/3	SHEET No 03R1	

Document Set ID: 3026782
Version: 1, Version Date: 12/05/2016

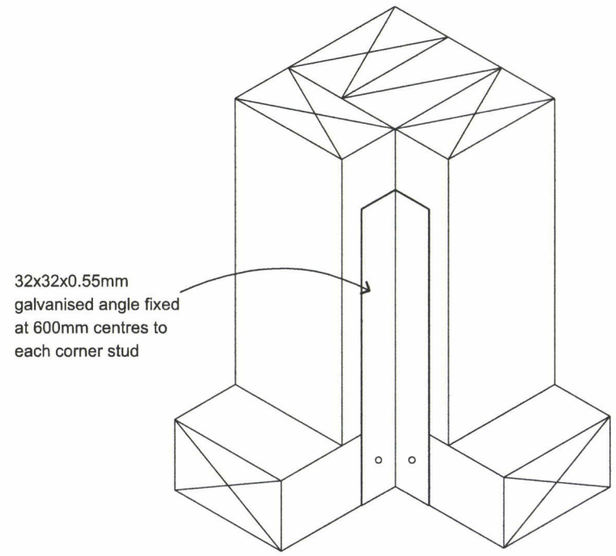
Received
14 MAR 2016 8:35
Rotorua District Council
Customer Centre

BC ONLY
№ 74720

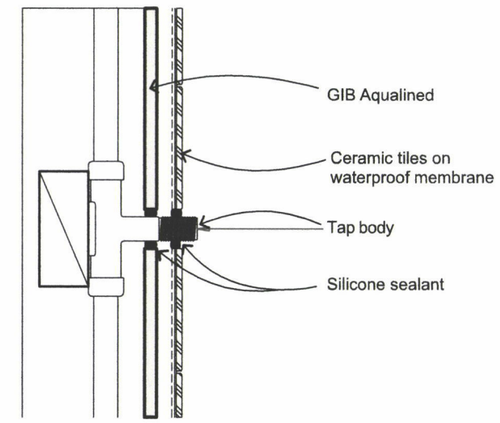


Run a bead of silicone sealant around the mixer unit on the tiles extending below the bottom of the pipe aperture.

REFER TO PLAN FOR ACTUAL LAYOUT



WET AERA SHOWER CORNER ANGLE DETAIL



TYPICAL PLUMBING PENETRATION

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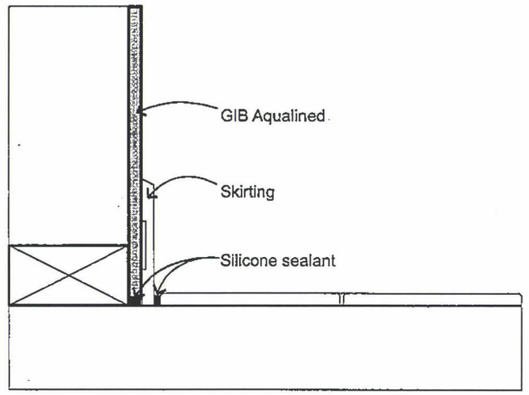
PROPOSED BATHROOM ALTERATIONS
FOR JONES RESIDENCE
43 HIGH STREET, ROTORUA

WET AREA DETAILS

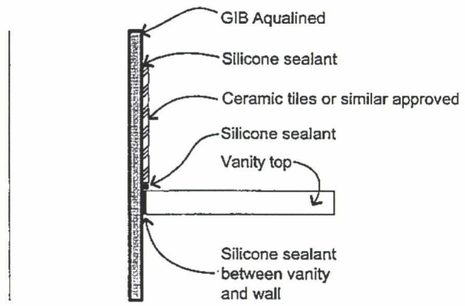
DESIGN:	MLS
DRAWN:	MLS
SCALE:	1:5 @ A3
REF. NORTH	
JOB No.	1602/3
SHEET No.	04

Document Set ID: 3026782
Version: 1, Version Date: 12/05/2016

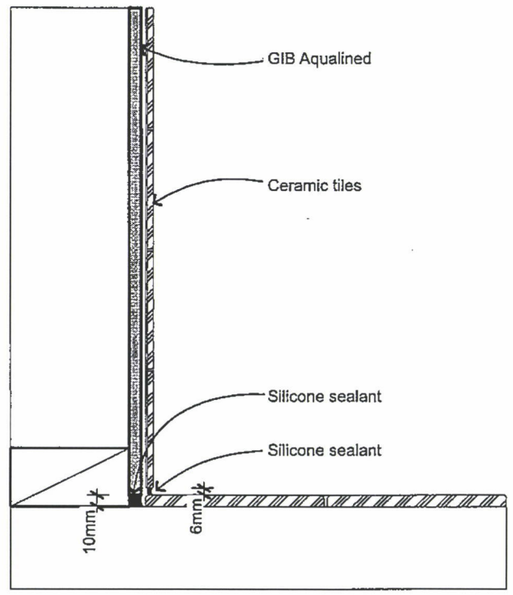
BC ONLY
№ 74720



TYPICAL FLOOR/WALL JUNCTION (non tiled walls)



TYPICAL VANITY TO WALL JUNCTION



TYPICAL FLOOR/WALL JUNCTION (tiled walls)

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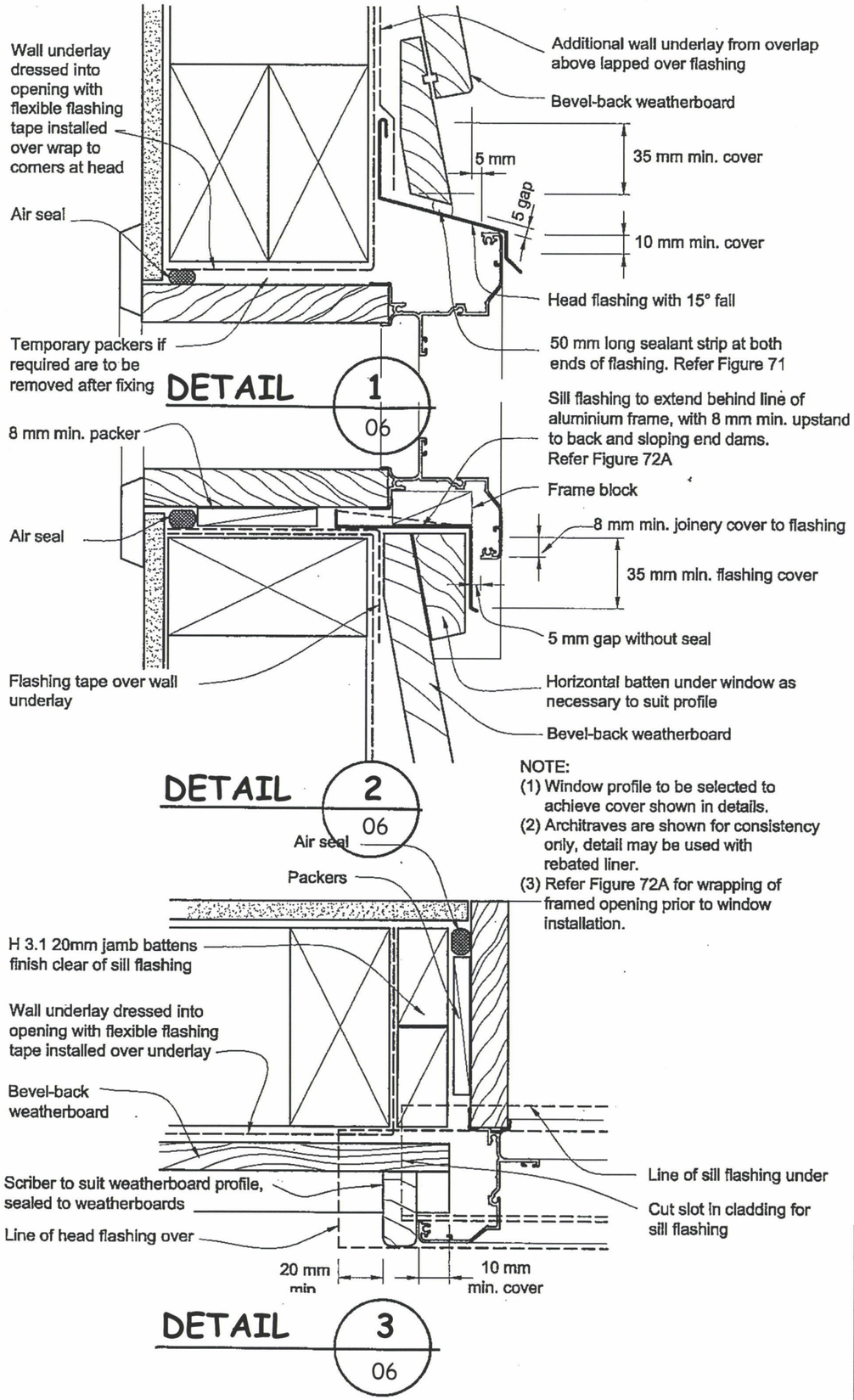
PROPOSED BATHROOM ALTERATIONS
JONES RESIDENCE
43 HIGH STREET, ROTORUA

WET AREA DETAILS

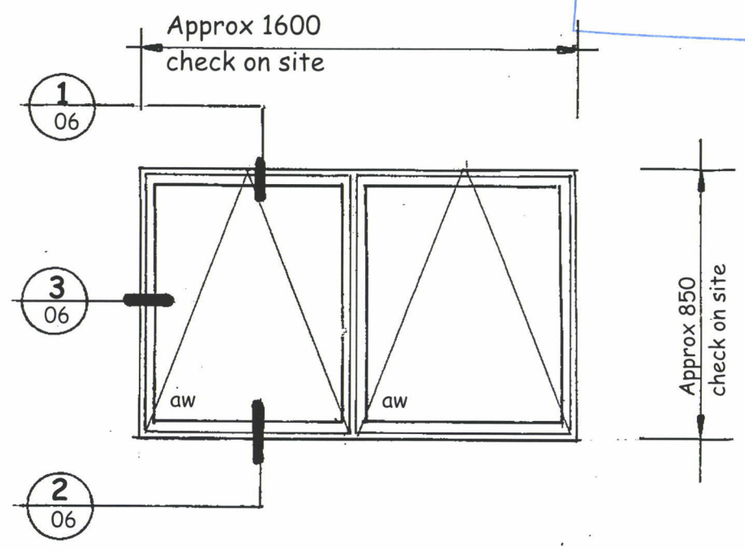
DESIGN:	MLS
DRAWN:	MLS
SCALE:	1:5 @ A3
REF. NORTH	
JOB No.	1602/3
SHEET No.	05

Document Set ID: 3026782
Version: 1, Version Date: 12/05/2016



NOTE:
(1) Window profile to be selected to achieve cover shown in details.
(2) Architraves are shown for consistency only, detail may be used with rebated liner.
(3) Refer Figure 72A for wrapping of framed opening prior to window installation.

BC ONLY
№ 74720



2/140x45 H1.2 SG8 Lintel over (Light roof) Type 'E' fixing
Double glazed with selected obscure safety glass to NZS 4223.

NEW BATHROOM WINDOW

MURRAY L DESIGN
Residential & Commercial Architecture
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PHONE 07 348 3606 or 0274 935 993
email: idsign@xtra.co.nz
Murray L Stephens
NZCD (Arch)
LBP Design 2

PROPOSED BATHROOM ALTERATIONS
JONES RESIDENCE
43 HIGH STREET, ROTORUA

DESIGN: MLS
DRAWN: MLS
SCALE:
REF. NORTH

WINDOW DETAILS

JOB No. 1602/3
SHEET No. 06

Document Set ID: 3026782
Version: 1, Version Date: 12/05/2016

LUMBERLOK®

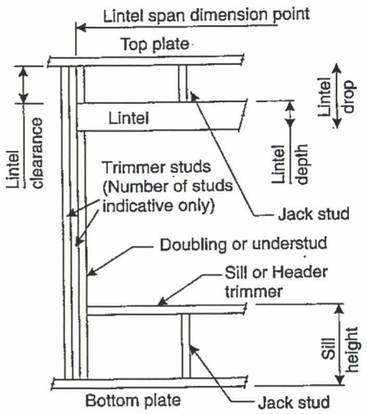
LINTEL FIXING SCHEDULE

ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12 NZS 3604:2011

NOTE:

- All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kPa.
- Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist horizontal loads.
- These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- All fixings assume bottom plate thickness of 45mm maximum. Note: TYLOK options on timber species.
- Wall framing arrangements under girder trusses are not covered in this schedule.
- All timber selections are as per NZS 3604:2011.

DEFINITIONS



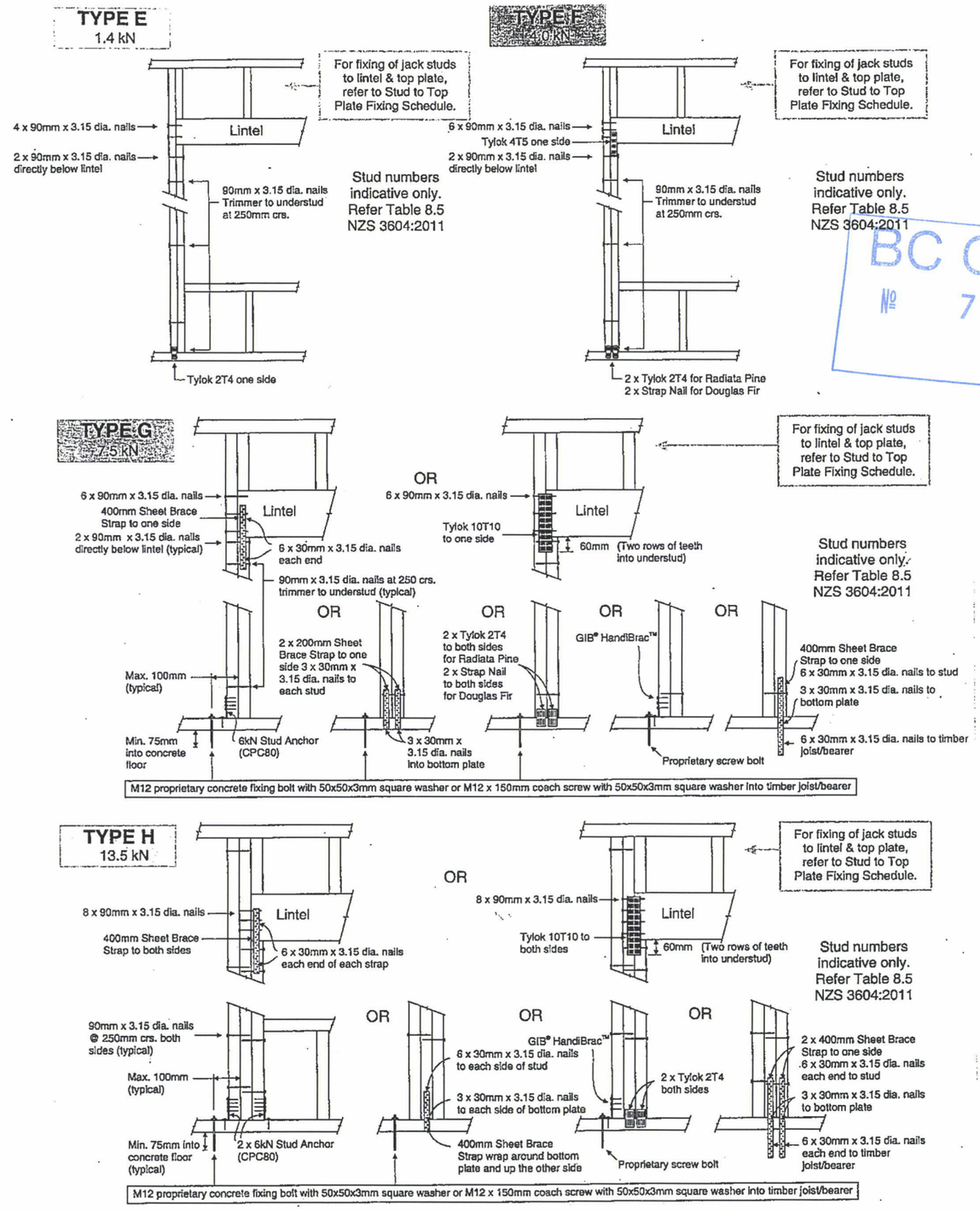
Lintel Supporting Girder Trusses:

Roof Tributary Area	Light Roof Wind Zone L, M, H	Light Roof Wind Zone VH	Light Roof Wind Zone EH	Heavy Roof Wind Zone L, M, H	Heavy Roof Wind Zone VH	Heavy Roof Wind Zone EH
8.6 m²	G	G	H	G	G	H
11.6 m²	G	H	H	G	G	H
12.1 m²	G	H	H	G	H	H
15.3 m²	H	H	-	G	H	H
19.1 m²	H	-	-	G	H	-
20.9 m²	H	-	-	H	H	-
21.8 m²	H	-	-	H	-	-
34.3 m²	-	-	-	H	-	-

Notes:
1) Roof Tributary Area = approx. 1/2 x (Total roof area on girder and rafter trusses supported by lintel)
2) Assumed girder truss is at mid-span or middle third span of lintel
3) Use similar fixings for both ends of lintel
4) All other cases require specific engineering design

SELECTION CHART FOR LINTEL FIXING

Lintel Span	Loaded Dimension (See Fig. 1.3 NZS 3604:2011)	Light Roof Wind Zone L	M	H	VH	EH	Heavy Roof Wind Zone L	M	H	VH	EH
0.7	2.0	E	E	E	E		E	E	E	E	E
	3.0	E	E	E			E	E	E	E	
	4.0	E	E				E	E	E		
	5.0	E				G	E	E			
	6.0	E			G	G	E	E			G
0.9	2.0	E	E	E			E	E	E	E	
	3.0	E	E				E	E	E		
	4.0	E	E				E	E			
	5.0	E				G	E	E			
	6.0	E			G	G	E	E			G
1.0	2.0	E	E	E			E	E	E	E	
	3.0	E	E				E	E	E		
	4.0	E				G	E	E			
	5.0	E			G	G	E	E			G
	6.0	E			G	G	E	E			G
1.2	2.0	E	E				E	E	E		
	3.0	E	E				E	E			
	4.0	E			G	G	E	E			G
	5.0	E			G	G	E	E			G
	6.0	E		G	G	H	E	E		G	G
1.5	2.0	E	E				E	E	E		
	3.0	E				G	E	E			
	4.0	E			G	G	E	E			G
	5.0			G	G	H	E	E		G	G
	6.0			G	H	H	E	E		G	H
2.0	2.0	E				G	E	E			
	3.0	E			G	G	E	E			G
	4.0			G	G	H	E	E		G	G
	5.0			G	H	H	E	E		G	H
	6.0		G	G	H	H	E		G	H	H
2.4	2.0	E			G	G	E	E			G
	3.0			G	G	H	E	E		G	G
	4.0		G	G	H	H	E	E		G	H
	5.0		G	G	H	H	E		G	H	H
	6.0		G	H	H	-	E		G	H	H
3.0	2.0	E			G	G	E	E			G
	3.0			G	H	H	E	E		G	H
	4.0		G	G	H	H	E		G	H	H
	5.0		G	H	H	-	E		G	H	H
	6.0		G	H	-	-	E		G	H	-
3.6	2.0			G	G	H	E	E		G	G
	3.0			G	H	H	E		G	G	H
	4.0		G	H	H	-	E		G	H	H
	5.0		G	H	-	-	E		G	H	-
	6.0	G	H	H	-	-	E		H	-	-
4.2	2.0			G	G	H	E	E		G	G
	3.0		G	H	H	-	E		G	H	H
	4.0		G	H	-	-	E		G	H	-
	5.0	G	H	H	-	-	E		H	-	-
	6.0	G	H	-	-	-	E		H	-	-
4.5	2.0			G	H	H	E	E		G	H
	3.0		G	H	H	-	E		G	H	H
	3.4		G	H	H	-	E		G	H	-
	4.0		G	H	-	-	E		G	H	-
	5.0	G	H	-	-	-	E		H	-	-
	6.0	G	H	-	-	-	E		H	-	-
4.8	2.0			G	H	H	E	E		G	H
	3.0		G	H	H	-	E		G	H	H
	3.2		G	H	H	-	E		G	H	-
	4.0		G	H	-	-	E		H	H	-
	5.0	G	H	-	-	-	E		H	-	-
	6.0	G	H	-	-	-	E		H	-	-



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NZCD (Arch)
LBP Design 2

PROPOSED BATHROOM ALTERATIONS
TO JONES RESIDENCE
43 HIGH STREET, ROTORUA

LINTEL OPTIONS

DESIGN: MLS	REF. NORTH
DRAWN: MLS	
SCALE:	
JOB No. 1602/3	SHEET No. 07

Document Set ID: 3026782
Version: 1, Version Date: 12/05/2016

GIB EzyBrace® System Specification – GS1-N

JUNE 2011

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

WALL FRAMING

Wall framing to comply with;

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

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

BOTTOM PLATE FIXING

Timber Floor

Pairs of hand driven 100 x 3.75mm nails at 600mm centres; or

Three power driven 90 x 3.15 nails at 600mm centres.

Concrete floor

INTERNAL WALL BRACING LINES

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

EXTERNAL WALL BRACING LINES

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

WALL LINING

Any 10mm or 13mm GIB® Plasterboard lining.
Sheets can be fixed vertically or horizontally.
Sheet joints shall be touch fitted.
Use full length sheets where possible.

PERMITTED SUBSTITUTION

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

FASTENING THE LINING

Fasteners

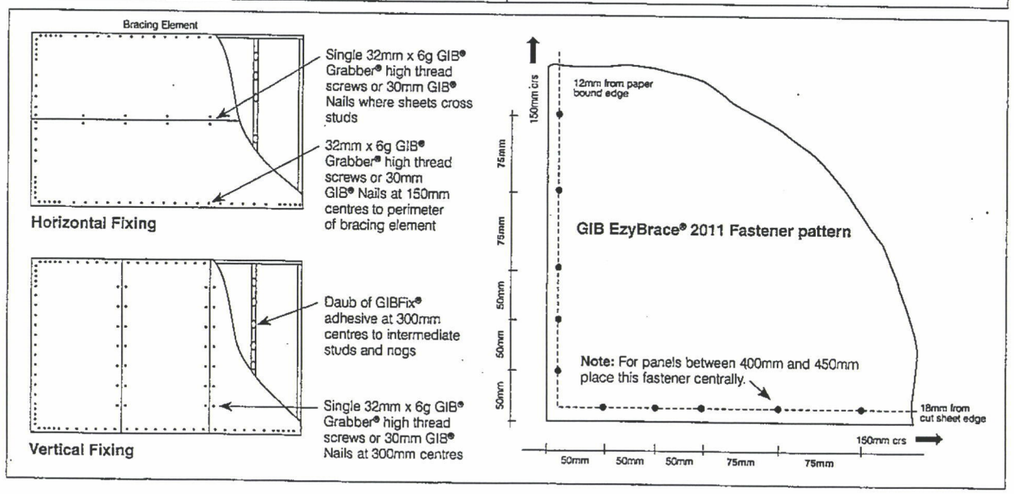
32mm x 6g GIB® Grabber® high thread screws; or 30mm GIB® Nails.

Fastener centres

50,100,150, 225, 300mm from each corner and 150mm thereafter around the perimeter of the bracing element.
For vertically fixed sheets place fasteners at 300mm centres to intermediate sheet joints.
For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud.
Use daubs of GIB Fix® adhesive at 300mm centres to intermediate studs.
Place fasteners no closer than 12mm from paper bound sheet edges and 18mm from any sheet end or cut edge.

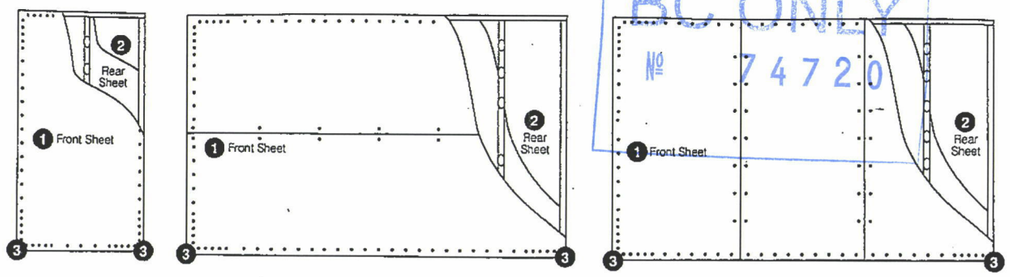
JOINTING

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



Construction Details

JUNE 2011



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System	Lining one side ❶		Lining opposite side ❷		Panel Hold-Down Fixings ❸	Fastener spacing
	Lining	Fasteners	Lining	Fasteners		
GS1-N	Any 10mm or 13mm GIB® Plasterboard	30mm GIB® nails, or minimum 32mm x 6g GIB® Grabber® high thread screws	Not required	Not required	Not required	*GIB® Plasterboard* Corner fastening pattern as illustrated above Fasteners at 150mm to bracing element perimeter, and: • at 300mm centres to intermediate sheet joints for vertical fixing, or • at stud / sheet junction for horizontally fixed elements, and • GIBFix adhesive daubs at 300mm crs to intermediate framing *Plywood* Fasteners at 150mm around the perimeter of every sheet and at 300mm centres to intermediate studs. Place fasteners no closer than 7mm from sheet edges. Plasterboard corner fastener pattern does not apply to plywood.
GS2-N			Any 10mm or 13mm GIB® Plasterboard	30mm GIB® nails, or minimum 32mm x 6g GIB® Grabber® high thread screws		
GSP-H			Minimum 7mm Ecoply manufactured to AS/NZS 2269	50mm x 2.8mm Flat head galvanised or stainless steel nails	Yes, see Pages 19 and 20	
BL1-H	10mm or 13mm GIB Braceline®	minimum 32mm x 6g GIB® Grabber® high thread screws	Not required	Not required		
BLG-H			Any 10mm or 13mm GIB® Plasterboard	30mm GIB® nails, or minimum 32mm x 6g GIB® Grabber® high thread screws		
BLP-H		GIB Braceline® Nails may be used for 10mm GIB Braceline® ONLY	Minimum 7mm Ecoply manufactured to AS/NZS 2269	50mm x 2.8mm flat head galvanised or stainless steel nails		

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LBP Design 2

PROPOSED BATHROOM ALTERATIONS
JONES RESIDENCE
43 HIGH STREET, ROTORUA

GS1-N BRACE DETAILS

DESIGN: MLS	REF. NORTH
DRAWN: MLS	
SCALE:	
JOB No. 1602/3	SHEET No. 08

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Version: 1, Version Date: 12/05/2016

COUNCIL COPY

SPECIFICATION

of work to be done and materials to be used in carrying out the works shown on the accompanying drawings

BC ONLY
№ 74720

PROPOSED BATHROOM ALTERATIONS

to

JONES RESIDENCE

at

43 HIGH STREET, ROTORUA

MURRAY L DESIGN

RESIDENTIAL & COMMERCIAL ARCHITECTURE
13 PEGASUS DRIVE, ROTORUA. TELEPHONE: 07 348 3606
MOBILE: 027 4935 993, EMAIL: idsign@xtra.co.nz

Job number: 1602/3
Date: February 2016

RRD0023SZ2
Document Number: RDC-630802
Date Registered: 12/5/2016

Document Set ID: 3026781
Version: 1, Version Date: 12/05/2016

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1210 PROJECT.

1. GENERAL

1.1 PROJECT

Street address:	43 High Street, Rotorua
Legal description:	Lot 7 DPS 781
Site area:	844 m2
Project type:	Internal alteration
Intended use:	Single residential building
Intended life:	Indefinite but not less than 50 years

1.2 PROJECT DESCRIPTION

Remove wall between existing Bathroom & WC, rearrange fittings including a tiled shower.

1.3 CATEGORY AND LBP REQUIREMENT

Category 1:
- Single household dwellings with low- or medium-risk envelope design

Any site license LBP's shall have a minimum:
Site license in area of practice 1

Carpentry

1.4 OWNER

Name:	Peter & Marion Jones
Mailing address:	43 High Street, Rotorua
Telephone:	027 2805647
Email:	Jones43@xtra.co.nz

1.5 DESIGNER

Name:	Murray Stephens
Mailing address:	13 Pegasus Drive, Rotorua
Telephone:	027 4935-993
Email:	idsign@xtra.co.nz

1.6 CONTRACTOR

Name:	Malcolm Horsley LBP114437
Mailing address:	4 Aurora Street, Rotorua
Telephone:	027 4505859
Email:	malh@ihug.co.nz

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1211 DOCUMENTATION

1. GENERAL

1.1 DRAWINGS

Number	Title
01	SITE PLAN
02	EXISTING FLOOR PLAN
03	PROPOSED FLOOR PLAN
04	WET AREA DETAILS
05	WET AREA DETAILS
06	WINDOW DETAILS
07	LINTEL DETAILS
08	GS1-N BRACE DETAILS

1.2 MANUFACTURERS LITERATURE
Atlantis Linnea Quattro Shower System specification
Liquid Flash 2 Specifications

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1212 COMPLIANCE

1. GENERAL

1.1 SITE DATA

Soil type:	D/E
Exposure zone:	Zone B
Wind zone:	Medium
Earthquake zone:	Zone 2

1.2 BUILDING DATA

Building classification:	Cat 2
Floor live load:	2 KPa (to NZS 3604, table 1.2 Imposed floor live load reference values)
Overall height:	N/A
Risk assessment:	N/A

1.3 PRODUCER STATEMENTS

Provide Producer Statements for the following
- Wet area interior waterproofing
- Glazing

Provide Producer Statements in the required form. Where no form is specified provide in the industry/trade standard form. Provide all Producer Statements before the Building Consent Authority carries out the final inspection.

1.4 RECORDS OF WORK

Provide Records of Work for Restricted Building Work:
- Carpentry

Refer to the Building Consent for specific requirements. Provide Records of Work in the required form. Provide all Records of Work before the Building Consent Authority carries out the final inspection.

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1213 SELECTIONS

1. GENERAL

The following selections are to be read in conjunction with the related work sections, where they are available, and the general sections.

2. SITE

2.1 NO SITE RELATED SELECTIONS
There are no site selections for this project.

3. STRUCTURE

<< 3800 TIMBER FRAMING >>

3.1 EXTERIOR WALL TIMBER FRAMING
Type/treatment: Radiata pine, Grade SG8, Treated H1.2
Cavity battens: Radiata pine, Treated H3.1 (non-structural)
Jamb battens: Radiata pine, Treated H3.1

3.2 INTERIOR WALL TIMBER FRAMING
Type/treatment: Radiata pine, Grade SG8, Treated H1.2

4. INTERIOR

<< 5110 INTERIOR LININGS AND TRIM >>

4.1 WALL LININGS
Location: Hall
Brand/Type/thickness: 10mm Gib. B'd.
Finish: Paint

4.2 WALL LININGS
Location: Ensuite
Brand/Type/thickness: 10mm Gib. B'd. Aqualine
Finish: Tiled

4.3 CEILING LININGS
Location: Ensuite
Brand/Type/thickness: 13mm Gib.B'd. Aqualine
Finish: Paint

4.4 INTERIOR TRIM
Skirtings: To match existing
Architraves: To match existing
Scotia: To match existing

<< 5230 INTERIOR DOORS & FRAMES >>

4.5 INTERIOR DOORS
Location: Hallway
Leaf type/finish: Selected by owner
Frame type/finish Selected by owner
Hardware: Selected by owner

<< 5520 HARDWARE >>
There is no work section specification relating to the following selections

4.6 HARDWARE BRAND TYPE
Selected by owner

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5. FINISH

<< 6200 TILING >>

5.1 TILES
Location: Ensuite
Floor Tile/substrate: Selected by owner over Hardies backing
Wall Tile/substrate: Selected by owner over Hardies Villa Board
Grout/colour: Selected by owner

5.2 WET AREA WATERPROOFING
Location: Ensuite
Brand/type: Liquidflash 2

<< 6700 PAINTING >>

5.3 INTERIOR PAINTING
Walls Selected by owner
Ceiling: Selected by owner
Doors Selected by owner
Trim: Selected by owner

6. SERVICES

<< 7150 SANITARYWARE, TAPWARE & ACCESSORIES >>

6.1 SANITARYWARE
Ensuite: Selected by owner

6.2 TAPWARE
Ensuite: Selected by owner

6.3 SANITARY ACCESSORIES
Ensuite: Selected by owner

<< 7700 ELECTRICAL >>

6.4 ELECTRICAL OUTLETS AND SWITCHES
Brand/type/reference: Selected by owner

6.5 LIGHT FITTINGS
Brand/type/reference: Selected by owner

6.6 SMOKE ALARMS
Brand/type/reference: Selected by owner

7. EXTERNAL

7.1 NO EXTERNAL RELATED SELECTIONS
There are no external related selections for this project.

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1220 GENERAL REQUIREMENTS

1. GENERAL

1.1 THE WORKS
The works are as described in this specification and shown on the drawings.

1.2 PERSONNEL
Owner: The person defined as "owner" in the New Zealand Building Code.
Contractor: The person contracted by the owner to carry out the contract.

1.3 THE SITE
The site of the works, the site address and the legal description are listed under the sections 1210 PROJECT. Confine access and work to the area of site indicated on the drawings.

1.4 SPECIFICATION SECTIONS
Sections are for reference and convenience only and do not constitute individual trade sections or work elements. Read all sections together and read this section with all other sections.

1.5 INTERPRETATIONS

Required:	Required by the documents, or by a statutory authority.
Proprietary:	Identifiable by naming the manufacturer, supplier, installer, trade name, brand name, catalogue or reference number.
Approval:	Approval in writing.
Direction:	Direction in writing.
Notified:	Notified in writing.

1.6 ABBREVIATIONS
The following abbreviations are commonly used throughout the specification:

AS	Australian Standard
AS/NZS	Joint Australian/New Zealand Standard
BCA	Building Consent Authority
BRANZ	Building Research Association of New Zealand
LBP	Licensed Building Practitioner
NZBC	New Zealand Building Code
NZS	New Zealand Standard
NZS/AS	Joint New Zealand/Australian Standard
NUO	Network Utility Operator
OSH	Occupational Safety and Health
RBW	Restricted Building Work
TA	Territorial Authority

1.7 INCONSISTENCIES
If there are any inconsistencies, errors or omissions in or between documents, the contractor must seek direction in resolving it. Figured dimensions take precedence over scaled dimensions; drawings to a larger scale take precedence over drawings to a smaller scale and drawings take precedence over specification.

1.8 SUBSTITUTIONS
A substitution may be proposed where specified products are not available, or if substitute products are brought to the attention of and are considered by the owner as equivalent or superior to those specified. Except where a specified product is not available, the owner is not bound to accept any substitutions.
Notify proposed substitution of specified products. Include sufficient information to allow the owner to confirm that the substitution is equivalent or superior to that specified. Advise the owner whether an amendment will or may be required to the Building Consent and the expected costs of such amendment.

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1.9 THE WORDS "PROVIDE" OR "FIX"

The words "provide" (or "supply") or "fix" if used separately mean "provide and fix" unless explicitly stated otherwise.

1.10 MANUFACTURERS AND SUPPLIERS

Manufacturers and suppliers requirements, instructions, specifications or details are those issued by them for their particular material, product or component and are the latest edition.

1.11 REFERENCED DOCUMENTS

Reference is made to various New Zealand Building Code (NZBC) acceptable solutions (AS) and verification methods (VM) for criteria and/or methods used to establish compliance with the Building Act 2004. Reference is also made to various Standards produced by Standards New Zealand (NZS, AS/NZS) and to listed Acts, Regulations and various industry codes of practice and practice guides. The latest edition (including amendments and provisional editions) at the date of this specification applies unless stated otherwise. Documents cited both directly and within other cited publications are part of this specification.

1.12 PRECEDENCE OF REFERENCED DOCUMENTS

This specification takes precedence in the event of it being at variance with and requiring a higher standard than, the cited documents. Resolution of any variance must be confirmed in writing and where Building Consent is affected, the change notified to the BCA for advice as to whether an amendment is required to the Building Consent Authority.

1.13 BUILDING CONSENT COMPLIANCE

It is an offence under the Building Act 2004 to carry out any work not in accordance with the Building Consent. Refer the resolution of matters concerning compliance to the owner for a direction. Where Building Consent is affected refer any change to the BCA for advice as to whether an amendment is required to the Building Consent.

1.14 STATUTORY OBLIGATIONS

Comply with all statutory obligations and regulations of regulatory bodies controlling execution of the works.

1.15 BUILDING CONSENT

Obtain the original or copies of the Building Consent form and documents from the owner and keep on site. Liaise with the BCA and/or the building certifier for all required notices and all inspections required during construction to ensure compliance. Return the consent form and documents to the owner on completion.

1.16 INSPECTIONS

Do not proceed with work noted on the Building Consent for inspection until it has been inspected and passed by the BCA inspector.

1.17 KEY PERSONNEL

Provide names and contact detail of LBP's/ key personnel. Prior to Restricted Building Work being carried out, provide names, registrations numbers (where appropriate) and contact detail of LBP's that are required for RBW by the Building Consent Authority as part of the Building Consent.

Include the following as applicable:
- Person with the appropriate site license
- Carpenter
- Registered drainlayer
- Registered plumber
- Registered gasfitter
- Registered electrician
- Roofer
- Block layer
- Bricklayer
- External plasterer

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- External window manufacturer
- Waterproof membrane applicator

1.18 PRODUCER STATEMENTS AND LBP DOCUMENTATION
When Records of Work or producer statements verifying construction are required, for the application for the Code Compliance Certificate, provide copies to both the BCA and the owner. Provide LBP documents and producer statements in the form required by the BCA.

1.19 CERTIFICATE OF COMPLIANCE
Provide Certificates of Compliance for electrical and gas work carried out.

1.20 CODE COMPLIANCE CERTIFICATE
Provide documentation that the Owner requires in order to obtain a Code Compliance Certificate for the consented work.

1.21 TRADE GUARANTEES AND WARRANTIES
Where specific trade guarantees/warranties are offered covering materials and/or execution of proprietary products or complete installations, or are required as a condition of Building Consent, provide guarantees/warranties to the owner.

1.22 SITE ACCOMMODATION
Provide, erect and maintain scaffolding, sheds, toilets, water, power and hoardings. Allow for cartage, craneage, plant hire and storage. Arrange for temporary works and services necessary for the completion of the works.

1.23 HEALTH AND SAFETY
Make the works safe and provide and maintain a safe working environment, to the requirements of the Health and Safety at Work Act 2015. Ensure that all those working on or visiting the site are aware of the rules governing site safety, are properly supervised and are not unnecessarily exposed to hazards and risks.

1.24 PROTECT THE WORKS
Protect parts of the work liable to damage until completion of the works. Take all precautions necessary to protect the works from damage by unauthorised entry or inclement weather. Brace and support all parts of the works against damage during construction.

1.25 STORAGE AND PROTECTION
Provide temporary storage areas and protective covers and screens. Fillet stack and protect all framing and structural members from moisture and contamination. Completely protect finishing materials from the weather and damage and store in accordance with the manufacturer's requirements. Protect fabricated elements from the weather and damage, and store in accordance with suppliers requirements.

1.26 ANTIQUITIES AND ITEMS OF VALUE AND INTEREST
Report immediately the finding of any fossils, antiquities, pre-1900 items, or objects of value. Ensure they remain undisturbed until approval is given for their removal.

1.27 MEANS OF COMMUNICATION
All directions and approvals in writing.

1.28 WORKING HOURS
Work on site is restricted to between 0800 to 1800, Monday to Friday, excluding statutory holidays. Work outside these hours may be permitted, with prior approval in writing by the owner.

1.29 RESTRICTIONS
Do not:
- smoke on site
- light rubbish fires on the site
- bring dogs on to or near the site
- bring radios/audio players on to the site.

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1.30 QUALITY ASSURANCE
Carry out and record regular checks of material quality and accuracy. Provide all necessary materials, equipment, plant, attendances, supervision, inspections and programming to ensure required standards are met.

1.31 DAMAGE AND NUISANCE
Prevent damage and nuisance from water, fire, smoke, vehicles, dust, rubbish, noise and other causes resulting from the contract works. Comply with the requirements of the TA and relevant Acts and Standards.

1.32 SET-OUT AND DATUM
Set out the works to conform with the drawings. Establish a permanent site datum to confirm the existing ground floor level and its relationship to other existing and new building levels.

1.33 EXECUTION OF THE WORK
Conform to the requirements of this specification. Ensure work is level, plumb, and true to line and face. Employ only experienced workers familiar with the materials and techniques specified.

1.34 MATERIALS AND PRODUCTS
Use only new materials and products, unless stated otherwise, of the specified quality and complying with cited documents.

1.35 COMPATIBILITY
Ensure all parts of a construction or finish are compatible and their individual use approved by the manufacturers and suppliers of other parts of the system. Source all parts of a system from a single manufacturer or supplier.

1.36 COMPLETE ALL SERVICES
Ensure completed building services are operational, with temporary labelling removed, required labelling fixed and service instructions provided.

1.37 CLEAR AWAY
Regularly clear away trade debris, unused materials and elements from the site. On completion of the work leave the building clean and ready for occupancy, with all services operating and mechanical parts in good working order. Remove temporary markings, coverings and protective wrappings.

1.38 CLEAN
Clean and wash down external surfaces to remove dirt, debris and marking. Clean interior surfaces including floors, glass, cabinetwork, joinery, sanitary and hardware items.

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3800 TIMBER FRAMING

1. GENERAL

Refer to 1213 SELECTIONS/drawings for specific product, material, accessories and finish selections.

Use experienced competent carpenter familiar with the materials and techniques specified. Work to be carried out by or supervised by the appropriate LBP.

2. PRODUCTS

2.1 TIMBER FRAMING GENERALLY

Species, grade and level of treatment to NZBC B2/AS1, NZS 3602, tables 1 to 3 **Requirements for wood-based building components**..., and moisture content to NZS 3602, table 4 **Allowable moisture content**..... Structural Grade (SG) to NZS 3604, NZS 3622 with properties to NZS 3603.

2.2 ACCESSORIES

Damp-proof course:	High impact embossed polyethylene
Stud straps	Polypropylene tape run horizontal at 300mm centres over flexible wall underlay, for drained cavities with stud spacings greater than 450mm.
Nails, bolts and screws:	Steel, stainless steel, galvanized steel of pattern to suit the location and to BRANZ BU 519: Fasteners selection. To NZS 3604, 4 **Durability** and NZBC E2/AS1.
Nail plates connectors:	Stainless steel and/or galvanized steel toothed or nailed plates to the plate manufacturer's design for the particular locations as shown on the drawings and to NZS 3604, 4 **Durability**. Galvanized steel and stainless steel connectors and brackets to the connector manufacturer's design for locations shown on drawings and to NZS 3604, 4 **Durability** and NZBC E2/AS1

3. EXECUTION

3.1 ATTENDANCE

Provide and fix blocks, nogs, openings and other items as required by others.

3.2 MOISTURE CONTENT

Maximum allowable moisture content to NZS 3602, table 4 **Allowable moisture content...**, for framing supporting interior linings:

Framing at erection	24%
Framing at enclosure	20%
Framing at lining	16%

3.3 EXECUTION GENERALLY

To NZS 3604 except as varied in this specification. To include those methods, practices and processes contained in the unit standards for the National Certificate in Carpentry and the National Certificate in Joinery (cabinetry, exterior joinery, stairs). Set out framing in accordance with the requirements of NZS 3604 and as required to support sheet linings and claddings.

3.4 INSTALL FLOOR, WALL AND ROOF FRAMING

Floors and bottom plates framed and fastened to NZS 3604, 7 **Floors**. Frame walls to required loading and bracing complete with lintels, sills and nogs, all fabricated and fastened to NZS 3604, 8 **Walls**.

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5110 INTERIOR LININGS AND TRIM

1. GENERAL

Refer to 1213 SELECTIONS/drawings for specific product, material, accessories and finish selections.

1.1 FRAMING MOISTURE CONTENT

Maximum allowable moisture content to NZS 3602, table 4 **Allowable moisture content....**

1.2 PROTECT

Protect joinery, fittings and finishes already in place from water staining or damage from lining installation. Ensure building is weatherproof before lining work commences.

2. PRODUCTS

2.1 PLASTERBOARD

Gypsum plaster core encased in a durable face and backing paper formed for standard use, bracing use, fire rated use and water resistance use.

2.2 PLASTERBOARD ACCESSORIES

External angles:	Slim type 0.5mm galvanized steel.
Casing bead:	Slim type 0.5mm galvanized steel or PVC.
Cornice:	Plasterboard scotia type.
Nails:	Galvanized clouts 40mm x 2.5mm.
Screws:	40mm x 6 gauge zinc electro-plated bugle head gypsum drywall screws
Jointing compound & paper tape:	To the board manufacturer's requirements.
Adhesive:	Multi-purpose water based wallboard adhesive.

2.3 NAILS

Zinc-plated steel, stainless steel and galvanized steel of pattern to suit location and to BRANZ BU 519: **Fasteners selection**.

2.4 INTERIOR FINISHING TRIM

Timber selection to NZS 3602, table 3 **Requirements for wood-based building components....** Profile as selected or to match existing. Jointer profiles to suit location.

3. EXECUTION

3.1 SUBSTRATE

To NZS 3604, section 8 **Walls**, section 10 **Roof framing**, section 12 **Interior linings**, section 13 **Ceilings**, and the standard required by the lining manufacturer's requirements. Ensure moisture content of timber framing is at or below specified levels.

3.2 CONFIRM LEVELS OF PLASTERBOARD FINISH

Before commencing work, confirm the surface finish assessment procedures necessary to ensure the specified levels of finish will be obtained. Provide levels of finish as laid down in AS/NZS 2589.

3.3 LINE PLASTERBOARD CEILINGS AND WALLS

Line walls and ceilings with plasterboard sheets, fastened to the plasterboard manufacturer's requirements.

3.4 SPECIAL PLASTERBOARD LININGS

Line wet area walls with water resistant plasterboard sheets using adhesive and nail fixing to studs at centres to suit the surface finish. Form bracing panels using high density plasterboard sheets fixed with clout-washers and clouts and to conform to NZS 3604, 5.4 **Wall bracing design**, and 13.5 **Structural ceiling diaphragms**. Form sound rated panels following the sheet manufacturer's specifications and details for the required

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sound rating. Form fire rated panels following the sheet manufacturer's specifications and details for the required fire rating.

3.5 FIX PLASTERBOARD EXTERNAL ANGLES

Fix full length to external corners, with clouts at 100mm each side staggered.

3.6 PLASTERBOARD JOINTING AND STOPPING

Fill joint recess with bedding compound, centre the paper tape, apply second coat of bedding compound followed by a coat of finishing compound. Allow to dry and lightly sand off. Fill nail holes and flush up external angles with two successive coats of bedding compound followed by a coat of finishing compound. Allow to dry and lightly sand off. All to the plasterboard manufacturer's requirements.

3.7 LEVELS OF FINISH

Provide levels of finish to standards laid down by AS/NZS 2589 as follows:

Level 4:	For thin coating finishes (paint) and surfaces receiving light texture or wall covering finishes
Level 5:	Where specifically detailed for surfaces receiving thin coating finishes (paint).

3.8 INSTALL TRIM

Scribe and fit reveal linings to exterior timber joinery, architraves to interior joinery, skirtings to walls and timber beads to wall/ceiling junctions, and other trim as detailed.

