



RRD00270QG

Document Number: RDC-718834

Date Registered: 28/4/2017

**Building Consent / Amendment
Circulation Checklist**

Ref: CP 22

Ver: 23

Issued: 9 March 2017

RDC - 546022

Page 1 of 3

Copies Required	ADMINISTRATION CHECKLIST <i>To be completed by Customer Service Centre (✓)</i>	✓
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	1 ST INSPECTOR
1B II	4	☒	☐	☐		Glenn
ALLOCATED BY	BC ONLY No 76172					
Izzj						

BC Application No.

Property File No. 27984

Owner:

Project Location:

Description of Work:

BC Circulation Record:

Hazard/Caution/ Information (as noted on file)	MA					Hard copy documents (attached) ☒	Electronic documents (in Trim) ☐
Discipline ✓	Review Date	Name	RFI ✓	Other Permissions or Advice ✓	Sign & date when review completed		
☒ Engineering	21/4/17	DD	☐	☒	DD		
☐ Pollution Control			☐	☐			
☒ Planning	22/3/17	Michelle F.	☐	☐	Aggh		
☐ Geothermal			☐	☐			
☐ Licensing			☐	☐			
☐ Sport and Rec			☐	☐			
☒ Building	4/4/17	I Reid	☒	☐	I Reid		

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

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

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

Records sent to applicant and TA. Business Support to complete on issue (✓ included or x NA)	Plans	☒	Supporting documentation	☒	Section 37 Notice	☐
	PIM	☐	Building Consent	☒	Section 36 Notice	☐
Name					Date 18-4-17	

A Kelly**RECEIVED**
17 MAR 2017

Building Consent Processing Section:
Building Consent Endorsements / Conditions:

Conditions:

Inspections:

400 see over page

Additional BA Conditions

401 a b
c d f

Important Endorsements

402 a b c d e g h i j k l
m n n1 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

Attachments

404 a b c d f

Restricted Building Work

405 rbw fou car roo bri ext f

Restricted Building Work – Owner Builder

406 rbw1 fou1 car1 roo1 bri1 ext1 f

Other Information:

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

FREE TEXT

Inspection and Fees Calculation Sheet

PROCESSING		TIME TAKEN (Quantity)		TOTALS in Dollars
Processing hours including vetting				\$ 452.00
Processing Fees Paid				\$ 452.00
SUB TOTAL				\$
Further information		1/2		\$ 90.50
TOTAL PROCESSING CHARGE				\$ 90.50
400	INSPECTIONS (Circle correct letter)	Guide Only-- (min 1/4 hour increments)	# of Insp	# of 1/4 hour Increments
w	Combined inspections – complete free text on sheet 2			0
aa	Siting, Footings, Foundations	3	1	2
ab	Retaining Walls	2-3		
	Subfloor Bracing & Fixing	2		
c	Pre-floor P&D	2		
ca	Pre-floor P&D including Siting (rib-raft)	3		
d	Concrete Floor Building	2	1	2
e	Pre-Wrap <200-<300->	3-4-5	1	2
ga	Wrap Only	2	1	2
gb	Wrap/Cavity Battens	3		
h	1/2 High Brick	2		
i	Bond Beams (One Block- full basement)	2-3		
j	Precast Concrete Work	2		
k	Pre Plaster	3		
l	Solar water heater	2		
m	Preline Building	3	1	2
n	Preline P&D	2		
o	Wet Areas/Tanking/Basements	2		
p	Postline (Addition – New Dwelling)	0.5 – 0.75	1	2
q	Sanitary & Stormwater Drainage)	0.5 – 0.75	1	2
r	Enclosed Decks – membrane roofs/gutters	2		
s	Disconnection drainage	2		
t	Swimming Pools (Pool fencing)	2		
ua	Solid Fuel Heater	2		1
ub	In Built Solid Fuel Heater	2		
v	Final Inspection (Res ≤ 200m² = 1 hr min) (Com/Ind = 1 1/2 hrs min)	4-5 (6)	1	3
x	Trade waste - no charge			0
f	Free text - complete free text on sheet 2			0
Total			# 8	# 18
1	Total number of 1/4 hour increments x \$45.25 = (Inspection cost)			\$ 814.50
2	Building officer desk top review (allow 5 min each inspection dwellings/commercial)	# of inspections	\$/5 minutes	
		8	x \$15.00 =	\$ 120.00
3	LBP Process (allow 15 min / LBP Category)	# of LBP Cat.	\$/15 minutes	
		3	x \$45.25 =	\$ 135.75
4	Travel (total travel time one way only, calculate by using Google maps for RLC)	# of inspections	\$/minute	Time/ trip
		8	x \$3.00	x 9 =
				\$ 216.00
5	CCC Assessment (not required for Garages, carports and minor works)			\$ 90.50
6	Other			\$
TOTAL INSPECTION CHARGE (Tally sub totals for boxes 1 to 6)				\$ 1376.75
Record three # figures above on summary sheet & circle "Completed" to the right when done				Completed

18 April 2017

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

MR AARON DAVID RANDELL
C/O ROB STEVENSON
PO BOX 10085
ROTORUA MAIL CENTRE
ROTORUA 3046

File Ref: P27984
Building Consent No: 76172

Dear Sir

BUILDING CONSENT

Address of Project: 15 MOREY 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. 76172 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



Jason Ward
Manager Consent Solutions

Building Consent No: 76172

Section 51, Building Act 2004

Issued: 18 Apr 2017

ROTORUA
LAKES COUNCIL
Te kaunihera o ngā roto o Rotorua

Owner

RANDELL, MR AARON DAVID
15 MOREY STREET
OWHATA
ROTORUA 3010

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

The Building

Property ID: P27984
Street Address: 15 MOREY STREET, OWHATA
Valuation number: 06997 696 00
Legal Description: Lot 1 DPS72937

First point of contact for communication with the building consent authority:

STEVENSON, MR ROBERT CONWAY
PO BOX 10085
ROTORUA MAIL CENTRE
ROTORUA 3046
pnp@clear.net.nz

Building Work

The following building work is authorised by this consent:

Project is for: ENTRANCE ADDITION AND INTERNAL ALTERATIONS AND MASPORT
OSBURN 1600 SFH
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)

Please note that some of the inspections below have been grouped together for your convenience and to reduce inspection costs.

Please ensure that when booking any of the grouped inspections you communicate this with Council so we can allocate sufficient time on site.

Group 1 - Solid Fuel Heater and Final Inspection

Siting, Footings, Foundations - (relation to boundary confirmed, reinforcing in place and supported)

Concrete Floors - (DPM laid, reinforcing placed and supported, pipes lagged)

Pre-Wrap - (all wind uplift fixings to wall framing and roof structure completed).
(Any fire resistant external wall must be inspected prior to having stopping product applied or enclosed)

Wrap - (All back and kick-out flashings etc installed, wrap sealed and restrained, window support bars).

Pre-Line Building-(including insulation, framing connections and moisture content)

Postline - (all bracing elements and or fire linings/collars installed prior to any plastering completed).

Sanitary and Stormwater Drainage - (under test and prior to backfilling).

Solid Fuel Heater - (at the completion of the heater installation prior to ceiling plate being fixed)

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.

ROOF CERTIFICATION

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

ENERGY WORKS CERTIFICATES

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

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.

Foundations (primary structure, external moisture management system)

Carpentry (primary structure, external moisture management system)

Roofing (external moisture management system)

OTHER INFORMATION

SEDIMENT CONTROL

During the construction phase of the project no sediment, silt or other material shall be permitted to discharge off site. Please install silt fences, bunds and/or detention ponds at the beginning of site works. Note that the discharge of contaminants (silt etc) off site contravenes section 15 of the Resource Management Act and you may be subject to an infringement fine of up to \$1000.00.

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.

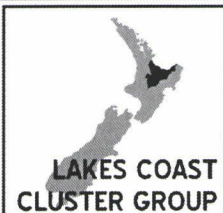
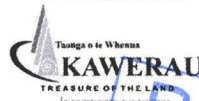
Signed for and on behalf of the Council:

Name: Ann Kelly

Position: Business Support Advisor, Consent Solutions.