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5230 INTERIOR DOORS & FRAMES

1. GENERAL

Refer to 1213 SELECTIONS/drawings for specific product, material, accessories and finish selections.

1.1 QUALIFICATIONS

Trades people qualified or experienced in those methods, practices and processes contained in the unit standards for the National Certificate in Carpentry and the National Certificate in Joinery (cabinetry, exterior joinery, and stairs).

2. PRODUCTS

2.1 DOORS GENERALLY

As selected.

2.2 INTERNAL JOINERY FRAMES

Fabricate as detailed.

2.3 DOOR HINGES

Type:	loose-pin zinc-plated steel
Size:	89mm
Material:	zinc-plated steel
Number:	3 hinges per door

2.4 DOOR HARDWARE

As selected.

2.5 NAILS

Zinc-plated steel, stainless steel and galvanized steel of pattern to suit location and to BRANZ BU 519: **Fasteners selection**.

3. EXECUTION

3.1 PROTECT

Protect joinery, fittings and finishes already in place from water staining or damage from lining installation. Ensure building is weatherproof before lining work commences.

3.2 FIT INTERNAL JOINERY FRAMES

Wedge and rigidly fix in place without distortion, plumb, and true to line and face.

3.3 FIT HARDWARE

Fit hardware selected and provided, all in accordance with the hardware manufacturer's requirements.

3.4 CHECK

Check and adjust operation of doors sets, hardware and furniture.

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6200 TILING

1. GENERAL

Refer to 1213 SELECTIONS/drawings for specific product, material, accessories and finish selections.

1.1 QUALIFICATIONS

Use tilers experienced with the materials and techniques specified.

1.2 SLIP RESISTANCE

Accessible routes slip resistance to NZBC D1/AS1, 2.1 Slip resistance.

2. PRODUCTS

2.1 ADHESIVES COMPATIBILITY

On proprietary substrates or waterproof membranes use only adhesives with documented compatibility approval from the respective manufacturers.

2.2 ACCESSORIES

Waterproofing membranes:	As selected.
Cement-based screed:	Mix of 3:1 Portland cement, wash-mix sand, gauged with liquid polymer additive to the tile manufacturer's requirements.
Tile adhesive:	To the tile manufacturer's requirements.
Grout:	Cement based, compressible and to suit the particular location and use.
Control joint sealant:	To BRANZ Good practice guide: Tiling, section 5.0.

3. EXECUTION

3.1 HANDLING AND STORAGE

Handle tiles with care to avoid chipping, soiling and damage. Store on hard, level standings in non-traffic, non-work areas that are enclosed, clean and dry. Reject all damaged tiles.

3.2 SUBSTRATE

Ensure all services and accessories are in place, located to suit the tile layout, with the substrate required for tiling work.

3.3 TEMPERATURE

Do not carry out tiling where the ambient temperature is below 5°C, or onto a substrate with a temperature higher than 40°C.

3.4 LAYOUT

Obtain confirmation of the proposed layout of tiles, expansion joints and other visual considerations.

3.5 EXECUTION GENERALLY

Prepare surfaces and carry out the tiling work in accordance with BRANZ Good practice guide: Tiling.

3.6 SURFACE PREPARATION

To BRANZ Good practice guide: Tiling, section 4.0.

3.7 LAY PROPRIETARY SCREED

Apply a proprietary cement slurry bond coat over the whole of the floor. Mix and place a 40mm thick mortar bed over the bond coat and firmly tamp, screed and compact to the required level. In waterproofed areas where the cement screed has been laid over the waterproofing membrane, prepare the screed surface by applying a further waterproof coating before laying tiles.

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3.8 APPLY LIQUID WATERPROOFING MEMBRANE

Apply the selected liquid waterproof membrane system to the membrane manufacturer's requirements. Flood test shower cubicle floors.

3.9 TILE FIXING, INTERIOR TIMBER FLOORS

Install underlay to the tile manufacturer's requirements. After the curing of any waterproof membrane, prime the surface, spread adhesive to a uniform minimum thickness of 3mm and rib it with a notched trowel to the tile manufacturer's requirements. Press the tile and beat it into place to obtain the required coverage by adhesive on the back of each tile.

3.10 GROUTING

Remove spacers. Prepare joints, mix and apply proprietary grout and finish off the grout uniform in colour, smooth and without voids, pinholes or low spots.

3.11 MOVEMENT CONTROL JOINTS

Minimum width of 6mm, carried through tile and bedding. Where substantial movement is anticipated, carry through the rigid sheet to the structure. Ensure joints are clean, formed, filled, and the sealant inserted to the sealant manufacturer's requirements.

3.12 CLEAN

Upon completion of setting and grouting, thoroughly sponge and wash the tiles to leave clean and free of blemish. Finally polish tiles with a clean, dry cloth.

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6700 PAINTING

1. GENERAL

Refer to 1213 SELECTIONS/drawings for specific product, material, accessories and finish selections.

1.1 QUALIFICATIONS

Carry out work using competent and experienced painters.

1.2 HEALTH AND SAFETY

Refer to the requirements of the Health and Safety at Work Act 2015 and if elimination or isolation is not possible, then minimise the hazards in this work. Refer to WorkSafe NZ publication, Repainting lead based paints, for the required procedures and precautions when treating or removing lead based paint, burning or sanding off paint, or using solvent based paint removers.

1.3 SELECTIONS

Confirm all selections, colours and finishes with the owner.

2. PRODUCTS

2.1 PAINT

As selected and to the paint manufacturer's standards for exterior and/or interior primers, undercoats, sealers, stains, clear coatings, solvent-borne and water-borne paints.

2.2 GAP FILLERS

Linseed oil, putty, plastic wood, wood filler or plastic filler, to suit and to match the surface being prepared.

3. EXECUTION

3.1 INSPECT SURFACES

Inspect surfaces being painted and report to the owner any that will not, after the preparatory work laid down by the paint manufacturer, allow work of the required standard. Confirm that all areas have adequate lighting and are sufficiently free of other construction activities to enable painting work to proceed.

3.2 EXISTING FINISHED SURFACES

Ensure that all surfaces are sound, remove any, blistered, drummy, chalky, powdery, loose, soft or corroded material and make good. Remove or treat any surface contaminates or moss and mould to manufacturer's requirements.

3.3 PROTECT

Cover up adjoining surfaces and areas liable to damage or over-painting.

3.4 REMOVE HARDWARE

Remove hardware and door/window furniture and replace on completion. Do not paint over permanently attached hinges, or any hardware items which cannot be removed.

3.5 PRIMING AND SEALING

Ensure that priming and sealing work needed before or during construction is carried out when required.

3.6 ENVIRONMENTAL CONDITIONS

Carry out work within acceptable temperature and humidity limits, with timber dry, all to the requirements of the paint manufacturer.

3.7 SHARP EDGES, CRACKS AND HOLES

Repair as required by the paint manufacturer.

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3.8 PREPARE SURFACES
Prepare surfaces as required by the paint manufacturer. Make good all damage and defects.

3.9 PAINT APPLICATION
Apply paint by brush and/or roller to suit the location of the coating and to the paint manufacturer's requirements. Do not spray on site without express permission.

3.10 MANUFACTURER'S MANUALS
Refer to the paint manufacturers' manuals and follow their preparation, sequence and application requirements applying to each system. Ensure all paint coats in any system are supplied by the same manufacturer.

3.11 SCUFF BETWEEN COATS
Scuff between all coats to remove any dust pick-up, protruding fibres and coarse particles.

3.12 FINISHED PAINT SURFACES
Finished paint surfaces to show uniformity of gloss and colour, with the correct thickness for each coat, and freedom from painting defects. Ensure finished work is clean and free of any disfigurement.

3.13 CLEAN
Clean adjoining surfaces, glass and fittings of any paint contamination.

3.14 REFIT HARDWARE
Refit hardware without damage to the hardware or the adjoining surfaces.

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7120 WATER SYSTEM

1. GENERAL

Refer to 1213 SELECTIONS/drawings for specific product, material, accessories and finish selections.

1.1 QUALIFICATIONS

Carry out work by or under the direct supervision of a certifying person under the Plumbers, Gasfitters and Drainlayers Act 2006.

2. PRODUCTS

2.1 POLYPROPYLENE WATER PIPE

PP-R Polypropylene pipes complete with fusion welded fittings and accessories brand-matched to NZBC G12/VM1.

2.2 INSULATION FOR HOT WATER PIPES

Preformed closed cell foam.

2.3 VALVES AND FITTINGS

All valves and fittings required for the system, to NZBC G12/AS1.

3. EXECUTION

3.1 EXECUTION GENERALLY

Carry out work and tests as applicable to NZBC G12/AS1.

3.2 INSTALL POLYBUTYLENE/POLYETHYLENE/POLYPROPYLENE WATER SUPPLY

Type as selected. Size the piping layout to eliminate loss of pressure at any point by simultaneous draw-off. Run pipes complete with all fittings, support and fixing, and jointed to the pipe manufacturer's specifications, all to NZBC G12/AS1, 5.0 **Water supply**. Conceal pipework and pressure test before wall linings are fixed.

3.3 OUTLET LOCATIONS

Ensure wall outlets for exposed pipes are level and centred on the fixture to ensure the neat installation of exposed pipework.

3.4 BACKFLOW PREVENTION

Fit back flow prevention devices to all outlets where it is possible for water or contaminants to backflow in to the potable water supply system.

3.5 INSTALL HOT WATER PIPE INSULATION

Insulate hot water pipes in accordance with the insulation manufacturer's instructions. Cut insulation sections tight between timber framing and tight between the webs of steel studs. Where hair felt is used, wrap around pipes in two layers in opposite directions and secure with galvanized steel wire ties.

3.6 PENETRATIONS

Provide and fit collars and escutcheon plates to match pipework at penetrations through constructions.

3.7 COMPLETION

Pressure test to ensure no leakage and leave in proper working order. Clean tapware and fittings.

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7150 SANITARYWARE, TAPWARE & ACCESSORIES

1. GENERAL

Refer to 1213 SELECTIONS/drawings for specific product, material, accessories and finish selections.

1.1 QUALIFICATIONS

Carry out work by or under the direct supervision of a certifying person under the Plumbers, Gasfitters and Drainlayers Act 2006.

2. PRODUCTS

2.1 SANITARY FIXTURES, TAPWARE, APPLIANCES AND ACCESSORIES

Refer to 1213 SELECTIONS and drawings for product selections.

3. EXECUTION

3.1 EXECUTION GENERALLY

Carry out installation work and tests to AS/NZS 3500.2:2003, as applicable.

3.2 INSTALL SANITARYWARE

Fit and install sanitaryware and associated screens, elements and hardware, plumb, true to line and rigid, to the fixture manufacturer's requirements. Supply standard chrome plated brass wastes and plastic plugs on chrome plated chains with all basins, tubs and baths.

3.3 INSTALL TAPWARE

Install tapware in accordance with the tap manufacturer's requirements. Flush out on completion. Check that washers or ceramic discs are operating correctly.

3.4 INSTALL SHOWER CUBICLE

Install to NZBC G1/AS1 and in accordance with shower manufacturer's details and requirements. Ensure that screens and doors fit closely and accurately. Test for water egress around sides and base.

3.5 TEST

Test soil and waste disposal systems to ensure no leakage exists and leave in working order.

3.6 ENSURE

Ensure all sanitary plumbing fittings and pipework are complete and operational.

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7420 SANITARY WASTE SYSTEM

1. GENERAL

Refer to 1213 SELECTIONS/drawings for specific product, material, accessories and finish selections.

1.1 QUALIFICATIONS

Carry out work by or under the direct supervision of a certifying person under the Plumbers, Gasfitters and Drainlayers Act 2006.

2. PRODUCTS

2.1 PVC-U WASTE, SOIL AND VENT PIPES

PVC-U pipe, complete with fittings brand-matched to the pipe manufacturer's requirements.

2.2 EXPOSED PIPES AND TRAPS

As selected and to the following details:
- chrome plate on copper pipes and associated copper and brass fittings
- white polybutylene or PVC, including all associated fittings.

3. EXECUTION

3.1 EXECUTION GENERALLY

Carry out sanitary plumbing work and tests as applicable to:
- NZBC G13/AS1

3.2 ELECTROLYTIC ACTION

Avoid electrolytic action by eliminating actual contact or continuity of water between dissimilar metals.

3.3 INSTALL TRAPS, WASTE AND VENT PIPES

Connect waste outlets to traps and run waste pipes and back vents concealed, sized and fixed to NZBC G13/AS1. Discharge wastes into floor waste gully, drainage system stack, soil pipe, or gully trap as shown. Bird proof mesh to roof vents and vermin proof mesh to untrapped waste pipes.

3.4 PENETRATIONS

At penetrations through constructions provide and fit collars and escutcheon plates to match pipework. Exterior roof and wall penetrations to NZBC E2/AS1.

3.5 TEST

Test soil and waste disposal systems to ensure no leakage exists and leave in working order.

3.6 ENSURE

Ensure all sanitary plumbing fittings and pipework are complete and operational.

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7700 ELECTRICAL

1. GENERAL

Refer to 1213 SELECTIONS/drawings for specific product, material, accessories and finish selections.

1.1 COMPLY

Comply with the Electricity (Safety) Regulations 2010, AS/NZS 3000 for listed and prescribed work and with the NUO's requirements. Apply for the service connection. Arrange for the required inspections of listed work. Pay all fees.

1.2 QUALIFICATIONS

Carry out work by or under the direct supervision of an electrical licensed supervisor under the Electricity (safety) Regulations 2010.

1.3 ELECTRICAL CERTIFICATE OF COMPLIANCE

Provide, prior to connection, a Certificate of Compliance (CoC) as required by the Electricity (Safety) Regulations 2010, to the owner and if required to the NUO. Allow the NUO to view before the meter installation, listed work inspection, polarity check and livening of supply.

1.4 ELECTRICAL SAFETY CERTIFICATE

Provide an Electrical Safety Certificate (ESC), as required by the Electricity (Safety) Regulations 2010, to the owner and when required the BCA. To be provided at completion of the work, prior to Practical Completion.

1.5 SAFETY OF INSTALLATION

Before installation work commences, provide a declaration of conformity to Electrical (Safety) Regulations 2010, regulations 57 & 58

2. PRODUCTS

2.1 CABLES

Tough plastic sheathed copper conductors. Minimum sizes are indicated below. Increase these as necessary due to method of installation, cable length or load.

Lighting circuits: 1.5mm2 on 10 amp MCBs for domestic construction
Power circuits: 2.5mm2 on 16 amp MCBs for domestic construction

2.2 ELECTRICAL ACCESSORIES

As selected and to the following details:

Switch units	Minimum 16 amp, 230 volt flush polycarbonate units. For number of switches per unit, dimmer units, neon (indicator or toggle) units, locator units and 2-way units refer to the electrical drawings.
Switched socket units:	10 amp, 230 volt flush polycarbonate 3 pin combined switch units.

3. EXECUTION

3.1 CABLING

Install with a maximum of 10 light outlet units or 6 switched socket units on any circuit. Separate circuits for all electric heating appliances. All cabling run concealed. No TPS cable laid directly in concrete. Locate holes in timber framing for the passage of cables at the centre line of the timber member. Provide earth bonding and main earth.

3.2 INSTALL SWITCH AND SOCKET UNITS

Fit single and double switch units and socket units level and plumb where shown on the drawings. Install at the following heights (to the centre of the unit) unless shown otherwise on the drawings or to match existing.

Switch Units:	1000mm above floor
Socket Units:	400mm above floor
	150mm above work benches

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Mount switches vertically and socket units horizontally. Label switch units which control electrical equipment by engraving on the rocker switch.

3.3 INSTALL LIGHT FITTINGS

Install selected light fittings in the locations and heights shown on the drawings and in accordance with the fitting manufacturer's requirements. Recessed fittings to AS/NZS 3000, types IC-F, IC, CA-80 or CA-135 only (no clearance to insulation required for these types).

3.4 INSTALL DOMESTIC SMOKE ALARMS

Install alarms to NZBC F7/AS1, 3.3 Location of smoke alarms, and to manufacturer's requirements, fitted neatly and without damage to the surrounding finish.

3.5 ELECTRIC POWERED FITTINGS AND EQUIPMENT

Install and wire selected fittings and equipment to the Electricity (Safety) Regulations 2010 and the individual fittings and equipment manufacturer's requirements. Refer to the drawings for required layouts and locations for equipment.

3.6 COMPLETION

Leave all fittings, lamps and tubes operational, with equipment and diffusers clean.

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COUNCIL COPY

linea quattro | shower system specification

atlantis

SHOWER BASE

- Structurally solid pre-formed base made of tough FRP material, already 100% waterproof.
- May be installed to achieve a stepless shower floor or simply placed on an existing floor for low step entry.
- 80mm high upstand – for secure connection to wall membrane.
- Factory-fitted glass receiver channels on base.
- Guaranteed fall (1:80) to waste.
- Single plane to channel drain surface accepts tiles up to 12mm thick (standard).
- Thicker tiles can be accommodated by special request.
- Weight: 16kg/m².

CHANNEL DRAIN & WASTE

- Integral channel drain located at side or back.
- 50mm easy clean trap.
- Maximum flow rate 40 litres per minute.
- Stainless steel drain cover in polished finish.

PRECISION-FIT NAKED FRAMELESS SCREENS

- 8mm toughened safety glass.
- Hinged door option complete with chrome/stainless steel handles, solid brass hinges and fixing materials.
- Sliding door option complete with stainless steel handles, roller assemblies and installation materials.
- Walk-in fixed panel options available in most sizes.
- Satin anodised wall glass receiver channels incorporate mechanical glass locking system and are machined to lock with base channels.
- High strength chrome top rail brace at 2000mm high above base.
- Screens supplied at 2120mm overall height.
- 10-year durability warranty (screens).
- Supplied with Cristal-Cote glass cleaner and surface protection system (for after-purchase application).

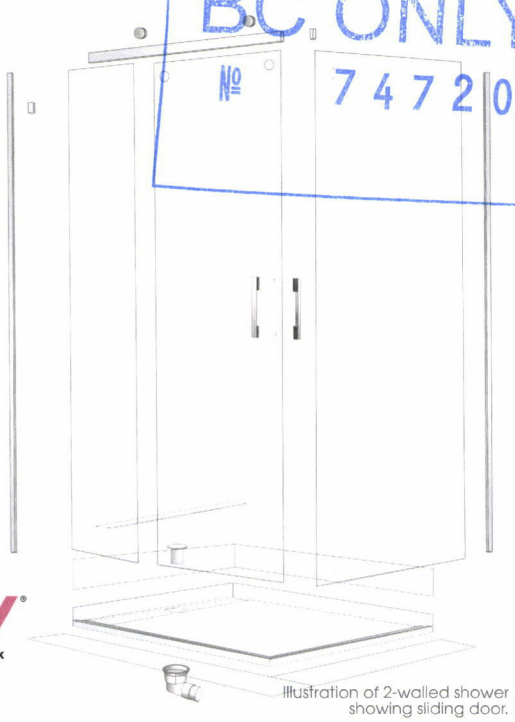
WATERPROOFING

- Optional-Essential Connection Waterproofing Tapes available for the secure connection of the wallboard to the base upstand and from the base perimeter to the floor. Included with this optional package is a base adhesion layer.
- Compatible with all compliant liquid waterproofing products

INSTALLATION

Atlantis recommends installation of Linea Quattro™ showers is undertaken by a recommended Atlantis installer.
See website or call 0800 428 526 for more details.

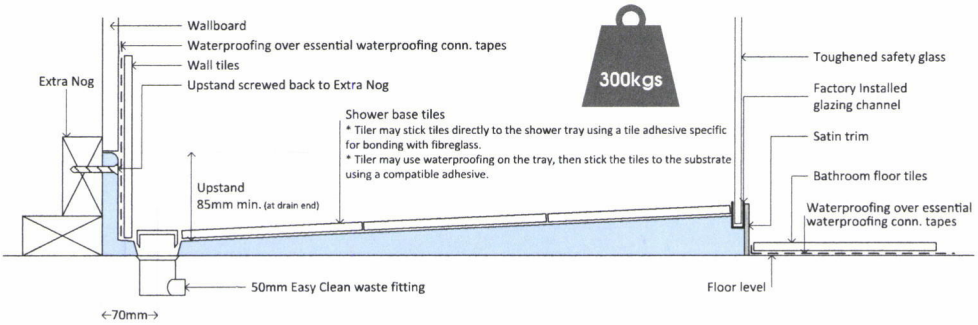
BC ONLY
№ 74720



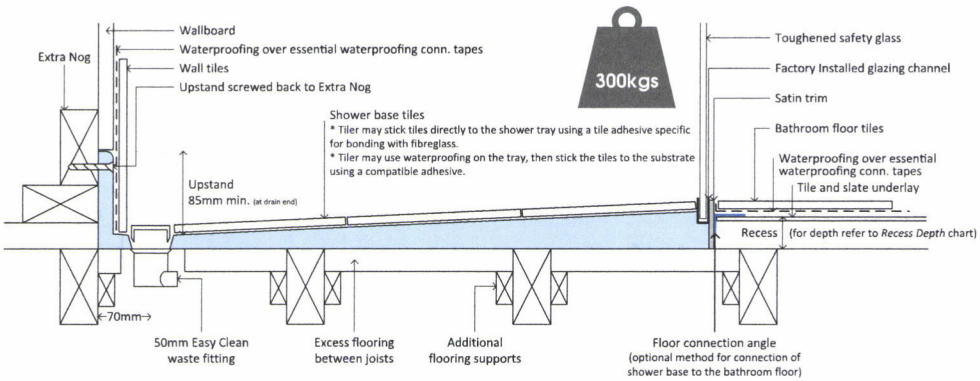
WaterMark

Illustration of 2-walled shower showing sliding door.

BASE PROFILE STEP ENTRY ON ANY FLOOR STRUCTURE



BASE PROFILE LEVEL ACCESS IN A TIMBER FLOOR



Specifications subject to change without notice. Please check **www.atlantis.net.nz** for latest version.

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CONSTRUCTION CHEMICALS

Liquid Flash 2

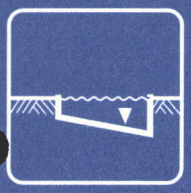
Two-pack, fast drying, microfibre reinforced, waterproofing and anti-fracture membrane

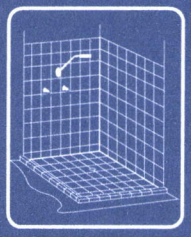
Packaging

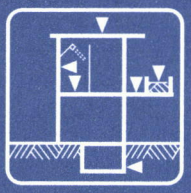
Mixing

Application

Uses







Substrates

Concrete,
Brick, Block
Building boards
Roofs, Decks,
Basement, Pools,
Wet areas, Tanks

Description

Liquid Flash 2 is a two pack fast drying, microfibre reinforced, cement/acrylic flexible waterproofing membrane that is easily applied to form a resilient waterproof membrane over different building surfaces. **Liquid Flash 2** will remain pliable and elastic and will bridge cracks and smooth irregular surfaces. Internal wet areas must be waterproofed in accordance with AS3740 and AS4654.2 and local regulations. For more details refer to brochure titled 'Waterproofing Enclosed Shower Alcoves Prior to Tiling'.

Uses

A waterproofing membrane for roofs, balconies, swimming pools, retaining walls, planter boxes, internal wet areas (e.g. bathrooms, kitchens, laundries and toilets), and an anti-fracture membrane for floors. For use on cement render, concrete, brick, block and building boards such as gypsum and cement sheeting on walls and compressed cement sheeting on floors.

Features

- Pre-reinforced
- Easy to apply
- Suitable for internal and external use, but must be covered with tiles, external coating, screed or earth
- Fast drying
- Swimming pools (prior to tiling)
- Anti-fracture membrane

Coverage (Approximate)

20L/20kg pack covers 14-18m^2 (2 coats), dry film thickness 1.5mm.

Performance Data

Conforms to AS/NZS 4858 Class 2 membrane

Tensile Strength (MPa) AS/NZS 4858	1.9MPa
Elongation	201%
Modified CSIRO Moving Joint Test	pass

Specification

The waterproof membrane shall be a two part cementitious/acrylic membrane that has a minimum tensile strength of 1.9MPa and elongation 201% such as **Liquid Flash 2** manufactured by **Construction Chemicals** and shall be applied in accordance with the manufacturer's application instructions and AS3740 and AS4654.2 and local building codes and good trade practice.

Surface Application

The surface to be waterproofed must be structurally sound and free from dirt, dust, grease, paint, wax and other contaminants.

Cement sheet/plaster board and porous surfaces - Prime with **Primebond**.

Masonry - Render must be at least 7 days old, graded screed 7 days, concrete 28 days old and a minimum 20MPa.

Smooth concrete must be mechanically abraded and primed with **Super Prime**.

Swimming Pools and externally prime with **Primax**.

Mixing

Pour 4 litres of liquid into a mixing container and slowly add 4kg of powder. Mix using a slow speed electric drill (400-500rpm) and mixing paddle being sure to add powder to the liquid. Mix for 2-3 minutes – let stand for 5 minutes and remix until all lumps are dispersed and the mix is creamy. Adjust mix to suit user's preference. Do not mix more than can be used in the pot life time. Hand mixing is not recommended.

Bond Breaker and Reomat

At the junction/joints in building surfaces i.e., floors/walls/walls, wastes etc., apply centrally over the junction, bond breaker tape or a 13mm bead of neutral cure silicone (allow to become touch dry). Apply a 150mm wide thick coat of **Liquid Flash 2** and bed the 140mm wide Reomat into the first wet coat of membrane.

Membrane Application

Apply two coats. Apply the second coat at 90° to the first as soon as it is dry (recoat time is approximately 2 hours at 25°C). Apply each coat thickly (approximately 1.5mm wet) allowing it to flow rather than being brushed on. Use a soft brush for best results.

Pot Life

2 hours at 23°C @ 50% relative humidity.

Precautions

- The membrane will crack on the surface if excess powder is used. Do not thin or add filler
- Apply at temperature between 10-30°C
- At above 30°C temperatures the membrane exhibits thermoplastic characteristics

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- Do not apply over surfaces subject to hydrostatic pressure or rising damp
- Protect from rain for 3-4 hours. Can be tiled on after 24 hours
- If a ponding test is required, ensure the membrane is allowed to cure for a minimum of 3 days, before ponding testing
- Not suitable for direct exposure to UV light and must be coated with **Deckgrip**, screed, an external paint, tiled over or used beneath ground
- Seal damp substrates with one coat of **Epecrete**
- Waterproofed areas must be sloped to a drain and water must not pond
- Swimming pool and immersed applications must be tiled. Chemical dosing of pools must not exceed the recommendations of AS3633.

Curing

4 hours 23°C @ 50% relative humidity.
Protect from rain for the first 4 hours.
Cold damp conditions - increases curing time.
Hot dry conditions - reduces curing time.

Immersed applications, i.e. pools, must be allowed to cure for 3 days @ 23°C @ 50% relative humidity or 5-7 days at 10°C before being put into use.

First Aid

If swallowed, do not induce vomiting. Give a glass of water and seek medical advice.

Clean Up

Clean up in water. Cured material with xylene solvent or similar.

Safety Precautions

Best used by an experienced tradesperson. Do not apply externally or on permanently damp surfaces. Non-toxic but contains cement which contains silica. Wear gloves and appropriate respirator. Further information for this product is contained in the Material Safety Data Sheet. Refer; www.constructionchemicals.com.au

Shelf Life

1 year

CONSTRUCTION CHEMICALS

Adelaide Phone (08) 8243 7888
Darwin Phone (08) 8947 1811
Perth Phone (08) 9356 9999
Auckland Phone (09) 273 5444
Brisbane Phone (07) 3271 2944
Melbourne Phone (03) 9761 4711
Sydney Phone (02) 9756 3533
Kuala Lumpur Phone (603) 5122 2522

www.constructionchemicals.com.au

The information contained in this technical publication is based on our current knowledge and experience and is provided as a guide only. In view of the many factors that may affect application it is the user's sole responsibility to ensure suitability for a specific purpose.

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7 days

RRD0023SZ0

Document Number: RDC-630800

Date Registered: 12/5/2016

Building Consent / ~~Amendment~~ Circulation Checklist

Ref: CP 22	
Ver: 01	
Issued: 1 July 2015	
RDC - 546022	
Page 1 of 3	

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	NZSFC	CONTRACTOR	1ST INSPECTOR	2ND INSPECTOR
1 bii	5A.	☑	☑	☐	N/A	Ian	Barry

ALLOCATED BY
C Sefuiva

BC ONLY № 74720

BC Application No.

Property File No. PO 3568

Owner: Jones

Project Location: 43 High Street

Description of Work: Internal alterations to bathroom / WC area of existing residence

BC Circulation Record:

Hazard/Caution/ Information *(as noted on file)*	N/A Internal work		Hard copy documents *(attached)* ☑ Electronic documents *(in Trim)* ☐		
Discipline ✓	**Review Date**	**Name**	**RFI ✓**	**Other Permissions or Advice ✓**	**Sign when review completed**
☐ Engineering			☐	☐	
☐ Pollution Control			☐	☐	
☐ Planning			☐	☐	
☐ Geothermal			☐	☐	
☐ Licensing			☐	☐	
☐ Sport and Rec			☐	☐	
☑ Building	14/3/16	B CALDER	☑	☐	RBC

✓ ***"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 18.3.16	

A Kelly

RECEIVED 23 FEB 2016

Building Consent Processing Section:
Building Consent Endorsements / Conditions:

Conditions:
Inspections:
400 see over page

Additional BA Conditions

401 a b **402**

c d f

Important Endorsements

a b c d e g h i j k l

m n o1 o2 oa ob p q r s t

u v w x y f

Compliance Schedule SS and CS systems

403 a b c d f

ss1 ss2 ss3/1 ss3/2 ss3/3 ss4 ss5 ss6 ss7 ss8/1

ss8/2 ss8/3 ss9/1 ss9/2 ss10 ss11 ss12 ss13/1 ss13/2 ss13/3 ss14/1

ss14/2 ss15/1 ss15/2 ss15/3 ss15/4 ss15/5 ss16

cs1 cs2 cs3 cs4 cs5 cs6 cs7 cs8/1 cs8/2 cs8/3 cs9

cs10 cs11 cs12 cs13 cs14 cs15 cs16

Attachments

404 a b c d f

Restricted Building Work

405 rbw fou car roo bri ext f

FREE TEXT:

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Inspection and Fees Calculation Sheet

PROCESSING	TIME TAKEN (Quantity)	TOTALS in Dollars
Processing hours including vetting		$ 272
Processing Fees Paid		$ 272 –
SUB TOTAL		$ 000 –
Further information		$ —
	TOTAL PROCESSING CHARGE	$ N C

400 INSPECTIONS (Circle correct letter)		Guide Only– (minimum ¼ hour increments)	# of Inspections	# of ¼ hour Increments
aa	Siting, Footings, Foundations	3		
ab	Retaining Walls	2-3		
b	Subfloor Bracing &Fixing	2		
c	Pre-floor P&D	2		
d	Concrete Floor Building	2		
e	Pre-Wrap <200-<300->	3-4-5		
ga	Wrap Only	2		
gb	Wrap/Cavity Battens	3		
h	½ High Brick	2		
i	Bond Beams (One Block- full basement)	2-3		
j	Precast Concrete Work	2		
k	Pre Plaster	3		
l	Solar water heater	2		
m	Preline Building	3		
n	Preline P&D	2	1	2
o	Wet Areas/Tanking/Basements	2	1	2
p	Postline (Addition – New Dwelling)	0.5 – 0.75		
q	Sanitary & Stormwater Drainage)	0.5 – 0.75		
r	Enclosed Decks – membrane roofs/gutters	2		
s	Disconnection drainage	2		
t	Swimming Pools (Pool fencing)	2		
ua	Solid Fuel Heater	2		
ub	In Built Solid Fuel Heater	2		
v	Final Inspection (Dwellings ≤200m² = 1 hr min) (Com/Ind = 1½ hrs min)	4-5 (6)	1	2
w	Combined inspections - complete free text on sheet 2			0
x	Trade waste - no charge			0
f	Free text - complete free text on sheet 2			0
Total			# 3	# 6

1	**Total number of ¼ hour increments** x $45.25 = (Inspection cost)			$ 323
2	**Building officer desk top review** (allow 5 min each inspection dwellings/commercial)	# of inspections	$/5 minutes	$ —
		x $15.00	=	
3	**LBP Process** *(allow 15 min / LBP Category)*	# of LBP Cat.	$/15 minutes	$ —
		x $45.25	=	
4	**Travel** (total travel time one way only, calculate by using Google maps for RLC)	# of inspections	$/minute	Time/ trip
		x $3.00	x	=
				$ —
5	**CCC Assessment** (not required for Garages, carports and minor works)			$ —
6	Other			$ —
	TOTAL INSPECTION CHARGE (Tally sub totals for boxes 1 to 6)			$ N C
	Record three # figures above on summary sheet & circle "Completed" to the right when done			Completed

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LAKES COAST CLUSTER GROUP

WHAKATĀNE District Council | South Waikato District Council | Shaping Rotorua | DESTINATION ROTORUA | GREAT LAKE TAUPŌ Taupo District Council | Ōpotiki District Council Strong Community Strong Future | Tauranga o te Whenua KAWERAU TREASURE OF THE LAND DISTRICT COUNCIL | Western Bay of Plenty District Council | Tauranga City

Received 25 FEB 2016 TH 8.22am Rotorua District Council Customer Centre

BC ONLY № 74720

Application No/BC: _____
Property ID #: P03568

Form 2 RESIDENTIAL APPLICATION FOR ~~PROJECT INFORMATION MEMORANDUM AND/OR~~ BUILDING CONSENT Section 33 or 45, Building Act 2004

1. THE BUILDING [if item is not applicable put N/A in the space]

Street address of building: 43 High Street

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

Legal description of land where building is located: Lot 7 DPS 781 Site area: 884 m²

Sec _____ Block _____

Building name: _____ Valuation No: 06520/588/00

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

Number of levels: [*Above & below ground*] _____

____ Level/Unit No: _____ Floor area: Nil (sq m) [*Indicate area affected by the building work*] Current, lawfully established, use: Dwelling Year First Constructed: 1950s [*Add no. of occupants per level and per use if more than 1*] _____

2. OWNER

Name of Owner: Peter & Marion Jones

Contact person: Peter Jones

Mailing address: 43 High Street
Rotorua

Street address/registered office: _____

Phone No: Landline: _____

Mobile: _____ Daytime: _____

After hours: 027 2805647 Facsimile: _____

Email: _____

Website _____

THE FOLLOWING EVIDENCE OF OWNERSHIP IS ATTACHED:

☑ Certificate of Title ☐ 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: Murray Stephens

Contact person: _____

Mailing address: 13 Pegasus Drive
Rotorua

Street address/registered office: _____

Phone No: Landline: _____

Mobile: 027 4935993 Daytime: _____

After hours: _____ Facsimile: _____

Email: idsign@xtra.co.nz

Website _____

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

FIRST POINT OF CONTACT [*Mark boxes as appropriate*]

Further information ☑ Agent ☐ Owner

Correspondence ☑ Agent ☐ Owner

Invoicing: ☑ Agent ☐ Owner

Additional copy of Code Compliance Certificate ☐

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4. APPLICATION [Tick if applicable]

I, *[name]* Murray Stephens request that you issue one of the following *[for the building work described in this application]*:

Signature: Murray Stephens Date: 22nd February 2016

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, Peter Jones as the owner of the property, authorise Murray Stephens to act as my agent.

Signature: _____ Date: 22nd February 2016

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]*

Internal alterations to Bathroom/WC area of existing residence

Will the building work result in a change of use of the building? ☐ Yes ☐ No If Yes, provide details of the new use of the building: _____

Intended life of the building if less than 50 years: _____ *[Years]*

List Building Consents previously issued for this project (if any): _____

Estimated value of the building work on which the building levy will be calculated *[including goods and services tax]*:

$ 10,000 *[State estimated value as defined in section 7 of the Building Act 2004]*

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7. CONTACTS [Provide all details where relevant]

Please provide the following details of all licensed building practitioners who will be involved in carrying out or supervising the restricted building work [*If these details are unknown at the time of the application, they must be supplied before the building work begins*].

DESIGNER: Name: Murray Stephens Address: 13 Pegasus Drive, Rotorua Email: idsign@xtra.co.nz Telephone: 027 4935993 LBP No: 118381 License Class: DESIGN 2	ENGINEER: Name: Address: Email: Telephone: Reg No: License Class: DESIGN
BUILDER: Name: Mal Horsley Address: 4 Aurora Street, Rotorua Email: malh@ihug.co.nz Telephone: 027 4505859 LBP No: 114437 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 BUILDNG PRACTITIONER: Name: Address: Email: Telephone: Reg No: License Class:	OTHER KEY PERSONNEL: Name: Address: Email: Telephone: Reg No: License Class:

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

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

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

The following plans and specifications are attached to this application:

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Building Code Clause *Tick relevant clauses*	Acceptable Solution & NZS 4121 Accessible Design	Verification Method	Alternative Solution [Supporting documents listed below]	Waiver/ Modification [Supporting documents listed below]	Proposed Inspections
☑ B1 Structure	☐ AS1NZS1170 ☑ B1/AS1 ☑ NZS3604 ☐ NZS4229 ☐ Other	☐ B1/VM1 ☐ Other	☐	☐	☑ Council ☐ Engineer ☐ Other (*Specify*):
☑ B2 Durability	☑ B2/AS1	☐ B2/VM1	☐	☐	☑ Council ☐ Engineer ☐ Other (*Specify*):
☑ C1-6 Protection from Fire	☑ C/AS1 ☐ C/AS2 ☐ C/AS3 ☐ C/AS4 ☐ C/AS5 ☐ C/AS6 ☐ C/AS7 ☐ C/VM1	☐ C/VM1 ☐ C/VM2	☐	☐	☑ Council ☐ Engineer ☐ Other (*Specify*):
☒ D1 Access routes	☐ D1/AS1 ☐ NZS 4121		☐	☐	☐ Council ☐ Engineer ☐ Other (*Specify*):
☒ D2 Mechanical installation for access	☐ D2/AS1 ☐ D2/AS2 ☐ D2/AS3 ☐ NZS 4121		☐	☐	☐ Engineer ☐ Other (*Specify*):
☒ E1 Surface water	☐ E1/AS1 ☐ AS3500	☐ E1/VM1	☐	☐	☐ Council ☐ Other (*Specify*):
☑ E2 External moisture	☑ E2/AS1 ☐ E2/AS2 ☐ SED ☐ E2/AS3	☐ E2/VM1	☐	☐	☑ Council ☐ Other (*Specify*):
☑ E3 Internal moisture	☑ E3/AS1 ☐ Other		☐	☐	☑ Council ☐ Other (*Specify*):
☒ F1 Hazardous agents on site	☐ F1/AS1	☐ F1/VM1	☐	☐	☐ Council ☐ Other (*Specify*):
☑ F2 Hazardous building materials	☑ F2/AS1		☐	☐	☑ Council ☐ Other (*Specify*):
☒ F3 Hazardous substances and processes	☐ F3/AS1	☐ F3/VM1	☐	☐	☐ Council ☐ Other (*Specify*):
☒ F4 Safety from falling	☐ F4/AS1		☐	☐	☐ Council ☐ Other (*Specify*):
☒ F5 Construction and demolition hazards	☐ F5/AS1		☐	☐	☐ Council ☐ Other (*Specify*):
☒ F6 Visibility in escape routes	☐ F6/AS1		☐	☐	☐ Council ☐ Other (*Specify*):
☑ F7 Warning systems	☑ F7/AS1		☐	☐	☑ Council ☐ Engineer ☐ Other (*Specify*):

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Building Code Clause *Tick relevant clauses*	Acceptable Solution & NZS 4121 Accessible Design	Verification Method	Alternative Solution [Supporting documents listed below]	Waiver/ Modification [Supporting documents listed below]	Proposed Inspections
☒ F8 Signs	☐ F8/AS1 ☐ NZS 4121		☐	☐	☐ Council ☐ Other (*Specify*):
☑ 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	EXISTING ☐ H1/AS1 MADE BETTER.	☐ H1/VM1	☐	☐	☐ Council ☐ Other (*Specify*):

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

Supporting documentation attached as follows [please list]:

n/a

10. COMPLIANCE SCHEDULE

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

Purpose group [select all relevant]

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

		Applicant to complete							
There are no specified systems in the building ☑									
Any system installed from below to be accompanied by procedures for inspection and routine maintenance. [***Council to vet and verify in first column.***]	COUNCIL	Existing	New	Altered	Added	Removed	Inspection performance standards	Maintenance performance standards	Reporting frequency
Specified Systems Prescribed by Building Act 2004 Compliance Schedule Handbook 25 May 2007									
Sc16 Cable cars	☐	☐	☐	☐	☐	☐	☐	☐	☐

11. ATTACHMENTS

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

☐ Plans and specifications *[list]* Murray L Design Job # 1602/3 sheets 01-07
Job specific specification

☐ 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]:*

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COUNCIL USE ONLY

ESTIMATED TOTAL VALUE OF WORK

$ 10,000 GST inclusive Project floor area Nil m²

BC ONLY
№ 74720

FEE PAYABLE

Project Information Memorandum	$ —	
Building Administration	$ 185-00	
Technical Processing fee	$ 222-00	
Inspection fee	$ 222-00	plus 1/2 hr
Certificate of Title	$ —	
Other	$ —	
LODGEMENT FEE	$ 639-00	plus 1/2 = 730-00
Technical Processing fee	$	
Inspection fee	$	
Industry Levy (DBH)	$	
Industry Levy (BRANZ)	$	
BCA Levy	$	
Rural ID #	$	
Compliance Schedule	$	
Specified Systems	$	
Vehicle Crossing	$	
Street Damage	$	
Water Connection	$	
Sewer Connection	$	
Peer Review	$	
N Z F S	$	
Development Contribution	$	
	$	
	$	
TOTAL BALANCE PAYABLE	$	

Granted by B CALDER C Sefuiva

Signature R.B.B 1.C.L

Date 17/3/16 17-3-16

Issued by A Kelly

Signature

Date 18.3.16

Lodgement deposit	$ 639
Date paid	23-2-16
Receipt No.	258325
Consent fee balance	$
Date paid	
Receipt No.	

Please complete

Forward any refunds or further invoices to:

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LAKES COAST CLUSTER GROUP

WHAKATĀNE District Council | South Waikato District Council | Shaping Rotorua | DESTINATION ROTORUA ROTORUA DISTRICT COUNCIL | GREAT LAKE TAUPŌ | Opotiki District Council Strong Community Strong Future | Taonga o te Whenua KAWERAU TREASURE OF THE LAND DISTRICT COUNCIL | Western Bay of Plenty District Council | Tauranga City

BC ONLY № 74720

Building Consent Application Checklist
RESIDENTIAL

Address: 43 High Street, Rotorua **Date Vetted:** 22nd February 2016

Restricted Building Work? ☑ Yes ☐ No

Building Consent Category ☑ R1 ☐ R2 ☐ R3 ☒ PIM ☐

How to use this checklist

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

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

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

Customer Use Circle as appropriate		Doc ref./ page #		Council Use		
General Documentation Required				☑ Section Checked		
Yes	N/A		Application form completed in full and signed	Yes	No	N/A
Yes	N/A	Already Paid	Lodgement fee (refer to Schedule of Fees and Charges for amount)	Yes	No	N/A
Payment details:						
Name to be on invoice:						
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		Provide an A3 set of plans for PIM/ or an electronic version, if applicable	Yes	No	N/A
Yes	N/A		Form 2A Certificate of Design Work	Yes	No	N/A
Yes	N/A		All drawings must meet the minimum requirements of the technical drawings standard AS/NZS1100 with a minimum font size of Microsoft Word text size 8	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		Index provided for plans and specifications	Yes	No	N/A
Yes	N/A		All plans to be to a recognised metric scale and drawn in black ink (not pencil or red pen)	Yes	No	N/A
Yes	N/A		All documents must have at least 10mm margin on all outer edges with no information in them	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
Yes	N/A		Do not use grid or lined paper	Yes	No	N/A
Yes	N/A		Have all Licensed Building Practitioners been identified, if applicable	Yes	No	N/A

Comments – Council Use Only

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Customer Use Circle as appropriate		Doc ref./ page #		Council Use		
Legal Documentation Required				☑ **Section Checked**		
Yes	N/A	RDC to supply	Full, current (less than three months old) Certificate of Title and survey plan is required for all new dwellings and external building work. All consent notices, encumbrances and easement instruments. If not provided Council can supply a CT but it will attract an additional fee. *NB: If a cross lease, please also provide a flats plan*	Yes	No	N/A
Yes	N/A		Sale and purchase agreement with settlement date provided (if applicable)	Yes	No	N/A
Yes	N/A		Full copy of lease agreement (if applicant is lessee)	Yes	No	N/A
Site/Location Plan				☑ **Section Checked**		
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		Site levels and finished floor levels relative to Moturiki Datum survey point (if applicable)	Yes	No	N/A
Yes	N/A		Existing contours (proposed cut or fill also to be shown)	Yes	No	N/A
Yes	N/A	01	Show how wind zone was determined	Yes	No	N/A
			***State windzone*:**			
Yes	N/A	01	Earthquake zone determined	Yes	No	N/A
Yes	N/A	01	Durability determined	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		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		Dimensions and location of parking spaces shown onsite	Yes	No	N/A
Yes	N/A		Existing and proposed access for vehicles	Yes	No	N/A
Yes	N/A		Sediment control plan	Yes	No	N/A
Yes	N/A		Fire walls shown (*if applicable – please provide firewall design)*	Yes	No	N/A
Yes	N/A		If building under or near transmission lines, please show transmission plan area	Yes	No	N/A
Yes	N/A		Has site assessment of soil conditions been provided to 3604:2011?	Yes	No	N/A
Yes	N/A		To what standard has this building been designed?	Yes	No	N/A
Yes	N/A		Natural hazards (see definitions of Natural Hazard NZBA 2004 section 71)	Yes	No	N/A
Comments – Council Use Only						

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Customer Use Circle as appropriate		Doc ref./ page #		Council Use		
Plumbing and Drainage				☑ Section Checked		
Yes	N/A	G13	Means of compliance e.g. G13 or AS3500	Yes	No	N/A
Yes	N/A	01	All existing SEWERS, sewer connections and sewer drains shown including Territorial Authority services	Yes	No	N/A
Yes	N/A		All existing STORMWATER drains and connections shown including Territorial Authority services	Yes	No	N/A
Yes	N/A	01	Proposed sewer ~~and stormwater drains/soak holes~~ shown	Yes	No	N/A
Yes	N/A		Existing and proposed potable water supply and water supply for firefighting shown (rural sites only)	Yes	No	N/A
Yes	N/A	02	All existing and proposed sanitary fittings including pipe sizes and gradients (isometric)	Yes	No	N/A
Yes	N/A		Specifications proprietary or tiled shower – supply waterproof membrane specifications for tiled showers	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	Specifications for hot water heating system including seismic restraints	Yes	No	N/A
Yes	N/A		Water Supply Schematic (if more than one floor)	Yes	No	N/A
Yes	N/A		Backflow preventer shown – type and location (if applicable)	Yes	No	N/A
Yes	N/A		Stormwater disposal design and calculations	Yes	No	N/A
Foundation Plan				☑ Section Checked		
Yes	N/A	03	Foundation design details	Yes	No	N/A
Yes	N/A		Engineer design, calculations and PS1 provided	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		Upper Storey floor design if applicable	Yes	No	N/A
Yes	N/A		Floor joist layout for floors and decks	Yes	No	N/A
Floor Plan				☑ Section Checked		
Yes	N/A	02	Plan of all floors describing the function of each room	Yes	No	N/A
Yes	N/A	02	Show all doors, windows and ventilation including enclosed space ventilation	Yes	No	N/A
Yes	N/A	02	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		Stairs, handrails and decking shown showing dimensions and details	Yes	No	N/A
Yes	N/A	3.6m²	Square metre of floor plans	Yes	No	N/A
Yes	N/A	02	Lintel sizes/beam sizes and proprietary system design	Yes	No	N/A
Yes	N/A		Disabled access to building showing dimensions and details	Yes	No	N/A
Yes	N/A		Disabled access toilet showing dimensions and details	Yes	No	N/A
Yes	N/A	05	Surface finishes to wet areas (walls and floor to laundry, kitchen and bathroom).	Yes	No	N/A
Yes	N/A		State any change of use	Yes	No	N/A
Yes	N/A	02	Smoke alarms position shown	Yes	No	N/A

Comments – Council Use Only

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Customer Use Circle as appropriate		Doc ref./ page #		Council Use		
Elevations				☐ Section Checked		
Yes	N/A	01	North, South, East and West elevations	Yes	No	N/A
Yes	N/A		Overshadowing labelled to correspond with points on site plan shown on all elevations	Yes	No	N/A
Yes	N/A		Height from ground level to apex of building	Yes	No	N/A
Yes	N/A		Show existing finished ground levels/floor levels and proposed finished ground levels/floor levels	Yes	No	N/A
Yes	N/A		For timber floors show subfloor ventilation and access	Yes	No	N/A
Yes	N/A		Stairs, handrails and decking shown	Yes	No	N/A
Yes	N/A	01, 04	Cladding systems, roofing type and any other relevant details	Yes	No	N/A
Yes	N/A	01	Window Schedule	Yes	No	N/A
Yes	N/A		Roof pitch and chimneys (show height of chimney in relation to ridge)	Yes	No	N/A
Yes	N/A		Alterations to land contour, retaining, cuts, fill and batters	Yes	No	N/A
Weathertightness				☐ Section Checked		
Yes	N/A		Is a weathertight claim or a building surveyor's report involved with this application?	Yes	No	N/A
Yes	N/A		If project is subject to a weathertight homes claim, has an assessor's report been supplied?	Yes	No	N/A
Yes	N/A		Level of supervision proposed and by whom?	Yes	No	N/A
Specifications and Other Documentation				☐ Section Checked		
Yes	N/A		Two sets of specifications that make reference to NZBC, which are relevant and to current NZ standards	Yes	No	N/A
Yes	N/A		Specifications should be project specific and appropriate to the building construction. It should be laid out in easily followed sections shown in an index covering methods and materials that are not included in the building plans, e.g. pipe work materials quoting up to date references	Yes	No	N/A
Yes	N/A		H1 calculations Ceilings R3.2, Walls R2.4	Yes	No	N/A
Yes	N/A	01	E2 Risk Matrix	Yes	No	N/A
Cross Section				☐ Section Checked		
Yes	N/A	03	Drawings showing constructional details of foundations	Yes	No	N/A
Yes	N/A	03	Drawings showing wall ceiling, stud heights and stud sizes	Yes	No	N/A
Yes	N/A		Drawings showing roof construction	Yes	No	N/A
Yes	N/A		Drawings showing balustrades and barriers	Yes	No	N/A
Framing Plan/Bracing Plan				☐ Section Checked		
Yes	N/A	01,06	Bracing details – type and fixings	Yes	No	N/A
Yes	N/A		Bracing calculations	Yes	No	N/A
Yes	N/A		Framing plan	Yes	No	N/A
Yes	N/A	03	Top and bottom plate fixing details	Yes	No	N/A
Yes	N/A		Roof purlins hold down details	Yes	No	N/A
Yes	N/A	01,07	Lintel fixing details	Yes	No	N/A
Yes	N/A		Upper storey(s) floor design, if applicable	Yes	No	N/A
Yes	N/A		Floor joist layout for floors and decks	Yes	No	N/A
Comments – Council Use Only						

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Roof Plan				☑ Section Checked		
Yes	N/A		Roof plan and roof bracing	Yes	No	N/A
Yes	N/A		Truss types/roof framing layout	Yes	No	N/A
Yes	N/A		Truss manufacturer PS1 – dated and signed	Yes	No	N/A
Specific Design Engineering				☐ Section Checked		
Yes	N/A		Engineering calculations and scope of works	Yes	No	N/A
Yes	N/A		Producer statements fully completed, signed and dated	Yes	No	N/A
Yes	N/A		Engineered plans or Architectural plans with engineer's details to be signed, dated and stamped	Yes	No	N/A
Retaining Walls/Site Works				☐ Section Checked		
Yes	N/A		Site Plan indicating position and height of retaining walls and drainage points	Yes	No	N/A
Yes	N/A		Cross sections/details (cut, fill, height of retained ground, waterproof membrane and drainage) and height of wall indicated	Yes	No	N/A
Yes	N/A		Engineering design and barrier details where required	Yes	No	N/A
Yes	N/A		Show cuts battered to a safe angle	Yes	No	N/A
Yes	N/A		Provide information on silt run off control	Yes	No	N/A
Swimming Pool/Spa Pool				☐ Section Checked		
Yes	N/A		Site plan (refer site plan section of checklist)	Yes	No	N/A
Yes	N/A		Plan of all floors describing the function of each room. Show all doors and windows.	Yes	No	N/A
Yes	N/A		Fences/Gates with dimensions.	Yes	No	N/A
Yes	N/A		Show access restrictions and locking device details for doors and windows to pool area from all doors and windows	Yes	No	N/A
Yes	N/A		Have immediate pool area hazards been identified	Yes	No	N/A
Yes	N/A		Pool manufacturer's specifications	Yes	No	N/A
Yes	N/A		Elevations/Cross section showing all construction details	Yes	No	N/A
Yes	N/A		Location of backwash indicating connection to nearest gulley trap	Yes	No	N/A
Yes	N/A		Backflow preventer shown – type and location	Yes	No	N/A
Solid Fuel Heaters				☐ Section Checked		
Yes	N/A		Floor plan showing position of SFH and location and distance of all smoke alarms	Yes	No	N/A
Yes	N/A		Make/Model	Yes	No	N/A
Yes	N/A		Indicate inbuilt or freestanding	Yes	No	N/A
Yes	N/A		Manufacturers specifications	Yes	No	N/A
Yes	N/A		Type of roof (e.g. tile, coloursteel, etc)	Yes	No	N/A
Yes	N/A		Flashing details (new or existing)	Yes	No	N/A
Yes	N/A		Wetback diagram and installation details	Yes	No	N/A
Yes	N/A		Seismic restraints provided	Yes	No	N/A
Comments – Council use only						

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Solar Heating				☑ Section Checked		
Yes	N/A		Location of solar panels/tubes on roof plan	Yes	No	N/A
Yes	N/A		Location of hot water cylinder and size	Yes	No	N/A
Yes	N/A		Specifications and flashing details	Yes	No	N/A
Yes	N/A		Show location on elevations and compliance with overshadowing	Yes	No	N/A

Comments – Council use only

ADDITIONAL FEES

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

Person completing checklist

Name of person signing: Murray Stephens Date: 22nd February 2016

Signature: Murray Stephens ☑ Agent ☐ Owner ☐ Other:

Outcome of decisions – Council Use Only	Officer	Date
☐ This application was not accepted for lodgement because documentation was incomplete		
☐ This application needs to be re-vetted		
☐ Documentation is now complete and the application is accepted for lodgement		
☑ Application will now proceed for compliance checking	C Sefuiva	22-02-2016

Time taken to vet application: 20 **minutes**

Council Specific Requirements

Customer Use • Circle as appropriate		Doc. ref/ page #		Council Use		
Tauranga City Council						
Yes	N/A		Land undergoing subdivision – If the title has not yet been issued, the council may or may not accept your application. Refer to the Land Undergoing Subdivision Checklist form AC-6	Yes	No	N/A
Yes	N/A		50m² continuous outdoor living area incorporating a 4x3m outdoor living court minimum dimension	Yes	No	N/A
Rotorua District Council						
Yes	N/A		Soil investigation that has a conclusion readily identifiable in accordance with chapter 3 RCEIS	Yes	No	N/A
Yes	N/A		Any geothermal activity on or near site, distances to proposed building work (SED where <50m to a bore or geothermal feature)	Yes	No	N/A
Whakatane District Council						
Opotiki District Council						
South Waikato District Council						
Kawerau District Council						
Western Bay of Plenty District Council						
Taupo District Council						
Yes	N/A		Any geothermal activity on or near site, distances to proposed building work	Yes	No	N/A
Yes	N/A		Electronic plans/documentation provided	Yes	No	N/A

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ROTORUA
LAKES COUNCIL
Te kaunihera o ngā roto o Rotorua

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

18 March 2016

MRS MARION KAY JONES
C/O MURRAY STEPHENS
13 PEGASUS DRIVE
SUNNYBROOK
ROTORUA 3015

File Ref: P03568
Building Consent No: 74720

Dear Sir/Madam,

BUILDING CONSENT

Address of Project: 43 HIGH STREET

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

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

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

Remember, you need to arrange for all the inspections that have been estimated and are listed as Conditions to your Building Consent. When requesting an inspection a minimum of 24 hours notice should be given. Remember also that you or your agent/builder, etc, needs to attend and/or be on site for any inspection.

To avoid potential delays on site and help you understand what Council will be inspecting it is suggested you reference the suite of inspection checklists that are available on Council's web site.

Please note Council's Valuers (Landmass Technology Ltd) may also carry out an inspection.

"Please remember also to quote your Building Consent No. 74720 when making any inspection bookings." The direct dial number for inspections is 3495646.

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

Please feel free to phone Council's Consent Solutions should you require further information.

Yours faithfully

Paul Spurdle
Manager Consent Solutions

P: +64 7 348 4199 | F: +64 7 346 3143 | E: info@rotorualc.nz | W: rotorualakescouncil.nz
Rotorua Lakes Council is the operating name of Rotorua District Council.

ROTORUA LAKES COUNCIL
Te kaunihera o ngā roto o Rotorua

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

Building Consent No: 74720

Section 51, Building Act 2004
Issued: 18 Mar 2016

Agent
STEPHENS, MR MURRAY LANCE
13 PEGASUS DRIVE
SUNNYBROOK
ROTORUA 3015

Owner
JONES, MRS MARION KAY
43 HIGH STREET
GLENHOLME
ROTORUA 3010

The Building

Property ID:	P03568
Street Address:	43 HIGH STREET, GLENHOLME
Valuation number:	06520 588 00
Legal Description:	Lot 7 DPS781
Building Name:	
Location of building within site/block number:	

First point of contact for communication with Council's Building Consent Authority:
RLC Consent Solutions – Direct Dial 349 5646

Building Work

The following building work is authorised by this consent:

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

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

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

This Building Consent is subject to the following conditions:

Inspections by Building Consent Authority (Phone Building Services 3495646 to book inspections)

Pre-Line Plumbing - (water pipes and internal stacks under test, frost protection)

Wet Areas -Tanking - (shower tanking or tanking of basements).

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Version: 1, Version Date: 12/05/2016
P: +64 7 348 4199 | F: +64 7 346 3143 | E: info@rotorualc.nz | W: rotorualakescouncil.nz
Rotorua Lakes Council is the operating name of Rotorua District Council.

Final Inspection when all building work is complete

IMPORTANT ENDORSEMENTS

Section 52 Building Act 2004 (Lapse of Building Consent)
A Building Consent lapses and is of no effect if the building work to which it relates does not commence within 12 months of the date of issue unless prior arrangements are made with the Building Consent Authority.

Plaster Systems/Membrane/Tanking
A statement confirming compliance is required at final inspection that any plaster claddings, tanking and or water proofing systems have been installed to manufacturers specifications.

Energy Works Certificates
Energy works certificate to be supplied for any gas or electrical installation with the CCC application.

As Built Drainage Plan
As- built drainage plan to be supplied by contractor on completion of work

Plumbing and Drainage
Plumbing and drainage work to be carried out by licensed tradesperson only. Plumber/Drainlayer is required to be on site for any plumbing and drainlaying inspections.

Completion of Work
At completion of work authorised by this consent the Building Act requires you to apply for a Code of Compliance Certificate (use Form 6) as soon as practicable after the Building work is completed.

COMPLIANCE SCHEDULE

A Compliance Schedule is not required for the building

RESTRICTED BUILDING WORK

This project includes restricted building work. It is the owners responsibility to notify the Building Consent Authority in writing before any restricted building work commences;

- The name of every licensed building practitioner who is engaged to carry out or supervise the restricted building work under the building consent where this information has not been stated in the building consent application; or

- Where a Licensed Building Practitioner ceases to be engaged to carry out or supervise restricted building work under the building consent; or

- Another licensed building practitioner is engaged to carry out or supervise the restricted building work.

The following restricted building work is included in this consented project and the Licensed Building Practitioner responsible for carrying out or supervising the restricted building work must on completion of the restricted building work provide the owner and Territorial Authority with a memorandum (record of building work) Form 6A (this form contains a list of individual components / systems that are the responsibility of the Licensed Building Practitioners for each of the following licence classes).

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

Carpentry (primary structure, external moisture management system)

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ADDITIONAL FEES:

During consent processing Council estimates the number, type and grouping of inspections required to complete a project.

Should additional inspections be required to confirm compliance with the approved Building Consent/Building Code, Council reserves the right to seek payment for these prior to the issue of Code Compliance Certificate.

Processing of As-built plans received may also attract a fee payable prior to the issue of Code Compliance Certificate.

Signed for and on behalf of the Council:

Name: Ann Kelly

Position: Business Support Advisor, Consent Solutions.

Signed: _____

Date: 18 MAR 2016

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MAILED

ROTORUA LAKES COUNCIL
Te kaunihera o ngā roto o Rotorua

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

14 March 2016
RDC-618354

STEPHENS, MR MURRAY LANCE
13 PEGASUS DRIVE
SUNNYBROOK
ROTORUA 3015

Dear Sir or Madam:

Request for Further Information on PIM / BC Application.

Building Consent Number: 74720 P03568
Project Location: 43 HIGH STREET, GLENHOLME
Project Description: BATHROOM ALTERATION

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 Confirm support for load bearing walls/studs under ceiling beam to show compliance with *NZS3604:2011 section 6.3.2.* Amened Plan with Note
✓ to address issue.

2 With removal of internal wall show that existing ceiling joist comply with *NZS 3604:2011 table 10.3* or if necessary supported as *NZS 3604:* 2011 section 10.2.1.7.
// Confirmed ceiling joists comply

3 Confirm impervious wall finish to bath room walls.
// Noted in Specifactions

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.

P: +64 7 348 4199 | F: +64 7 346 3143 | E: info@rotorualc.nz | W: rotorualakescouncil.nz
Rotorua Lakes Council is the operating name of Rotorua District Council.

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

Byne Calder
Building Consent Solutions Advisor

MURRAY L DESIGN

RESIDENTIAL & COMMERCIAL ARCHITECTURE

14th March 2016

Rotorua District Council
Private Bag 3029
Rotorua

Att: Byne Calder

Dear Byne

RE: BUILDING CONSENT No. 74720 – 43 HIGH STREET, ROTORUA

The issues raised in your request for further information dated 14th March 2016 have been addressed as follows:

1. *Confirm support for load bearing walls/studs under ceiling beam to show compliance with NZS3604:2011 section 6.3.2.*

   A note has been added to floor plan requiring the contractor to verify that piles are situated within 200mm of load points from double studs. Refer sheet 02R1.

2. *With removal of internal wall show that existing ceiling joists comply with NZS3604 Table 10.3 of if necessary supported as per NZS3604:2011 section 10.2.1.7.*

   The existing ceiling joists run parallel to the wall being removed therefore are not affected by its removal.

3. *Confirm impervious wall finish to bathroom walls.*

   The finishes in the Bathroom are either tiled or painted Gib.B'd. Aqualine. This is already detailed on drawings and in specification

Please contact the writer if you require further information.

Regards,

MURRAY L.STEPHENS **NZCD (ARCH). LBP Design 2**
13 PEGASUS DRIVE, ROTORUA. TELEPHONE: 07 348 3606,
MOBILE: 027 4935 993, EMAIL: idsign@xtra.co.nz

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ROTORUA LAKES COUNCIL	Minor Internal Domestic Alteration Processing Checklist	Ref: CP 04 Ver: 07 Issued 16 January 2014 IT-641471 Page 4 of 5

Processor Name B CALDER		Building Consent No.: 74720			
Building Act					**Comments / reason for decision**
1	PIM issued? (*subject to conditions*)	P	F	N/A	BC only
2	Sec 36 - Has a Development Contribution Notice been attached to the PIM?	P	F	N/A	Not required
3	Section 37 notice issued?	P	F	N/A	Internal alteration
4	Sec 39 - Are there any issues associated with Historic Places Trust?	P	F	N/A	Not on list
6	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/modification indicated on BC application
7	Sec 84 –LBP's or Owner Builder/Designer listed for Restricted building Work *(complete separate checklist and create information on property file where owner involved in design or contruction)*	P	F	N/A	Designer Murray Stephens - 118381 Builder Mal Hartley - 114437 Licenses Current.
8	Site plan mirrors that of C.T. and location of existing building similar to G.V?	P	F	N/A	No change in footprint
9	Records been checked to reconcile proposal against existing?	P	F	N/A	Checked prim property record
Specification					**Comments / reason for decision**
10	Job specific specification	P	F	N/A	Generic (Master Specs)
Specific Design					**Comments / reason for decision**
11	SED calculations, Producer statement *(Engineer has signed plans)*	P	F	N/A	No SED
Foundations/ Bearers/ Concrete Floors B1,B2					
12	Load paths are transferred to an appropriate foundation? *(foundation sizes type and construction methods including treatment)*	P	F	N/A	No note on what supports floor under lintel studs carrying strut from rafter. RFI
Floor Joists B1,B2					**Comments / reason for decision**
13	Do joist grade, treatment, size, span, spacing, fixings & blocking comply with floor load demand & intended use?	P	F	N/A	existing floor.
14	Load paths (*Ensure all point loads are adequately supported.*)	P	F	N/A	as above Q12
15	Has direction of services been considered? *Check services plan layout.*	P	F	N/A	Timber floor - services can run under joists
15	Double joists provided under load bearing walls & load bearing walls at right angle to joist within 200mm of bearer support	P	F	N/A	as Q12.
Flooring B1,B2					**Comments / reason for decision**
16	Flooring thickness, type & treatment	P	F	N/A	Existing floor
17	Is joist spacing appropriate for flooring type? *Refer NZS3604, Section7, 7.2*	P	F	N/A	" "

New lintel into existing opening
140x90 H1.2 SG8 fixing details on Plan

Wall Framing B1,B2					Comments/ reason for decision
18	Framing, grade, size, spacing, & treatment	(P)	F	N/A	Internal framing SG8 H1.2 90x45 400 ¢
19	Load paths considered	P	(F)	N/A	as Q 12
20	Beam, grade, size, spacing, & treatment	(P)	F	N/A	Ceiling Beam 190x90 spaning 2.5m. Max Span 3.3 table 10.7
21	Beam / post / footing connections	P	F	(N/A)	NO Beam or post / Connections
Bracing B1,B2					**Comments/ reason for decision**
22	Wall bracing elements & fixings	P	F	N/A	GS+N fixed as gib Specs on file.
23	Are wall bracing elements clear of showers?	(P)	F	N/A	Clear of Showers
24	Wall bracing schedule calculations & distribution of elements	(P)	F	N/A	Braced wall 1 Achieves 156 BU replacing smaller deleted wall
Roof/Ceiling Structure B1,B2					**Comments**
25	Ceiling joist spacing, size, span, grade, & treatment	P	(F)	N/A	Removal of wall may mean ceiling Joists spaning to far (Show ceiling layout)
26	Ceiling runner (strong back) under purlin, strutting beam spacing, span, size, grade, & treatment	P	(F)	N/A	" "
27	Ceiling batten spacing, span, size & grade	P	(F)	N/A	" "
Wet Areas (Kitchen, laundry, bathroom etc) B1,B2,D1,E3,G1,G2,G3,G13					**Comments**
28	Impervious, easily cleaned wall and floor finishes		(F)	N/A	RF Not Clear on wall finish, Not Noted.
29	Has the shower type been specified (tiled or proprietary cubicle) *If tiled shower, have construction details been provided for the tiling substrate and waterproofing membrane.*	(P)	F	N/A	lineaquattro shower System (Base with tiles over) manufacturers specs on file.
30	Has a complying waterproofing membrane been specified?)*If required ensure applicator provides a Certification Statement - Construction (PS3))*	(P)	F	N/A	Liquid flash 2 specs on file.
31	Flooring substrate	(P)	F	N/A	Tiles.
32	If shower is level access is proposed, have adequate falls been provided to the floor drain? (*Falls required to the floor of a level access shower to the floor drain are to be no less the 1:50. Refer NZS 4121: 2000, 10.5.11.3 'Floors)'*	P	F	(N/A)	falls built into shower tray can be level access or placed on existing floor
33	Has the glazing been specified *(shower screens & windows) NZS 4223*	(P)	F	N/A	Toughened Safety glass

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Ventilation G4					**Comments**
34	Passive ventilation	P	F	N/A	No passive system noted.
35	Mechanical ventilation (*ducted to exterior*)	P	F	N/A	No mechanical ventilation noted.
Insulation H1					**Comments**
36	Floor, wall and ceiling insulation	P	F	N/A	Existing
Water Supplies G12					**Comments/ reason for decision**
37	Potable water	P	F	N/A	Existing water supply
38	Hot water heating design (*all relevant valves, venting requirements, water temperature*)	P	F	N/A	Existing Hot water
Sanitary Plumbing G13					**Comments/ reason for decision**
39	Specific installation std noted	P	F	N/A	G13/AS1
40	Waste pipe size / gradients	P	F	N/A	40mm 1:40
41	Waste pipe length / venting (*stacks, multi fixtures to discharge pipe*)	P	F	N/A	100mm soil stack vent
Fire Safety Precautions C1-6,F7					**Comments**
42	Domestic smoke alarms correctly specified and correctly located (refer to NZBC F7)	P	F	N/A	Smoke alarms within 3m of sleeping areas
43	Means of Escape <25m DEOP or 60m TOP	P	F	N/A	<25m avg size house. No full floor plan

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

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: N/A No Engineered component.

Category: (*circle*)	PSI	CALCS	SPECS	DRAWINGS	PS2	Producer Statements formatted as below & architectural plans are signed by Engineer
Structural						
Other						
Other						

Producer Statements;

A Producer Statement requires the following as a minimum requirement to be accepted by the Rotorua District Council:

- ☐ A written statement
- ☐ Header with 'Producer Statement'
- ☐ Who is issuing the Producer Statement (suitably qualified and author of Producer Statement)
- ☐ The Producer Statement must be addressed for the attention of the Rotorua District Council
- ☐ Who has completed or designed the work identified (qualifications to undertake the work required)?

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- ☐ The product name and specifications for application of product used (where applicable)
- ☐ What parts/clauses of the Building Code the work relates to
- ☐ Full legal description of the site where the work will be undertaken
- ☐ Clearly identifying what part of the building consent work is covered by the Producer Statement
- ☐ Provide the sum of Professional Indemnity Insurance held
- ☐ The author's name and signature
- ☐ Qualifications
- ☐ Address
- ☐ Registration Number
- ☐ Membership of Professional Organisation
- ☐ Date the Producer Statement was produced.

Statements of Compliance;

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

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

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

Alternative Solutions

- Alternative solutions involving structural, geotechnical, fire, weather tight, acoustic, HVAC, energy efficiency and fire design will be peer reviewed by a contractor/specialist
- Before finalizing a decision of whether to accept or refuse an alternative solution the processor will obtain a peer review from their Team Leader/Technical Leader
- In making a decision, the Building Officer may give consideration to (but is not limited to) comparison with acceptable solutions, other documents, standards, best practice guides, publications, expert opinion, determinations, in-service history, product certification – compliance with Building Code objectives. Consideration may also be given to industry guidance provided in BRANZ Bulletin #456 (Dec 2004).

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Alternative Solutions – Reasons for Decisions continued and or other considerations cont …..

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

GRANTING BUILDING CONSENT

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

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COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General
of Land

BC ONLY
№ 74720

Identifier **SA1105/93**
Land Registration District **South Auckland**
Date Issued 28 August 1953

Prior References
SA695/123

Estate Fee Simple
Area 845 square metres more or less
Legal Description Lot 7 Deposited Plan South Auckland 781

Proprietors
Peter Francis Jones, Marion Kay Jones and Haley Kim Jones

Interests
Subject to Section 15 Rotorua Town Lands Act 1920
7830899.3 Mortgage to ANZ National Bank Limited - 30.5.2008 at 12:47 pm

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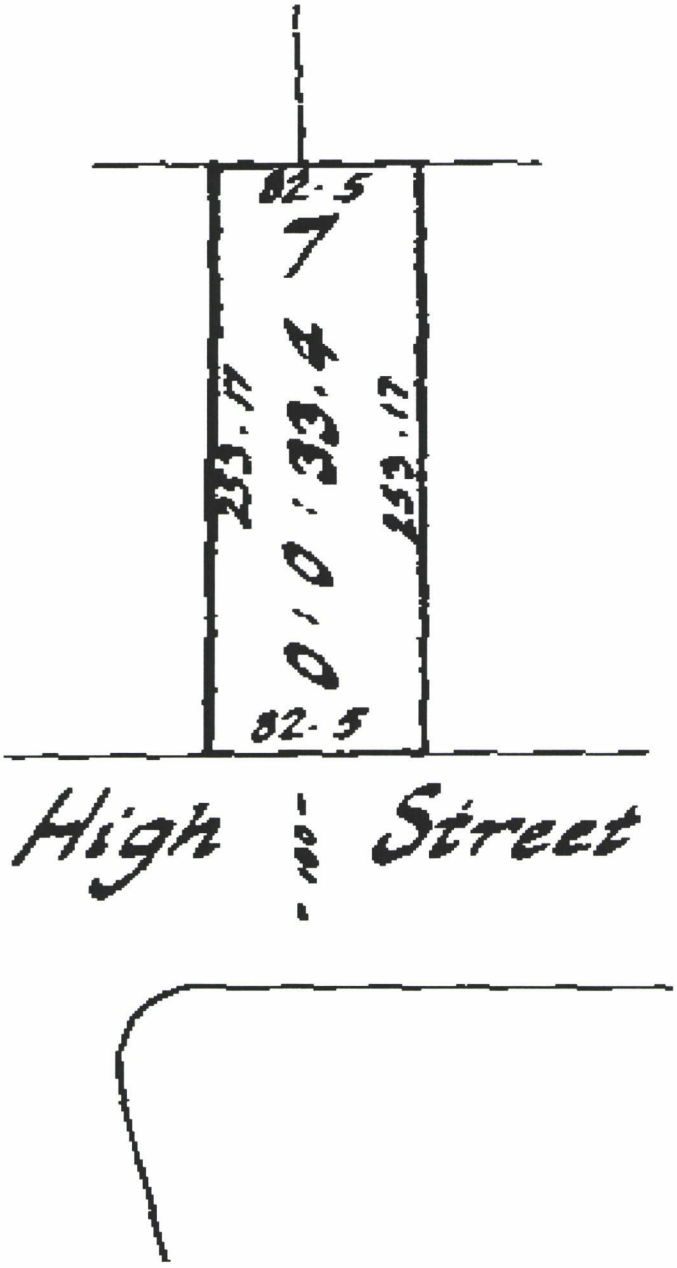
Identifier **SA1105/93**



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BC ONLY
No 74720

GeyserView IV Parcel Report

Legal desc: Lot 7 DPS 781

Parcel Information

Parcel is 'ghosted'

Parcel Id	PFile	Full Address	Parcel Name
3338/21	P03568	43 HIGH STREET, GLENHOLME	LOT 7 DPS 781
Title(s) *SA1105/93*			

*06520*588*00** 43 HIGH STREET LOT 7 DPS 781

Capital Value $320,000.00 *Land Value* $158,000.00

Improvements DWG OBS OI

Area (ha) 0.0844

Connections: *Sewer* 1
Water 1
Refuse Charges 1

Zone - Operative Plan

Residential B (Low Density)

ROTORUA LAKES COUNCIL
Te kaunihera o ngā roto o Rotorua

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.

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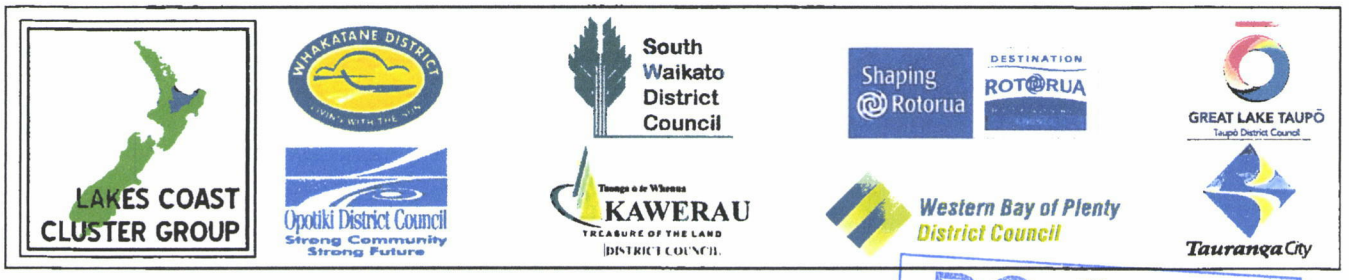

BC ONLY
№ 74720

Form 2A

Memorandum from licensed building practitioner: Certificate of design work

Section 45 & Section 30C, Building Act 2004

THE BUILDING

Street address of building: 43 High Street Rotorua

Suburb: 3015 Town/City:

Post Code:

THE OWNER

Name: Peter & Marian Jones

Address: 43 High Street

Suburb: Glenholme PO Box/Private Bag:

Town/City: Rotorua Postcode: 3015

Phone : Email:

BASIS FOR PROVIDING THIS MEMORANDUM

I am providing this memorandum in my role as the: Please tick ☑ the option that applies:

☑ **Sole** designer of all of the RBW design outlined in this memorandum – I carried out all of the RBW design work myself – no other person will be providing any additional memoranda for the project.

☐ **Lead** designer who carried out some of the RBW design myself but also supervised other designers – this memorandum covers their RBW design work as well as mine, and **no other** person will be providing any additional memoranda for the project.

☐ **Lead** designer for all but specific elements of RBW – this memorandum only covers the RBW design work that I carried out or supervised and the **other** designers will provide their own memorandum relating to their specific RBW design.

☐ **Specialist** designer who carried out specific elements of RBW design work as outlined in this memorandum – other designers will be providing a memorandum covering the RBW design work.

IDENTIFICATION OF DESIGN WORK THAT IS RESTRICTED BUILDING WORK

I Murray Stephens carried out/~~supervised~~ the following design work that is restricted building work:

Design work that is restricted building work	Description	Carried out/ supervised	Reference to plans and specifications
Tick ☑ if included *Cross ☒ if excluded*	*[If appropriate, provide details of the restricted building work]*	*[Tick ☑ whether you carried out this design work or supervised someone else carrying out this design work]*	*[If appropriate, specify references]*
Primary Structure: B1			
All RBW design work relating to B1 ☐		☐ Carried out ☐ Supervised	
Foundations and subfloor framing ☐		☐ Carried out ☐ Supervised	
Walls ☑		☑ Carried out ☐ Supervised	
Roof ☐		☐ Carried out ☐ Supervised	
Columns and beams ☑		☑ Carried out ☐ Supervised	
Other ☐		☐ Carried out ☐ Supervised	
External Moisture Management Systems: E2			
All RBW design work relating to E2 ☐		☐ Carried out ☐ Supervised	
Damp proofing ☐		☐ Carried out ☐ Supervised	
Roof cladding or roof cladding system ☐		☐ Carried out ☐ Supervised	
Ventilation system for example, subfloor or cavity) ☐		☐ Carried out ☐ Supervised	
Wall cladding or wall cladding system ☑		☑ Carried out ☐ Supervised	
Waterproofing ☐		☐ Carried out ☐ Supervised	
Other ☐		☐ Carried out ☐ Supervised	
Fire Safety Systems			
Emergency warning systems, evacuation and fire service operation systems, suppression or control systems, or other ☑		☑ Carried out ☐ Supervised	

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Note: The design of fire safety systems is only restricted building work when it involves small to medium apartment buildings as defined by the Building (Definition of Restricted Building Work) Order 2011.
Note: continue on another page if necessary.

Waivers or modifications of the building code are required? ☐ Yes ☑ No

If Yes, provide details of the waivers or modifications below:

Clause *[List relevant clause numbers of building code]*	**Waiver/modification required** *[Specify nature of waiver or modification of building code]*

Note: continue on another page if necessary

ISSUED BY

Name and contact details of the licensed building practitioner who is licensed to carry out or supervise design work that is restricted building work.

Name: Murray Stephens

LBP or registration number: 118381

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

Design Entity or Company *[optional]*:

Mailing address *[if different from below]*

Street address or registered office: 13 Pegasus Drive

Suburb: Westbrook Town/City: Rotorua

PO Box/Private Bag: Postcode: 3015

Phone No: Landline: Mobile: 027 4935993

Daytime: After hours:

Fax:

Email address: idsign@xtra.co.nz Website:

DECLARATION

I Murray Stephens LBP, state that I have applied the skill and care reasonably required of a competent design professional in carrying out or supervising the Restricted Building Work (RBW) described in this form, and that based on this, I also state that the RBW:

(a) Complies with the building code; or

(b) Complies with the building code subject to any waiver or modification of the building code recorded on this form.

Signature: Murray Stephens.

Date: 22nd February 2016

Document Set ID: 3026779
Version: 1, Version Date: 12/05/2016

Plan & Application No..... Permit No. 3172

BOROUGH OF ROTORUA

APPLICATION FOR BUILDING PERMIT

I HEREBY APPLY, in terms of your Building By-Laws, for a permit to construct the undermentioned buildings in accordance with the plans and specifications which are hereby submitted and request your inspection in terms of the said By-laws.

PLEASE PRINT IN BLOCK LETTERS

Name of Applicant: RONALD HALSEY STONE

Lot 7 Section 14 Block .....

Area of Section .....

Zoning under Town Plan .....

Name of Road or Street 43 High ST.

Description of Building Concrete floor + wall other walls timber with iron roof.

Purpose for which Building will be used GARAGE

Floor Area 228 sq ft.

Existing Buildings on Section House.

Area of existing Outbuildings 1,400 sq ft.

Name and Address of Owner as above.

Name and Address of Builder owner.

Name & Address of Plumber & Drainlayer —

Plumbing Permit No. —

Value of Work £130.

If Crossing Required Yes Deposit of £ 10.— s.— d. lodged.

DATED this 5th day of May 195 .

R H Stone

Signature of Applicant.

Proper Plans and Specifications must accompany this application. These to include a Site Plan, a Block Plan and two Elevations.

BUILDING INSPECTED: REMARKS:

(dates) .....

.....

Building Completed: .....

Certificate of Occupancy Issued: ..... No. .....

INSPECTOR.

Document Set ID: 617629
Version: 1, Version Date: 03/06/2010

ROTORUA BOROUGH COUNCIL.

BUILDING PERMIT APPLICATION SPECIFICATION

The matters set out herein do not purport to comprise the provisions of a contract between the builder and the owner.

Name of Applicant: Ronald HALSEY STONE

The following is a specification of materials proposed to be used in the erection of a building for which application is herewith made for a permit.

FOUNDATIONS:-

Concrete Mix 5 to 1 Reinforced

Depth of Footings 4" to 5" Width of Footings 1 ft.

Thickness of Foundation Walls — Height of Foundation Walls —

Type & Spacing of Under Floor Ventilation —

Type of Damp Proof Courses Malthoid

Depth of Chimney Footings — Size of Chimney Footings —

Size of Foundation Blocks ..... Depth of Foundation Blocks .....

Spacing of Foundation Block Rows (Distance between rows) .....

Spacing of Foundation Blocks in rows (Distance between block) .....

Method of tying Sleepers to Foundations .....

If jack studded, method of tying jack studs to foundation .....

MATERIAL SCHEDULE :-

Sleepers	Size —	Timber —	Spacing —
Bottom Plates	Size 4X2	Timber.....	
Jack Studs	Size.....	Timber.....	Length .....
Jack Stud Bracing	Size	Timber.....	Spacing .....
Floor Joists	Size	Timber.....	
	Span.....	Spacing.....	
Flooring	Size.....	Timber.....	
Studs External	Size 3X2 - 4X2	Spacing.....	
	Height 8 ft.	Spacing.....	
Studs Internal	Size	Timber	
	Height.....	Spacing.....	
Wall Bracing	Size	Timber.....	
Dwangs	Size.....	Timber.....	No. of Rows.....
Top Plates	Size 4X2	Timber.....	

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Building Permit Application Specification (Continued)

Ceiling Joists Size. 4 x 2 Spacing.....

Span. 12 ft Spacing.....

Runners over Ceiling

Joists Size ..... Timber..... Spacing .....

Roof Struts Size..... Timber.....

Collar Ties Size ..... Timber..... Spacing.....

Rafters Size 6 x 2 Timber.....

Span. 12 ft Spacing.....

Purlins Size. 3 x 2 Timber..... Spacing.....

Ridge, Hip & Valley Boards Size..... Timber.....

Cover Boards Size..... Timber.....

EXTERIOR COVER :-

Weather Boards Size 6 x 1 Timber. Pine

Other Materials (State) ... Fibrolite Blocks

INTERIOR LININGS :-

Material (State) .....

ROOFING:- Material (State) ... Galv. Iron 26g

WINDOWS:-

Number & Type - Garage

~~Living Room~~ .. None Tenders

Kitchen .....

Bedroom 1 .....

Bedroom 2 .....

Bedroom 3 .....

SANITARY FITTINGS:- (State)

Kitchen .....

Bathroom .....

Laundry .....

W.C. .....

DRAINAGE:- Type (State) .....

SPOUTING:- Material (State) ... Galv. Iron

SIGNATURE OF APPLICANT: ... R A Stone

DATE: .....

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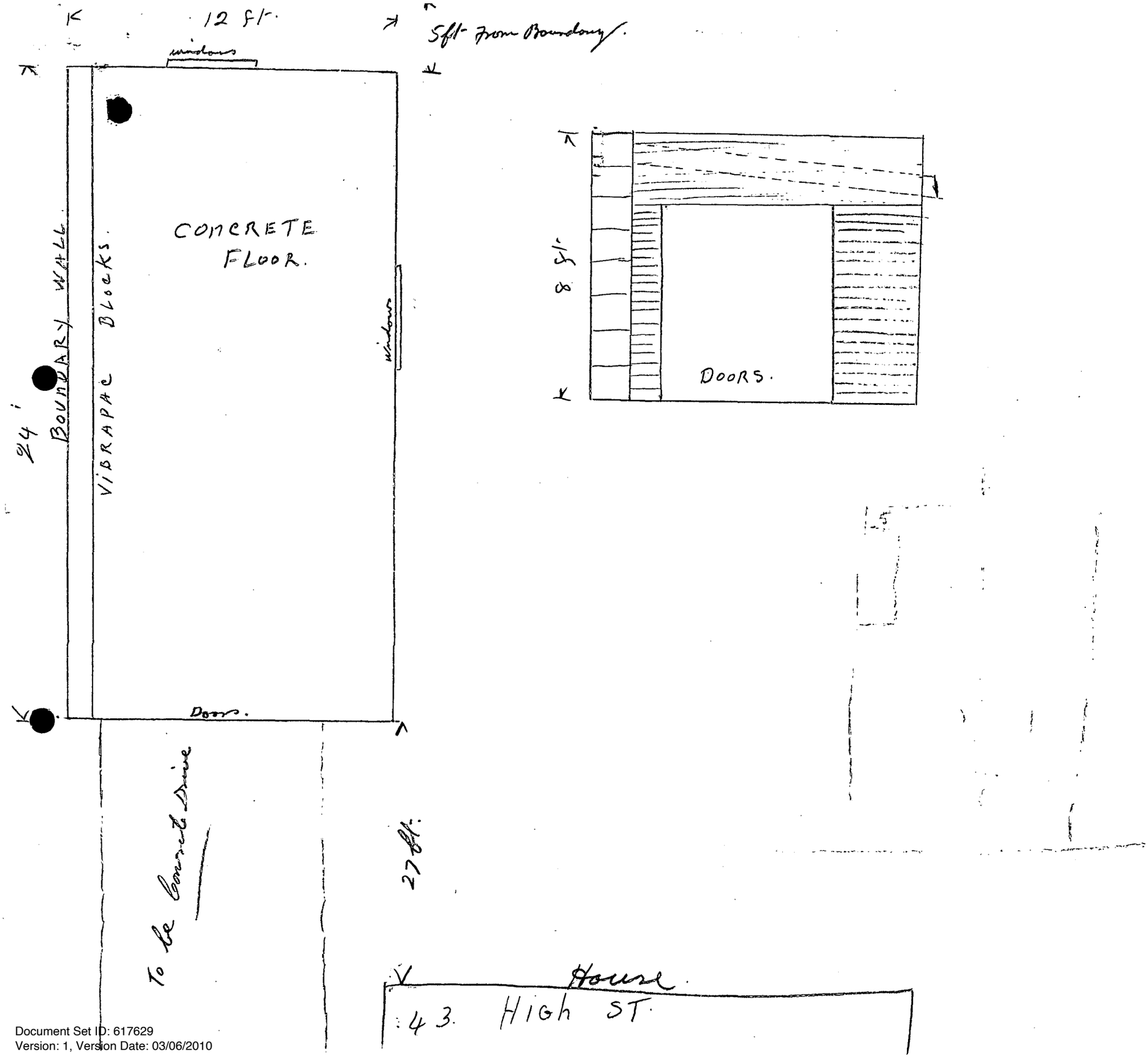

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Plan and Application No. _____ Permit No. _____

BOROUGH OF ROTORUA.

APPLICATION FOR BUILDING PERMIT.

I HEREBY APPLY, in terms of your Building By-laws, for a permit to construct the undermentioned buildings in accordance with the plans and specifications which are hereby submitted and request your inspection in terms of the said By-laws.

PLEASE PRINT IN BLOCK LETTERS.

Name of Applicant: R H Stone.

Lot: 7 Section: ~~P~~ 34 Block: ~~—~~

Area of Section 5

Zoning under Town Plan: Res A.

Name of Road or Street: High Street.

Description of Building: Caravan Port. on steel posts

Purpose for which Building will be used: _____

Floor Area: 200

Existing Buildings on Section : Dwelling & Garage.

Area of Existing Outbuildings: 200

Name and Address of Owner: R H Stone.

Name and Address of Builder: Self.

Estimated Value of Work: £50 Fee: 10/- Receipt No: _____

If Crossing required: ~~—~~ Deposit of ~~£ . s.~~ d. lodged

DATED this 6th day of November 1959.

R H Stone
Signature of Applicant.

APPLICATION FORM FOR CERTIFICATE OF OCCUPATION.

(To be returned to Inspector's Office on completion of building and before building is occupied.)

In respect of _____ erected at

_____

Lot: _____ Section: _____ Block: _____

Owner: _____

Builder: _____

Signature of Applicant: _____

Date: _____

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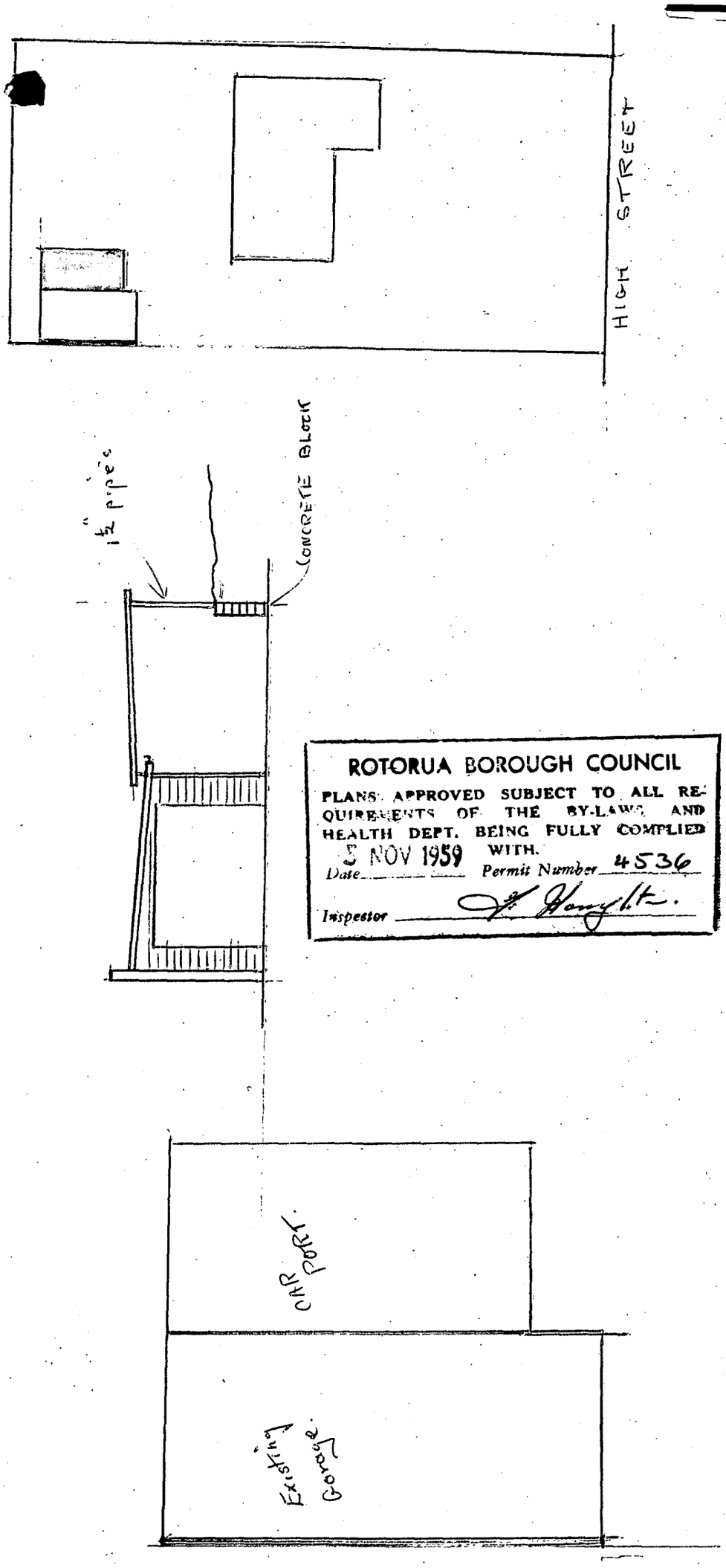

ROTORUA BOROUGH COUNCIL
PLANS APPROVED SUBJECT TO ALL REQUIREMENTS OF THE BY-LAWS AND HEALTH DEPT. BEING FULLY COMPLIED WITH.
Date 5 NOV 1959 Permit Number 4536
Inspector J. Haughton.