Signed: _____

Date: 18 APR 2017

	 WHAKATANE District Council	 South Waikato District Council	 ROTORUA LAKES COUNCIL	 GREAT LAKE TAUPŌ Taupo District Council
	 Opotiki District Council Strong Community Strong Future	 KAWERAU DISTRICT COUNCIL	 Western Bay of Plenty District Council	 Tauranga City

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: 15 MOREY ST, ROTORUA

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

Legal description of land where building is located: Lot 1 DP 72937 Site area: 882 m²

Sec _____ Block _____

Building name: _____ Valuation No: _____

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

Number of levels: [Above & below ground] 1

Level/Unit No: _____ Floor area: 7.9 (sq m) [Indicate area affected by the building work] Current, lawfully

established, use: DWELLING Year First Constructed: _____ [Add no. of occupants per

level and per use if more than 1] _____

Received

17 MAR 2017

Rotorua District Council
Customer Centre

2. OWNER

Name of Owner: A RANDELL

Contact person: "

Mailing address: 15 MOREY ST

ROTORUA

Street address/registered office: _____

Phone No: _____ Landline: _____

Mobile: 021 2754275 Daytime: _____

After hours: _____ 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: ROB STEVENSON

Contact person: "

Mailing address: PO Box 10085

ROTORUA

Street address/registered office: _____

Phone No: _____ Landline: 3501208

Mobile: 0274 804866 Daytime: "

After hours: " Facsimile: "

Email: PNP@CLEAR.NET.NZ

Website "

Relationship to owner: [State details of the authorisation from the

owner to make the application on the owner's behalf] _____

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 ☐

4. APPLICATION [Tick if applicable]

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

Signature: [Signature] Date: 3-3-17

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, Angela Rangan as the owner of the property, authorise Rog Steven to act as my agent.

Signature: [Signature] Date: 3-3-17

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]

PROPOSED ENTRY Addition +
INTERNAL ALTS + SFH

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]:

\$ 18,500 [State estimated value as defined in section 7 of the Building Act 2004]

7. RESTRICTED BUILDING WORK

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

Complete in contacts section below

8. CONTACTS [Provide all details where relevant]

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

DESIGNER:

Name: Reg STEVENSON
Address: PO Box 10085, ROTORUA
Email: PJP@CLEAR.NET.NZ
Telephone: 0774804866 LBP No: 124495
License Class: DESIGN

ENGINEER:

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

BUILDER:

Name: _____
Address: _____
Email: _____
Telephone: _____ LBP No: _____
License Class: CARPENTRY

BRICK / BLOCK LAYER:

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

ROOFER:

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

EXTERNAL PLASTERER:

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

FOUNDATIONS / FLOORS:

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

GAS FITTER:

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

PLUMBER:

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

DRAIN LAYER:

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

LICENSED BUILDING PRACTITIONER:

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

OTHER KEY PERSONNEL:

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

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

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

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

The following plans and specifications are attached to this application:

Draw # 2078 + Specs.

Building Code Clause <i>Tick relevant clauses</i>	Acceptable Solution & NZS 4121 Accessible Design	Verification Method	Alternative Solution [Supporting documents listed below]	Waiver/ Modification [Supporting documents listed below]	Proposed Inspections
☒ B1 Structure	☐ 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): _____

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

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

Supporting documentation attached as follows [please list]:

N/A

11. COMPLIANCE SCHEDULE

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

Purpose group [select all relevant]

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

Applicant to complete

There are no specified systems in the building ☐

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

COUNCIL

Existing

New

Altered

Added

Removed

Inspection performance standards

Maintenance performance standards

Reporting frequency

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

Ss16 Cable cars

☐
☐
☐
☐
☐
☐
☐
☐
☐
☐
☐

12. ATTACHMENTS

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

☒ Plans and specifications [list]

1/RCG - # 2018 + SPECS

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

☒ Project Information Memorandum

☐ Development contribution notice

☐ Certificate attached to Project Information Memorandum

☐ National Environmental Standard Checklist

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

COUNCIL USE ONLY

ESTIMATED TOTAL VALUE OF WORK

\$ 18,500 GST inclusive Project floor area 7.9 m²

FEE PAYABLE

Project Information Memorandum	\$ <u>260.00</u>
Building Administration	\$ <u>135.00</u>
Technical Processing fee	\$ <u>452.00</u>
Inspection fee	\$ _____
Certificate of Title	\$ _____
Other	\$ _____
LODGEMENT FEE	\$ <u>847.00</u>
Technical Processing fee	\$ <u>90.50</u>
Inspection fee	\$ <u>1376.25</u>
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	\$ <u>1467.25</u>