CAR PORT FOR R.H. STONE
HIGH STREET ROTORUA.

ment Set ID: 617627
Version: 1, Version Date: 03/06/2010

ROTORUA DISTRICT COUNCIL

BUILDING APPLICATION FORM

Appn Received .....

File Number 652/588

Application No. 1758

Date 14.4 1988

I hereby apply for permission to erect, repair, alter, extend a building at No. 43 High Street, Rotorua (Address of Work) for

Mr/Mrs P. M. Jones (Owner) of 43 High St. Rotorua (Postal Address)

according to locality plan and detailed plans, elevations, cross sections, and specification of building deposited herewith in DUPLICATE (see reverse side).

PARTICULARS OF LAND

Lot No. 7 D.P. No. S 781

Area 845 m2. Zoning .....

NUMBER OF SANITARY FITTINGS

Toilet Pans 1

Urinals -

PARTICULARS OF USE OF BUILDINGS

Proposed purpose for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose, i.e., shop, factory, dwelling, office, carport, etc.).

USE To instal Masport Provincial in existing fire place.

Area of ground floor .....

Gross floor area .....

Area of accessory buildings .....

Estimated value: Cost 1350

Building work $ 200 Installation

Plumbing & Drainage $.....

Total $ 1550

~~Builder~~ Plumbers's name R. T. Ross (Please print)

Address 5 Thackeray St. Rotorua

Phone No. 55127

Signature of Applicant .....

Address 43 High St. Rotorua

Phone No. 70-384

FOR OFFICE USE ONLY

Application checked and approved by:

Building Inspector .....

Date 15.4.88

Town Planning Officer .....

Date .....

Plumbing & Drainage Insp. .....

Date .....

Structural Engineer .....

Date .....

Health Inspector .....

Date .....

Dangerous Goods Inspector .....

Date .....

Geothermal Inspector .....

Date .....

General Inspector .....

Date .....

Issue of Permit Approved

.....

Engineer

Date 15.4.88

SUBJECT	APPLN No.	PERMIT No.	RECEIPT	VALUE	FEE
Building		404017	423152	$ 200.00	$ 33.00
Plumbing				$	$
Drainage				$	$
Water Connection	CHECK IN SAFE			$	$
Damage Deposit (GST does not apply)				$	$
Vehicle Crossing				$	$
Sewer Connection				$	$
Building Research Levy				$	$
Development Contribution				$	$

Date ~~14.4.88~~ 21.4.88

ALL FEES GST INCLUSIVE UNLESS OTHERWISE NOTED.

TOTAL: $ 33.00

(See scale of fees and general information on back)

RP 11323/2/87

Document Set ID: 617626
Version: 1, Version Date: 03/06/2010

FEES PAYABLE ON THE ISSUE OF ANY BUILDING PERMIT

according to the Estimated Value of Work

Estimated Value of Work		Fee (GST inclusive)
Not exceeding	1,600	$33.00
" 1,600 and not exceeding	3,000	$36.30
" 3,000 " " "	3,500	$39.60
" 3,500 " " "	4,000	$42.90
" 4,000 " " "	5,000	$47.30
" 5,000 " " "	6,000	$51.70
" 6,000 " " "	7,000	$57.20
" 7,000 " " "	8,000	$62.70
" 8,000 " " "	9,000	$68.20
" 9,000 " " "	10,000	$73.70
" 10,000 " " "	12,000	$79.20
" 12,000 " " "	14,000	$85.80
" 14,000 " " "	16,000	$93.50
" 16,000 " " "	18,000	$104.50
" 18,000 " " "	20,000	$114.40
" 20,000 " " "	25,000	$136.40
" 25,000 " " "	30,000	$159.50
" 30,000 " " "	35,000	$181.50
" 35,000 " " "	40,000	$204.60
" 40,000 " " "	50,000	$235.40
" 50,000 " " "	60,000	$265.10
" 60,000 " " "	70,000	$295.90
" 70,000 " " "	80,000	$325.60
" 80,000 " " "	90,000	$356.40
" 90,000 " " "	100,000	$386.10
" 100,000 " " "	120,000	$416.90
" 120,000 " " "	140,000	$446.60
" 140,000 " " "	160,000	$477.40
" 160,000 " " "	180,000	$507.10
" 180,000 " " "	200,000	$537.90
" 200,000 " " "	240,000	$598.40
" 240,000 " " "	280,000	$658.90
For every $40,000 or part thereof in excess of $280,000 an additional fee of		$44.00

BUILDING RESEARCH LEVY

A building research levy based upon $1.10 per $1,000 or part thereof of total permit value requires to be paid. Permits of a lesser value than $10,000 are exempt from this levy.

IMPORTANT

PLANS AND SPECIFICATIONS

All builders should be conversant with the Building Bylaws wherein the requirements regarding drawings are stipulated.

Any applications not complying will not be accepted.

It is an offence to start building work before a permit is issued.

All plans must be drawn in metric to scale.

SITING OF BUILDINGS

It shall be the responsibility of the Owner of the land and the Builder to ensure that siting of all buildings conforms with the requirements of the District Planning Scheme and the Building Bylaws.

DAMAGE DEPOSIT

The amount of the damage deposit referred to overleaf is necessary to ensure that the value of any damage that is caused to public property during construction operations is recovered from the main contractor, or applicant, as the case may be. The amount is to be regarded purely as a deposit and will be refunded or adjusted upon application at the completion of the work.

SEWER CONNECTIONS

Applicants are reminded of their responsibility to have regard to the levels of Council's drainage services before construction of a building commences. [redacted]e, [redacted] Failure to do so may result in plumbing alterations or pumping being required.

DEVELOPMENT CONTRIBUTIONS

If you are contemplating a residential development which comprises 3 or more new units, or 2 or more additional units, or an industrial or commercial development, the value of which exceeds $100,000, you will be liable to make a development contribution to the Rotorua District Council. If your proposal comes within this levy you are advised to contact the District Town Planning Department for further information.

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Version: 1, Version Date: 03/06/2010

BUILDING INSPECTOR'S FIELD SHEET

AUTHORITY

Stats. No. F 041017

Rotorua District Council

No. 1758

Inspector: M

File No.

P03-5-68

Receipt No. 423152

Date Permit Issued 22/ 4 /88

OWNER

Name: P M Jones

Mailing Address: 43 High St, Rotorua

BUILDER

Name: R Russ

Mailing Address:

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No.: As owner

Street Name:

Town/District:

Riding:

LEGAL DESCRIPTION

Valuation Roll No.: 652/588

Lot: 7 D.P.: 781

Section: Block:

Survey District:

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

heater

FLOOR AREA / DWELLING UNITS

Whole Sq. Metres:

Number Erected:

ESTIMATED VALUES $

Building	200
Plumbing	
Drainage	
G.S.T.	
TOTAL	200

NATURE OF PERMIT (TICK BOX)

- [ ] NEW BUILDING – exclude domestic garages and domestic outbuildings
- [ ] FOUNDATIONS ONLY
- [x] ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED – include installation of heating appliances
- [ ] NEW CONSTRUCTION OTHER THAN BUILDINGS – include demolitions
- [ ] DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	$ 30	Water Connection	$
Street Damage Deposit	$		$
Building Research Levy	$		$
Plumbing	$		$
Drainage	$		$
Sewer Connection	$		$
Vehicle Crossing Levy	$	G.S.T.	$ 3
M.S. Plumbing	$	TOTAL:	$ 33

Receipt No. 423152

Date of Payment 21 / 4 / 88

Authorised Officer

Special Conditions:

Date Inspected	REMARKS (e.g. stage reached with work)
20-5-88	Masport Provincial installed to manufacturers spec.,

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(CONTINUED OVER)

Date Inspected	

COMPLETED (Signature)______________________ Date ____/____/____

BC/MP/01A

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43 High Street Lot 7 DPS 781 Section Block

ROTORUA CITY COUNCIL

Drainage to Sewer
1593

Owner: M.A. Goodson
Plumber:
Drainlayer: G.P. McMahon

Valuation No.: 652/588
Permit No.: 6689
Appn No.: 5168

INSPECTIONS

Date	
7-1-76	Drainage Tested (Existing drains OK)

BC

8/1/76

Cleared on Master File.

Document Set ID: 617625
Version: 1, Version Date: 03/06/2018

Bryce 42803

5168

CITY OF ROTORUA

Valuation No. 06520-588-00

APPLICATION FOR PERMIT TO CARRY OUT SANITARY PLUMBING AND DRAINAGE WORK

I, the undersigned, hereby apply for permission to have the work described herein and set out on the plans attached hereto, carried out in accordance with the provisions of the Drainage and Plumbing Regulations 1959 at premises situated at:

Address 43 HIGH ST ROTORUA.

Legal Description:

Lot No. 7DPS 781 Deposited Plan No.

Section No. Block No.

Description of Work: SEWERAGE CONNECTION

Name and address of Person for whom work is to be carried out:

M.A. GOODSON 43 HIGH ST ROTORUA.

Name and address of Registered Plumber:

Name and address of Registered Drainlayer: G P [illegible]
3 [illegible] PLACE
Rotorua

PLUMBING		
DRAINAGE	$80	1-50.
TOTAL		1-50

Signature: G P [illegible]

Date: 14-12-75

Value of Work including Materials:

Plumbing: $

Drainage: $ 80

Total: $

Fee Enclosed: $

See reverse for Fees and Notes.

FOR OFFICE USE ONLY

Date Received

Fee Paid $1-50 15-200

Date Paid 7-1-76.

Issue Approved

Date Approved 7.1.76.

Permit No. 6689

Date Issued 8-1-76

FOR OFFICE USE ONLY

Document Set ID: 617625
Version: 1, Version Date: 03/06/2010

FEES PAYABLE ON THE ISSUE OF ANY PLUMBING OR DRAINAGE PERMIT

according to the Estimated Value of Work

Value of work (including value of fittings)

Dollars	Dollars
up to 100	1.50
101 - 200	3.00
201 - 400	6.00
401 - 600	8.00
601 - 800	10.00
801 - 1000	12.00
1001 - 1200	14.00
1201 - 1400	16.00
1401 - 1600	18.00
1601 - 1800	20.00
1801 - 2000	22.00

2001 and over, 1 dollar extra for every $200 or part thereof in excess of 2000 dollars.

IMPORTANT

INSPECTION & TESTING REQUIREMENTS

Drainage Work: Drainlayers are required to notify the Plumbing and Drainage Inspector when all work is completed. This includes effluent disposal systems for septic tanks. All drains will be tested with a 5ft head of water. To implement this test it will be necessary for persons undertaking drainage work to have sufficient drain plugs to fill all sections of the drain prior to the Plumbing and Drainage Inspector arriving on the job, also to have available a stand pipe to apply the 5ft head pressure.

This form of testing is essential to exclude the possibility of ground water infiltration with its attendant increase in pumping charges and overloading of the sewers and treatment plant.

Plumbing Work: Plumbers are required to notify the Plumbing and Drainage Inspector when work is ready for inspection as follows:

(a) When the building has been initially piped out and wastes are installed (before wall linings are fixed and floors laid).

(b) When work is complete.

Plans of Drainage and Plumbing work:

In the case of single houses a preliminary drainage plan will not be required. In all other cases, however, plans of the preliminary proposal are to be submitted at the time of application for a permit. In all instances, however, an "as laid" plan must be available on site as a prerequisite to a test of the work.

In commercial buildings full plans and elevations of plumbing stacks must be provided at the time of application for a permit.

RP 3499/8/72

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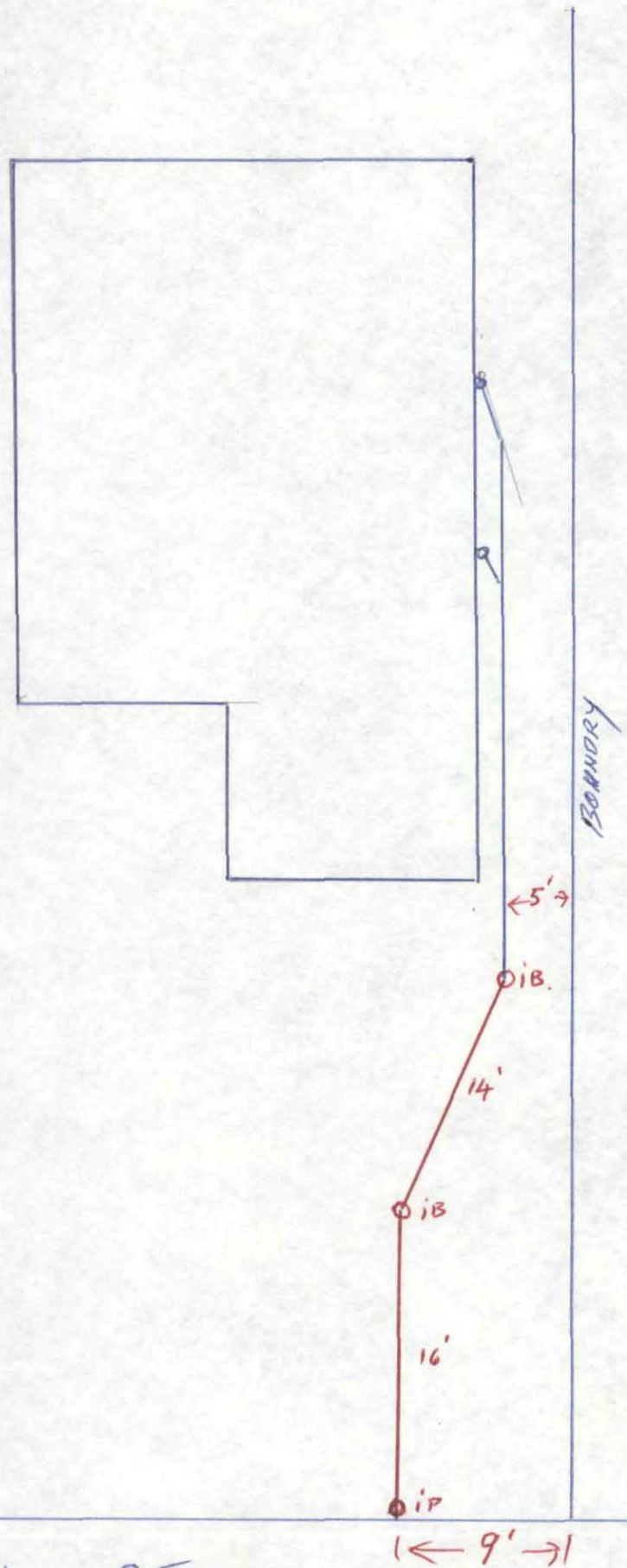
Plans MUST show figured dimensions and distances from section boundaries

Rotorua City Council

DRAINAGE PLAN

NEW SEWERAGE DRAINS—RED
STORMWATER—DOTTED BLACK
OLD DRAINS—FULL BLACK

652/588.



OWNER GOODSON LOT 7 ~~SEC.~~ D.P. 781 BL.

No. 43. STREET HIGH.

Installed on Master Plan.

SIGNATURE OF DRAINLAYER G.P. McMAHON DATE 7-1-76.

Document Set ID: 617625
Version: 1, Version Date: 03/06/2010

CITY OF ROTORUA

APPLICATION FOR NEW SEWERAGE RETICULATION CONNECTION

APPLICATION NO. 1593

VALUATION NO. 652/588

I/WE M. A. GOODSON

of 43 HIGH ST.
(Postal Address)

hereby apply for permission to couple to the City Sewerage Scheme on my/our property being:

Lot No 7. (D.P.S.) D.P. 781

Section No. _____ Block No. _____

Situated in: 43 High St.

owned by me/us and at present in the occupation of:

Dwelling.

Signature of Applicant: M. A. Goodson

Date: 7 / 1 / 1976.

FEES PAYABLE

4" Connection $70.00

6" Connection - Cost + 10%. Minimum charge with Application $70.00

FOR OFFICE USE ONLY

EXAMINED [signature] DRAINAGE INSPECTOR

FEE PAID $70-00 RECEIPT NO. 15200

DATE 7-1-76

Document Set ID: 617625
Version: 1, Version Date: 03/06/2010

BC Only

BUILDING SERVICES – BUILDING CONSENT

APPLICATION NO: 15784 VALUATION NO: 06520/588.00

OWNER: Jones PROPERTY NO: P03568

PROJECT LOCATION: 43 High St

DESCRIPTION OF WORK: Alter existing laundry + internal alts

CHECK APPLICATION - BUILDING OFFICER:

DATE RECEIVED: 14.1.03	DUE DATE: 29.1.03
DATE SUSPENDED: LTR 15.1.03	DATE ISSUED: 16.1.03

PROCESSING	REVIEW	DATE	TIME TAKEN	APPROVED	DATE
~~Hazard~~					
Administration			40	Am	14.1.03
Building	M.J.	14.1.03	20	M.J.	16.1.03
Resource Engineers					
Hazardous Substances					
Geothermal					
Environmental Health					
Disabled Persons					

BC

RECEIVED 13 JAN 2003

NOTES AND CONDITIONS: (Please circle appropriate code for checkboxes)

200	a	b	c	d	e	g	h	i	j	k		**211**	a	b	c	f						
	l	m	n	o	p	q	r	s	t	u	f	**212**	a	f								
201	a	b	c	d	e	g	f					**213**	a	b	c	d	e	g	h	i	j	k
202	a	b	f										l	m	n	o	p	q	r	s	f	
203	a	f										**214**	a	b	f							
204	f											**215**	a	b	c	f						
205	a	b	f									**216**	a	f								
206	a	b	c	f								**217**	a	b	f							
207	a	f										**218**	a	b	c	d	e	g	h	i	f	
208	a	f										**219**	f									
209	a	f										**220**	a									
210	a	b	c	f								**221**	a	b	c	d	e	g	h	i	j	k
													l	m	n	f						

FREE TEXT:

P03568

ROTORUA DISTRICT COUNCIL
1061 Haupapa Street, Private Bag RO 3029, Rotorua, Telephone 07-348 4199 ext 8859, Fax 07-349 0993

Issue Document

CODE COMPLIANCE CERTIFICATE No:15784

Section 43(3), Building Act 1991

Issued: 16/01/2003
Building Consent No: 15784

Owner

MR PETER FRANCIS JONES
P O BOX 15
ROTORUA 3215

Agent

MR PETER FRANCIS JONES
P O BOX 15
ROTORUA 3215

Site Information

PROPERTY ID: 03568
ASSESSMENT NO:
STREET ADDRESS: 43 HIGH STREET, GLENHOLME, ROTORUA 3201
LEGAL DESCRIPT: Lot 7 DPS 781

Project Information

PROJECT IS FOR: Additions & Alterations
INTENDED USE(S): ALTER EXISTING LAUNDRY AND INTERNAL ALTERATIONS
INTENDED LIFE: Indefinite but not less than 50 years

NUMBER OF STAGES: 1

Fees

There are no outstanding fees.

No fees

See attached page(s) for any other conditions.

Document Set ID: 617624
Version: 1, Version Date: 03/06/2010

This is a final code compliance certificate issued in respect of all of the building work under the above building consent.

Signed for and on behalf of the Council:

Name: P Lawrence Position: Building Control Manager

Signed: pp Date: 28 / 4 / 2003

See attached page(s) for any other conditions.

Document Set ID: 617624
Version: 1, Version Date: 03/06/2010

Doc No: 172943

BC Only

BUILDING SERVICES

FIELD INSPECTION CARD

Application No: 15784 Date Consent Issued: 16-01-03

OWNER: Jones	BUILDER: Chris Bellerby
SITE: 43 High Street	PLUMBER: Atkinson & Donaldson
VALUATION NO: 06520/588.00	DRAINLAYER: Atkinson & Donaldson
FILE NO: P03568	
LOT NO: 7	

DESCRIPTION OF PROPOSED WORK: Alter Existing Laundry & Internal Alterations

DATE	INSPECTION REPORTS	TIME
5.3.03	Pipeline shower pipes fitted traps installed O K to continue	30
24-3-03	All work completed water temp 55.4° all fittings fixed Please issue CCC	30
28/4/03	CCC issued	
	No Fees	
	Stat Dates	
	✓	

DATE	INSPECTIONS	TIME

Compliance Certificate Issued - Date:

Signed:____________________

MS309106CAL/1

BUILDING SERVICES

FIELD INSPECTION COMPLIANCE

File No: P03568 Appn No: 15784

Contractor: Phone:

Owner: Jones Phone:

Lot No: 7 DPS: 781

Site Address: 43 High Street

Proposed Work: Alter Existing Laundry & Internal Alterations

Initial Inspection	First Owner	First RDC	Second Owner	Second RDC	Complies Owner	Complies RDC
1. Footings/Piles						
2. Concrete Floor 1						
3. Concrete Floor 2 P & D						
4. Bond beams						
5. Prelining 1						WD. 5.3.03 BATTS
6. Prelining 2						
7. Prelining P & D						WD 5-3-03.
8. Linings						
9. Fittings P & D						
10. Drain test P & D						
11. Final						24-4-03
12. Solid Fuel Heaters						
13. Vehicle Crossing/ Damage Deposit						
14. Other (please note)						

Issue of Code Compliance Certificate approved.

Date: 24-4-03

Building Officer:

Document Set ID: 617624
Version: 1, Version Date: 03/06/2010

Doc No. 101096

IMPORTANT

THIS CARD MUST BE PRODUCED ON THE SITE AT EVERY INSPECTION EITHER BY THE OWNER OR HIS/HER AGENT

ROTORUA DISTRICT COUNCIL

Private Bag RO 3029
Rotorua
New Zealand
Telephone 07-348 4199
Fax 07-346 3143
E-mail mail@rdc.govt.nz

Address all communications to:
District Manager
Rotorua District Council

As the holder of a Building Consent, the **OWNER** or his/her **AGENT** is required to:

(GIVE 24 HOURS NOTICE FOR ANY INSPECTION ON SITE)

1. Footings - reinforcing steel to be in place. Pile excavations complete. No concrete to be poured.

   Note: Boundary pegs should also be identified at this stage. (See 4 below).

2. Concrete Floor Slabs - two inspections; first for sub grade preparation, second when moisture barrier and steel is in place and plumbing pipe work is fitted.

3. Pre-lining Inspection 1 - when the structure is completely closed in, plumbing pipework is in place and before insulation is fitted.

3A. If applicable, check for correct facilities for disabled persons.

   Pre-lining Inspection 2 - when the insulation is fitted.

4. Linings and fittings - when all linings are fixed, plumbing fittings in place and before any decoration is done.

5. Water Supply - Back flow presenters in place.

6. Drains fully laid and ready to test - sewer and stormwater.

7. Final -when the building is ready for occupancy, but before occupancy takes place.

For all the above inspection, the **OWNER** or their **AGENT**, is required to be on site at the time of the inspection and they shall have a set of the stamped, approved drawings for the job on-site.

PLEASE NOTE:

Additional charges may be made for the following if the Building Officer arrives and:

1. The work is not ready for the inspection.

2. Owner/agent/plans not on site.

3. Inspection not cancelled.

4. Boundaries not located or proved/no footing/foundation inspection.

It is important to note that should the necessary inspection not be done, a **CODE COMPLIANCE CERTIFICATE** will not be issued.

Owners should have regard to consequence of occupying or selling a non-complying building.

SISTER CITIES:
Klamath Falls, Oregon, U.S.A.
Beppu City, Oita, Japan.
Lake Macquarie, NSW, Australia

15 January 2003

Please Quote: P03568

Doc. No: 216903

P Jones
PO Box 15
ROTORUA

Dear Sir/Madam,

NOTICE TO SUSPEND PROCESSING OF CONSENT APPLICATION PURSUANT TO THE BUILDING REGULATIONS 1992 SECTION 6(2)
APPLN NO. 15784 - PROPOSED ALTER EXISTING LAUNDRY AND INTERNAL ALTERATIONS
STREET ADDRESS – 43 HIGH STREET

Receipt of your building consent application is acknowledged. You are hereby notified that the processing of this consent is suspended on the following grounds:

16.1.03

1. Confirm that the new window is openable for ventilation purposes.
2. A minimum space of 800mm x 650mm wide in front of washing machine for accessibility.

Receipt of your advice in respect of the above matters will enable your consent to be more fully considered.

PLEASE DIRECT ALL REPLIES/ENQUIRIES TO THE DUTY BUILDING OFFICER.

Yours faithfully

P. Lawrence
Building Control Manager

Document Set ID: 617624
Version: 1, Version Date: 03/06/2010

ROTORUA DISTRICT COUNCIL
1061 Haupapa Street, Private Bag RO 3029, Rotorua. Telephone 07-348 4199 ext 5859 Fax 07-349 0993

Issue Document

Building Consent No:15784
Section 35, Building Act 1991
Issued:16Jan03
Project Information Memorandum No: 15782

Owner

MR PETER FRANCIS JONES
P O BOX 15
ROTORUA 3215

Agent

MR PETER FRANCIS JONES
P O BOX 15
ROTORUA 3215

Site Information

PROPERTY ID: 03568
STREET ADDRESS: 43 HIGH STREET, GLENHOLME, ROTORUA 3201
LEGAL DESCRIPTION: Lot 7 DPS 781

Project Information

PROJECT IS FOR: Additions & Alterations
INTENDED USE(S): ALTER EXISTING LAUNDRY AND INTERNAL ALTERATIONS
INTENDED LIFE: Indefinite but not less than 50 years
VALUE OF WORK: $10,000.00
NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: $150.00
PAYMENTS RECEIVED TO DATE:
Receipt number: 107291 Date: 13Jan03 Amount: $150.00

See attached page(s) for any other conditions.

Document Set ID: 617624
Version: 1, Version Date: 03/06/2010

1: Inspections Required

Plumbing work within any wall cavity, eg timber or blockwork.

Framing timber required to have a specificed moisture content.

Any other building work in respect of which such notice is required as a special condition of this building consent.

At the completion of the work authorised by this consent.

Please arrange the booking of inspections and direct enquiries regarding this consent to the Building Services Department, phone (07) 3484199.

The fixing of framing members prior to any lining being fixed.

All foul water and stormwater drainage in ground before backfilling.

2: Code of Compliance Certificate

The owner or his agent shall as soon as practicable, advise the Rotorua District Council that all building work has been completed to the extent required by this building consent.

3: Standard Conditions

This building consent is permission to undertake building work in accordance with the approved plans and specifications. All work must comply with the provisions of the Building Code. Any alterations from the original plans and specifications must have prior approval from the Building Control Manager.

Endorsement on Plans and Specifications form part of this approval.

If the work is not commenced within six months and/or resonable progress has not been made within twelve months a written extension of time can be granted on application to the Council.

Any deficiency not specifically drawn to the attention of the builder or owner by the Building Officer shall not be deemed to have been approved.

The use is limited to that stated on the Building Consent. Any change of use would require a separate approval.

Plumbing and drainage work to be carried out by licensed tradesperson only.

4: Standard Statement

THIS BUILDING CONSENT IS ISSUED SUBJECT TO ALL OTHER OUTSTANDING CONSENTS HAVING BEEN APPROVED. WORK SHALL NOT COMMENCE AND

See attached page(s) for any other conditions.

Document Set ID: 6176624
Version: 1, Version Date: 03/06/2010

INSPECTIONS WILL NOT BE UNDERTAKEN UNTIL THOSE OUTSTANDING CONSENTS HAVE BEEN COMPLIED WITH.

A CODE COMPLIANCE CERTIFICATE MAY NOT BE ISSUED IF ALL FLASHINGS HAVE NOT BEEN INSPECTED PRIOR TO THE COVERING UP OR CLOSING IN OF BUILDING WORK.

Signed for and on behalf of the Council:

Name: P Lawrence Position: Building Control Manager

Signed: P Lawrence Date: 16/01/2003

See attached page(s) for any other conditions.

Document Set ID: 617624
Version: 1, Version Date: 03/06/2010

Private Bag 3029
Rotorua
New Zealand
Telephone 07-348 4199
Fax 07-346 3143
E-mail mail@rdc.govt.nz

ROTORUA DISTRICT COUNCIL

APPLICATION FOR A MINOR BUILDING CONSENT

Section 33, Building Act 1992
(Attach all relevant documents in duplicate)

APPLICATION NUMBER 15784

PART A : GENERAL

(Complete Part A in all cases)

1. OWNER		2. CONTACT (If not owner)	
Name	PETER & MARION JONES	Contact Name	PETER JONES
Postal Address	43 HIGH ST ROTORUA	Postal Address	P.O. Box 15 ROTORUA
Phone Number	07 3470384	Phone Number	07 3488500
Fax Number	/	Fax Number	07 3493500

3. PROJECT LOCATION

Address: 43 HIGH ST. ROTORUA

4. LEGAL DESCRIPTION

Valuation Number ~~7105/93~~ 6520/588.00		OFFICE USE ONLY Property ID: P03568	
Lot:(s) (Section) 7	DP:/S (Block) S781	Lot Area:(s) m²/~~ha~~ 845 m2	No. of new toilets/urinals 1

5. PROJECT

5.1		5.2 Intended Life	5.3
New Building	☐	Indefinite but not less than 50 yrs ☑	Description of Work: REMODEL EXISTING LAUNDRY INTO A LAUNDRY / 2ND BATHROOM
Alteration	☑		5.4 Intended Use(s) (in detail) CHANGE THIS AREA FROM EXTERNAL ACCESS TO INTERNAL ACCESS OFF KITCHEN
Relocation	☐	or	
Demolition	☐	Specified as ☐ yrs	5.5 Estimated Value: $ 10,000 (GST INCL)

☐ Application for Building Consent only, in accordance with Project Information Memorandum No. .....

Signed by the owner/owner's agent:

Signature: .....

Name: PETER JONES (PLEASE PRINT) Date: 13.1.03

Office Use Only
TARGET DATE
/ /

PART B : PROJECT DETAILS

6. (Complete Part B only if you have NOT applied separately for a project information memorandum).

The project involves the following matters; tick each applicable box, if any, and attach relevant information in duplicate.

(a) ☐ Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings. (Site Plan with elevations, Topography, drawn to scale, Elevations in relation to natural ground level and proposed finish level).

(b) ☐ Details of any known or potential erosion, avulsion, falling debris, filled ground, subsidence, slippage, alluvion, inundation, geothermal, hazardous contaminants on or near the site.

(c) ☐ Provision to be made for vehicular access, including parking and materials used. (To be shown on site plan).

(d) ☐ Provisions to be made in building over or adjacent to any road or public place.

(e) ☐ Provisions to be made for disposing of stormwater and wastewater. (To be shown on site plan).

(f) ☐ Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermains.

(g) ☒ New connections to public utilities, i.e. water supply, stormwater system, wastewater system.

(h) ☐ Provisions to be made in any demolition work for the protection of the public, suppression of dust, suppression of noise, disposal of debris and disconnection from public utilities.

(i) ☐ Details of any cultural or heritage significance of the building or building site, including whether it is on a marae, or waahi tapu.

(j) ☐ Copy or reference to, of any resource consent or planning approval for this project.

(k) ☐ Details of volume of Proposed Excavations: Include volumes for Site Preparation, Basement, and Driveway.

PART C : PROJECT DETAILS

(Complete Part C in all cases)

This application is accompanied by (tick each applicable box, attach relevant documents in duplicate).

7. ☐ The drawings, specifications, and other documents according to which the building is proposed to be constructed to comply with the provision of the New Zealand Building Code, with supporting documents, if any, including:

8. ☐ Building certificates

9. ☐ Producer statements

10. ☐ References to accreditation certificates issued by the Building Industry Authority.

11. ☐ References to determinations issued by the Building Industry Authority.

12. ☐ Proposed procedures, if any, for inspection during construction.

PART D

(Complete as far as possible in all cases)
Give names, addresses, telephone numbers. Give relevant numbers if known.

13.

DESIGNER(S)

Name: SELF.

Address:

Phone Number: Fax Number:

BUILDER

Name: CHRIS BELLERBY (PLEASE CONTACT CHRIS FOR ANY FURTHER INFO)

Address: 49 HIGH ST. ROTORUA

Phone Number: (07) 347 0813 Fax Number: /

DRAINLAYER

Name: ATKINSON & DONALDSON Reg. No. 312.

Address: RUMAINE RD, ROTORUA

Phone Number: (07) 347 0541 Fax Number:

PLUMBER

Name: Reg. No.

Address:

Phone Number: Fax Number:

If more than number allowed for, please provide details on a separate sheet.

CONFIDENTIALITY

I/we require that my/our ☐ plans ☐ specifications be treated as confidential in order to protect: ☐ copyright ☐ security of building.

14.	
Floor Area of Proposed Work	Area square metres
Buildings Other Than Detached Accessory Buildings:	sq.m.
Floor	sq.m.
Basement	sq.m.
Ground Floor	sq.m.
First Floor	sq.m.
Second Floor	sq.m.
Additional Floors (Total)	sq.m.
Mezzanine	sq.m.
Decks	sq.m.
Total	sq.m.
Detached Accessory Buildings:	Area square metres
Garage	sq.m.
Carport	sq.m.
Other Buildings	sq.m.
Total	sq.m.

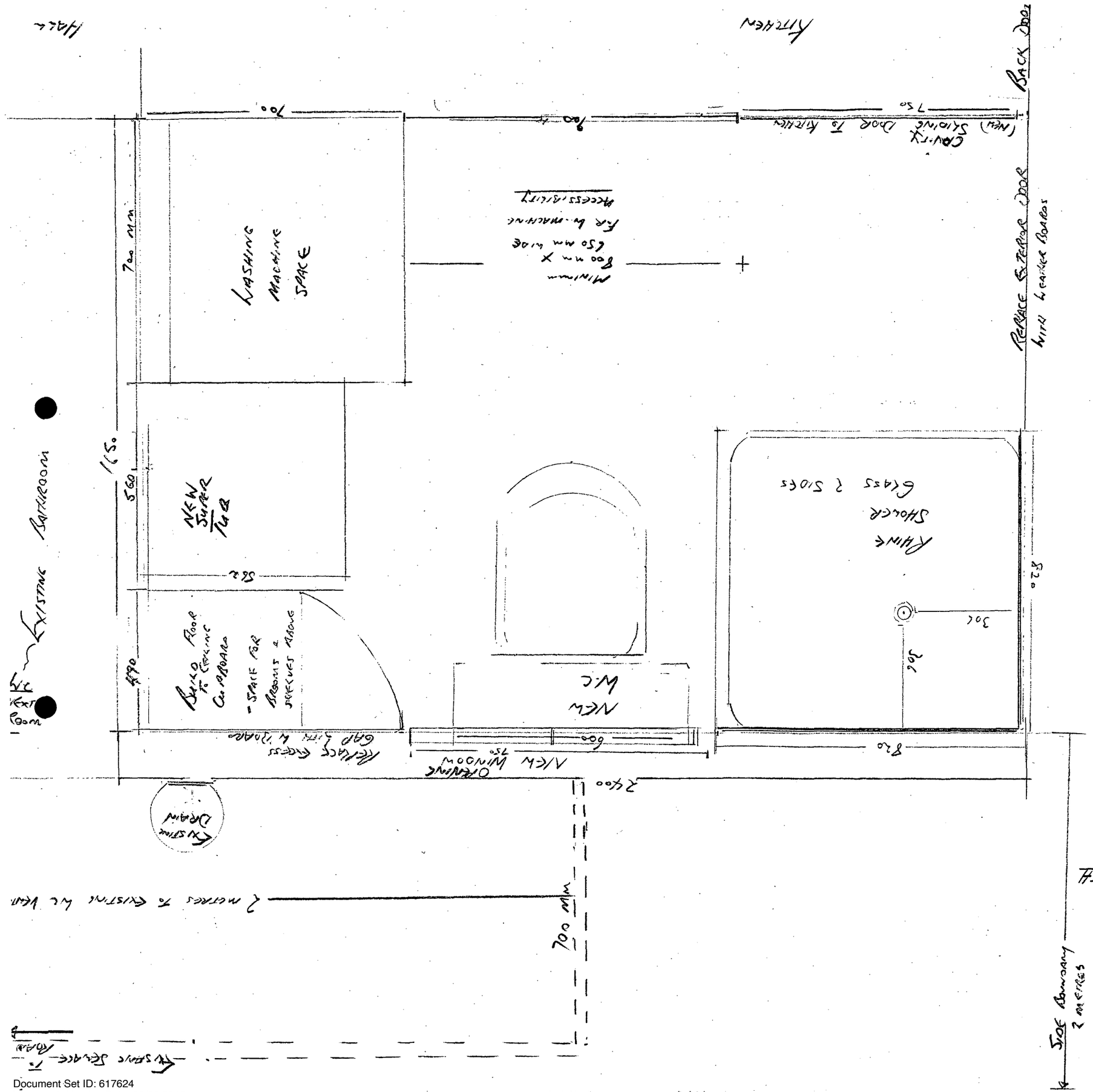
FOR OFFICE USE ONLY

FEES		
Fees paid on Application	**$**	**c**
Plan Review		
Project Information Mem.		
TOTAL FEE GST incl.		
Fees payable on approval	**$**	**c**
Building Consent 7107291 13-1-03	150	
Damage Deposit		
Crossing Deposit		
BRANZ Levy		
B.I.A. Levy		
Water Connection		
Sewer Connection		
Disconnection of Services		
Controlled Activity Fee		
Controlled Activity Bond		
Reserve/ Development Contribution		
Photocopying		
Structural Check		
Resiting Bond		
Service Lane Information		
Other		
APPROVAL TOTAL	—	—

CONSENT ISSUE AUTHORITY	
Receipt No.	
Date of Issue	
Authorised By	M. Jowett
Date authorised	16.1.03

REFERRALS		
	SENT	RETURNED
Structural		

AMENDED DETAILS RECEIVED		
	DATE	SIGN
Planning		
Health		
P & D		
Trade Waste		
Rec & Com		
DG/GEO		
Res Eng		
Building		
Structural		



WARNING

THIS BUILDING CONSENT IS ISSUED BUT IT IS AN OFFENCE TO COMMENCE BUILDING UNTIL ALL OTHER NECESSARY APPROVALS HAVE BEEN OBTAINED.

NB: FAILURE TO COMPLY WITH THIS DIRECTION PURSUANT TO SECTION 86 OF THE BUILDING ACT 1991 MAY UPON SUMMARY CONVICTION MAKE YOU LIABLE FOR A MAXIMUM FINE OF UP TO $200,000 AND $10,000 FOR EVERY DAY THE OFFENCE CONTINUES.

Remodel Existing Bathroom into Laundry

No Increase in Structural Any

Pf. M.K. Jones

43 High Street

PLANS APPROVED SUBJECT TO ALL REQUIREMENTS OF THE BUILDING ACT 1991 BEING FULLY COMPLIED WITH

Date 16-01-03 Consent Number 15784

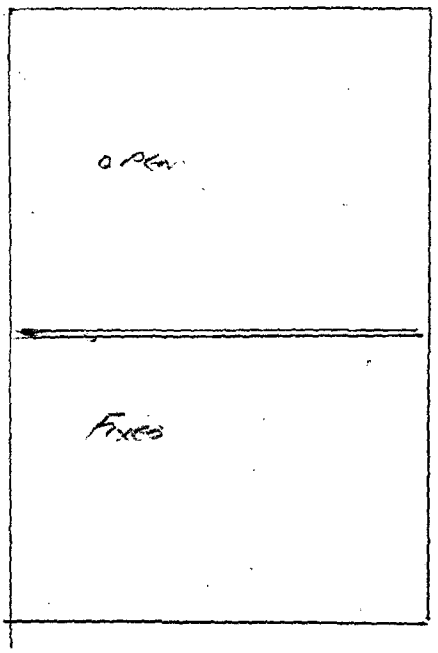
Officer

Document Set ID: 617624
Version: 1, Version Date: 03/06/2010

43 High St. Rotorua

Notes

1. WOODEN NEW WINDOW - SIMILAR STYLE TO EXISTING JOINERY IN HOUSE. PAINT QUALITY.



2, SHOWER. - MONOCOQ 1 PIECE
LAUNDRY TUB WITH CUPBOARD UNDER
TOILET CARONA TYPE

3, MOVE ALARM BOX TO BROOM CUPBOARD

4, NEW WEATHERBOARDS FOR ~~GARI~~ EXTERIOR DOOR FRAME & OLD WINDOW FRAME.

5, POWER POINTS NEED REPOSITIONING

6, FLOORS TO BE TILED.

7, RE-LINE WALLS

8, REPLACE EXTERIOR KITCHEN DOOR WITH WOODEN DOOR IN KEEPING WITH KITCHEN STYLE.

9, SLIDING DOOR - PAINT QUALITY

PLANS APPROVED SUBJECT TO ALL REQUIREMENTS OF THE BUILDING ACT 1991 BEING FULLY COMPLIED WITH
Date 16-01-03 Consent Number 15784
Officer

Document Set ID: 617624
Version: 1, Version Date: 03/06/2010

26629

BUILDING SERVICES – BUILDING CONSENT

APPLICATION NO: 26630 VALUATION NO: 06520/588.00

OWNER: Jones PROPERTY NO: P03568

PROJECT LOCATION: 43 High St

DESCRIPTION OF WORK: Erect replacement double garage

CHECK APPLICATION - BUILDING OFFICER: ✓

DATE RECEIVED: 24.1.05	DUE DATE: 7.2.05
DATE SUSPENDED: Inv 27.1.05	DATE ISSUED: 28.1.05

PROCESSING	REVIEW	DATE	TIME TAKEN	APPROVED	DATE
~~Hazard~~					
Administration			40	[illegible]	24.1.05
Building			20	[illegible]	27.1.05
Resource Engineers					
Geothermal					
Hazardous Substances					
Environmental Health					
Disabled Persons					

RECEIVED 20 JAN 2005

NOTES AND CONDITIONS: (Please circle appropriate code for checkboxes)

200	a	b	c	d	e	g	h	i	j	k	**211**	a	b	c	f							
	l	m	n	o	p	q	r	s	t	u	**212**	a	f									
	v	w	f								**213**	a	b	c	d	e	g	h	i	j	k	l
201	a	b	c	d	e	g	f					m	n	o	p	q	r	s	f			
202	a	b	f								**214**	a	b	f								
203	a	f									**215**	a	b	c	f							
204	f										**216**	a	f									
205	a	b	f								**217**	a	b	f								
206	a	b	c	f							**218**	a	b	c	d	e	g	h	i	j	k	f
207	a	f									**219**	f										
208	a	f									**220**	a	b									
209	a	f									**221**	a	b	c	d	e	g	h	i	j	k	l
210	a	b	c	f								m	n	f								

FREE TEXT:

200f

Because the Survey does show or indicate any moisture membrane beneath the concrete floor it will not be able to be converted to a habitable space in the future

26630

BUILDING SERVICES – PROJECT INFORMATION MEMORANDUM

APPLICATION NO: 26629 VALUATION NO: 06520/588.00

OWNER: Jones PROPERTY NO: P03568

PROJECT LOCATION: 43 High St

DESCRIPTION OF WORK: Erect replacement double garage

CHECK APPLICATION - BUILDING OFFICER:

DATE RECEIVED: 24-1-05	DUE DATE: 7-2-05
DATE SUSPENDED: Inv 27-1-05	DATE ISSUED: 28-1-05

PROCESSING	REVIEWED BY	TIME TAKEN	DATE RECEIVED	DATE PROCESSED
Administration	Cm	30		24.1.05
~~Hazard~~				
Graphic Solutions	RJ	30		25.01.05
Planning	CA -	15		26/1/05.
Resource Engineers	BK	5		26.1.05
Pollution Control				
Geothermal				
Hazardous Substances				
Environmental Health				
Recreation and Community				
Building		10		27.1.05

PIM FEE	DATE PAID	RECEIPT NO.	DATE RECEIVED STAMP
$133.00	28.1.05	2448535	RECEIVED 20 JAN 2005

NOTES AND CONDITIONS: (Please circle appropriate code for checkboxes)

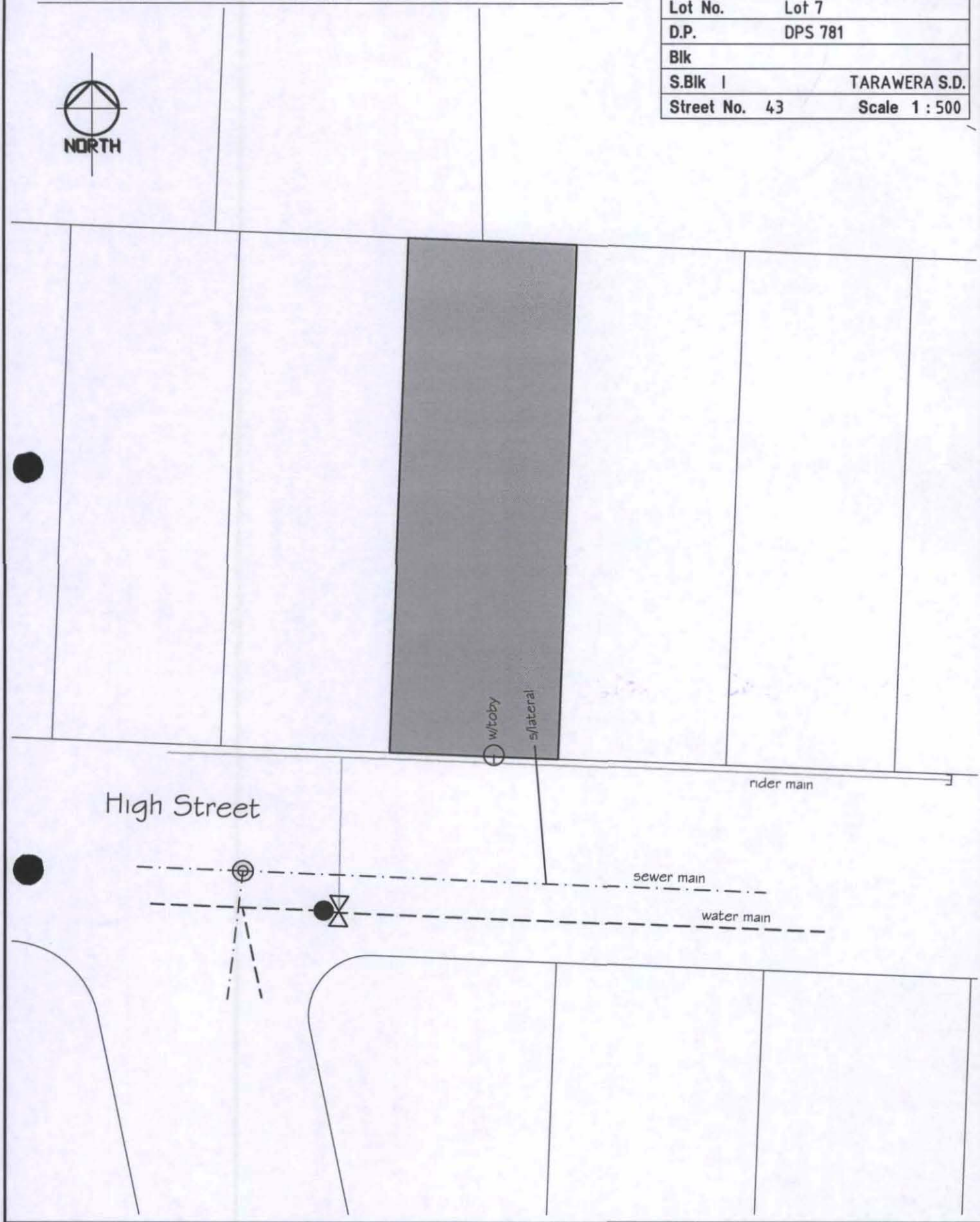
300	a	b	c	d	e	g	h	i	j	k	l	f	**338**	a	b	c	d	e	g	h	i	f
302	a	b	c	d	e	g	h	i	j	k	l	m	**340**	a	b	c	f					
	n	o	p	q	r	s	t	u	v	w	x	f	**342**	a	b	f						
304	a	b	c	f									**344**	a	b	c	d	f				
306	a	b	c	d	e	g	h	i	j	k	l		**346**	a	f							
	m	n	o	f									**348**	a	b	c	d	e	g	h	i	j	k
308	a	b	c	d	e	f				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

FREE TEXT:

356a Proposal must proceed in accordance with resource consent is issued 25/1/05

Rotorua District Council Services Plan

Valuation No.	06520/588-00
Lot No.	Lot 7
D.P.	DPS 781
Blk	
S.Blk I	TARAWERA S.D.
Street No. 43	Scale 1 : 500



CAUTION

This plan is for the purpose of indicating RDC assets of water, sewerage and stormwater services ONLY. It is not to be used as a site plan for building purposes.
All services are indicated in good faith, however additional services may have been installed that do not appear on this plan.
Position measurements are subject to reasonable tolerances and depth of cover may have changed after installation.
Verify locations prior to excavating with machinery. A Road Opening Notice is required for excavation work within the road reserve.
Warning : Check for other underground services.

This plan was issued on 25/01/05.

Document Set ID: 617623
Version: 1, Version Date: 03/06/2010

ROTORUA DISTRICT COUNCIL
1061 Haupapa Street, Private Bag RO 3029, Rotorua, Telephone 07-348 4199, Fax 07-349 0993

Issue Document

Project Information Memorandum No:26629
Section 31, Building Act 1991
Received:24Jan05
Issued:28Jan05

Owner

MR PETER FRANCIS JONES
C/O IDEAL GARAGES
P O BOX 1718
ROTORUA 3215

Agent

IDEAL BUILDINGS
P O BOX 1718
ROTORUA 3215

Site Information

PROPERTY ID: 03568
STREET ADDRESS: 43 HIGH STREET, GLENHOLME, ROTORUA 3201
LEGAL DESCRIPTION: Lot 7 DPS 781

Project Information

PROJECT IS FOR: New Work
INTENDED USE(S): NEW REPLACEMENT DOUBLE GARAGE
INTENDED LIFE: Indefinite but not less than 50 years
VALUE OF WORK: $13,900.00
NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS PROJECT INFORMATION MEMORANDUM ARE: $133.00
PAYMENTS RECEIVED TO DATE:
Receipt number: 2448535 Date: 28Jan05 Amount: $133.00

See attached page(s) for any other conditions.

Document Set ID: 617623
Version: 1, Version Date: 03/06/2010

1: PIM STATUS

The proposed building work requires a Land Use Resource Consent for which approval must be obtained before the building work may be undertaken.

2: SPECIAL FEATURES OF THE LAND

No information concerning special features of the land has been identified.

3: PUBLIC UTILITIES - STORMWATER

The proposed building work is to be sited on land which the Council has identified as having no public utility system for stormwater disposal.

4: WATER - URBAN SUPPLY

The proposed building work is to be sited on land which the Council has identified in its records as being connected to a Public Water Supply administered by the Council and As Built connection details are attached. (ServiceS Plan).

5: SEWERAGE

The proposed building work is to be sited on land which the Council has identified in its records as having a connection to a Public Sewerage System administered by the Council and As Built connection details are attached (Services Plan).

6: PERFORMANCE STANDARDS

The activity is permitted subject to compliance with the performance standards and requirments of the Residential B zone.

7: LAND USE CONSENTS

The proposed building work is in accordance with the Land Use Consent granted by Council

Proposal must proceed in accordance with Resource Consent is issued 25.1.05.

8: COMPULSORY PLANNING STATEMENTS

The District Plan does not indicate any proposed road widening, proposed service lane, designations, scheduled sites or protected historic buildings, sites or trees on the land the building work is proposed.

See attached page(s) for any other conditions.

The proposal is not a "development" as defined in the District

Document Set ID: 617623
Version: 1, Version Date: 03/06/2010

Plan.

NATURAL GAS CORPORATION

For information regarding a proposed gas connection or the location of existing gas pipelines as they affect this property, please contact Natural Gas Corporation. For any building work (as defined by Section (2) of the Building Act 1991) that will disturb over and around any gas pipelines or service and prior to the commencement of that work, the applicant shall be required to contact the gas centre for authorisation to proceed.

ELECTRICITY

Under the Electrical Supply Regulations 1976 it is an offence to erect any building or structure within certain prescribed distances of an overhead electrical line. To enquire about the restrictions, contact your local electricity distributor.

For these and other network utilities, please refer to the attached leaflet.

Signed for and on behalf of the Council:

Name: L Tetenburg Position: Administration - Building

Signed: L Tetenburg Date: 28/01/2005

Document Set ID: 617623
Version: 1, Version Date: 03/06/2010

ROTORUA DISTRICT COUNCIL
1061 Haupapa Street, Private Bag RO 3029, Rotorua, Telephone 07-348 4199, Fax 07-349 0993

Issue Document

Building Consent No:26630
Section 35, Building Act 1991
Issued:28Jan05
Project Information Memorandum No: 26629

Owner

MR PETER FRANCIS JONES
C/O IDEAL GARAGES
P O BOX 1718
ROTORUA 3215

Agent

IDEAL BUILDINGS
P O BOX 1718
ROTORUA 3215

Site Information

PROPERTY ID: 03568
STREET ADDRESS: 43 HIGH STREET, GLENHOLME, ROTORUA 3201
LEGAL DESCRIPTION: Lot 7 DPS 781

Project Information

PROJECT IS FOR: New Work
INTENDED USE(S): NEW REPLACEMENT DOUBLE GARAGE
INTENDED LIFE: Indefinite but not less than 50 years
VALUE OF WORK: $13,900.00
NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: $260.00
PAYMENTS RECEIVED TO DATE:
Receipt number: 2448534 Date: 28Jan05 Amount: $260.00

See attached page(s) for any other conditions.

Document Set ID: 617623
Version: 1, Version Date: 03/06/2010

1: Inspections Required

Excavation for foundations.

Because this garage does show or indicate any moistue membrane beneath the concrete floor it will not be able to be converted to a havitable space in the future.

2: Code of Compliance Certificate

The owner or his agent shall as soon as practicable, advise the Rotorua District Council that all building work has been completed to the extent required by this building consent.

3: Standard Conditions

This building consent is permission to undertake building work in accordance with the approved plans and specifications. All work must comply with the provisions of the Building Code. Any alterations from the original plans and specifications must have prior approval from the Building Control Manager.

Endorsement on Plans and Specifications form part of this approval.

If the work is not commenced within six months and/or reasonable progress has not been made within twelve months a written extension of time can be granted on application to the Council.

The owner of the property is responsible for the correct siting of buildings or additions in relation to boudary pegs.

Any deficiency not specifically drawn to the attention of the builder or owner by the Building Officer shall not be deemed to have been approved.

The use is limited to that stated on the Building Consent. Any change of use would require a separate approval.

4: Standard Statement

THIS BUILDING CONSENT IS ISSUED SUBJECT TO ALL OTHER OUTSTANDING CONSENTS HAVING BEEN APPROVED. WORK SHALL NOT COMMENCE AND INSPECTIONS WILL NOT BE UNDERTAKEN UNTIL THOSE OUTSTANDING CONSENTS HAVE BEEN COMPLIED WITH.

A CODE COMPLIANCE CERTIFICATE MAY NOT BE ISSUED IF ALL FLASHINGS HAVE NOT BEEN INSPECTED PRIOR TO THE COVERING UP OR CLOSING IN OF BUILDING WORK.

Document Set ID: 617623
Version: 1, Version Date: 03/06/2010

Signed for and on behalf of the Council:

Name: P Lawrence Position: Building Control Manager

Signed: pp RA Veteslung Date: 28 / 01 / 2005

See attached page(s) for any other conditions.

Document Set ID: 617623
Version: 1, Version Date: 03/06/2010

IT-3522 (03/08/04) /1

MINOR CONTRACT 130-50

ROTORUA DISTRICT COUNCIL

Private Bag RO3029
Rotorua
New Zealand

Telephone: (07) 3484 199
Fax: (07) 3463 143
E-mail: mail@rdc.govt.nz

20 JAN 2005

Minor Land Use Consent
Project Information Memorandum (PIM)
and Building Consent

APPLICATION NUMBER: 26629/26630

APPLICATION FORM

(This form is for application for all three of the above Consents and can be used for projects in Residential or Rural A Zones for accessory buildings such as Garages, Carports, Pergolas & Sleepouts, proposed closer to the side or rear boundaries than the District Plan allows)

PART A : GENERAL

1. OWNER:

Name: Peter + Marion Jones

Postal Address: 43 High St Rotorua

Phone Number: 3470384

Fax Number: 3492500

2. APPLICANT & CONTACT IF DIFFERENT TO OWNER:

Applicant's Name: IDEAL GARAGES

Applicant's Postal Address: P.O. Box 1718 Rotorua

Contact name & address (if different from above)

Contact Phone Number: 3680661

Contact Fax Number: 3680664

3. PROJECT LOCATION:

Address: 43 High St Rotorua

4. LEGAL DESCRIPTION:

Valuation Number: 6520/588.00

OFFICE USE ONLY
Property ID: P03568

Lot(s): (Section)	DP/S: (Block)	Lot Area(s): m²/ha	No. of new toilets/urinals
7	781		

5. PROJECT:

5.1

New Building	☑
Alteration	☐
Re-location	☐
Demolition	☐

5.2 Intended Life:

Indefinite but not less than 50 yrs ☐

or

Specified as ☐ yrs

5.3 Description of Work: Garage / Carport / Pergola / Sleepout (Circle Applicable)

Other: Remove existing garage. ~~Erect double garage~~, replacement (Specify)

5.4 Intended Use(s) of the proposed building

Garage

5.5 Estimated Value: (GST Incl.) $13900-00

Signed by the Owner/Owner's Agent:

Signature:

Name: Sue William (PLEASE PRINT) **Date:** 20/1/05

Signed by the Applicant (if different from Owner/Owner's Agent):

Signature:

Name: (PLEASE PRINT) **Date:**

OFFICE USE ONLY
TARGET DATE
/ /

Document Set ID: 617623
Version: 1, Version Date: 03/06/2010

PART B : LAND USE CONSENT

Why a Land Use Consent is required

A Controlled Activity land use consent is required as the Garage / Carport/ Sleepout / Pergola / Other (Circle applicable)

is proposed to be .2 metres from the side / rear boundaries (Circle applicable)

Access to the site and parking is:

- [x] existing and will remain unaffected by the project (as shown on the Plan)
- [ ] proposed (as shown on the Plan)

An on-site manoeuvring area is:

- [ ] existing (as shown on Plan)
- [ ] not required as the proposal is located on a street that is on the automatic waiver list
- [x] not required as the existing house was established on the site without requiring manoeuvring prior to 1991, therefore the existing access has existing use rights
- [ ] proposed (as shown on Plan)

PART C : CHECKLIST OF INFORMATION TO ACCOMPANY THIS FORM

Plans:

	Included in Appln	N/A	Council Check
Two sets of plans to a metric scale (1:100, 1:200, 1:250, 1:500, 1:1000, 1:2000)	✓		
a) Site plan which shows:			
Certificate of Title boundaries and any easements and/or ROWs	✓		
Road frontage	✓		
All existing and proposed buildings	✓		
Distance to the two closest legal boundaries	✓		
Any natural features including water courses, lake, stormwater, flood flow paths		✓	
If any earthworks - Topography/contours		✓	
Detail of any proposed earthworks [cut & fill, location, depth & quantity (m^3)]		✓	
Existing and/ or proposed vehicle access from road frontage	✓		
Existing and/or proposed parking & manoeuvring areas & proposed materials		✓	
Existing street trees, power poles, cesspits, etc.		✓	
Existing public & private services and proposed services (sewer, water, stormwater, power		✓	
Provisions to be made for disposing of stormwater & wastewater	✓		
b) Elevations to metric scale (showing 1:100, 1:200, 1:250, 1:500, 1:1000, 1:2000) showing:			
Elevation of Building	✓		
Height of building above natural ground level	✓		
Existing & finished ground level, if any earthworks proposed	✓		
Assessment of Effects	✓		
Affected Parties			
Written consent from all affected owners & occupiers (unconditional)	✓		
If applicable:			
Other District Plan requirements such as road widening, heritage sites addressed, etc.			
Information required by caution or hazard on Property File			

Check for Completeness: [ ] .....

(Staff Signature)

PART D : BUILDING PROJECT DETAILS

(Complete Part D in all cases)

This application is accompanied by: (tick each applicable box, attach relevant documents in duplicate)

1. ☑ The drawings, specifications, and other documents according to which the building is proposed to be constructed to comply with the provision of the New Zealand Building Code, with supporting documents, if any, including:
2. ☐ Building certificates
3. ☐ Producer statements
4. ☐ References to accreditation certificates issued by the Building Industry Authority
5. ☐ References to determinations issued by the Building Industry Authority
6. ☐ Proposed procedures, if any, for inspection during construction

PART E

(Complete as far as possible in all cases)

Give names, addresses, telephone numbers. Give relevant numbers if known

DESIGNER(S):

Name: IDEAL BUILDINGS

Address: BOX 112613 ... RECOVERIE AUCKLAND

Phone Number: 09 579 6165 Fax Number: .....

BUILDER:

Name: IDEAL BUILDINGS

Address: BOX 1718 ROTORUA

Phone Number: 348 0661 Fax Number: 348 0664

DRAINLAYER:

Name: IAN SMITH

Address: 78 MEADOWBANK CRESCENT, ROTORUA

Phone Number: ..... Fax Number: .....

PLUMBER:

Name: .....

Address: .....

Phone Number: ..... Fax Number: .....

If more than number allowed for, please provide details on a separate sheet.

CONFIDENTIALITY:

I/We require that my/our ☐ plans ☐ specifications be treated as confidential in order to protect: ☐ copyright ☐ security of building

Floor Area of Proposed Work:	Area square metres:
Detached Accessory Buildings:	
Garage 43.2	sq.m.
Carport	sq.m.
Other Buildings	sq.m.
Total 43.2	**sq.m.**

FOR OFFICE USE ONLY

FEES	
Fees (GST incl.)	**$**
Building Consent: Category 1(i) 1(ii) 1(iii) 1(iv)	 260.00 352.00 352.00 352.00
Project Information Memorandum	133.00
Footpath Damage Deposit	
Crossing Deposit	
Water Connection	
Sewer Connection	
Disconnection of Services	
Controlled Activity Fee	120.00
Copy of Certificate of Title (Circle if required)	10.50
Photocopying	
Structural Check	
Re-siting Bond	
Other	
APPROVED TOTAL:	523.50

CONSENT ISSUE AUTHORITY

Receipt No.: 248534 28/1/05

Date of Issue: (Building Consent & PIM) 27/1/05

Authorised by:

Date Authorised:

Date of Issue (Land Use) _____ Initial: _____

REFERRALS	
SENT	**RETURNED**
Structural	

NOTE:

Category 1: Minor works with a value less than $10,000:

i) Basic Garage / Carport / Deck / Farm Buildings

ii) Sleepout with **no** plumbing

iii) Sleepout with plumbing

iv) Additions and alterations

AMENDED DETAILS RECEIVED		
	DATE:	**SIGN:**
Planning		
Health		
Plumbing & Drainage		
Trade Waste		
Recreation & Community		
DG/GEO		
Resource Engineering		
Building		
Structural		

ROTORUA DISTRICT COUNCIL

ASSESSMENT OF ENVIRONMENTAL EFFECTS

FOR BUILDING WORK CLOSER TO SIDE & REAR BOUNDARIES THAN THE DISTRICT PLAN ALLOWS FOR

An assessment of environmental effects (AEE) is an essential part of the application for any affected parties to understand how the project may affect them and also for Council staff processing the consent. The AEE should discuss all the actual and potential effects of the project on the environment.

The assessment should include, but not be limited to:

a) the type of effect (positive / negative / cumulative);
b) the extent of the effect (location / duration / volume); and
c) proposed actions to avoid, remedy or mitigate adverse effects.

The District Plan identifies the following adverse effects to be avoided. Please address each effect and how it is addressed by the proposal:

Assessment of Effect:

1. Describe any effect on the adjoining landowner - effects such as reduced sunlight, daylighting or privacy.

Nil. The garage replaces an existing garage.

2. Is the design of the building in keeping with the surrounding area?

Yes

3. <u>If the building will be visible from the street</u>, describe any effect on the character or amenity of the streetscape, and any measures to be taken to reduce any adverse effect (such as location, planting, fencing etc.)

Only visible down driveway

4. If any earthworks or services are proposed to be undertaken, describe what is proposed to ensure there are no adverse effects on adjoining properties, and also how stormwater from the building will be disposed of.

No earthworks
Stormwater to soakhole

5. Describe effect (if any) on existing vegetation and/or street trees, public property.

Nil

6. Describe any effect on changes to access, parking and manoeuvring – such as effect on traffic and pedestrian safety.

Nil

7. Are there any geothermal natural features or bore on the site? YES / NO

8. Has the site been subject to landfill? YES / NO

9. Is there any historic or significant building, tree, object or site affected by the proposed development? (See Appendix A of District Plan.) YES / NO

10. Will you be storing any hazardous substance or contaminant? in the building? YES / NO

The affected parties have been provided with a copy of the above AEE ✓ **(Tick)**

I confirm I have visited the site and I consider that the above is a fair assessment of the actual and potential effects of what is proposed.

Signature of Applicant: _____

Date: 20/1/05

DESTINATION
ROTORUA
ROTORUA DISTRICT COUNCIL

Rotorua District Council
1061 Haupapa Street
Private Bag 3029
Rotorua, New Zealand
Phone: 07 348 4199
Fax: 07 346 3143
Email mail@rdc.govt.nz
Website: www.rdc.govt.nz

File No: 37-04-001

Doc No: OW-13507

TO: ALL BUILDING OWNERS & BUILDING CONTRACTORS

DEFINITION OF BOUNDARIES

This is to confirm that in all instances of undertaking building work which is outside the original footprint of an existing building, it is a requirement of every Building Consent, and in particular the First Footing Inspection that the owner of the property identifies the boundaries of the property.

Identifying means finding and exposing the boundary pegs or, alternatively, at least having the boundaries redefined by a Registered Surveyor.

Please note that failure to undertake this work will probably result in the Building Officer being unable to undertake the first inspection because he cannot determine where the boundaries to the property are located.

Help us to help you.

Ensure that this is undertaken before the First Inspection.

PIM / BC

№ 0 0 2 6 6 3 0

Pat Lawrence
Building Control Manager

ROTORUA DISTRICT COUNCIL

ce Type" content="text/html;

GeyserView

Recenter
Zoom In
Zoom Out
Id DataLayers
Id Legal Parcel
Measure

North

Scale: 1:893

Parcel results

- Rating Parcel on File: 03568
- Legal Parcel on File: 03568 (Sue:4457659)
  - 43 HIGH STREET, GLENHOLME, ROTORL
  - Lot 7 DPS 781 Check for Title Plans?...
  - District Plan Zone: Residential B (Low De
  - Display legal parcel....
  - Generate legal parcel map...
  - Application details...
  - Send occupancies on this parcel to confic
  - Rating Parcel - File: 03568

Definitions of terms used .....

Data as at 2005-01-20 01:27

PIM / BC
№ 0026630

Document Set ID: 617623
Version: 1, Version Date: 03/06/2010

ROTORUA DISTRICT COUNCIL
1061 Haupapa Street, Private Bag RO 3029, Rotorua, Telephone 07-348 4199, Fax 07-349 0993

Issue Document

Building Consent No:26630
Section 35, Building Act 1991
Issued:28Jan05
Project Information Memorandum No: 26629

Owner

MR PETER FRANCIS JONES
C/O IDEAL GARAGES
P O BOX 1718
ROTORUA 3215

Agent

IDEAL BUILDINGS
P O BOX 1718
ROTORUA 3215

Site Information

PROPERTY ID: 03568
STREET ADDRESS: 43 HIGH STREET, GLENHOLME, ROTORUA 3201
LEGAL DESCRIPTION: Lot 7 DPS 781

Project Information

PROJECT IS FOR: New Work
INTENDED USE(S): NEW REPLACEMENT DOUBLE GARAGE
INTENDED LIFE: Indefinite but not less than 50 years
VALUE OF WORK: $13,900.00
NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: $260.00
PAYMENTS RECEIVED TO DATE:
Receipt number: 2448534 Date: 28Jan05 Amount: $260.00

See attached page(s) for any other conditions.

Document Set ID: 617623
Version: 1, Version Date: 03/06/2010

1: Inspections Required

Excavation for foundations.

Because this garage does show or indicate any moistue membrane beneath the concrete floor it will not be able to be converted to a havitable space in the future.

2: Code of Compliance Certificate

The owner or his agent shall as soon as practicable, advise the Rotorua District Council that all building work has been completed to the extent required by this building consent.

3: Standard Conditions

This building consent is permission to undertake building work in accordance with the approved plans and specifications. All work must comply with the provisions of the Building Code. Any alterations from the original plans and specifications must have prior approval from the Building Control Manager.

Endorsement on Plans and Specifications form part of this approval.

If the work is not commenced within six months and/or reasonable progress has not been made within twelve months a written extension of time can be granted on application to the Council.

The owner of the property is responsible for the correct siting of buildings or additions in relation to boudary pegs.

Any deficiency not specifically drawn to the attention of the builder or owner by the Building Officer shall not be deemed to have been approved.

The use is limited to that stated on the Building Consent. Any change of use would require a separate approval.

4: Standard Statement

THIS BUILDING CONSENT IS ISSUED SUBJECT TO ALL OTHER OUTSTANDING CONSENTS HAVING BEEN APPROVED. WORK SHALL NOT COMMENCE AND INSPECTIONS WILL NOT BE UNDERTAKEN UNTIL THOSE OUTSTANDING CONSENTS HAVE BEEN COMPLIED WITH.

A CODE COMPLIANCE CERTIFICATE MAY NOT BE ISSUED IF ALL FLASHINGS HAVE NOT BEEN INSPECTED PRIOR TO THE COVERING UP OR CLOSING IN OF BUILDING WORK.

See attached page(s) for any other conditions.

Document Set ID: 617623
Version: 1, Version Date: 03/06/2010

Signed for and on behalf of the Council:

Name: P Lawrence Position: Building Control Manager

Signed: pp [illegible] Date: 28/01/2005

See attached page(s) for any other conditions.

Document Set ID: 617623
Version: 1, Version Date: 03/06/2010

P03568

ROTORUA DISTRICT COUNCIL

1031 Haupapa Street, Private Bag PO 1019, Rotorua, Telephone 17 [illegible]

CODE COMPLIANCE CERTIFICATE No:26630

Section 43(3), Building Act 1991

Issued: 28/01/2005
Building Consent No: 26630

Owner

MR PETER FRANCIS JONES
C/O IDEAL GARAGES
P O BOX 1718
ROTORUA 3215

Agent

IDEAL BUILDINGS
P O BOX 1718
ROTORUA 3215

Site Information

PROPERTY ID: 03568
ASSESSMENT NO: 06520/588.00
STREET ADDRESS: 43 HIGH STREET, GLENHOLME, ROTORUA 3201
LEGAL DESCRIPT: Lot 7 DPS 781

Project Information

PROJECT IS FOR: New Work
INTENDED USE(S): NEW REPLACEMENT DOUBLE GARAGE
INTENDED LIFE: Indefinite but not less than 50 years

NUMBER OF STAGES: 1

Fees

There are no outstanding fees.

no fee

See attached page(s) for any other conditions.

Document Set ID: 617623
Version: 1, Version Date: 03/06/2010

This is a final code compliance certificate issued in respect of all of the building work under the above building consent.

Signed for and on behalf of the Council:

Name: P Lawrence Position: Building Control Manager

Signed: pp Date: 13/4/2005

See attached page(s) for any other conditions.

Document Set ID: 617623
Version: 1, Version Date: 03/06/2010

Doc No: IT-12403

File No: 37-73-010

BUILDING SERVICES

FIELD INSPECTION CARD

Application No: 26630

Date Consent Issued: 28.1.05

OWNER: Jones Peter Phone: 3470384	BUILDER: Ideal Garages Phone: 3480661
SITE: 43 High St	PLUMBER: Phone:
VALUATION NO: 06520/588.00 FILE NO: P03568 LOT NO: 7	DRAINLAYER: I Smythe Phone:

DESCRIPTION OF PROPOSED WORK:

Erect replacement double garage

DATE	INSPECTION REPORTS	TIME
9-2-05	Footing & preflooor good bearing	
	steel in place as per plan	30
21-2-05	straps and bolts @ 1200 cs - told brian	
	to install bolt & strap at 600 cs	
	he started this when I left.	
	OK to Continue	30
13-4-05	ground levels are good stormwater	
	to drains, flashing and cladding	
	well fixed, trusses strapped to studs	
	bottom plate fixings completed and	
	DPC used. paper on roofline only	
	bracing fitted to roofline, Electrical	
	certificate received, fire wall plastered	
	okay To Issue C.C.	
	Refund deposits.	
13/4/05	CCC ISSUED	
	no fee - Start Date	

CODE COMPLIANCE CERTIFICATE

SIGN: .....

DATE: 13-4-05

Document Set ID: 617623
Version: 1, Version Date: 03/06/2010

DATE	INSPECTIONS	TIME

ROTORUA DISTRICT COUNCIL
1061 Haupapa Street, Private Bag RO 3029, Rotorua, Telephone 07-348 4199, Fax 07-349 0993

Issue Document

Project Information Memorandum No:26629
Section 31, Building Act 1991
Received:24Jan05
Issued:28Jan05

Owner

MR PETER FRANCIS JONES
C/O IDEAL GARAGES
P O BOX 1718
ROTORUA 3215

Agent

IDEAL BUILDINGS
P O BOX 1718
ROTORUA 3215

Site Information

PROPERTY ID: 03568
STREET ADDRESS: 43 HIGH STREET, GLENHOLME, ROTORUA 3201
LEGAL DESCRIPTION: Lot 7 DPS 781

Project Information

PROJECT IS FOR: New Work
INTENDED USE(S): NEW REPLACEMENT DOUBLE GARAGE
INTENDED LIFE: Indefinite but not less than 50 years
VALUE OF WORK: $13,900.00
NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS PROJECT INFORMATION MEMORANDUM ARE: $133.00
PAYMENTS RECEIVED TO DATE:
Receipt number: 2448535 Date: 28Jan05 Amount: $133.00

See attached page(s) for any other conditions.

Document Set ID: 617623
Version: 1, Version Date: 03/06/2010

1: PIM STATUS

The proposed building work requires a Land Use Resource Consent for which approval must be obtained before the building work may be undertaken.

2: SPECIAL FEATURES OF THE LAND

No information concerning special features of the land has been identified.

3: PUBLIC UTILITIES - STORMWATER

The proposed building work is to be sited on land which the Council has identified as having no public utility system for stormwater disposal.

4: WATER - URBAN SUPPLY

The proposed building work is to be sited on land which the Council has identified in its records as being connected to a Public Water Supply administered by the Council and As Built connection details are attached. (ServiceS Plan).

5: SEWERAGE

The proposed building work is to be sited on land which the Council has identified in its records as having a connection to a Public Sewerage System administered by the Council and As Built connection details are attached (Services Plan).

6: PERFORMANCE STANDARDS

The activity is permitted subject to compliance with the performance standards and requirments of the Residential B zone.

7: LAND USE CONSENTS

The proposed building work is in accordance with the Land Use Consent granted by Council

Proposal must proceed in accordance with Resource Consent is issued 25.1.05.

8: COMPULSORY PLANNING STATEMENTS

The District Plan does not indicate any proposed road widening, proposed service lane, designations, scheduled sites or protected historic buildings, sites or trees on the land the building work is proposed.

See attached page(s) for any other conditions.

The proposal is not a "development" as defined in the District

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Plan.

NATURAL GAS CORPORATION

For information regarding a proposed gas connection or the location of existing gas pipelines as they affect this property, please contact Natural Gas Corporation. For any building work (as defined by Section (2) of the Building Act 1991) that will disturb over and around any gas pipelines or service and prior to the commencement of that work, the applicant shall be required to contact the gas centre for authorisation to proceed.

ELECTRICITY

Under the Electrical Supply Regulations 1976 it is an offence to erect any building or structure within certain prescribed distances of an overhead electrical line. To enquire about the restrictions, contact your local electricity distributor.

For these and other network utilities, please refer to the attached leaflet.

Signed for and on behalf of the Council:

Name: L Tetenburg Position: Administration - Building

Signed: L Tetenburg Date: 28 /01 /2005

See attached page(s) for any other conditions.

Document Set ID: 617623
Version: 1, Version Date: 03/06/2010

DESTINATION ROTORUA
ROTORUA DISTRICT COUNCIL

ROTORUA
District Council
Ph:07 348 4199

SITING, FOUNDATION AND REPILE INSPECTION

BUILDING CHECKLIST

PROPERTY ADDRESS: _____

LOT: _____ **DP/S:** _____ **CONSENT No:** _____

- [ ] Approved Building Consent documents on site
- [ ] Check street number on letter box

SITING

- [x] Locate boundary pegs-where required
- [ ] Lot number on pegs
- [ ] Dimensions between pegs
- [ ] Measure distance from project to boundary conforms to site plan
- [ ] Dimensions of building
- [ ] Profile heights in relation to floor heights
- [ ] Building height in relation to boundary
- [ ] Excavations, safe slopes, hoarding, shoring, underpinning and barriers for site safety
- [ ] Drains under building
- [ ] Siting by surveyor, to provide letter

DESIGN

- [ ] Engineers designed foundation
- [ ] Request engineers letter of supervision
- [ ] Foundations to NZS 3604

PRE/DRILLED FOUNDATIONS

- [ ] Height of profile in relation to top of piles
- [ ] Correct size and treatment of piles
- [ ] Pile spacing for bearers/joists
- [ ] Floor heights conform to bracing elements provided
- [ ] Height for 450 mm crawl space
- [ ] Layout of subfloor bracing
- [ ] Pile heights correct for type of bracing element i.e. anchor or braced pile
- [ ] Pile depths into cleared ground
- [ ] 100 kpa or greater capacity
- [ ] Holes clean and sides vertical
- [ ] Confirm types of pile bearer/floor joist fixing to be used and level ofprotection required, i.e. galvanised, stainless steel

DRIVEN PILES

- [ ] Request engineers confirmation of supervision and report on length of piles and sets achieved

CONCRETE FOUNDATIONS

- [x] Foundation dimensions and minium depth into cleared ground
- [x] Foundation clean, square and level
- [x] 100 kpa bearing capacity
- [ ] Discuss floor height to proposed finished ground levels
- [x] Manufacture of steel, type, size, spacing, laps and ties
- [x] Steel is clean
- [x] Cover and height pegs
- [ ] Fire wall. Foundation and reinforcement

COMMENTS: _____

- [ ] Further Inspection Required
- [x] Approved

Date 9-2-05

Inspector W Simes

Checked _____

- [ ] Inspected
- [ ] Failed
- [ ] Not Applicable

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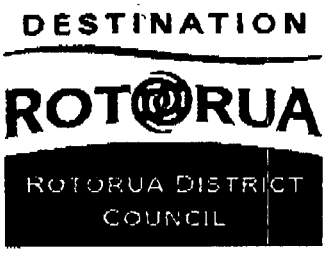
Doc. No: OW-32623



UNDERTAKING AS TO CORRECT SITING OF BUILDING

This form should be completed and available for collection by the Building Officer when the footing inspection is carried out.

Consent No: 26630

Valuation No: _____

Name: Jones

BUILDER / OWNER **[delete that which does not apply]**

I hereby certify that I have checked that the building currently being constructed at 43 High St (address of property) is the correct distance from the legal site boundaries as per the building consent plans approved by Council.

Signature: [signature]

Date: 9/2/05

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ROTORUA
District Council
Ph:07 348 4199

PRELINE - BUILDING

BUILDING CHECKLIST

PROPERTY ADDRESS: _____

LOT: _____ **DP/S:** _____ **CONSENT No:** 26630

- [ ] Approved Building Consent documents on site

SUBFLOOR

- [ ] Bearer/joist sizes
- [ ] Bearer/joist spans
- [ ] Bracing/brace piles/anchor piles
- [ ] Bracing/pile connections
- [ ] Solid blocking to joists
- [ ] Insulation
- [ ] Subfloor ventilation
- [ ] Crawl space
- [ ] Water ponding under floor
- [ ] Polythene on ground
- [ ] Nailing general

EXTERIOR

- [ ] Building paper
- [ ] Panel sizes, brick veneer cavities for services, number and fixing of ties. Cavity sealed from roof space
- [ ] Cladding system, type, nailing, flashings, soakers
- [ ] Producer statement where applicable
- [ ] Bottom of cladding provides weathering to bottom plates, floor joists and behind decking
- [ ] Construction of decks, bracing, hangers etc
- [ ] Verandah post connections
- [ ] Roof cladding type, flashings, nailing
- [ ] Fireratings
- [ ] Remind builder of ground levels and cladding heights above ground

INTERIOR

- [ ] Bottom plate fixings
- [ ] Framing height
- [ ] Lintel sizes
- [ ] Timber treatment
- [ ] Top plate for roof support, truss, beams, bracing lines
- [ ] Nogging for vertical cladding
- [ ] Moisture content (timber) = [ ] %
- [ ] Insulation/moisture content
- [ ] Floor nailed off (diaphram)
- [ ] Holes and notches in framing
- [ ] Wall bracing, fixings
- [ ] Nailing general
- [ ] Upper floor joists, joist hangers, holes
- [ ] Safety glass
- [ ] STC ratings
- [ ] Fire ratings, penetrations
- [ ] Joinery provides correct lighting, ventilation to each room
- [ ] Window sash heights above floor
- [ ] Post/beam connections
- [ ] Engineers design eg. beams, lintel, fixings/connections bracing etc
- [ ] Discuss smoke alarm requirements

ROOF

- [ ] Bracing, dragon ties etc
- [ ] Roof underlay grade, netting
- [ ] Roof correct pitch for material used
- [ ] Correct trusses for roof material used and spacing
- [ ] Joist hangers to intersecting trusses onto girder trusses
- [ ] Support of girder trusses
- [ ] Z nails connecting trusses to top plate
- [ ] Truss fixing to design requirements
- [ ] Strutting beam and ceiling runner sizes to close coupled roofs
- [ ] rafter spans, collar ties, cleats and under purlin sizes to close couple roofs
- [ ] Ceiling batten sizes, correct spans and nailing
- [ ] Ceiling diaphragms

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- [x] Vapour barrier for skillion roofs
- [x] Insulation to ceiling, in correct position
- [x] Nailing general

GENERAL

- [x] Stair rail openings
- [x] Configuration of stair/type
- [x] Width between rails
- [x] Heights of barriers and ballustrading to landings, decks and stairs

COMMERCIAL

- [x] Fire philosophy
- [x] Compliance Schedule for features
- [x] Discuss fire ratings
- [x] Discuss Compliance Schedule features and request producer statements for completion
- [x] Fire collars/penetrations through fire ratings
- [x] Request post lining inspection if required

ACCESSIBILITY CHECKLIST / DISCUSS

- [x] Accessible carparks
- [x] Footpath ramps
- [x] Entrance
- [x] Public reception
- [x] Lifts
- [x] Stairs
- [x] Doorways, corridors
- [x] Controls
- [x] Alerting devices
- [x] Toilets
- [x] Showers
- [x] Laundering
- [x] Food preparation
- [x] Signage
- [x] Surface finishes
- [x] Place of assembly
- [x] Accessible route

COMMENTS: garage fire wall still needs bolts to comply. started doing this when I left okay to continue

- [ ] Further Inspection Required
- [x] Approved

Date 21-2-05

Inspector Allan Hoffman

Checked

- [ ] Inspected
- [ ] Failed
- [ ] Not Applicable

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Wed

9:30

Bill Simes

Document Set ID: 617623
Version: 1, Version Date: 03/06/2010

Doc No: IT-5270

BUILDING SERVICES

FIELD INSPECTION COMPLIANCE

File No: P03568 Appln No: 26630

Owner: Mr Peter Jones Contractor: Ideal Garages

Lot No: 7 DPS: 781

Site Address: 43 High St

Proposed Work: Erect replacement double garage

Initial Inspection	First		Second		Complies	
	Owner	RDC	Owner	RDC	Owner	RDC
1. Site Formation						
2. Footings/Piles						Bill Symes 9/2/05 9.30
3. Concrete Floor (1)						Fixed siting confirmed
4. Concrete Floor (2) P & D						
5. Bond Beams						
6. External Cladding (Pre-plaster / Flashing Details) Pre-wrap						
7. Pre-lining (1)						fire wall 21-2-05
8. Pre-lining (2)						
9. Pre-lining (P & D)						
10. Linings						
11. Fittings (P & D)						
12. Drain Test (P & D)						
13. Final						
14. Solid Fuel Heaters						
15. Vehicle Crossing/Damage Deposit						
16. Other (Please Note)						

Issue of Code of Compliance Certificate approved

Date:_____

Building Officer:_____

Document Set ID: 617623
Version: 1, Version Date: 03/06/2010

1096

IMPORTANT

THIS CARD MUST BE PRODUCED ON THE SITE AT EVERY INSPECTION EITHER BY THE OWNER OR HIS/HER AGENT

ROTORUA DISTRICT COUNCIL

Private Bag RO 3029
Rotorua
New Zealand
Telephone 07-348 4199
Fax 07-346 3143
E-mail mail@rdc.govt.nz

Address all communications to:
District Manager
Rotorua District Council

As the holder of a Building Consent, the **OWNER** or his/her **AGENT** is required to:

(GIVE 24 HOURS NOTICE FOR ANY INSPECTION ON SITE)

1. Footings - reinforcing steel to be in place. Pile excavations complete. No concrete to be poured.

   Note: Boundary pegs should also be identified at this stage. (See 4 below).

2. Concrete Floor Slabs - two inspections; first for sub grade preparation, second when moisture barrier and steel is in place and plumbing pipe work is fitted.

3. Pre-lining Inspection 1 - when the structure is completely closed in, plumbing pipework is in place and before insulation is fitted.

3A. If applicable, check for correct facilities for disabled persons.

   Pre-lining Inspection 2 - when the insulation is fitted.

4. Linings and fittings - when all linings are fixed, plumbing fittings in place and before any decoration is done.

5. Water Supply - Back flow presenters in place.

6. Drains fully laid and ready to test - sewer and stormwater.

7. Final -when the building is ready for occupancy, but before occupancy takes place.

For all the above inspection, the **OWNER** or their **AGENT**, is required to be on site at the time of the inspection and they shall have a set of the stamped, approved drawings for the job on-site.

PLEASE NOTE:

Additional charges may be made for the following if the Building Officer arrives and:

1. The work is not ready for the inspection.

2. Owner/agent/plans not on site.

3. Inspection not cancelled.

4. Boundaries not located or proved/no footing/foundation inspection.

It is important to note that should the necessary inspection not be done, a **CODE COMPLIANCE CERTIFICATE** will not be issued.

Owners should have regard to consequence of occupying or selling a non-complying building.

SISTER CITIES:
Klamath Falls, Oregon, U.S.A.
Beppu City, Oita, Japan.
Lake Macquarie, NSW, Australia
Wuxi City, Jiangsu Province, China

feel the spirit
Manaakitanga

Document Set ID: 617623
Version: 1, Version Date: 03/06/2010

ELECTRICAL WORKERS REGISTRATION BOARD
Safety • Competency

EWRB 551

Electrical Certificate of Compliance

for prescribed electrical work that is carried out on electrical installations and involves the placing or positioning or the replacing or repositioning of conductors (including fittings attached to those conductors).

To be completed whether or not an Inspection is required.

No. 1788287

No. of attachments

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer: Peter Jones

Phone:

Address of installation: 43 High Street Rotorua.

Postal address of customer (if not as above):

WORK DETAILS

4 No. of lighting outlets

0 No. of ranges

4 No. of socket outlets

0 No. of water heaters

Was any installation work carried out by the homeowner? ☐ Yes ☑ No

Please tick (✓) as appropriate where work includes:

☐ Mains ☐ Main earthing system

☐ Switchboard ☐ Electric lines

Description: Install new Submain from house MEN board to New Garage distribution board. Supplying two plug circuits and One Lighting Circuit. Protected by RCCB at Garage DB board. Install 4 Lighting outlets Install 4 Socket outlets. Bond steal on Garage.

If necessary attach any pages with sketches of work done

It is recommended that test results be recorded here:

Visual Examination ☑

Earth Continuity ☑

Bonding ☑

Polarity ☑

Insulation Resistance ≥ 2 Mohm

Other

CERTIFICATION OF WORK

I certify that the above electrical work has been carried out in accordance with the requirements of the Electricity Act 1992 and Electricity Regulations 1997.

ELECTRICAL WORKER DETAILS

Name: Jonathan. Hale

Registration no.: E242082

Company: Peter Fraser Electrical

Signature:

Date: 7 · March · 2005

Contact Ph No.: 0272741038

CERTIFICATION OF ELECTRIC LINES

(to be completed where a separate electrical worker has installed the electric line portion of the mains)

Name:

Registration no.:

Company:

Signature:

Date:

Contact Ph No.:

INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector

☐ New mains ☐ Switchboard ☐ Earthing system ☐ Installation work in hazardous areas

I certify that the inspection has been carried out in accordance with the requirements of regulation 41 of the Electricity Regulations 1997.

Name:

Registration no.:

Signature:

Date:

Contact Ph No.:

This form is approved by the Electrical Workers Registration Board (PO Box 10-156, Wellington. Freephone 0800 66-1000) for the purposes of the Electricity Regulations 1997.

Document Set ID: 617623
Version: 1, Version Date: 03/06/2010

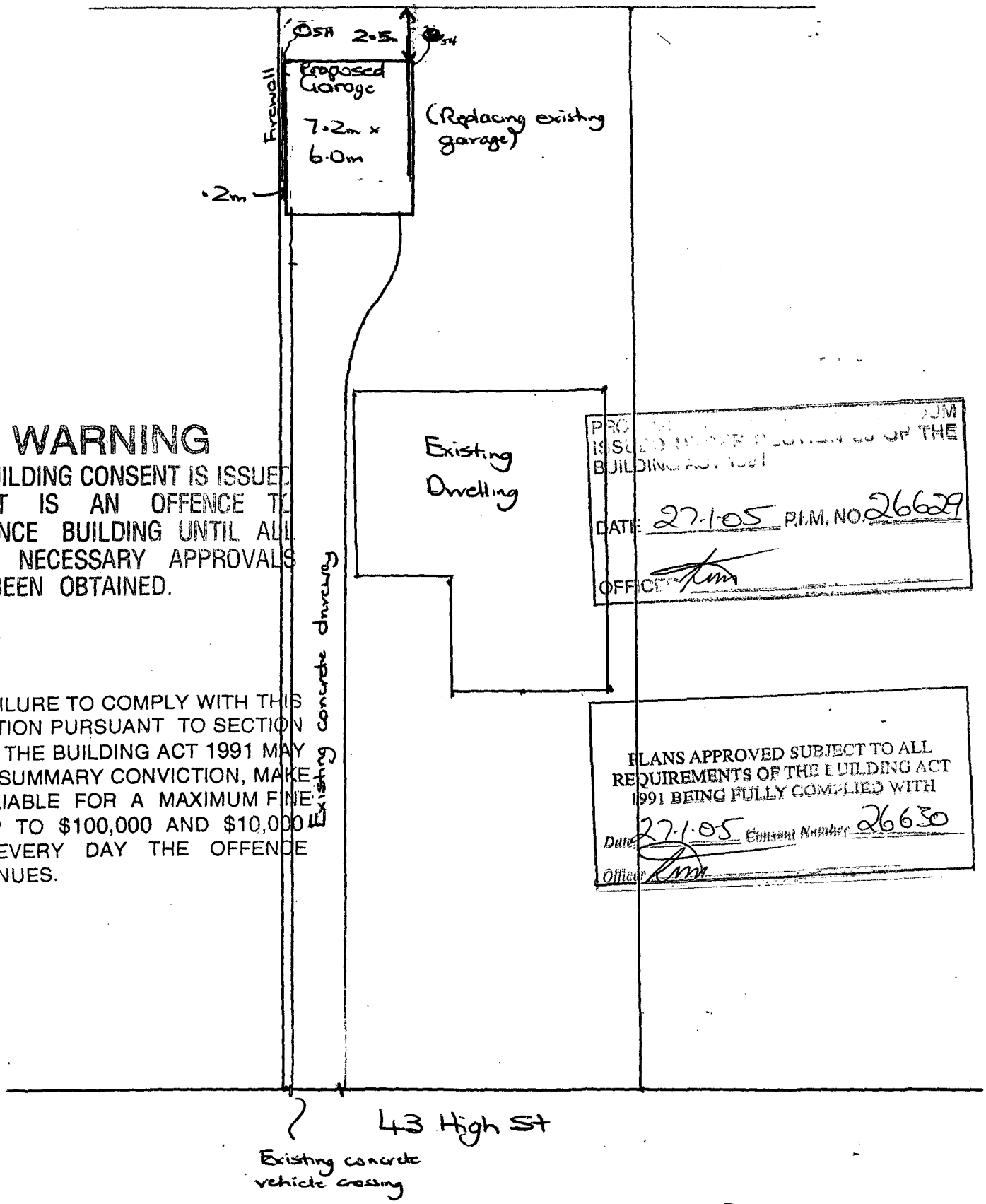
CUSTOMER COPY - THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED

43 High St

PIM / BC

№ 0026630

Document Set ID: 617623
Version: 1, Version Date: 03/06/2010



WARNING

THIS BUILDING CONSENT IS ISSUED BUT IT IS AN OFFENCE TO COMMENCE BUILDING UNTIL ALL OTHER NECESSARY APPROVALS HAVE BEEN OBTAINED.

NB: FAILURE TO COMPLY WITH THIS DIRECTION PURSUANT TO SECTION 35 OF THE BUILDING ACT 1991 MAY UPON SUMMARY CONVICTION, MAKE YOU LIABLE FOR A MAXIMUM FINE OF UP TO $100,000 AND $10,000 FOR EVERY DAY THE OFFENCE CONTINUES.

PROJECT INFORMATION MEMORANDUM ISSUED IN ACCORDANCE WITH SECTION 33 OF THE BUILDING ACT 1991

DATE 27-1-05 P.I.M. NO. 26629

OFFICER

PLANS APPROVED SUBJECT TO ALL REQUIREMENTS OF THE BUILDING ACT 1991 BEING FULLY COMPLIED WITH

Date 27-1-05 Consent Number 26630

Officer

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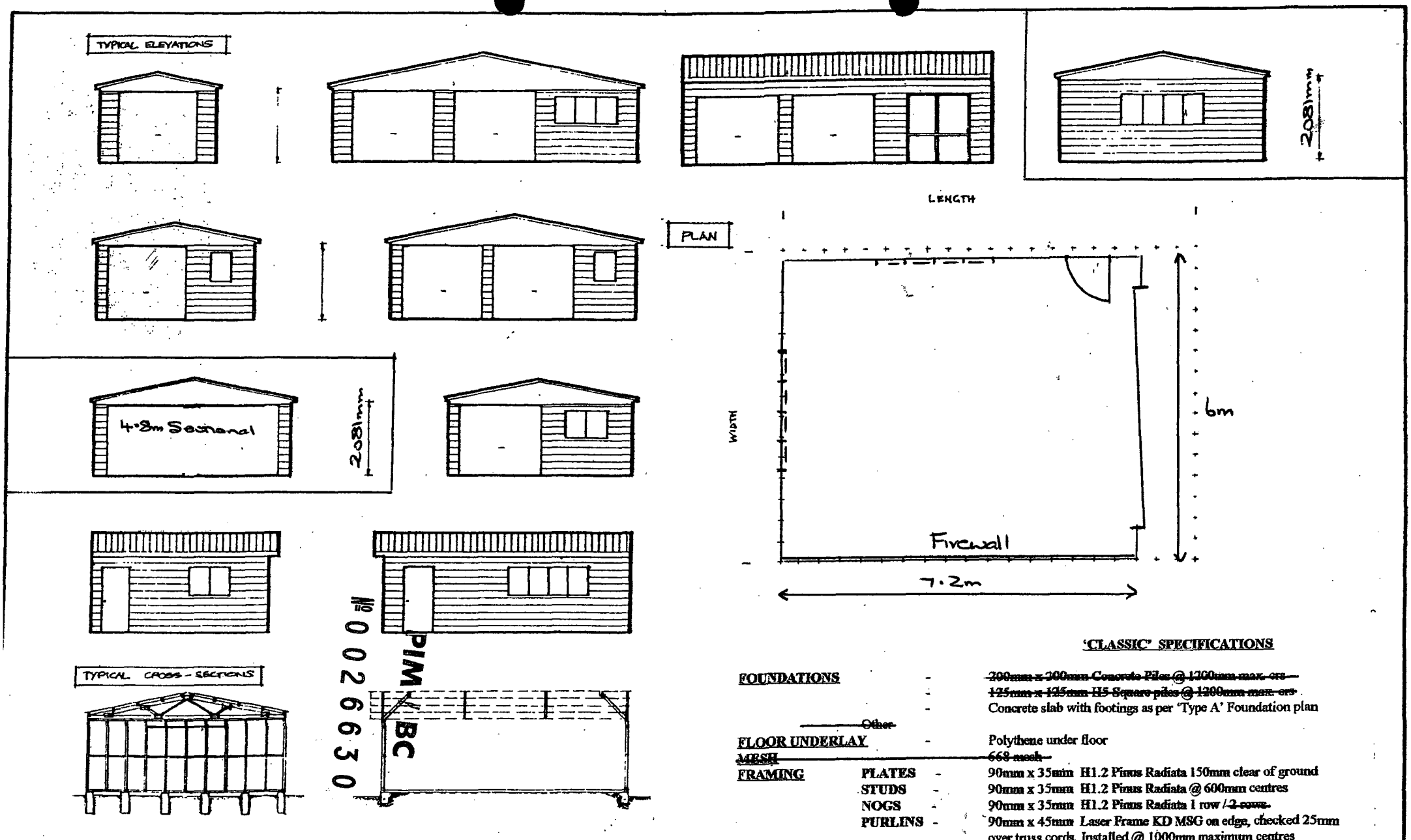


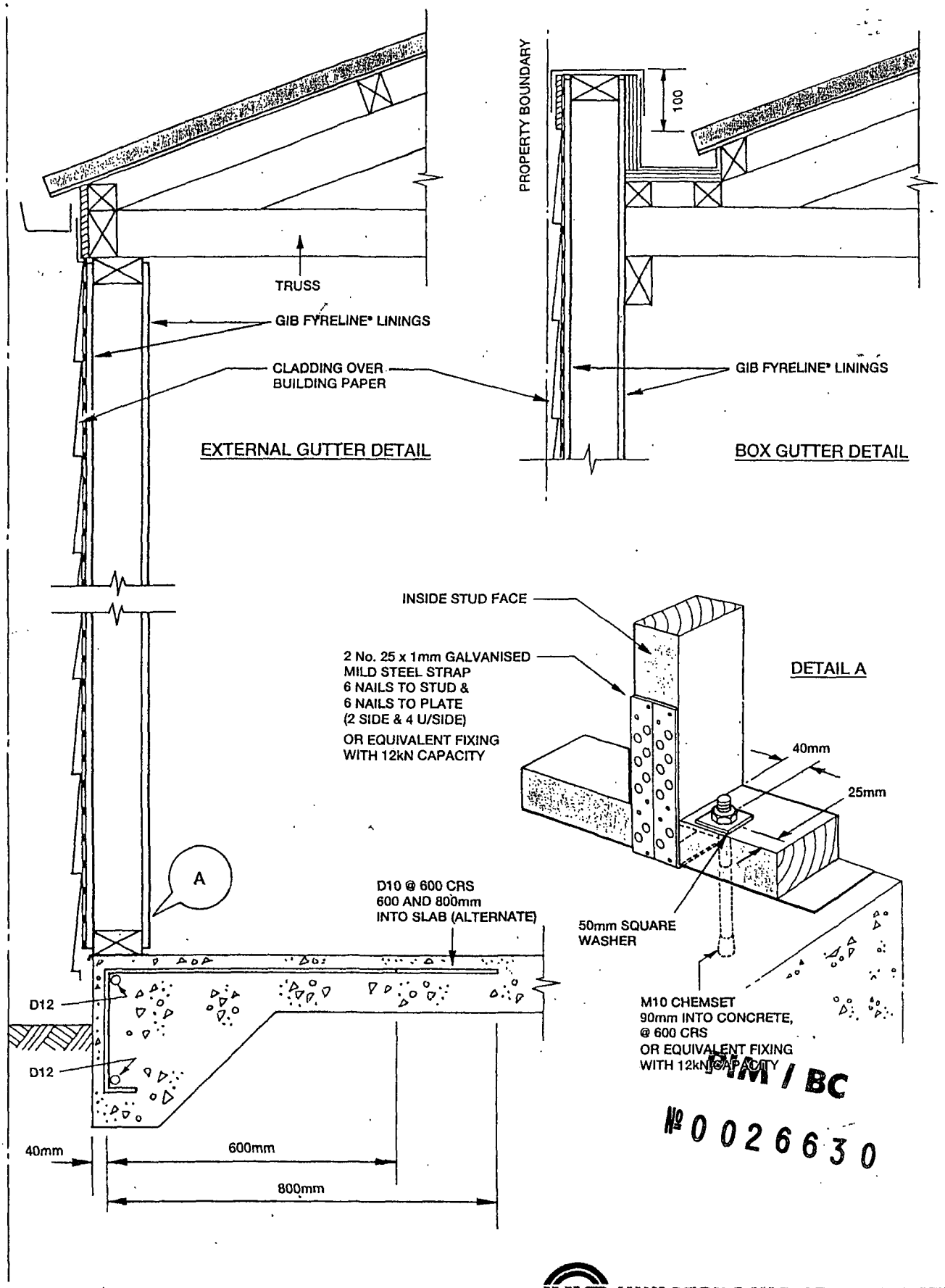
'CLASSIC' SPECIFICATIONS

FOUNDATIONS		-	~~200mm x 200mm Concrete Piles @ 1200mm max. crs~~
		-	~~125mm x 125mm H5 Square piles @ 1200mm max. crs~~
		-	Concrete slab with footings as per 'Type A' Foundation plan
~~Other~~			
FLOOR UNDERLAY		-	Polythene under floor
~~MESH~~			~~668 mesh~~
FRAMING	**PLATES**	-	90mm x 35mm H1.2 Pinus Radiata 150mm clear of ground
	STUDS	-	90mm x 35mm H1.2 Pinus Radiata @ 600mm centres
	NOGS	-	90mm x 35mm H1.2 Pinus Radiata 1 row / ~~2 rows~~
	PURLINS	-	90mm x 45mm Laser Frame KD MSG on edge, checked 25mm over truss cords. Installed @ 1000mm maximum centres
ROOF TRUSSES		-	PRYDA nail plate trusses (ref. A2962) by IDEAL GARAGES LTD Installed @ ~~1200mm~~ / 2400mm maximum centres
CLADDING	**ROOF**	-	.4 BMT Zincalume Steel / COLORSTEEL *ENDURA™* ~~Corrugated profile~~ / Metdeck profile
	WALLS	-	~~.4 BMT Zincalume Steel~~ / COLORSTEEL *ENDURA™* Traditional 100mm weatherboard / ~~Deluxe 180mm weatherboard~~ / ~~Metdeck vertical profile~~

IDEAL BUILDINGS
Brian & Sue Williams
Office & Display - 8 Clayton Road
Postal Address - P O Box 1718 Rotorua
Phone (07) 348 0661 Fax (07) 348 0664

Document ID: 6
Version Date 8/0 10

GIB®



PM / BC

№ 0026630

WINSTONE WALLBOARDS LTD

Auckland Tel 0-9-634 2184 Fax 0-9-634 3972
Wellington Tel 0-4-568 4293 Fax 0-4-568 7844
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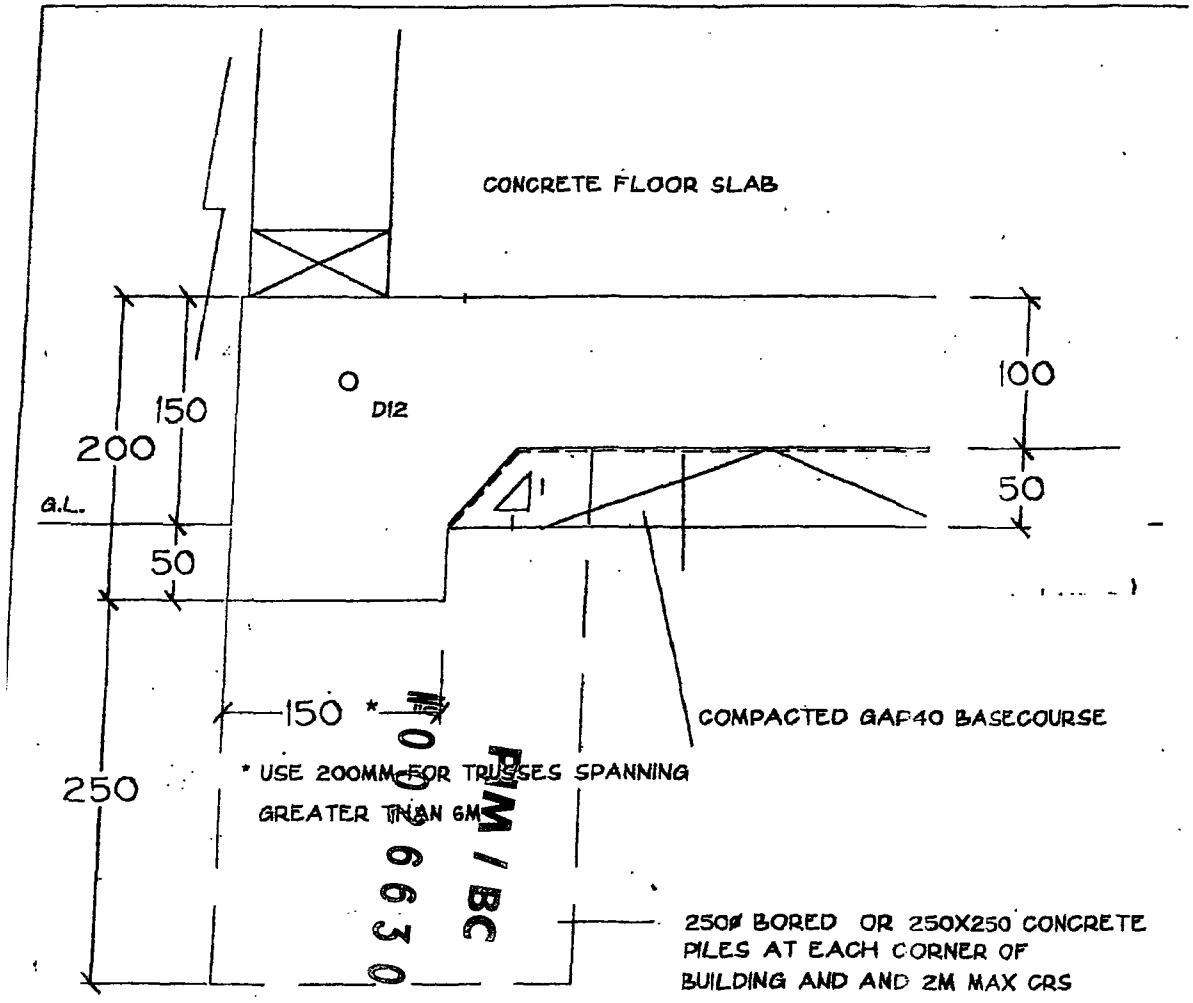

PM / BC
00 6630

TYPE A FOUNDATION
(PLASTIC CLAY SOILS)

Scale 1 : 5

WILLIAMS CONSULTANTS LTD
PO BOX 25-618 ST HELIERS
PH 5758100 5758104
JOB NOS 00478
DATE AUG 00
DRAWN PCW

STANDARD IDEAL GARAGES :FOUNDATION DETAILS

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Version: 1, Version Date: 03/06/2010

FILE

28 June 2005

Please Quote: P03568

Doc No: OW-44608

P Jones
43 High Street
ROTORUA

PLANNING COMPLIANCE CERTIFICATE

Property File Number: P03568
Resource Consent Number: 6614

Name of Consent Holder:	P Jones
Address of Consent Holder:	43 High Street Rotorua
Legal Description of Property Subject to Consent:	Lot 7 DPS 781
This Consent relates to the:	To erect a double garage .2 metres from side boundary.

RC

As at: 28 June 2005

It is certified that:

All conditions have been complied with in accordance with the Land Use Consent decision dated 25 January 2005.

Clark McCarthy
Monitoring Compliance Officer, Planning

per
Nigel Wharton
Director, Environmental Services

RULES

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7. ACTIVITIES IN THE RESIDENTIAL ZONES

The following table specifies the activities allowed and prohibited in the specified Zones.

For the following table:

P	= Permitted Activity
C	= Controlled Activity
D	= Discretionary Activity
NC	= Non-Complying Activity
Prohibited	= Prohibited Activity
NA	= Not Applicable

Residential A	= Kainga Maori Zone
Residential B	= Low Density Zone
Residential C	= High Density Zone
Residential D	= Residential Office Zone
TD	= Transitional Development Zone

Where an activity is not identified below this activity shall be a Non-Complying Activity.

The users of this District Plan are advised that, notwithstanding any provision in this Plan, no activity shall contravene any rule in any relevant regional plan, or proposed regional plan. The administration of these regional plans is the responsibility of the Bay of Plenty Regional Council and Waikato Regional Council.

7.1 ACTIVITIES IN THE RESIDENTIAL A, B, C, D AND TRANSITIONAL DEVELOPMENT ZONES

ACTIVITIES	RESIDENTIAL ZONES				
	A	B	C	D	TD
Scientific, historic, recreation, nature conservation on water and soil conservation activities in accordance with the *Wildlife Act 1943, The Maori Land Act 1993* or *Te Ture Whenua Maori Act 1993,* the *Conservation Act 1987,* the *Queen Elizabeth II National Trust Act 1977* or the *Reserves Act 1977*	P	P	P	P	P
Household units - one per lot	P	P	P	P	P
Marae - including kaumatua flats	P	D	D	D	NC
Community housing with a maximum of eight overnight residents per lot, provided that no community housing activity takes place or is proposed to take place on any adjoining lot	P	P	P	P	P

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ACTIVITIES	RESIDENTIAL ZONES				
	A	B	C	D	TD
Community housing with a maximum of eight overnight residents per lot on any lot adjoining a lot where community housing activities take place or are proposed to take place	D	D	D	D	D
Buildings and activities accessory to any Permitted Activity	P	P	P	P	P
Additional household units	C	C	C	C	NC
Home based business enterprises	P	P	P	P	P
Homestay tourism activities	P	P	P	P	P
Tourist accommodation on sites in the Residential C Zone fronting Lake Road, Fairy Springs Road or Ranolf Street and sites within the block bound by Malfroy Road and Victoria, Ranolf and Fenton Streets	NA	NA	C	NA	NA
Tourist accommodation on sites in the Residential D Zone fronting Pukuatua, Ranolf and Amohau Streets.	NA	NA	NA	C	NA
Additions to and upgrading of facilities of existing camping grounds and holiday parks	NC	C	NC	NC	NC
Office activities other than home based business enterprises	NC	NC	NC	C	NC
Buildings and activities accessory to any Controlled Activity	C	C	C	C	C
Any activity that would otherwise be a Permitted Activity if it complied with the Performance Standards in 8, provided that it meets the criteria for reduction or waiving of Performance Standards in 10.2	C	C	C	C	C
Hospitals and medical centres	D	D	D	D	NC
Funeral parlours	D	D	D	D	NC
Childcare centres	D	D	D	D	NC
Retirement homes, retirement villages and rest homes	D	D	D	D	NC
Community facilities and churches	D	D	D	D	NC

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ACTIVITIES	RESIDENTIAL ZONES				
	A	B	C	D	TD
Educational activities	D	D	D	D	NC
Works for water and soil conservation and works for the avoidance of flooding	D	D	D	D	D
Sale of prepared traditional Maori foods, souvenirs and traditional Maori crafts.	D	NC	NC	NC	NC
Activities otherwise permitted or controlled in the Zone located on any site identified in or containing any building, tree or object identified in Appendix A	D	D	D	D	D
Activities otherwise permitted or controlled in the Zone involving the construction of structures in areas identified in the Hazard Register as being subject to natural hazards	D	D	D	D	D
Comprehensive residential developments	D	D	D	D	NC
Any industrial or trade process, vehicle transport or storage activity, other than an approved home based enterprise	NC	NC	NC	NC	C
Decontamination of identified contaminated sites	C	C	C	C	C
Activities on sites that are or have been contaminated	D	D	D	D	D
Stockpiling, earthworks involving clean fill, and disposal of materials other than clean fill	Refer to Appendix I to determine the activity status of the activity				
Any activity that involves the use, storage, transportation or disposal of hazardous substances and/or contaminants	Refer to Part Fourteen for appropriate activity status				
Utility services	Refer to Part Fifteen to determine the activity status of any proposed utility service activity				
Motor vehicle repair garages	Prohibited				

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ACTIVITIES	RESIDENTIAL ZONES
Any activity listed as an offensive trade in terms of the Third Schedule to the *Health Act 1956*	Prohibited
Heliports and helicopter landing sites	Prohibited

8. PERFORMANCE STANDARDS FOR PERMITTED ACTIVITIES

The Permitted Activities listed in 7 are allowed as of right where they comply in all respects with the Performance Standards listed below. The Performance Standards listed apply to all Residential Zones unless otherwise stated.

The Performance Standards may be varied by means of a resource consent to a Discretionary Activity in accordance with the provisions of 6.5 in Part Two.

8.1 HEIGHT AND DAYLIGHTING

Maximum height and daylighting

7.5 metres above the natural ground level at that point provided that the height in relation to the boundary standard outlined below is complied with at all times.

The height in relation to the boundary standard is the maximum height on the boundary of 3.0 metres plus 1.0 metre for every 1.0 metre from that boundary.

In addition to the height standards above, all buildings and structures, where appropriate, will be required to comply with the height provisions as shown on Appendix E.

NOTE: A special maximum height of 5 metres applies to those areas of Whakarewarewa, Ngapuna and Ohinemutu that are indicated on the Planning Maps.

8.2 BUFFERS

Minimum front yard	3.0 metres
Minimum side yard	2.5 metres
Minimum rear yard	2.5 metres
Minimum rear site yard	2.5 metres

In the Transitional Development Zone the above yards may be reduced to 0 metres (except for the front yard) provided the written consent of adjacent landowner/s is obtained.

8.3 SITE COVERAGE

The maximum site coverage shall be as follows:

Residential A Zone	50%
Residential B, C, D and Transitional Development Zones	40%

8.4 PARKING AND ON-SITE MANOEUVRING OF VEHICLES

Parking and on-site manoeuvring of vehicles shall be provided in accordance with the provisions of Appendix F.

8.5 NOISE

Noise levels shall comply with the provisions of Appendix K.

Note: The "best practicable option" provision of Section 16 and the "excessive noise" provisions of Section 326 of the *Resource Management Act 1991* also apply.

8.6 GLARE AND LIGHT

Activities shall be managed so that direct or indirect illumination measures not more than 8 lux on any residential property boundary including property boundaries in the Transitional Development Zone.

8.7 ARCHAELOGICAL SITES

Consent of the New Zealand Historic Places Trust in accordance with the provisions of the *Historic Places Act 1993* shall be obtained before any destruction or modification of any archaelogical site (recorded and unrecorded), including those identified on the Planning Maps, takes place.

8.8 SIGNS

Any sign that does not comply with the *Rotorua District Signs Bylaw 1993* shall be a Non-Complying Activity and require an application for a resource consent under the *Resource Management Act 1991*.

9. CONTROLLED ACTIVITIES

9.1 ASSESSMENT CRITERIA AND CONDITIONS THAT MAY BE IMPOSED ON CONTROLLED ACTIVITIES

Controlled Activities are activities that may in certain circumstances cause adverse effects on the environment in which they are located. Controlled activities shall comply with the Performance Standards for Permitted Activities in the Zone unless otherwise provided for in the rules of this Part.

The general criteria for assessing applications for Controlled Activities are set out in 9.2 below.

For a number of activities identified in 7, specific additional criteria will also be applied. These are set out in 10.

The provisions of 4, 5, 6 and 7 of Part Two also apply.

9.2 GENERAL CRITERIA FOR ASSESSING APPLICATIONS FOR CONTROLLED ACTIVITIES

9.2.1 **Design and external appearance of buildings and structures**

Particular concerns relate to ensuring that buildings and structures in the Residential Zones retain a residential appearance and character.

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Conditions may be imposed requiring buildings and structures to be of a similar or complementary design and appearance to existing buildings and structures in the surrounding area.

9.2.2 **Landscape design and site layout**

Conditions may be imposed to ensure that the effects of an activity are internalised on the site and do not unduly affect activities beyond the site boundary. In particular, conditions may be imposed requiring:

a) buffers in the form of yards, screening or landscaping or a combination of these; and/or

b) specific requirements in terms of site layout, buildings, parking and vehicle circulation areas.

9.2.3 **The location and design of vehicular and pedestrian access to and from the site**

Generally the provisions of Appendix F shall apply, however, other conditions may be imposed to:

a) ensure adequate sight distances and prevent on-street congestion caused by the ingress and egress of vehicles to and from sites; and/or

b) require the activity to be located, where practicable away from abutting or adjoining activities so as to protect the privacy of those activities.

9.2.4 **Parking**

Generally parking shall be provided in accordance with the provisions of Appendix F, however, conditions may be imposed requiring the following:

a) additional parking where the Council considers that the nature of the proposed activity is likely to generate a need for parking beyond the requirements of Appendix F; and/or

b) on-site parking areas to be set back from property boundaries or where this is impractical adequate screening is provided in the form of fencing or landscaping, in order to avoid adverse noise or visual effects on neighbouring properties; and/or

c) the internal circulation of the parking areas is designed to the satisfaction of the Council so that the particular requirements of individual proposals for safe and efficient vehicle circulation on-site are attended to.

9.2.5 **Management of minor adverse effects on the environment**

Conditions may be imposed to avoid, remedy or mitigate adverse effects on the environment as is appropriate in the circumstances, and in particular in respect of the following matters:

a) noise, arising from the congregation of people, and their vehicles, must be controlled. To that end the hours of operation may be restricted during the hours of darkness; and

b) with respect to earthworks, the control of earthworks, landfilling and other soil retention or removal methods will be of a particular concern. To ensure that any potential adverse effects on the site and surrounding sites is avoided, remedied or mitigated as is appropriate, conditions may be imposed as part of the resource consent.

9.2.6 **Anticipated environmental results for the Zones**

Conditions may be imposed to promote the anticipated environmental results for the Zones.

10. ADDITIONAL ASSESSMENT CRITERIA FOR IDENTIFIED CONTROLLED ACTIVITIES

10.1 INTRODUCTION

All Controlled Activities identified in 7 are to be assessed against the Performance Standards outlined in 8 and the criteria outlined in 9. In addition some specific activities will also be assessed in terms of additional criteria as outlined below, and conditions to ensure compliance with these criteria may be imposed.

10.2 ACTIVITIES THAT WOULD OTHERWISE BE PERMITTED PROVIDED THAT THEY MEET THE FOLLOWING CRITERIA FOR REDUCTION OR WAIVING OF PERFORMING STANDARDS

The Performance Standards in 8.1 and 8.2 may be reduced or wavied to the maximum amount stated below subject to compliance with the criteria listed below. In addition, the assessment criteria outlined in 9.1 and 9.2 apply.

10.2.1 Height and Daylighting

The maximum height provided for in 8.1 may be exceeded by a maximum of 1.5 metres subject to:

a) obtaining the written consent of property owners and occupiers that the Council considers may be affected; and

b) one of the following specific situations where the Council considers the siting of buildings in a conforming manner would be impractical applies:

   i) where sections have an unusual or irregular shape or topography;

   ii) where in the case of gable ended buildings the top of the proposed gable end encroaches the height and daylighting standard;

   iii) where the proposed block boundary wall requires a parapet for fire rating purposes;

   iv) the existence of a non-conforming building;

   v) the existence of rights-of-way, easements or similar land use restrictions; or

   vi) proposed extensions cannot be located in a manner conforming with the Plan due to the existence of a building, tree, object or site listed in Appendix A; and

c) no building, structure or tree penetrate any of the approach slopes, transitional slopes, horizontal surface or conical surface as defined and illustrated in Appendix E.

10.2.2 Buffers

The buffer standards in 8.2 may be reduced or waived subject to:

a) obtaining the written consent of property owners and occupiers that the Council considers may be affected; and /or

b) one of the following specific situations where the siting of buildings in a conforming manner would be impractical applies:

   i) where section or sections have an unusual or irregular shape or topography;

   ii) the existence of rights-of-way, easements or similar land use restrictions;

   iii) the existence of a non-conforming building;

   iv) proposed extensions cannot be located in a manner conforming to the Plan because of the existence of a building, tree, object or site listed in Appendix A; or

   v) the yard is to be used for the display of signs in the Transitional Development Zone.

The buffer standards in 8.2 may also be reduced where a vehicle can park in front of a garage or carport without blocking the footpath or carriageway in which case the minimum front yard for the garage or carport may be reduced to 1.5 metres.

10.3 OFFICE ACTIVITIES

Council is concerned that office activities in the Residential D Zone take place in buildings that outwardly resemble dwellinghouses in their design and appearance.

The Council may impose such conditions as it considers appropriate in the circumstances to ensure that the above matters are given effect to.

10.4 INDUSTRIAL ACTIVITIES IN THE TRANSITIONAL DEVELOPMENT ZONE

Council is concerned that industrial activities in the Transitional Development Zone will assessed in terms of whether they compromise the residential amenity and character of the surrounding area.

The Council may impose such conditions as it considers appropriate in the circumstances to ensure that the above matters are given effect to.

10.5 ADDITIONS TO EXISTING CAMPING GROUNDS AND HOLIDAY PARKS

Council is concerned that additions and alterations to existing camping grounds and holiday parks within the Residential Zones do not unduly compromise the residential amenity and character of the surrounding area.

The Council may impose such conditions as it considers appropriate in the circumstances to ensure that the above matter is given effect to.

10.6 TOURIST ACCOMMODATION

Council is concerned that tourist accommodation developments on sites fronting Lake Road, Fairy Springs Road and Ranolf Street that are zoned Residential C and the block bound by Malfroy Road, Victoria, Ranolf and Fenton Streets do not unduly compromise the residential amenity and character of the surrounding area.

The Council may impose such conditions as it considers appropriate in the circumstances to ensure that the above matter is given effect to.

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10.7 DECONTAMINATION OF CONTAMINATED SITES

Because decontamination measures can, in some instances, do further damage to the environment, the Council wishes to examine all proposals for such activities to ensure that the decontamination of such sites is undertaken in accordance with the following stated guidelines and in such a way as to achieve an appropriately high level of environmental quality and environmental safety.

Council will also assess applications for Controlled Activities involving the decontamination of contaminated sites against the the following criteria in order to avoid, remedy or mitigate any adverse effects on the environment:

a) the characteristics of the site, including its geological and hydrological and hydro-geological characteristics;

b) the location of the site in relation to water bodies;

c) the degree of contamination of the site;

d) the neighbouring activities and zoning of the neighbouring sites; and

e) the effectiveness of the decontamination and restoration measures proposed.

Conditions may be imposed on consents for Controlled Activities involving the decontamination of contaminated sites in respect of the above and may also include requirements that:

a) no hazardous substances and/or contaminants are allowed to leak into soil or groundwater, run into surface or subsurface waterways, or enter the air;

b) heavy rainfall events do not render the decontamination mechanisms ineffective;

c) the requirements of any relevant regional council are complied with; and

d) any discharges of trade wastes to the District Council's sanitary sewerage system are made in accordance with the *Rotorua District Council Trade Waste Bylaw 1979*.

In general, applications will also be required to comply with the *Australia and New Zealand Guidelines for Assessment of Contaminated Sites 1992*.

10.8 ADDITIONAL HOUSEHOLD UNITS

Additional household units will generally be allowed on allotments in the Residential A, B, C and D Zones provided the following criteria are met:

a) in the Residential A Zone, at least 250m² net site area is provide exclusive to each household unit;

b) in the Residential B Zone, at least 350m² net site area is provided exclusive to each household unit, provided that the average net site area for each household unit on the lot is 450m²;

c) in the Residential C and D Zones at least 150m² net site area is provided exclusive to each household unit;

d) permanently surfaced driveways and vehicle manoeuvring areas shall be provided for all developments involving additional household units;

e) permanent definition of site boundaries shall be required (generally fencing or vegetation) unless by written consent the adjoining site owner has agreed that this requirement is not necessary;

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f) a bond may be required to ensure compliance with criteria (d) and (e) above.

11. DISCRETIONARY ACTIVITIES

11.1 INTRODUCTION

The activities listed as Discretionary Activities in the Residential Zones are those which may be appropriate on some sites in those Zones. These activities can, however, have effects which require particular assessment. Council may decline an application for such an activity or grant a resource consent subject to particular conditions that will ensure that the activity does not have any significant adverse effects on the environment, and that the anticipated environmental results for the Zone are not compromised.

The provisions of 4, 5, 6 and 7 of Part Two also apply.

11.2 CRITERIA FOR ASSESSING DISCRETIONARY ACTIVITIES

The general criteria for assessing applications for Discretionary Activities are set out below.

For a number of activities identified in 7, specific additional assessment criteria apply. These are set out in 11.3 below.

11.2.1 Performance Standards for Permitted Activities

In general, Discretionary Activities will be required to comply with the Performance Standards for Permitted Activities in the Zone unless it is not appropriate to do so because of particular site characteristics, development considerations or unusual environmental factors. Where adverse effects are anticipated from a proposed activity, conditions may be imposed to avoid, remedy or mitigate the adverse effects on the environment, as is appropriate in the circumstances.

11.2.2 Buildings

In general buildings should be of a similar or complementary scale and appearance to that of other residential buildings within the surrounding area unless those buildings are dilapidated. Where this is not practicable, buildings should not become overly dominant. Methods to mitigate any adverse effects of the building may include conditions requiring separation distances between the proposed activity and adjacent sites and the provision of screening.

11.2.3 Traffic generation

No inappropriate reduction in the capacity of the roading network to service the requirements of the community that it was intended to service will be accepted. Any such adverse effects on the roading network may be required to be avoided, remedied or mitigated by upgrading the roading network, by making alterations to the roading design. To enable this to occur a financial contribution up to the maximum of the actual cost of the necessary works may be required as a condition of consent.

11.2.4 Parking

In general Discretionary Activities should comply with parking Performance Standards for the Zone as set out in Appendix F unless it is not appropriate to do so because of inherent site characteristics and extraordinary vehicle or pedestrian movements. The parking Performance Standards may be partly or wholly waived, where the sharing of parking between activities is practicable, or where the provision of sufficient alternative parking is available.

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11.2.5 **Access**

Sites for large scale activities may need to be accessible from the major roading network to avoid heavy traffic volumes on residential roads. Particular consideration shall be given to the location of entry and exit points to the site and their relationship with existing intersections, land constraints and adjacent activities. Adverse effects may be avoided, remedied or mitigated by controlling access to the road, by redesign of the road or by installing traffic signals and other traffic management measures. To enable this to occur, financial contributions up to the maximum of the actual cost of the necessary works may be required as a condition of consent.

11.2.6 **Noise**

Activities shall be generally managed so that the noise generated shall not exceed the maximum levels specified in Appendix K. Detailed measures for the elimination of objectionable noises may be required.

In particular conditions may be imposed in respect of the following matters to mitigate the adverse noise effects of activities.

a) requiring the provision of sufficient separation distances between the noise generator and affected areas;

b) requiring sound proofing of buildings and screening of the noise generator; and/or

c) restricting the hours of operation of the activity.

11.2.7 **Natural environment and water quality**

Conditions may be imposed on activities to avoid, remedy or mitigate any effects of the activity on the natural environment and water quality as are appropriate in the circumstances.

Significant reductions in water quality as a direct reuslt of the development or as a result of the cumulative effect of an activity or activities will not be permitted.

11.2.8 **Servicing**

Where the existing Council services cannot sustain a proposed new development, the applicant must demonstrate that the new development has the ability to meet its own servicing needs, or a condition may be imposed requiring the applicant to upgrade the Council services or roads.

To enable this to occur, a contribution may be imposed requiring a financial contribution up to the maximum of the actual cost of the necessary works.

11.2.9 **Cumulative effect**

In assessing the appropriateness of allowing an activity to be located in an area, or allowing a development to proceed, consideration will be given to the activities already located in the area and on the site, and their present effect on the surrounding environment. Of particular concern is the cumulative effect of locating a new activity on a site adjoining or already accommodating an activity that may currently generate traffic, noise, etc, not in keeping with the anticipated environmental results for the Zone. The ability of a site to internalise effects if more than one activity is seeking to operate from it will be considered.

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11.2.10 **Zone interfaces**

Of particular concern is the protection and maintenance of the amenity values of adjoining Zones along the the Zone interfaces, and in particular, visual and aural privacy. Various methods can be used to ensure this, including imposing conditions requiring the provision of buffer areas, separation distances and/or screening.

11.2.11 **Public safety**

Any Discretionary Activity should not adversely affect public safety in a significant manner. Conditions may be imposed on any consent for a Discretionary Activity to avoid any adverse effects on public safety.

11.2.12 **Residential character**

Discretionary Activities and subdivisions in the residential areas of the District may be declined if they cause significant adverse effects on the residential character. In this Plan, it is considered that residential character may contain:

a) low density and height of buildings;

b) low traffic volumes;

c) low levels of noise;

d) areas of open space between buildings used for residential purposes.

11.2.13 **Anticipated environmental results for the Zones**

Any Discretionary Activity should not unduly affect the anticipated environmental results for the Zones. Conditions may be imposed on any consent for a Discretionary Activity to avoid, remedy or mitigate any effect from a proposed activity that would compromise the anticipated environmental result.

11.3 CRITERIA FOR THE ASSESSMENT OF LISTED DISCRETIONARY ACTIVITIES

The Discretionary Activities listed below have the potential to generate particular adverse effects which require additional assessment against the criteria listed below and may require the imposition of specific conditions in addition to those listed in 11.2 in order to avoid, remedy or mitigate any adverse effects on the environment.

11.3.1 **Activities otherwise permitted or controlled in the Zone located on any site identified in or containing any building, tree or object identified in Appendix A**

Applications for activities affecting items or sites identified in Appendix A will also be assessed in terms of:

a) whether or not the application will modify, destroy, or adversely affect any building, tree, object or site identified in Appendix A, and if so the extent of such modification, destruction or adverse effect;

b) the heritage and natural values of any building, tree, object or site that will be modified, destroyed or adversely affected by the proposed activity; and

c) whether the applicant can avoid, remedy or mitigate any adverse effect of the activity on any identified item.

Depending on the nature of feature and the impacts of the proposed activity, Council may decline the application or grant it subject to conditions which will promote the protection of the feature. To this end, Council may partly or wholly waive any rule in this Plan.

11.3.2 **Activities otherwise permitted or controlled in the Zone involving the construction of structures in areas identified in the Hazard Register as being subject to natural hazards**

Activities involving the construction of structures in areas subject to natural hazards can potentially be destroyed or severely disrupted as a result of extreme natural events such as earthquakes, geothermal and hydrothermal activity, and floods. The amount and duration of disruption varies according to factors such as the magnitude of the event, the degree to which the possibility of extreme natural events has been taken into account in the design and management of the activity, and the way in which people respond during and after an extreme natural event.

Depending on the potential magnitude and frequency of the extreme natural event, and the way in which the activity has been designed to take into account the possibility of such events occurring, conditions may be imposed in respect of matters such as the siting and design of buildings and other structures, works such as drains and culverts, and the preparation of effective emergency response plans.

11.3.3 **Comprehensive residential development(s)**

Applications for comprehensive residential developments will also be assessed in terms of their effects on the character and amenity of the surrounding residential area. These effects can include loss of privacy due to reduction in yards and possible increase in height of buildings, increased traffic congestion and noise.

Applications for comprehensive residential developments must include plans showing details of subdivision, layout, design and the external appearance of buildings, landscaping and any modified street design.

Council may decline the application or grant it subject to additional conditions in order to avoid, remedy or mitigate such effects on the environment.

11.3.4 **Sale of prepared traditional Maori foods, souvenirs and traditional Maori crafts**

Applications for the sale of traditional Maori foods, souvenirs and traditional Maori crafts in the Residential A Zone will also be assessed in terms of their effects on character and amenity of the surrounding residential area. These effects can include loss of privacy, odours, noise and the potential for littering.

Council may decline the application or grant it subject to additional conditions in order to avoid, remedy or mitigate such effects on the environment. This may include restrictions on the range of goods allowed to be sold.

11.3.5 **Activities on sites that are or that have been contaminated**

Applications for these activities shall also be assessed in terms of their potential to affect or be affected by the past or present contamination of the sites, and in terms of the following additional criteria:

a) the characteristics of the site, including geological and hydrological and hydrogeological characteristics;

b) the location of the site in relation to water bodies;

c) the degree of past and/or present contamination of the site;

d) whether or not the proposed activity can operate safely on the site; and

e) whether or not the proposed activity is likely to exacerbate the adverse effects of the past and/or present contamination of the site.

Council may decline the application or grant it subject to the imposition of conditions in respect of the following matters:

a) that mechanisms be put in place to ensure that the activity does not result in the exacerbation of adverse effects related to the past and/or present contamination of the site;

b) that mechanisms be put in place to ensure that the past and/or present contamination of the site does not adversely affect the proposed activity;

c) that no hazardous substances and/or contaminants are allowed to leak into soil or groundwater, run into surface or subsurface waterways, or enter the air;

d) that heavy rainfall events do not render any mechanisms related to the uncontrolled release of hazardous substances and/or contaminants ineffective;

e) that any relevant regional council requirements are complied with; and

f) that any discharges of trade wastes to the District Council's sanitary sewerage system are made in accordance with the *Rotorua District Council Trade Waste Bylaw.*

12. SUBDIVISION AND DEVELOPMENTS

12.1 SUBDIVISION

12.1.1 Subdivision standards

Subdivision complying with the provisions of Part Sixteen shall be a Controlled Activity. The criteria on which the subdivision application will be assessed, and the conditions that Council may impose, are included in Part Sixteen.

12.1.2 Financial contributions for reserves purposes

A reserves contribution on subdivision applications shall be levied in accordance with the provisions of Appendix U.

12.2 DEVELOPMENTS

12.2.1 Development standards and conditions

Developments (as defined in Part Nineteen) will be subject to standards and conditions outlined in Part Sixteen.

13. NON-COMPLYING ACTIVITIES

An application may be made for a resource consent for a Non-Complying Activity where a proposed development does not comply with the provisions of this Plan, but is not listed as a Prohibited Activity.

An application for a Non-Complying activity shall be assessed in accordance with Section 105(2)(b) of the Act.

The provisions of 4, 5, 6 and 7 of Part Two also apply.

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403 RESIDENTIAL 3 ZONE - HOME UNIT (PERMANENT RESIDENTS)

403-1 PURPOSE OF ZONE

The primary purpose of this zone is to provide for relatively low intensity multi-unit residential development for permanent residents.

Development shall be so designed as to ensure:

(i) the provision of a high degree of privacy between individual units and the provision of adequate private open space living and service areas to which there is convenient access, adjacent to and generally at the same level as each unit, commensurate with the character and intensity of the zone,

(ii) the avoidance of long uninterrupted building facades,

(iii) where landscaping is required on discretionary and conditional uses such landscaping shall be of a minimum standard in quantity and quality to property reflect the appropriate environmental standards relative to the particular character of the zone,

In pursuance of this policy the consultation and advice of the Director of Parks and Reserves would be sought.

The area covered by the zone includes most of the existing areas of low density multi-unit development.

With regard to Geothermal Utilisation and in exercising its powers under the Rotorua City Geothermal Empowering Act 1967 and Bylaws, Council will have regard to the wise utilisation of the geothermal resource in terms of the objectives of the District Scheme.

Further, Council will make submissions to the Regional Water Board under the statutory provisions of the Water and Soil Conservation Act 1967 and its Amendments in any situation where Council considers there is a need to ensure the wise utilisation of the geothermal resource in terms of the objectives of this District Scheme.

403-2 PREDOMINANT USES

.1 Household units (one per site)

.2 Buildings and uses accessory to use of the site for the foregoing predominant use.

.3 Home arts and crafts and home professional occupations

403-3 DISCRETIONARY USES /Controlled Activity

.1 Two or more household units or pensioner units per site provided that there are at least 250 square metres site area per unit.

.2 Buildings and uses accessory to the use of the site for any of the foregoing discretionary uses.

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403-4 CONDITIONAL USES

.1 Churches and buildings used for religious purposes

.2 Boarding houses.

.3 Hostels.

.4 Private hospitals.

.5 Medical centres.

.6 Paramedical care facilities.

.7 Child care centres.

.8 Home care facilities.

.9 Facilities used for arts, recreation, community and cultural purposes.

.10 Buildings and uses accessory to the use of the site for any of the foregoing conditional uses.

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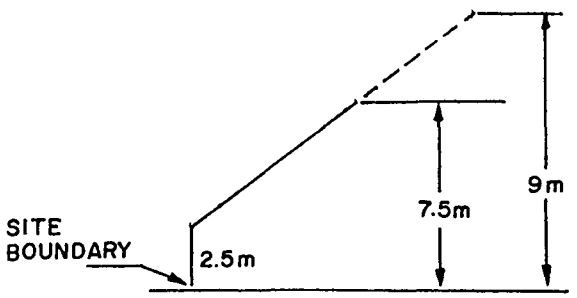
403-5 STANDARDS

.1 Height (maximum)



2.5 metres plus 1.0 metre for every metre from the nearest site boundary provided that no part of any building shall be higher than 7.5 metres from the natural ground level at that point, and to 9.0 metres with the consent of the adjoining property owners.

EXPLANATION: The purpose of this height control is to limit overshadowing and to ensure a high standard of daylighting, sunlighting and privacy.

.2 Yards (minimum)

Front:	5 metres
Side:	2.5 metres except that this may be varied in relation to a specified development and for a specified purpose or purposes, subject to the written consent of the adjacent owner, provided that both yards may not be dispensed with unless there remains a strip at least 2.5 metres wide which could provide vehicular access to the rear of the site.

EXPLANATION: The requirement for possible access to the rear yard is designed to ensure flexibility for the future use and development of each site.

Rear:	5 metres except that this may be varied in relation to a specified development and for a specified purpose or purposes, subject to the written consent of the adjacent owner.
Rear Site:	As for side yard. Accessory Buildings: Side and rear boundary requirements reduced to 1.5 metres without requiring neighbour's consent.

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In the case where a lot abuts an existing or proposed lakeshore reserve, no residential building shall be erected closer than 5 metres to the reserve.

.3 Signs (maximum area)

0.5 square metres per site provided that temporary signs may be up to 3 square metres in area total additional to the above.

Signs relating to "home professional occupations" shall contain only the name of the business and the services offered.

Note that with the exception of temporary signs, no sign shall be erected except as it relates to the site on which it is situated.

If at any time the Council, having regard to consideration of traffic safety or the requirements of traffic control or the amenities of the neighbourhood, is of the opinion that the erection, construction or display of any sign ought not to be permitted, the Council shall by resolution prohibit the erection, construction or display of any such sign or may in a like manner require the removal of an existing sign where it could be shown to be a hazard to traffic safety.

.4 Coverage (maximum)

40 percent

.5 Parking

Every site in this zone shall be provided by the owner or occupier with adequate off-street parking areas for vehicles used in conjunction with the site.

Off-street car parking shall be provided in respect of the various permitted uses as follows:

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403 RESIDENTIAL 3

Use of Site	Number of Spaces
Household Units	1 for each unit
Home Professional Occupations	1 plus 1 for each staff member living away from the premises.
Churches	1 for every 10 persons the building is designed to accommodate
Boarding houses	1 for every 5 persons the building is designed to accommodate
Hostels	3 minimum plus 1 for every 10 persons the building is designed to accommodate
Private Hospitals	1 for every 10 bed spaces the building is designed to accommodate plus 1 for every two staff
Child Care Centres	1 for each staff member
Other Uses	To be determined on the basis of the particular proposal bearing in mind its extent, location and likely traffic generation. Proviso: Where a standard is specified elsewhere in the Code then that provision shall apply.

Note that the provision of off-street parking and manoeuvre areas shall be in accordance with the specifications set out in Appendix K to this code. Overall parking and manoeuvre areas, including access to roads, shall be designed, formed, drained, landscaped and maintained to the satisfaction of Council. In particular off-street parking and associated areas shall be designed to facilitate -

(i) the free flow of traffic and the safe and convenient movement of pedestrians; and

(ii) the preservation and enhancement of the amenities of the area.

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403-6 LAND SUBDIVISION

.1 Site area

Minimum area — 600 square metres

Minimum frontage — 10 metres

.2 Access to Roads

Minimum access width shall be provided in accordance with the following, provided that the frontage, in the case of an individual lot, or the accumulative frontage, in the case where reciprocal rights of way are created or an access lot is laid off, shall be such as to provide the lot or lots with access over a strip, or portion of land, the minimum overall width of which shall be in accordance with the following table:

No. of Potential Household Units to be served by the Access	Overall Width of Access
1 - 2	3.0 metres
3 - 4	4.5 metres
5 - 8	6.0 metres

More than 8 may not share a single access.

.3 Roads

Minimum road widths for cul-de-sacs and local access roads serving up to 20 lots shall be 10 metres.

Otherwise standards shall be subject to the provisions of the Local Government Act 1974

.4 Design

The design of any subdivision shall be such as to facilitate the development of a safe, convenient and pleasant residential environment.

Individual sections shall be so designed as to be able to accommodate a square measuring 15 metres by 15 metres within the site boundaries.

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APPENDIX K
PARKING AND MANOEUVRE SPACES (IN METRES)

Parking Angle to Kerb	Type	Width of Parking Space	Depth of Parking Space from the wall	Depth of Parking Space from the kerb	Kerb to Wall Distance	Depth of Manoeuvre Space	Distance along wall	Total Depth
90°	Nose in with a Left turn	2.5	4.9	3.9	1.0	7.7	2.5	12.6
		2.6	4.9	3.9	1.0	7.0	2.6	11.9
		2.8	4.9	3.9	1.0	6.6	2.8	11.5
90°	Nose in with a Right turn in a blind bay	2.5	4.9	3.9	1.0	8.4	2.5	13.3
		2.6	4.9	3.9	1.0	7.9	2.6	12.8
		2.8	4.9	3.9	1.0	7.5	2.8	12.4
90°	Back in	2.6	4.9	3.5	1.4	4.7	2.6	9.6
		2.8	4.9	3.5	1.4	4.4	2.8	9.3
75°	Nose in	2.5	5.2	4.2	1.0	6.3	2.6	11.5
		2.6	5.2	4.2	1.0	5.2	2.7	10.4
		2.8	5.2	4.2	1.0	4.1	2.9	9.3
75°	Back in	2.5	5.2	3.9	1.3	4.4	2.6	9.6
		2.6	5.2	3.9	1.3	4.0	2.7	9.2
		2.8	5.2	3.9	1.3	3.8	2.9	9.0
60°	Nose in	2.5	5.2	4.2	1.0	4.1	2.9	9.3
		2.6	5.2	4.2	1.0	3.5	3.0	8.7
		2.8	5.2	4.2	1.0	3.2	3.2	8.4
60°	Back in	2.5	5.2	4.0	1.2	3.7	2.9	8.9
		2.6	5.2	4.0	1.2	3.5	3.0	8.7
		2.8	5.2	4.0	1.2	3.2	3.2	8.4
45°	Nose in	2.5	4.9	4.1	0.8	2.6	3.5	7.5
		2.6	4.9	4.1	0.8	2.4	3.7	7.3
		2.8	4.9	4.1	0.8	2.3	3.9	7.2
45°	Back in	2.5	4.9	3.9	1.0	3.2	3.5	8.1
		2.6	4.9	3.9	1.0	3.2	3.7	8.1
		2.8	4.9	3.9	1.0	3.2	3.9	8.1
30°	Nose in	2.5	4.0	3.4	0.6	2.4	5.0	6.4
		2.6	4.0	3.4	0.6	2.4	5.2	6.4
		2.8	4.0	3.4	0.6	2.3	5.6	6.3
30°	Back in	2.5	4.0	3.2	0.8	3.2	5.0	7.2
		2.6	4.0	3.2	0.8	3.2	5.2	7.2
		2.8	4.0	3.2	0.8	3.2	5.6	7.2
0°	Parallel Parking	-	2.5	2.1	0.4	3.7 for one way aisle	6.1	-

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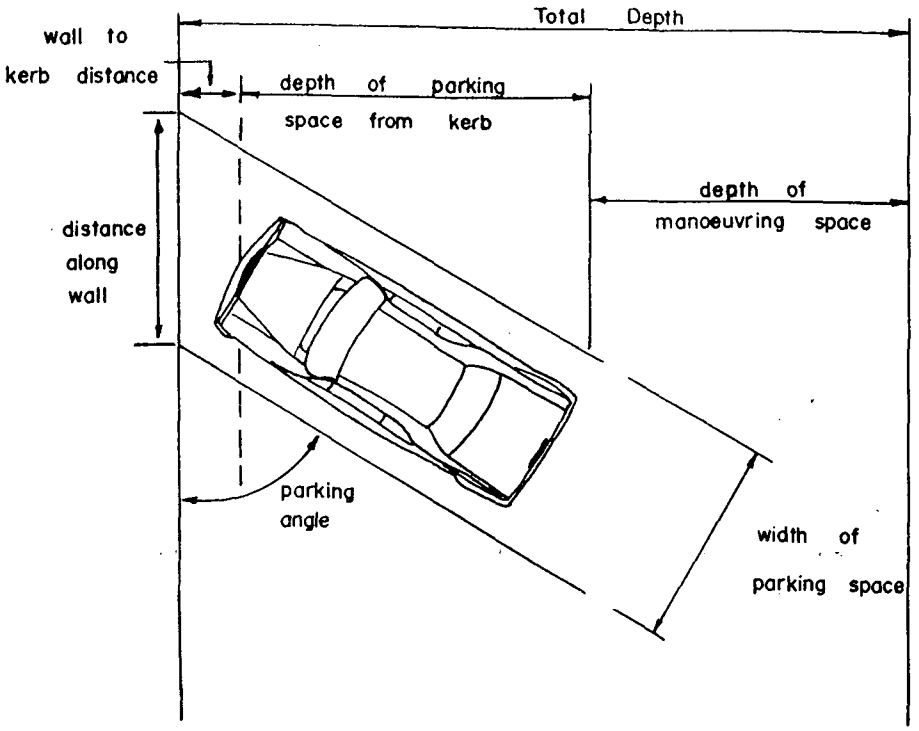
APPENDIX K

MANOEUVRING & PARKING DIMENSIONS



AREA OF PARKING SPACE BY TYPE OF PARKING

Type of Parking	Stall Width	Square m/car
90° nose in with a left turn	2.6m	21.8
90° nose in with a right turn	2.6m	23.0
90° back in	2.6m	18.9
75° nose in	2.6m	19.6
75° back in	2.6m	21.0
60° nose in and back in	2.6m	21.6
45° nose in and back in	2.6m	22.8
30° nose in and back in	2.6m	30.4
Parallel	2.5m	26.5

The variation in area per car is relatively small and, because in each area there will be space which cannot be used with the different types of parking, it is necessary to study each proposed parking area separately to determine which form of parking is the most practical and efficient.

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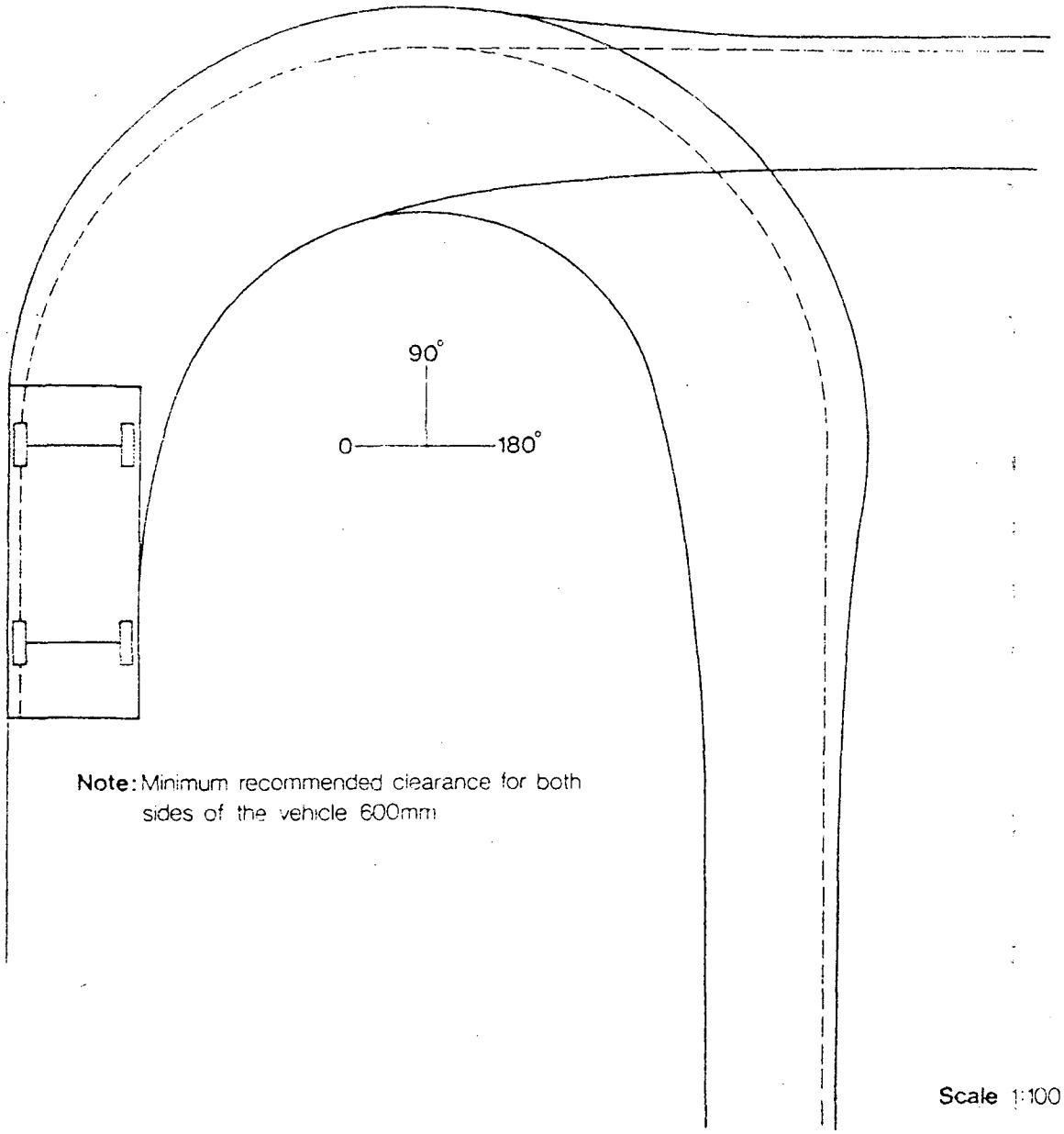

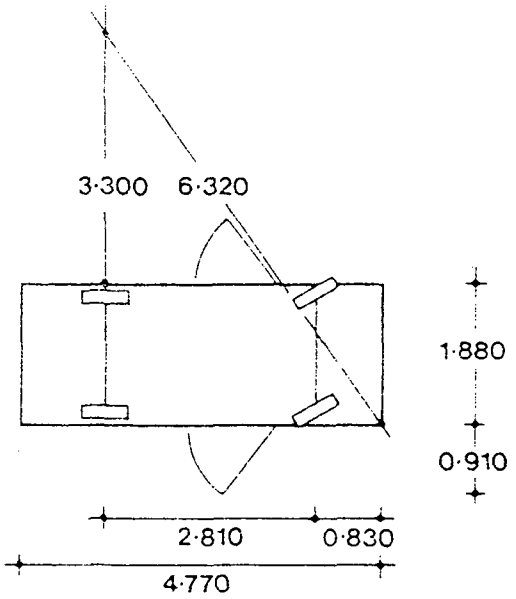

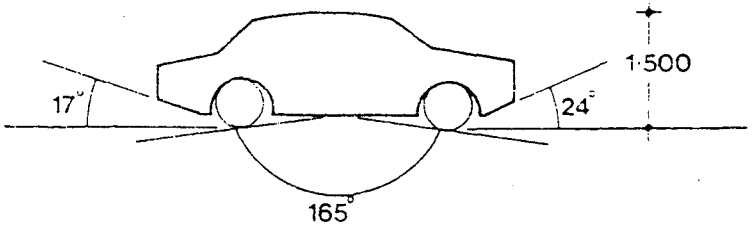

Scale 1:100

90 percentile design motor car - swept path and design

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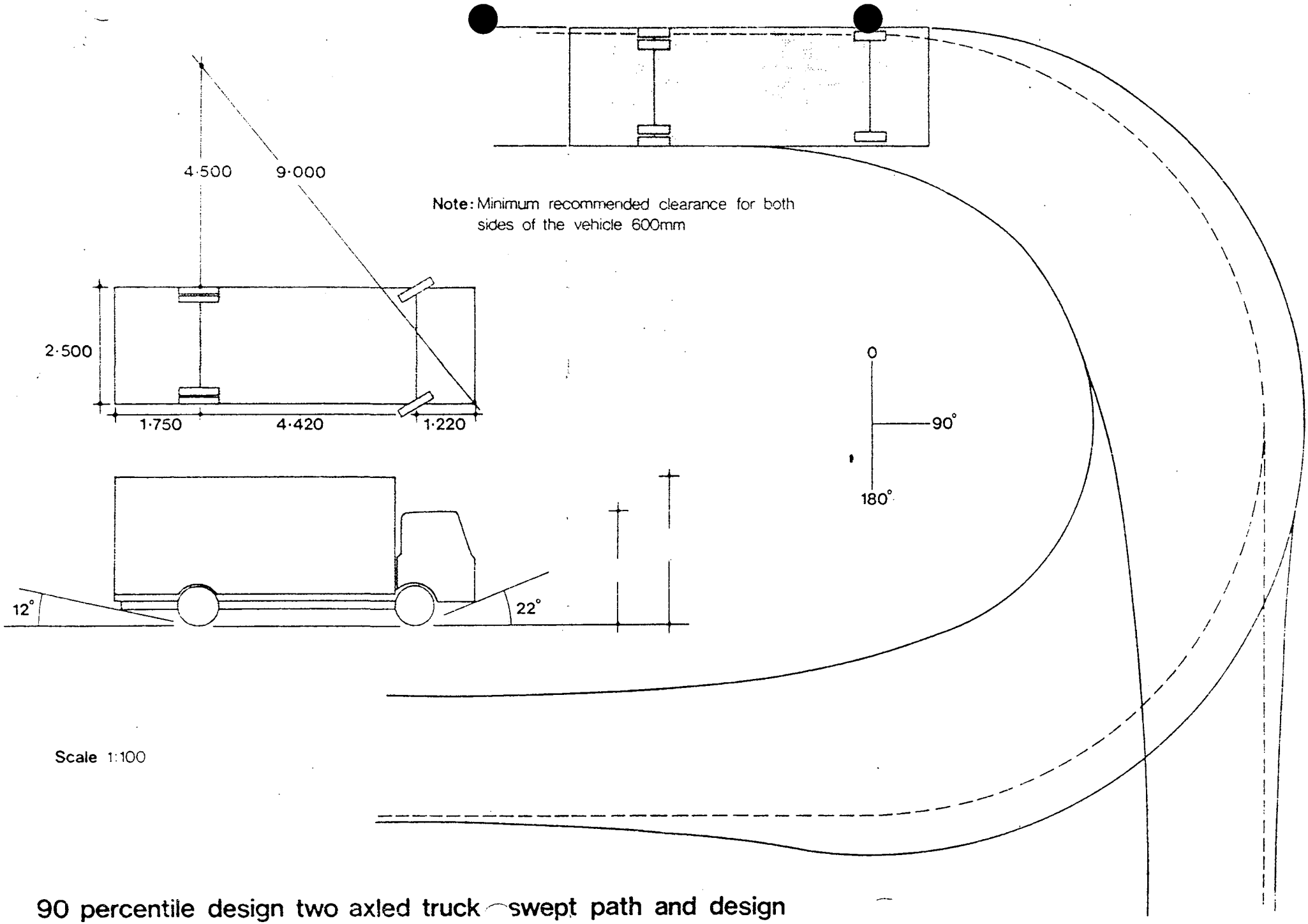

90 percentile design two axled truck swept path and design

APPENDIX K

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FILE

24 January 2005

File Ref: P03568

Doc No: OW-36053

Ideal Garages
P O Box 1718
ROTORUA

RESOURCE CONSENT
Approved 25-1-05
Appn No 6614
Plan No
Date 25-1-05

Dear Sir/Madam,

NON-NOTIFIED APPLICATION FOR RESOURCE CONSENT
NOTICE OF DECISION – P & M JONES, 43 HIGH STREET, GLENHOLME

I wish to advise that the following decision has been made under authority delegated to staff in respect of the above application:

(a) **That pursuant to Section 93(1) of the Resource Management Act 1991, the Rotorua District Council resolves that as the application is for a controlled activity and the adverse effects of the proposal will be minor the application need not be notified. The Council is satisfied after taking into due consideration the requirements of Section 94, 94A(a) and Section 94B that Council is also satisfied that no special circumstances exist that require notification of the consent application in accordance with Section 94C(2) of the Resource Management Act 1991.**

(b) **That pursuant to Sections 34A, 104, 104A and 108 of the Resource Management Act 1991, the Rotorua District Council resolves to grant consent to the application by Peter & Marion Jones to construct a double garage .2 metres from the side boundary at 43 High Street legally described as Lot 7 DPS 781.**

This consent is subject to the following conditions:

1. **All conditions relating to this resource consent must be met in full and a Planning Compliance Certificate issued before the use of the garage unless otherwise specified.**
2. **That the proposal proceeds in accordance with the application submitted numbered 6614/1-2 and dated 20 January 2005 except where modified by any conditions of this consent.**

The reasons for this decision are that:

1. **The site is zoned Residential B in the District Plan. Encroachment into the side / rear yard is a Controlled activity. As a controlled activity the Council is satisfied that any adverse effects of the proposal are minor have been avoided or can be remedied or mitigated by the conditions of consent.**
2. **The proposal is considered to be consistent with the relevant objectives & policies of the District Plan and the purposes and principles of the Resource Management Act 1991.**

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The applicants are advised that:

(a) Fulfilment of the conditions of this consent within the timeframe specified in the consent is necessary to carry out the proposal for which this consent relates. Your progress towards satisfying the conditions of consent will be monitored by Council's Monitoring & Compliance Officer. Please contact the Monitoring & Compliance Officer to schedule a final inspection when you have completed the conditions of consent so that a Planning Compliance Certificate can be issued.

(b) Council has no records of an archaeological site on this property. This may be due to one of two factors. Either, there are no sites present or there has not been an archaeological survey undertaken. Please be advised that both known and unknown archaeological sites are protected under the Historic Places Act 1993. If during the exercising of this consent any archaeological site is uncovered work must stop and permission be obtained from the Historic Places Trust under the provisions of either Section 11 or 12 of the Historic Places Act 1993.

(c) If you are dissatisfied with any aspect of the decision, you have a right of objection to Council under section 357 of the Resource Management Act 1991. Please advise Council in writing stating the reasons for the objection and the preferred outcome within 15 working days of receiving this decision. If no objection is received it will be assumed that the applicant accepts this decision.

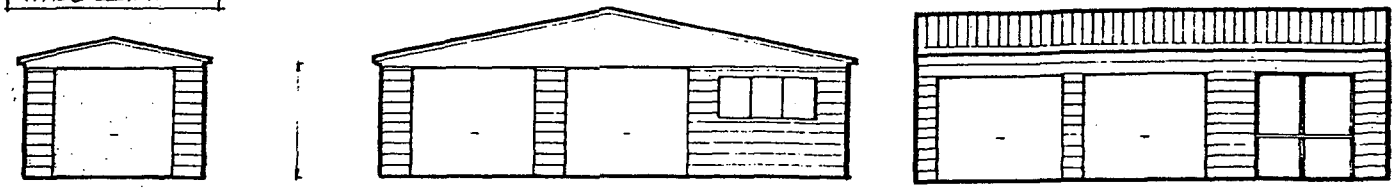
(d) The above consent lapses on the expiry of 5 years after the date of receiving this letter, unless the consent is given effect to.

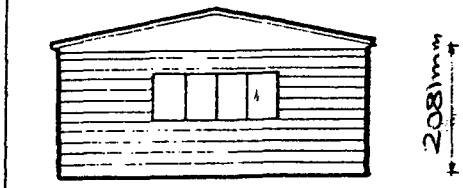
If you have any questions, please do not hesitate to contact Dylan Gardiner, Resource Management Planner.

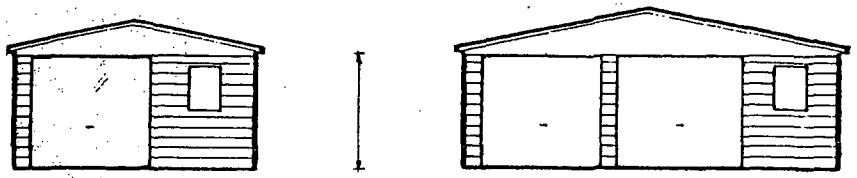
Yours faithfully

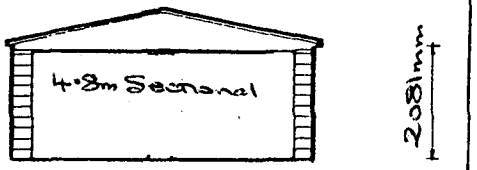
Nigel Wharton
Director, Environmental Services

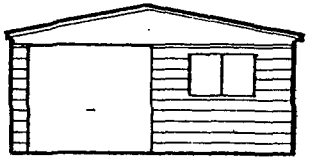
TYPICAL ELEVATIONS

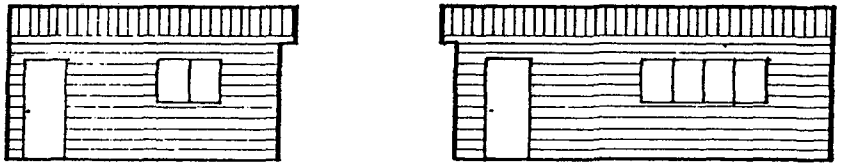




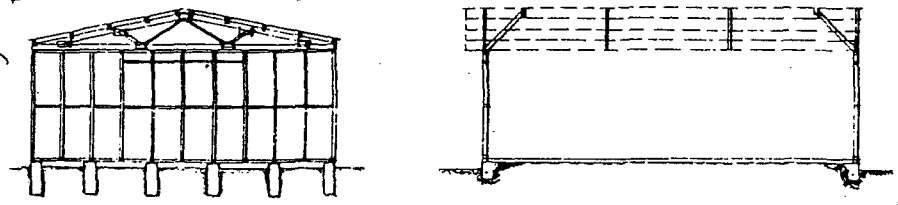




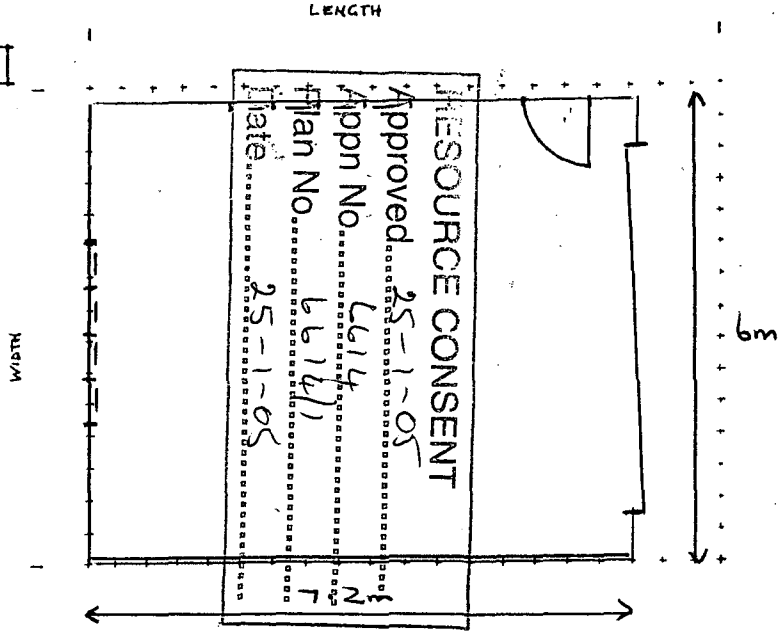




TYPICAL CROSS-SECTIONS



PLAN



'CLASSIC' SPECIFICATIONS

FOUNDATIONS		-	~~200mm x 200mm Concrete Piles @ 1200mm max. crs~~
		-	~~125mm x 125mm H5 Square piles @ 1200mm max. crs~~
		-	Concrete slab with footings as per 'Type A' Foundation plan
~~Other~~			
FLOOR UNDERLAY		-	Polythene under floor
~~**MESH**~~			~~668 mesh~~
FRAMING	**PLATES**	-	90mm x 35mm H1.2 Pinus Radiata 150mm clear of ground
	STUDS	-	90mm x 35mm H1.2 Pinus Radiata @ 600mm centres
	NOGS	-	90mm x 35mm H1.2 Pinus Radiata 1 row / ~~2 rows~~
	PURLINS	-	90mm x 45mm Laser Frame KD MSG on edge, checked 25mm over truss cords. Installed @ 1000mm maximum centres
ROOF TRUSSES		-	PRYDA nail plate trusses (ref. A2962) by IDEAL GARAGES LTD Installed @ ~~1200mm~~ / 2400mm maximum centres
CLADDING	**ROOF**	-	.4 BMT Zincalume Steel / COLORSTEEL *ENDURA™* ~~Corrugated profile~~ / Metdeck profile
	WALLS	-	~~.4 BMT Zincalume Steel~~ / COLORSTEEL *ENDURA™* Traditional 100mm weatherboard / ~~Deluxe 180mm weatherboard~~ / ~~Metdeck vertical profile~~

IDEAL BUILDINGS
Brian & Sue Williams
Office & Display - 8 Clayton Road
Postal Address - P O Box 1718 Rotorua
Phone (07) 348 0661 Fax (07) 348 0664

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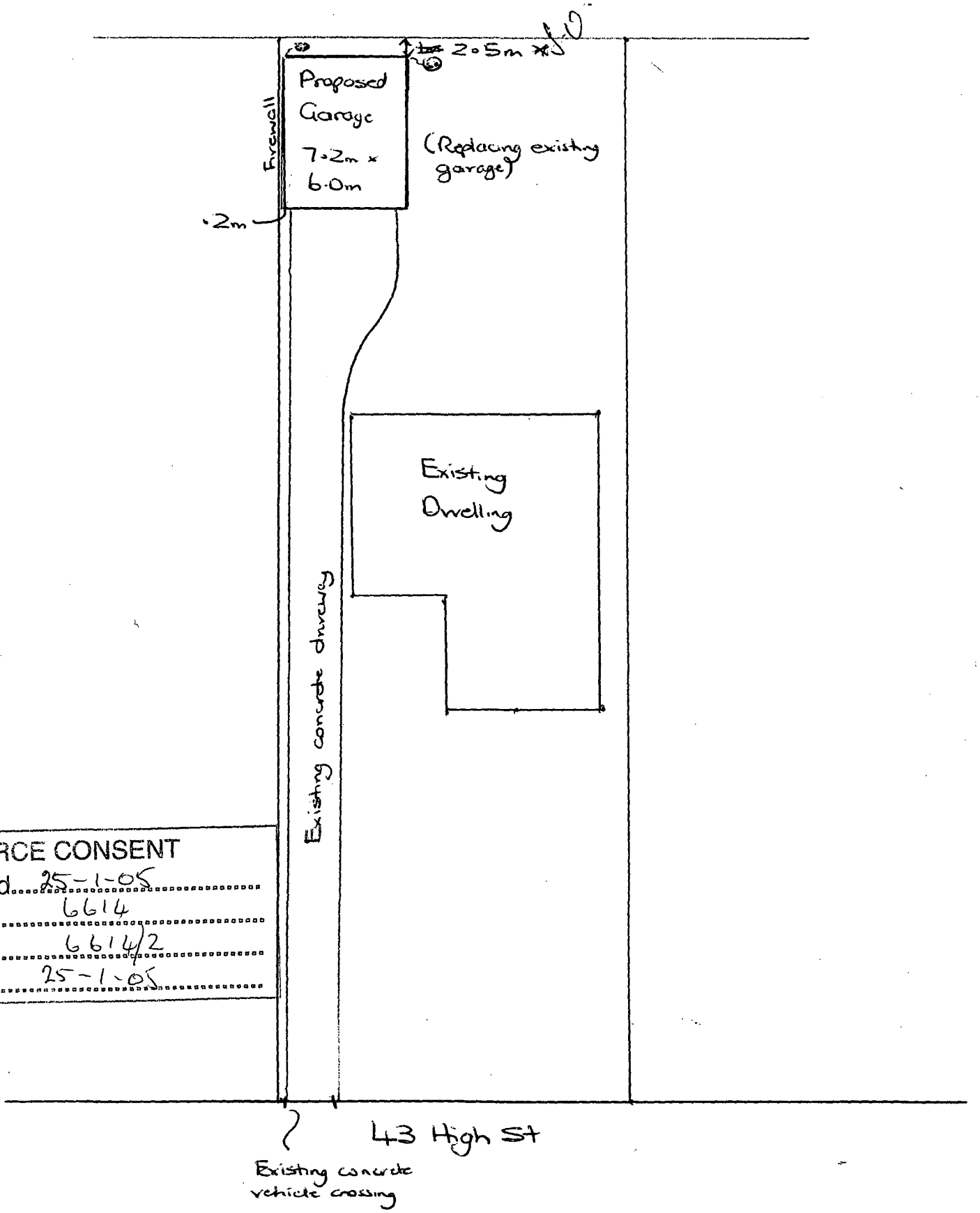
Version: 1, Version Date: [illegible]



RESOURCE CONSENT
Approved 25-1-05
Appn No. 6614
Plan No. 6614/2
Date 25-1-05

Scale 1:250

Document Set ID: 615394
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ROTORUA DISTRICT COUNCIL

REPORT TO: **Director, Environmental Services**

FROM: **Dylan Gardiner**
Resource Management Planner

FILE NO: **P03568**
DATE: **24/01/2005**
DATE REC'D: **20/01/2005**

Non-Notified Land Use Consent For Minor Accessory Buildings located in the side yard

A. APPLICATION DETAILS:

Consent No.: 6614

Applicant: Peter & Marion Jones

Location: 43 High Street, Glenholme

Legal Description: Lot 7 DPS 781

B. DESCRIPTION OF ACTIVITY:

To construct a double garage .2 metres from the side boundary.

C. DISTRICT PLAN DETAILS:

Zone: Residential B

Activity Status: Controlled

RMA Section: s34A, s104, and s108

Rules: R7.1.20

D. ASSESSMENT:

☒	Complied with or not	Comment
Required Fee Paid	☑	Paid in full
Forms completed correctly	☑	Adequate
All info required provided	☑	Adequate
Part II Matters	☑	The proposal is consistent with the intent of Section 7(c) and (f) of the Resource Management Act, 'maintaining and enhancing amenity values and the quality of the environment.' There are no other Part II matters considered relevant in this instance.
Buffers	☑	The proposed garage reduces the side yard buffer to 0.2 metre. It is considered that the effect of reducing the buffers, in relation to daylighting, privacy and amenity, is less than minimal, and written consent has been provided from all affected parties.
Parking & manoeuvring: Shown on plan and complies with Appendix F Automatic manoeuvring waiver applies Existing use rights apply	☑ N/A ☑ ☑	It is considered that the proposal complies with the parking and manoeuvring standards set out in Appendix F of the District Plan.
All other performance standards met	☑	Yes
Property file checked for caution / hazard / other relevant information, PIM read if one has been issued for the project.	☑	Property file checked and no caution/hazard/other relevant information is apparent. PIM read and there are no issues.

Geyserview checked for services & geothermal map checked for proximity to geothermal sites	☑	Site is not in close proximity to geothermal sites. No other issues are apparent.
If on a newly created site check S224 granted	☑	Not applicable.
CT checked for easements / restrictions /other	☑	CT checked and no issues.
Maori Consultation required by Maori Consultation Committee	☑	Not required.
Objectives & policies met	☑	The proposed garage is considered to be residential in nature and amenity values of the residential area are maintained. Therefore it is considered to be consistent with the relevant objectives and policies of Part Seven of the District Plan.

E. SECTION 93, 94A, ASSESSMENT:

Assessment as to who may be adversely affected by the proposed activity – section 94, 94A	**Reason why considered affected**	**Written approval given?**
Owners & occupiers who may be adversely affected by the activity.	T. Van Der Vlugt, 45 High Street - owner	Yes
The reason why owners and occupiers of adjoining or abutting properties are not considered adversely affected in this case are:	Owners and occupiers of neighbouring properties have provided written approval. No other parties are considered affected.	
Other affected parties	Approval has been given by all parties considered affected by the proposal.	
Is it unreasonable in the circumstances to seek the written approval of any of the affected parties?	Approval has been given by all parties considered affected by the proposal.	

CONCLUSION:

The applicants' proposal for a garage has been assessed and all affected parties written consents have been provided. It is considered that any potentially adverse environmental effects of reducing the side yard buffers will be less then minor. The proposal meets all other relevant performance standards. It is considered that the proposal will not be contrary to the objectives and policies of the District Plan. Subject to the conditions, it is recommended that resource consent can be granted as a Controlled Activity.

Signed: ..... Date: 24/1/05 Signed: ..... Date: 24.1.05

Resource Management Planner
Dylan Gardiner

Reviewer

RECOMMENDATION:

Date: 24 January 2005

Please Quote: P03568

Ideal Garages
P O Box 1718
ROTORUA

Dear Sir/Madam,

NON-NOTIFIED APPLICATION FOR RESOURCE CONSENT
NOTICE OF DECISION – P & M JONES, 43 HIGH STREET, GLENHOLME

I wish to advise that the following decision has been made under authority delegated to staff in respect of the above application:

(a) **That pursuant to Section 93(1) of the Resource Management Act 1991, the Rotorua District Council resolves that as the application is for a controlled activity and the adverse effects of the proposal will be minor the application need not be notified. The Council is satisfied after taking into due consideration the requirements of Section 94, 94A(a) and Section 94B that Council is also satisfied that no special circumstances exist that require notification of the consent application in accordance with Section 94C(2) of the Resource Management Act 1991.**

(b) **That pursuant to Sections 34A, 104, 104A and 108 of the Resource Management Act 1991, the Rotorua District Council resolves to grant consent to the application by Peter & Marion Jones to construct a double garage .2 metres from the side boundary at 43 High Street legally described as Lot 7 DPS 781.**

This consent is subject to the following conditions:

1. **All conditions relating to this resource consent must be met in full and a Planning Compliance Certificate issued before the use of the garage unless otherwise specified.**
2. **That the proposal proceeds in accordance with the application submitted numbered 6614/1-2 and dated 20 January 2005 except where modified by any conditions of this consent.**

The reasons for this decision are that:

1. **The site is zoned Residential B in the District Plan. Encroachment into the side / rear yard is a Controlled activity. As a controlled activity the Council is satisfied that any adverse effects of the proposal are minor have been avoided or can be remedied or mitigated by the conditions of consent.**
2. **The proposal is considered to be consistent with the relevant objectives & policies of the District Plan and the purposes and principles of the Resource Management Act 1991.**

The applicants are advised that:

(a) Fulfilment of the conditions of this consent within the timeframe specified in the consent is necessary to carry out the proposal for which this consent relates. Your progress towards satisfying the conditions of consent will be monitored by Council's Monitoring & Compliance Officer. Please contact the Monitoring & Compliance Officer to schedule a final inspection when you have completed the conditions of consent so that a Planning Compliance Certificate can be issued.

(b) Council has no records of an archaeological site on this property. This may be due to one of two factors. Either, there are no sites present or there has not been an archaeological survey undertaken. Please be advised that both known and unknown archaeological sites are protected under the Historic Places Act 1993. If during the exercising of this consent any archaeological site is uncovered work

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must stop and permission be obtained from the Historic Places Trust under the provisions of either Section 11 or 12 of the Historic Places Act 1993.

(c) If you are dissatisfied with any aspect of the decision, you have a right of objection to Council under section 357 of the Resource Management Act 1991. Please advise Council in writing stating the reasons for the objection and the preferred outcome within 15 working days of receiving this decision. If no objection is received it will be assumed that the applicant accepts this decision.

(d) The above consent lapses on the expiry of 5 years after the date of receiving this letter, unless the consent is given effect to.

If you have any questions, please do not hesitate to contact Dylan Gardiner, Resource Management Planner.

Yours faithfully

Nigel Wharton
Director, Environmental Services

Non-Notified Resource Consent Approval Form

Consent No	**6614**	Planning file No:	**6614**	Ass No:	
Street address	**43 High Street**				
Legal address	**Lot 7 DPS 781**				
Locality:	**Glenholme**				
Property File No's	03568				
Applicant Name	**Jones, Peter & Marion**				
Application Type	**Land Use**				
Due Date	**17/02/2005**				
Description of Application	**To erect a double garage .2m from side boundary**				

I certify that this application can be considered under delegated authority as per Council's Delegation Manual

Planner Officer: Dylan Gardiner Signed: _____ Dated 24/1/05.

Supervisor / Peer Reviewer: A Nicholas Signed: A Nicholas Dated 24.1.05

Approved: _____ Signed: _____ Dated _____
Manager / Director / District Manager

IT-3522 (03/08/04) /1

MINOR CONTROLED 130-50

Private Bag RO3029
Rotorua
New Zealand

Telephone: (07) 3484199
Fax: (07) 3463 143
E-mail: mail@rdc.govt.nz

20 JAN 2005

ROTORUA DISTRICT COUNCIL

Minor Land Use Consent
Project Information Memorandum (PIM)
and Building Consent

APPLICATION NUMBER: .....

APPLICATION FORM

(This form is for application for all three of the above Consents and can be used for projects in Residential or Rural A Zones for accessory buildings such as Garages, Carports, Pergolas & Sleepouts, proposed closer to the side or rear boundaries than the District Plan allows)

PART A : GENERAL

1. OWNER:

Name: Peter + Marion Jones

Postal Address: 43 High St Rotorua

Phone Number: 3470384

Fax Number: 3492500

2. APPLICANT & CONTACT IF DIFFERENT TO OWNER:

Applicant's Name: IDEAL GARAGES

Applicant's Postal Address: P.O. Box 1718 ROTORUA

Contact name & address (if different from above)

Contact Phone Number: 3480661

Contact Fax Number: 3480664

3. PROJECT LOCATION:

Address: 43 High St Rotorua

4. LEGAL DESCRIPTION:

Valuation Number: 6520/588.00

OFFICE USE ONLY
Property ID: P03568

Lot(s): (Section)	DP/S: (Block)	Lot Area(s): m²/ha	No. of new toilets/urinals
7	781		

5. PROJECT:

5.1		5.2 Intended Life:	5.3 Description of Work: Garage / Carport / Pergola / Sleepout (Circle Applicable)
New Building	☑	Indefinite but not less than 50 yrs ☐	Other: Remove existing garage. Erect double garage, replacement (Specify)
Alteration	☐	or	5.4 Intended Use(s) of the proposed building: Garage
Re-location	☐		
Demolition	☐	Specified as ☐ yrs	5.5 Estimated Value: (GST Incl.) $13900-00

Signed by the Owner/Owner's Agent:

Signature: .....

Name: Eric William (PLEASE PRINT) **Date:** 20/1/05

Signed by the Applicant (if different from Owner/Owner's Agent):

Signature: .....

Name: ..... (PLEASE PRINT) **Date:** .....

OFFICE USE ONLY
TARGET DATE
/ /

PART B : LAND USE CONSENT

Why a Land Use Consent is required

A Controlled Activity land use consent is required as the Garage / Carport/ Sleepout / Pergola / Other (Circle applicable)

is proposed to be .2 metres from the side / rear boundaries (Circle applicable)

Access to the site and parking is:

- [x] existing and will remain unaffected by the project (as shown on the Plan)
- [ ] proposed (as shown on the Plan)

An on-site manoeuvring area is:

- [ ] existing (as shown on Plan)
- [ ] not required as the proposal is located on a street that is on the automatic waiver list
- [x] not required as the existing house was established on the site without requiring manoeuvring prior to 1991, therefore the existing access has existing use rights
- [ ] proposed (as shown on Plan)

PART C : CHECKLIST OF INFORMATION TO ACCOMPANY THIS FORM

Plans:

	Included in Appln	N/A	Council Check
Two sets of plans to a metric scale (1:100, 1:200, 1:250, 1:500, 1:1000, 1:2000)	✓		
a) Site plan which shows:			
Certificate of Title boundaries and any easements and/or ROWs	✓		
Road frontage	✓		
All existing and proposed buildings	✓		
Distance to the two closest legal boundaries	✓		
Any natural features including water courses, lake, stormwater, flood flow paths		✓	
If any earthworks - Topography/contours		✓	
Detail of any proposed earthworks [cut & fill, location, depth & quantity (m^3)]		✓	
Existing and/ or proposed vehicle access from road frontage	✓		
Existing and/or proposed parking & manoeuvring areas & proposed materials		✓	
Existing street trees, power poles, cesspits, etc.		✓	
Existing public & private services and proposed services (sewer, water, stormwater, power		✓	
Provisions to be made for disposing of stormwater & wastewater	✓		
b) Elevations to metric scale (showing 1:100, 1:200, 1:250, 1:500, 1:1000, 1:2000) showing:			
Elevation of Building	✓		
Height of building above natural ground level	✓		
Existing & finished ground level, if any earthworks proposed	✓		
Assessment of Effects	✓		
Affected Parties			
Written consent from all affected owners & occupiers (unconditional)	✓		
If applicable:			
Other District Plan requirements such as road widening, heritage sites addressed, etc.			
Information required by caution or hazard on Property File			

Check for Completeness: [ ] .....

(Staff Signature)

PART D : BUILDING PROJECT DETAILS

(Complete Part D in all cases)

This application is accompanied by: (tick each applicable box, attach relevant documents in duplicate)

1.. ☑ The drawings, specifications, and other documents according to which the building is proposed to be constructed to comply with the provision of the New Zealand Building Code, with supporting documents, if any, including:

2. ☐ Building certificates

3. ☐ Producer statements

4. ☐ References to accreditation certificates issued by the Building Industry Authority

5. ☐ References to determinations issued by the Building Industry Authority

6. ☐ Proposed procedures, if any, for inspection during construction

PART E

(Complete as far as possible in all cases)

Give names, addresses, telephone numbers. Give relevant numbers if known

DESIGNER(S):

Name: IDEAL BUILDINGS

Address: Box 112413, ELLERSLIE, AUCKLAND

Phone Number: 095796165 Fax Number:

BUILDER:

Name: IDEAL BUILDINGS

Address: Box 1718 ROTORUA

Phone Number: 3480661 Fax Number: 3480664

DRAINLAYER:

Name: IAN SMYTH

Address: 78 MEADOWBANK CRESCENT, ROTORUA

Phone Number Fax Number:

PLUMBER:

Name:

Address:

Phone Number: Fax Number:

If more than number allowed for, please provide details on a separate sheet.

CONFIDENTIALITY:

I/We require that my/our ☐ plans ☐ specifications be treated as confidential in order to protect: ☐ copyright ☐ security of building

Floor Area of Proposed Work:	Area square metres:
Detached Accessory Buildings:	
Garage 43.2	sq.m.
Carport	sq.m.
Other Buildings	sq.m.
Total 43.2	**sq.m.**

FOR OFFICE USE ONLY

FEES	
Fees (GST incl.)	**$**
Building Consent: Category 1(i) 1(ii) 1(iii) 1(iv)	 260.00 352.00 352.00 352.00
Project Information Memorandum	133.00
Footpath Damage Deposit	
Crossing Deposit	
Water Connection	
Sewer Connection	
Disconnection of Services	
Controlled Activity Fee	120.00
Copy of Certificate of Title (Circle if required)	10.50
Photocopying	
Structural Check	
Re-siting Bond	
Other	
APPROVED TOTAL:	523.50

CONSENT ISSUE AUTHORITY

Receipt No.: _____

Date of Issue: (Building Consent & PIM) _____

Authorised by: _____

Date Authorised: _____

Date of Issue (Land Use) _____ Initial: _____

REFERRALS	
SENT	**RETURNED**
Structural	

NOTE:

Category 1: Minor works with a value less than $10,000:

i) Basic Garage / Carport / Deck / Farm Buildings

ii) Sleepout with **no** plumbing

iii) Sleepout with plumbing

iv) Additions and alterations

AMENDED DETAILS RECEIVED		
	DATE:	**SIGN:**
Planning		
Health		
Plumbing & Drainage		
Trade Waste		
Recreation & Community		
DG/GEO		
Resource Engineering		
Building		
Structural		

ROTORUA DISTRICT COUNCIL

ASSESSMENT OF ENVIRONMENTAL EFFECTS

FOR BUILDING WORK CLOSER TO SIDE & REAR BOUNDARIES THAN THE DISTRICT PLAN ALLOWS FOR

An assessment of environmental effects (AEE) is an essential part of the application for any affected parties to understand how the project may affect them and also for Council staff processing the consent. The AEE should discuss all the actual and potential effects of the project on the environment.

The assessment should include, but not be limited to:

a) the type of effect (positive / negative / cumulative);
b) the extent of the effect (location / duration / volume); and
c) proposed actions to avoid, remedy or mitigate adverse effects.

The District Plan identifies the following adverse effects to be avoided. Please address each effect and how it is addressed by the proposal:

Assessment of Effect:

1. Describe any effect on the adjoining landowner - effects such as reduced sunlight, daylighting or privacy.

Nil. The garage replaces an existing garage.

2. Is the design of the building in keeping with the surrounding area?

Yes

3. <u>If the building will be visible from the street</u>, describe any effect on the character or amenity of the streetscape, and any measures to be taken to reduce any adverse effect (such as location, planting, fencing etc.)

Only visible down driveway

4. If any earthworks or services are proposed to be undertaken, describe what is proposed to ensure there are no adverse effects on adjoining properties, and also how stormwater from the building will be disposed of.

No earthworks
Stormwater to soakhole

5. Describe effect (if any) on existing vegetation and/or street trees, public property.

Nil

6. Describe any effect on changes to access, parking and manoeuvring – such as effect on traffic and pedestrian safety.

Nil

7. Are there any geothermal natural features or bore on the site? YES / NO

8. Has the site been subject to landfill? YES / NO

9. Is there any historic or significant building, tree, object or site affected by the proposed development? (See Appendix A of District Plan.) YES / NO

10. Will you be storing any hazardous substance or contaminant? in the building? YES / NO

The affected parties have been provided with a copy of the above AEE ✓ **(Tick)**

I confirm I have visited the site and I consider that the above is a fair assessment of the actual and potential effects of what is proposed.

Signature of Applicant: _____

Date: 20/1/05

WRITTEN APPROVAL OF AFFECTED PERSONS

ROTORUA DISTRICT COUNCIL

OFFICE USE
- P/file
- Form checked for completeness: ☐
- Plan signed ☐
- All owners/occupiers Yes/No

Applicant Details

Full Name: Peter + Marion Jones

Address of proposed activity: 43 High St Rotorua

Brief description of proposed activity: *(State exactly what has been agreed to, i.e., to erect a garage 1.5m from the side boundary with my property.)*

Erect a garage (replacing existing garage) 2m from the side boundary and ~~1m~~ 2.5m from the rear boundary * JV

Affected Person/s

Full name/s: Teresa Van der Vlugt

Postal Address: 45 High St Rotorua

Phone: Fax:

I am/we are the OWNER(S) / OCCUPIER(S) of the property located at 45 High St Rotorua
[delete one]

I / We have the authority to sign on behalf of the OWNER(S) / OCCUPIER(S) of the property located at
[delete one]

[PLEASE NOTE: In most instances the Council will require the approval of ALL legal owners and the occupiers of the affected property, e.g., consent from BOTH Mr and Mrs Smith is required, or all trustees.]

You should only sign below if you **fully understand** the proposal, and if you **support** or have **no opposition** to the proposal you have been asked to consider. You are under no obligation to sign this form. There is an information sheet on the back of this form for your information. Council will not accept conditional approvals. If you have conditions on your approval, these should be discussed and resolved with the applicant directly.

1 I/We have been given details of the full and final proposal including a copy of the application form, assessment of the environmental effects and plans.

2 I/We understand that the aspects of non-compliance with the Rotorua District Plan to which I/we are giving my/our written approval are as follows:
(a) Encroachment into the side yard by 2.3m
(b) ~~Encroachment into the rear yard by 1.5m~~ * JV
(c)
(continue on back of this sheet if necessary)

3 I/We confirm that we have signed and dated the plans of the proposal and the assessment of environment effects prepared by the Applicant, and have attached the signed documents to this form.

4 I/We understand and accept that once I/we give my/our approval the Council cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Council may refuse to grant the application; and

5 Further, I/we understand that at any time before the final decision is made on the application, I/we may give notice in writing to the Council that this approval is withdrawn, under S104(4) of the Resource Management Act 1991.

Signed: x J.M Vander Vlugt Signed: x J.M Vander Vlugt

Dated: x

IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE *PLANNING SERVICES DEPARTMENT* AT THE *ROTORUA DISTRICT COUNCIL, PHONE (07) 348 4199*

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INFORMATION SHEET

SO YOU'RE AN AFFECTED PERSON...

WHAT DOES THIS MEAN?

It means your neighbour or someone in your area is undertaking an activity which:

a) is not permitted as of right under the Rotorua District Plan, and
b) could potentially have an effect on you.

This could include something like the size of a garage which is proposed to be closer to your shared boundary than permitted under the District Plan, or something larger, such as an outdoor stadium in your neighbourhood which may have noise and traffic impacts.

WHAT IS REQUIRED OF THE APPLICANT?

Council determines who may be affected by a proposal and it is then the applicant's role to approach each owner or occupier and:

- explain the application and what consent is sought for;
- show you plans of the proposal;
- show you an assessment of the environmental effects of the proposal (explain how the proposal may affect you).

WHAT IS REQUIRED OF YOU?

If you have NO OBJECTIONS to the proposal, then you may sign the documents to show that you consent. You will need to sign the affected parties form, the plans and the assessment of environmental effects.

Do not sign these documents unless you consent to the proposed activity as, if you have signed these forms, Council will not take into account any effect on you.

If you OBJECT to the proposal, then the person proposing the application may:
- withdraw the application
- change the application to meet your concerns
- decide to have the application notified

If the application is notified by Council, it gives you an opportunity to make a formal submission on the proposal and explain the reasons for your objection.

WHAT IF I CHANGE MY MIND?

If you decide to support the proposal, then you should contact the person proposing the development or Council as this may save the applicant from costly notification fees and procedures.

If you decide that you no longer support the proposal, you can withdraw your consent, but only up until the date of a hearing or when the consent has been granted by Council. Once the hearing has been held or the Council granted consent, you are not able to challenge Council's decision.

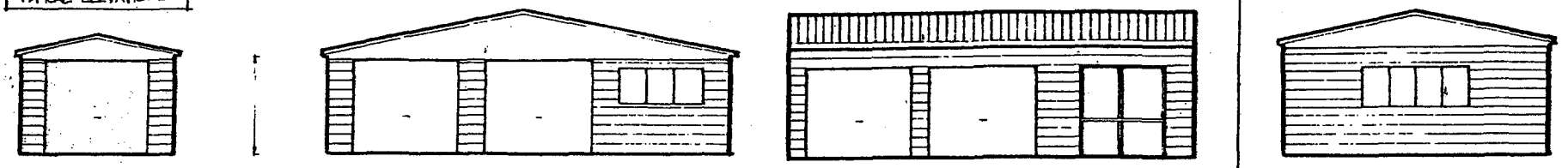
CAN I MAKE THE CONSENT CONDITIONAL?

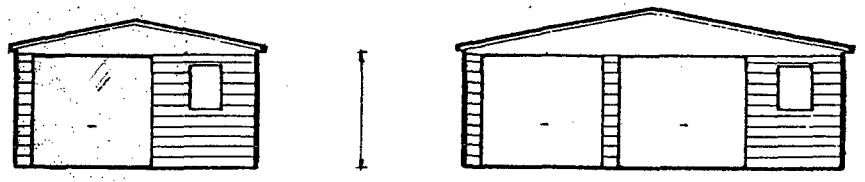
No, you may not make your approval conditional on, for example, a particular roof colour being used. You may, however, make a private arrangement with your neighbour about such matters. Alternatively, they may change the plan or proposal to meet your requests.

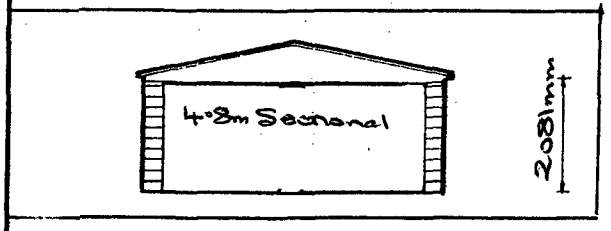
WHAT IF I HAVE FURTHER QUESTIONS?

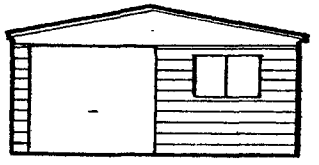
If you have any concerns about signing an affected parties form, you should seek independent advice or contact a Council Planner for further clarification.

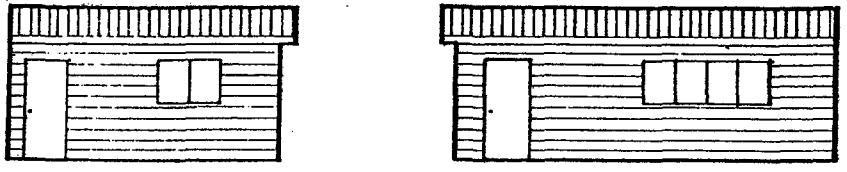
TYPICAL ELEVATIONS



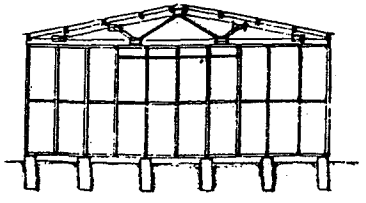


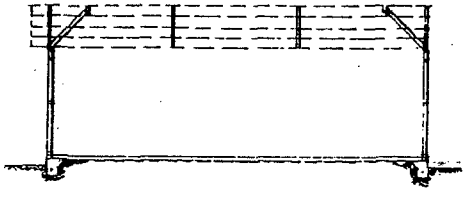




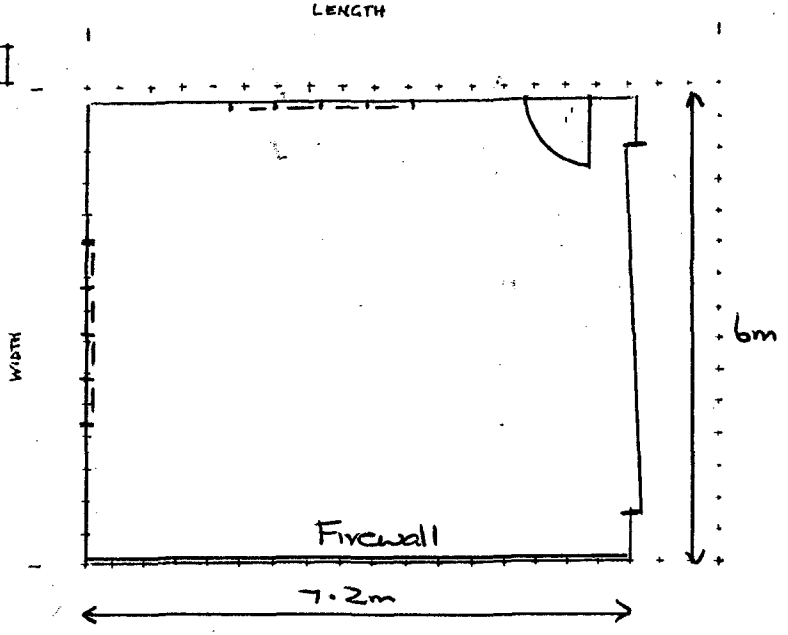


TYPICAL CROSS-SECTIONS





PLAN



'CLASSIC' SPECIFICATIONS

FOUNDATIONS		-	~~200mm x 200mm Concrete Piles @ 1200mm max. crs~~
		-	~~125mm x 125mm H5 Square piles @ 1200mm max. crs~~
		-	Concrete slab with footings as per 'Type A' Foundation plan
~~Other~~			
FLOOR UNDERLAY		-	Polythene under floor
~~**MESH**~~			~~668 mesh~~
FRAMING	**PLATES**	-	90mm x 35mm H1.2 Pinus Radiata 150mm clear of ground
	STUDS	-	90mm x 35mm H1.2 Pinus Radiata @ 600mm centres
	NOGS	-	90mm x 35mm H1.2 Pinus Radiata 1 row / ~~2 rows~~
	PURLINS	-	90mm x 45mm Laser Frame KD MSG on edge, checked 25mm over truss cords. Installed @ 1000mm maximum centres
ROOF TRUSSES		-	PRYDA nail plate trusses (ref. A2962) by IDEAL GARAGES LTD Installed @ ~~1200mm~~ / 2400mm maximum centres
CLADDING	**ROOF**	-	.4 BMT Zincalume Steel / COLORSTEEL *ENDURA™* ~~Corrugated profile~~ / Metdeck profile
	WALLS	-	~~.4 BMT Zincalume Steel~~ / COLORSTEEL *ENDURA™* Traditional 100mm weatherboard / ~~Deluxe 180mm weatherboard~~ / ~~Metdeck vertical profile~~

IDEAL BUILDINGS
Brian & Sue Williams
Office & Display - 8 Clayton Road
Postal Address - P O Box 1718 Rotorua
Phone (07) 348 0661 Fax (07) 348 0664

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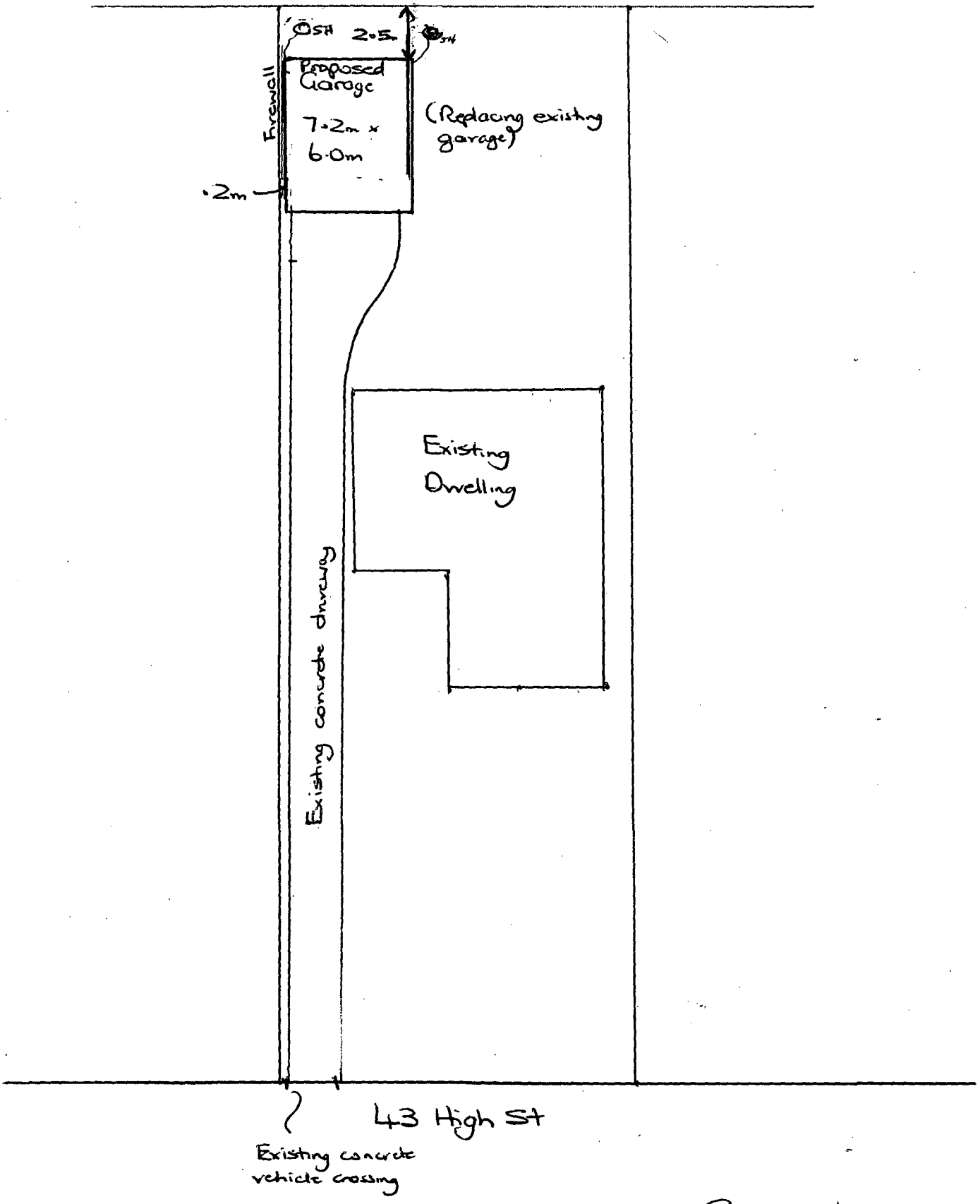
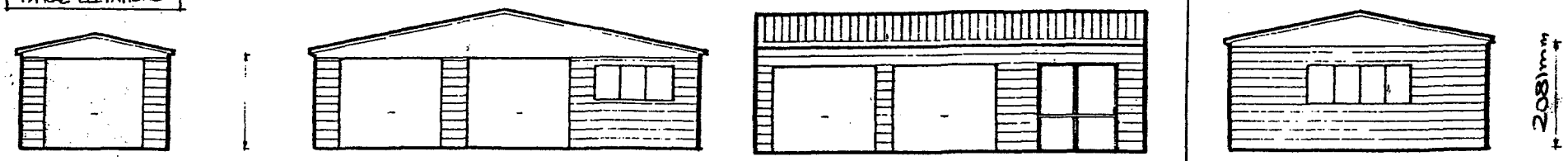
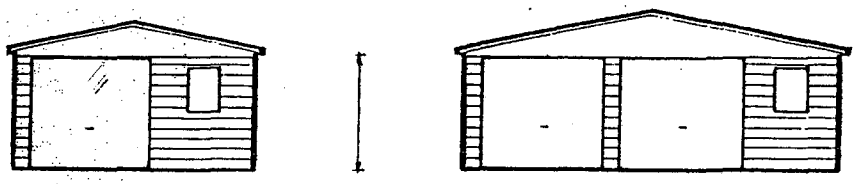
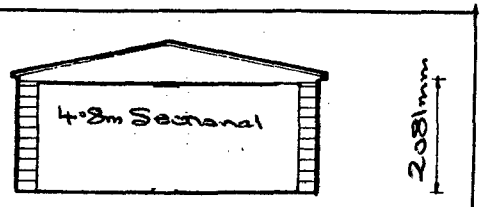

Ø5H
2.5m
Ø5H
Proposed Garage
7.2m x 6.0m
(Replacing existing garage)
Firewall
.2m
Existing Dwelling
Existing concrete driveway
43 High St
Existing concrete vehicle crossing

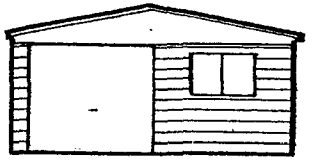
Scale 1:250

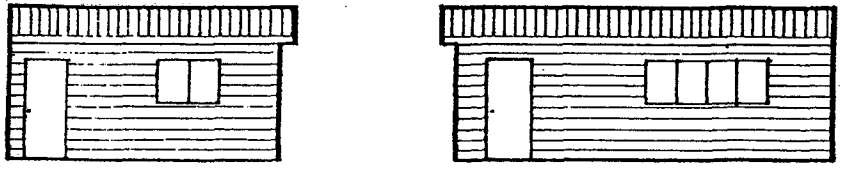
TYPICAL ELEVATIONS



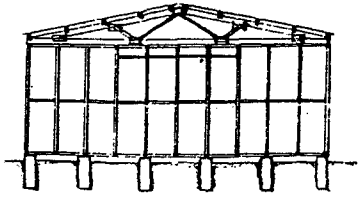


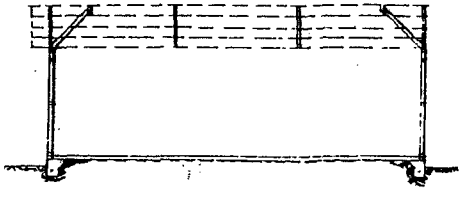




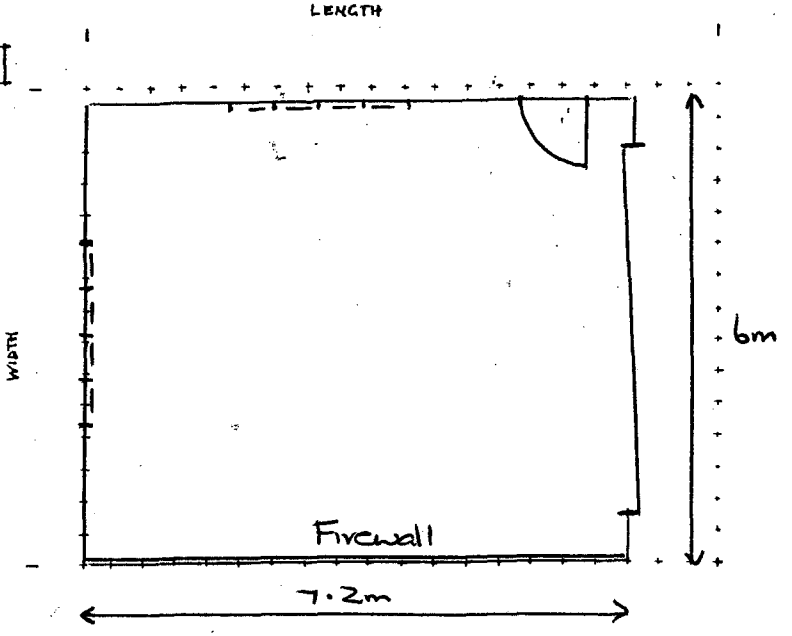


TYPICAL CROSS-SECTIONS





PLAN

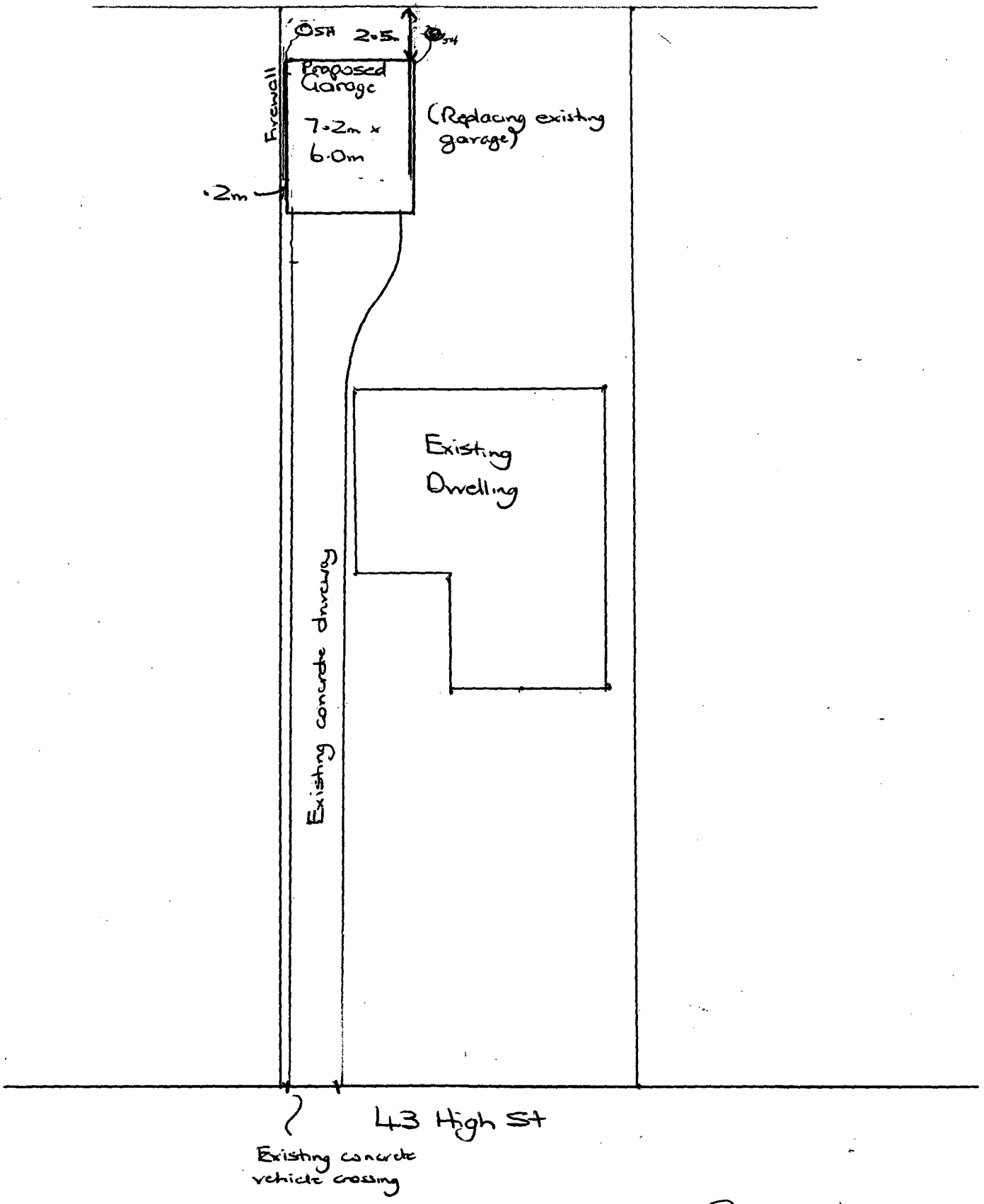


'CLASSIC' SPECIFICATIONS

FOUNDATIONS		-	~~200mm x 200mm Concrete Piles @ 1200mm max. crs~~
		-	~~125mm x 125mm H5 Square piles @ 1200mm max. crs~~
		-	Concrete slab with footings as per 'Type A' Foundation plan
	~~Other~~		
FLOOR UNDERLAY		-	Polythene under floor
~~MESH~~			~~668 mesh~~
FRAMING	**PLATES**	-	90mm x 35mm H1.2 Pinus Radiata 150mm clear of ground
	STUDS	-	90mm x 35mm H1.2 Pinus Radiata @ 600mm centres
	NOGS	-	90mm x 35mm H1.2 Pinus Radiata 1 row / ~~2 rows~~
	PURLINS	-	90mm x 45mm Laser Frame KD MSG on edge, checked 25mm over truss cords. Installed @ 1000mm maximum centres
ROOF TRUSSES		-	PRYDA nail plate trusses (ref. A2962) by IDEAL GARAGES LTD Installed @ ~~1200mm~~ / 2400mm maximum centres
CLADDING	**ROOF**	-	.4 BMT Zincalume Steel / COLORSTEEL *ENDURA™* ~~Corrugated profile~~ / Metdeck profile
	WALLS	-	~~.4 BMT Zincalume Steel~~ / COLORSTEEL *ENDURA™* Traditional 100mm weatherboard / ~~Deluxe 180mm weatherboard / Metdeck vertical profile~~

IDEAL BUILDINGS
Brian & Sue Williams
Office & Display - 8 Clayton Road
Postal Address - P O Box 1718 Rotorua
Phone (07) 348 0661 Fax (07) 348 0664

Document Set ID: 6[illegible]894
Version: 2, Version Date: [illegible]



Scale 1:250

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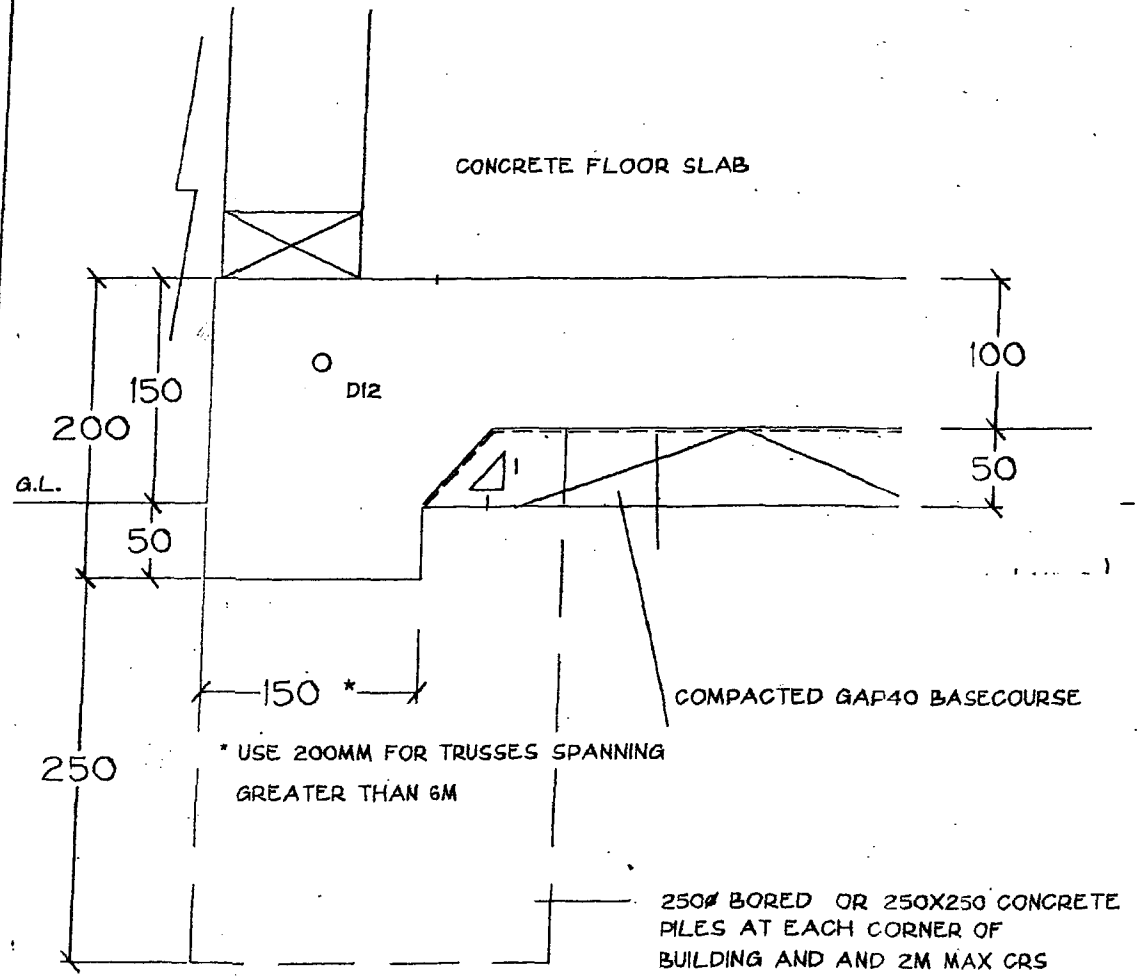
Version: 2, Version Date: 01/06/2010



TYPE A FOUNDATION
(PLASTIC CLAY SOILS)

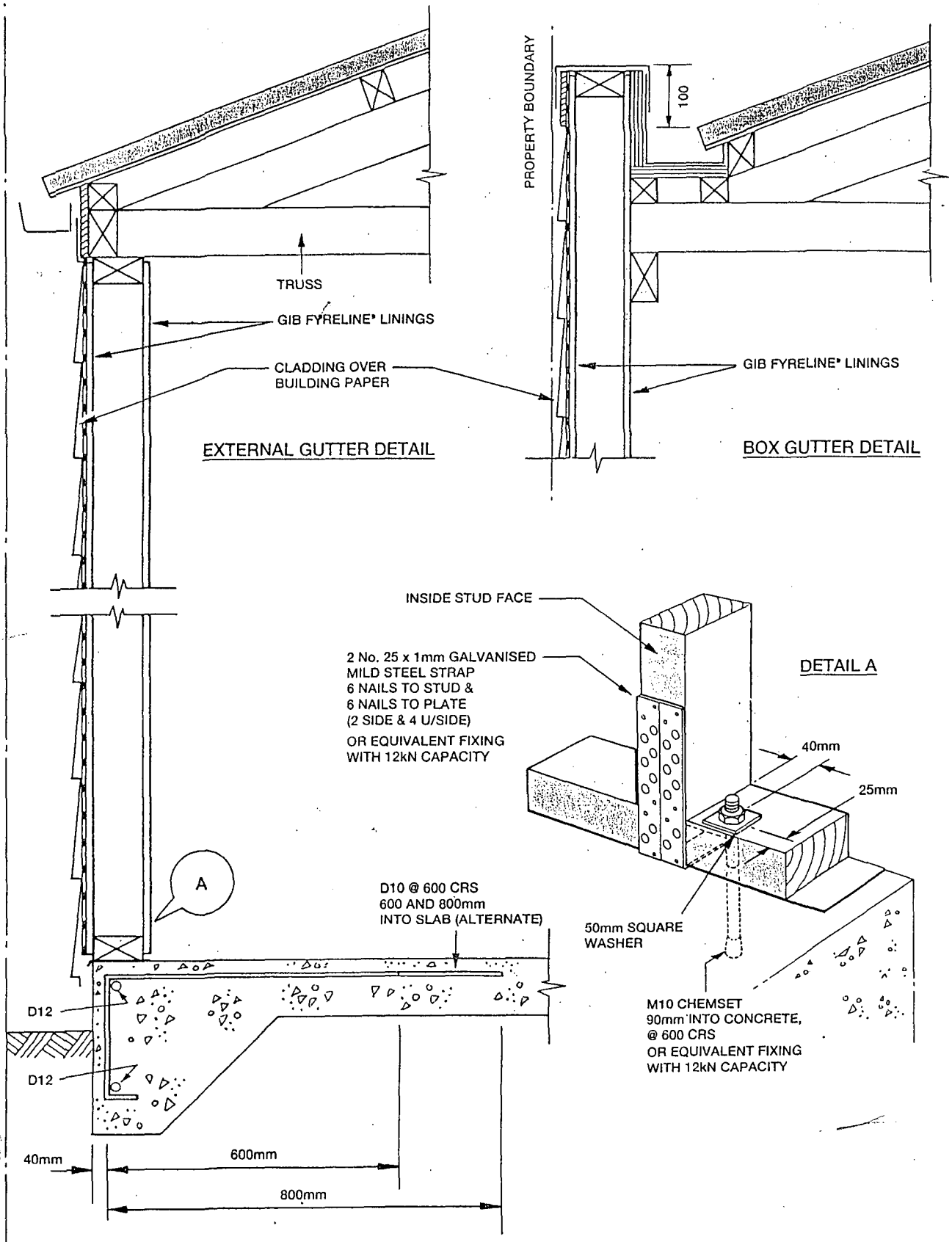
Scale 1 : 5

STANDARD IDEAL GARAGES :FOUNDATION DETAILS

WILLIAMS CONSULTANTS LTD
PO BOX 25-618 ST HELIERS
PH 5758100 5758104
JOB NOS 00478
DATE AUG 00
DRAWN PCW

Document Set ID: 615394
Version: 2, Version Date: 01/06/2010

GIB®



WINSTONE WALLBOARDS LTD

Auckland Tel 0-9-634 2184 Fax 0-9-634 3972
Wellington Tel 0-4-568 4293 Fax 0-4-568 7844
Christchurch Tel 0-3-332 3159 Fax 0-3-337 1014

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Version: 2, Version Date: 01/06/2010

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**SA1105/93**
Land Registration District	**South Auckland**
Date Issued	28 August 1953

Prior References
SA695/123

Estate	Fee Simple
Area	845 square metres more or less
Legal Description	Lot 7 Deposited Plan South Auckland 781

Proprietors
Peter Francis Jones and Marion Kay Jones

Interests

Subject to Section 15 Rotorua Town Lands Act 1920

H999807.3 Mortgage to Bank of New Zealand - 17.1.1991 at 9.01 am

B195572 Settled under the Joint Family Homes Act 1964 - 6.4.1994 at 10.56 am

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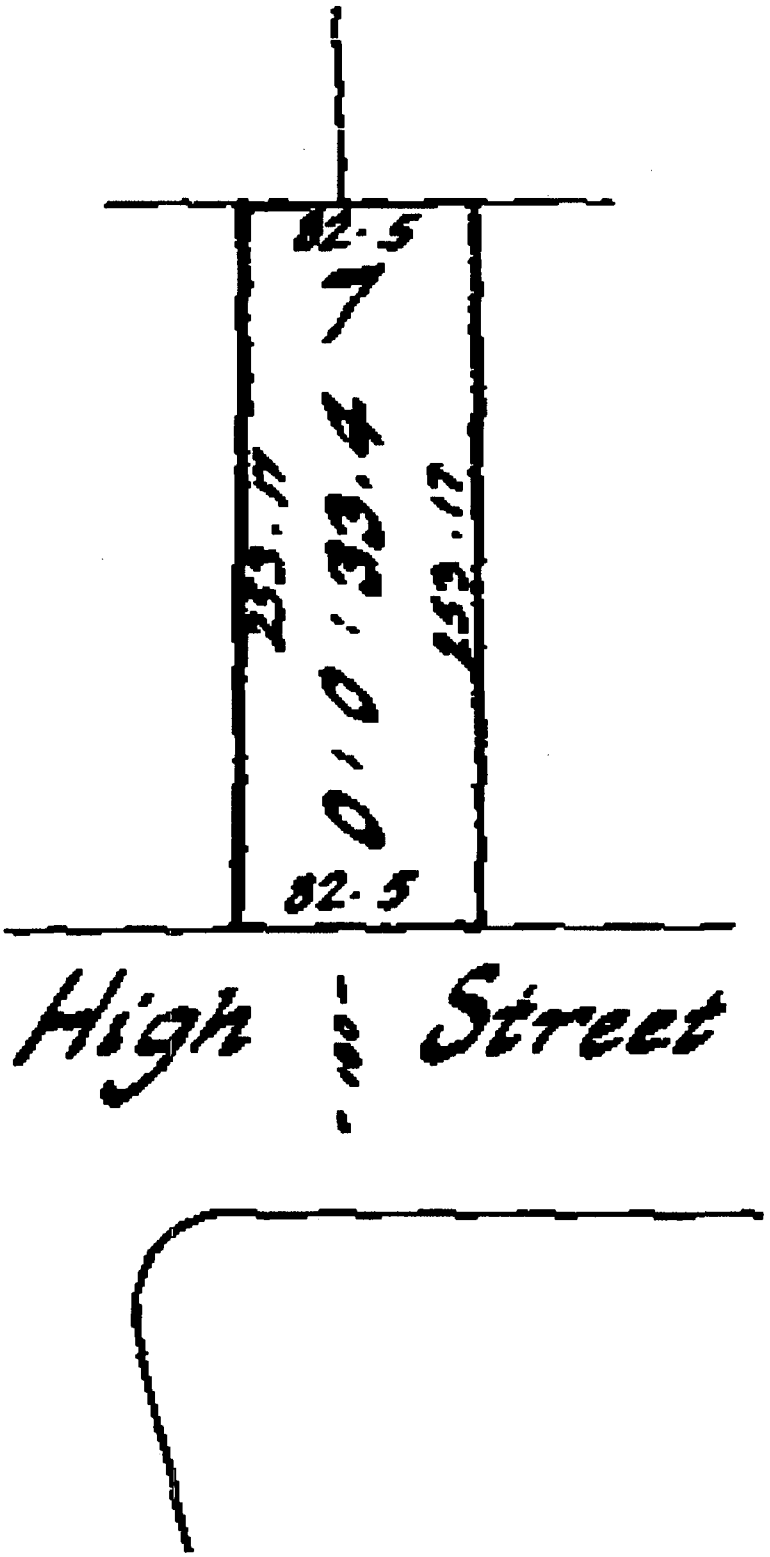
Version: 2, Version Date: 01/06/2010


82.5
7
233.17
0'0'39.4
152.17
82.5
High Street

ROTORUA DISTRICT COUNCIL

REPORT TO: **Director, Environmental Services**

FROM: **Dylan Gardiner**
Resource Management Planner

FILE NO: **P03568**
DATE: **20/01/2005**
DATE REC'D: **20/01/2005**

Non-Notified Land Use Consent For Minor Accessory Buildings located in the side and/or rear yard

A. APPLICATION DETAILS:

No Engineering Conditions
BK 21,1
(LWD)

Consent No.: 6614

Applicant: Peter & Marion Jones

Location: 43 High Street, Glenholme

Legal Description: Lot 7 DPS 781

B. DESCRIPTION OF ACTIVITY:

To construct a double garage .2 metres from the side boundary.

C. DISTRICT PLAN DETAILS:

Zone: Residential B

Activity Status: Controlled

RMA Section: s34A, s104, and s108

Rules:

D. ASSESSMENT:

☒	Complied with or not	Comment
Required Fee Paid	☑	
Forms completed correctly	☑	
All info required provided	☑	
Parking & manoeuvring: Shown on plan and complies with Appendix F Automatic manoeuvring waiver applies Existing use rights apply	☑ N/A ☑ ☑	
All other performance standards met	☑	
Property file checked for caution / hazard / other relevant information, PIM read if one has been issued for the project.	☑	
Geyserview checked for services & geothermal map checked for proximity to geothermal sites	☑	
If on a newly created site check S224 granted	☑	
CT checked for easements / restrictions /other	☑	
Maori Consultation required by Maori Consultation Committee	☑	
Objectives & policies met	☑	

Scale: 1:500

10m

Property Type: Assessment

File Number: 03568

Address: 43 High Street, Glenholme, Rotorua

Details

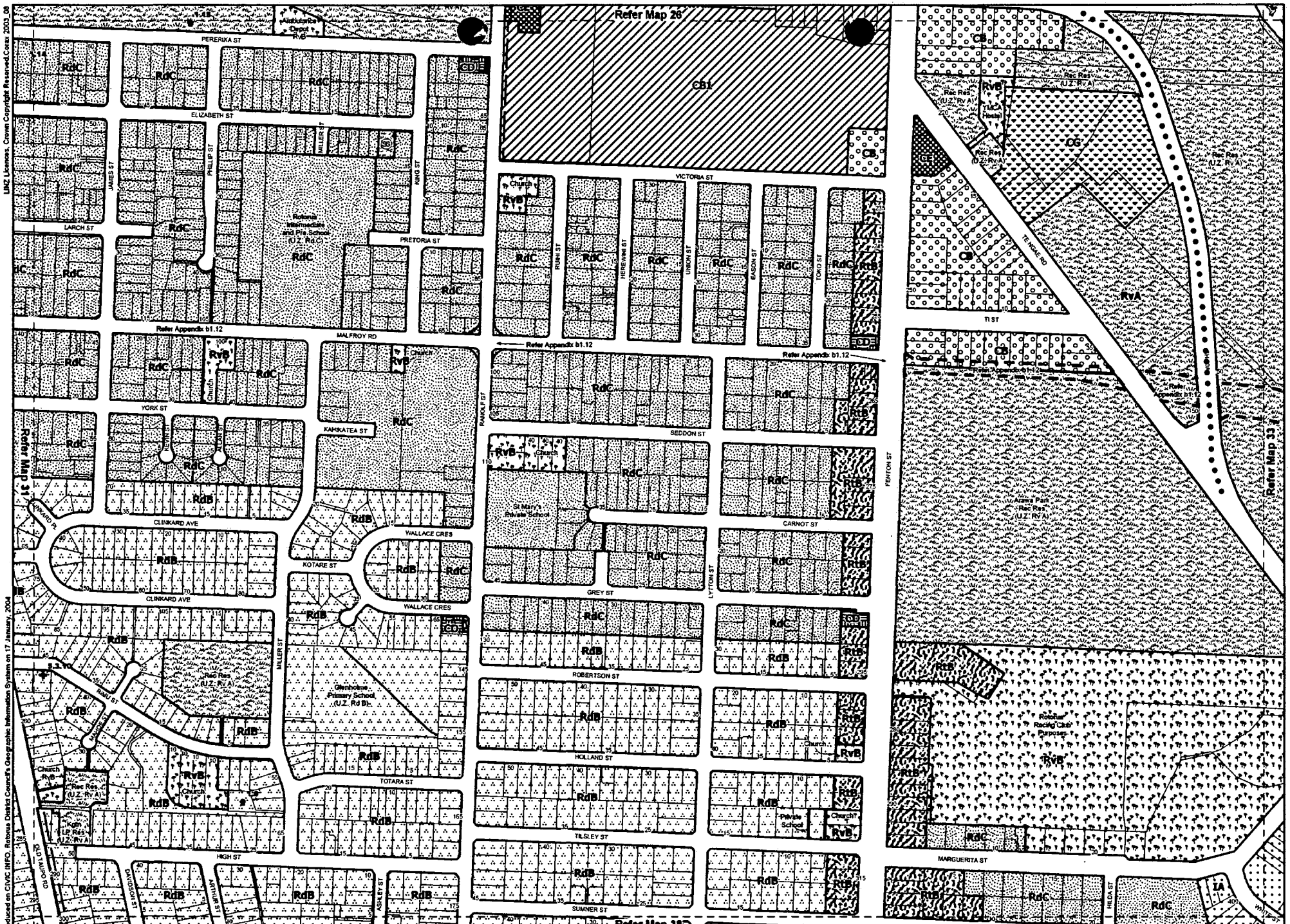
Zone(s): Label

Rating details:

- VNZ Legal Text: LOT 7 DPS 781
- Land Value: $79000
- Capital Value: $200000
- Improvements: DWG OB OI
- Land Area: .0845 ha
- Refuse charges: 1
- Water Connections: 1
- Rating Class: Urban Residential General Rate
- Total rates struck: $1,670.85

ROTORUA DISTRICT COUNCIL

Document Set ID: 615394
Version: 2, Version Date: 01/06/2010



Commercial B (CBD Fringe)
Commercial B1 (CBD Rotorua Central)
Commercial D (Suburban Centres)
Commercial E (Service Station)
Commercial G (Mixed Enterprises Zone)
Industrial A (Light Industrial)
Reserve A (Public)
Reserve B (Private and Community)
Residential B (Low Density)
Residential C (High Density)
Resort B (Fenton Street)

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Produced on CIVIC INFO, Rotorua District Council's Geographic Information System on 17 January, 2004

Document Set ID: 615394
Version: 2, Version Date: 01/06/2010

Doc.No: 130936 - 18 October 1999 File No: P03568.

RESOURCE CONSENT VETTING AND FIELD NOTES

APPLICANT: Peter & Marion Jones DATE RECEIVED: 20/1/05

ADDRESS: 43 High St, Glenholme

TARGET DATE: 17/2/05

VETTING

Further Information Req. [Eng] YES/NO ...../.....

Further Information Req. [Plan] YES/NO .....

Regional Council comment required YES/NO - If YES circle Env BOP or Env Waikato

Are the fees and code above correct YES/NO

Reserve Contribution Valuation Fees Required YES/NO Which Lots?

Monitoring Fee Required YES/NO

Circulate to: ALL/ENGINEERING/OTHER

Transit or DOC comment Required YES/NO

Maori Consultation Required YES/NO

CT or Maori Land Court Record Required YES/NO Requested 20/1/05

VETTING AND SITE NOTES

Document Set ID: 615394
Version: 2, Version Date: 01/06/2010

10248

File No: P03568

RESOURCE CONSENT APPLICATION

APPLICATION TYPE: Minor Controlled

PLANNER:

APPLICANT DETAILS

RECEIVED: 20/1/05

Name: Peter e Marion Jones

TARGET DATE: 17/2/05

Contact/Agent Address: Ideal Garages

Agent Reference:

APPLICATION

Site Location: 43 High Street

Zoning: Residential B

Locality: Glenholme

Map No: 32

Legal Description: Lot 7 DPS 781

Valuation Roll No: 6520/588.00

Description of Application: Erect double garage .2m from the side boundary.

FEES:	RESERVE CONTRIBUTION
Fee: $130.50 Date: 20/1/05 Initial:	To Valuer: To Applicant:
Invoice: Date:	Assessed Value:
Receipt: R7960 Date: 20/1/05	Received:
	Paid:
VETTING	**INFORMATION**
Planning	Complete Resource Consent Application (Section 88) ☐
Information Requested:	Complete Assessment/Effects Fourth Schedule ☐
Information Received:	
Resource Engineer	**DETAILS OF AFFECTED PERSONS**
Information Requested:	Location Plan ☐
Information Received:	
Acknowledgement Letter:	Adjoining property owners confirmed by Council records at time of application:
NOTIFICATION	/
Application to be Non-Notified/Notified:	/
Reasons:	/
	Received pursuant to Section 88(4) of the Resource Management Act 1991:
Section 94 Assessment Required: Yes/No	Date: Signed:

Document Set ID: 615394
Version: 2, Version Date: 01/06/2010

PAYMENT OF PLANNING FEES & CHARGES - LAND USE CONSENTS AS FROM 01 AUGUST 2004

RECEIPT DETAILS:

NAME OF PAYER: IDEAL BUILDINGS.

POSTAL ADDRESS OF PAYER: P O BOX 1718 ROTORUA.

APPLICANT'S NAME: (If different from above) P. & M JONES

ADDRESS OF APPLICATION: 43 High St.

A.	NOTIFIED LAND USE (CODE 235/50114/6722)	Code & Price per unit	(Circle applicable fees)
Code:			**Fee $ (GST incl.)**
10	Notified	$1,320+ A&M	$1,320
11	Notified Sign Bond		$30
44	Limited Notified (Controlled)		$510
46	Limited Notified (Discretionary or Non-Complying)		$825
45	Limited Notified (Controlled – Minor [B12 or B13])		$290
B.	**NON-NOTIFIED LAND USE (CODE 235/50114/6734)**		
12	Controlled – CBD Design Guide approvals		$115
13	Controlled – Minor accessory buildings in rear & side yards		$120
14	Controlled		$330
19	Limited Discretionary		$330
15	Discretionary	+ M	$510
16	Non Complying	+ M	$510
17	Change of Conditions (S127)		$275
18	Extension of time (S125)		$240
20	Cancellation of approval (S126)		$170
21	Charges from Draughting	(Code 235/85001/5618)	.....
22	Additional Consent Fees, commissioning reports, photocopying, related to a consent	Actual & reasonable costs	.....
C.	**MONITORING (CODE 235/50114/6819)**		
25	Fee for Consents that require monitoring (All Discretionary & Non Complying)	+ A	$120
D.	**LAND USE RELATED (CODE 235/50114/6734)**		
30	Compliance Certificates (Sect. 139)		$265
31	Outline Plan Approval (Sect. 176A)		$220
32	Certificates – Sale of Liquor	(Code 235/50114/6720)	$95
33	Overseas Investment, Motor Vehicle Dealers & Others Similar Certificates	(Code 235/50114/6720)	$95
34	Reserve Contribution	(Code 410/30201/6813)	.....
35	Certificate of Title	(Code 111/82201/2215) per title	$10.50
	Heritage Building		No Fee
E.	**GENERAL ADMINISTRATION CHARGES (NOT CONSENT RELATED)**		
40	Information Gathering	(Code 235/50114/6720) $95 per hour	.....
41	Photocopying	(Code 235/50114/5653) $1 per page	.....
43	Commissioning of Reports	(Code 235/50114/6720) Actual cost	.....

A = Additional charges @ $95 per hr

M = Monitoring fee required.

RECEIPT NO. R 7960 **DATE:** 20/1 **TOTAL** $ 130.50