Lodgement deposit	\$ <u>847</u>
Date paid	<u>17.3.17</u>
Receipt No.	<u>285268</u>
Consent fee balance	\$ <u>1467.25</u>
Date paid	<u>13/4/17</u>
Receipt No.	<u>309244</u>

Granted by I Reid

Signature I Reid

Date 6/4/17

Issued by A Kelly

Signature [Signature]

Date 18.4.17

Please complete

Forward any refunds or further invoices to:

Domestic Dwelling Processing Checklist

Ref: CP 03

Ver: 11

Issued: 26 Jan 2017

RDC-197984

Page 1 of 8

Processor Name:		I Reid		Building Consent No.		76172	
Building Act				Comments/ reason for decision			
1	PIM issued? (subject to conditions)	P	F	N/A	No Pim - Circulation form checked		
2	Sec 36 - Has a Development Contribution Notice been attached to the PIM?	P	F	N/A	No DCN - not required		
3	Section 37 notice issued?	P	F	N/A	No Sec 37 - consent review form checked		
4	Sec 39 - Are there any issues associated with Historic Places Trust?	P	F	N/A	Not on historic list		
5	Sec 67 - Is the building consent subject to a waiver or modification? Sign off by TL/ MBS, condition BC, create information notice, advise Chief Executive, MBIE.	P	F	N/A	No waiver - form 2 checked		
6	Sec 72 - Is land subject to natural hazards? (Erosion, Falling Debris, Inundation, Subsidence, Slippage) Sign off by TL/ MBS, condition BC, notify appropriate authority for lodgement on title.	P	F	N/A	No Sec 72 Geyserview 4 indicates consolidated soils		
7	Sec 75 - Is the building constructed on 2 or more allotments? Condition BC, notify appropriate authority for lodgement on title. If there are no party walls, or the allotments have been amalgamated, exempt from section 75 Certificate.	P	F	N/A	1 lot only		
8	Sec 84 - Owner Builder/Designer listed for Restricted building Work (complete separate checklist and create information on property file where owner involved in design or construction)	P	F	N/A	Design LBP		
9	Sec 84 - LBP design memorandum provided - Cat 1 (SH <12 Risk score, single household) - Cat 2 (SH >12 Risk score or not SH(mixed)<10m high) - Cat 3 (SH >12 Risk score or not SH(mixed)>10m high) LBP working at correct level (engineers and architects are unrestricted)	P	F	N/A	Cat 1 LBP working at correct level		
10	Sec 84 - LBP's nominated for construction phase (complete "Restricted Building Work Record" form)	P	F	N/A	Unknown		
12	Sec 113 - Specified intended life? Condition BC, create information notice.	P	F	N/A	50+ years		
11	Sec 115 - Does this application involve a change of use? Comply ANARP with all provisions of building code when changing to household unit. In all other cases ANARP with provisions that relate to means of escape, protection of other property, sanitary facilities, structural performance, fire rating and or access and facilities for disabled.	P	F	N/A	No change of use		
13	Sec 362V - Is the building a household unit being constructed by or on behalf of a commercial on seller for the purpose of sale?	P	F	N/A	Not for purpose of sale		
14	Site plan mirrors that of C.T. and location of existing building similar to G.V?	P	F	N/A	Site plan mirrors CT GV		
15	If this is an alteration, have records been checked to reconcile proposal against existing?	P	F	N/A	Records checked - reconciled		
Specification				Comments/ reason for decision			
16	Job specific specification	P	F	N/A	Specifications - job specific		

Ground Works / Siting / Site Preparation B1,B2,E2				Comments/ reason for decision	
17	Distances to boundaries & other buildings on the site	P	F	N/A	5m to nearest boundary
18	Special features of land or ground conditions (Engineer Design, modified site, pre load effects, compaction certificate endorsement)?	P	F	N/A	Determination of good ground provided
19	Is wind zone correctly specified for the site?	P	F	N/A	10 wind confirmed
20	Contours on site plan	P	F	N/A	flat site
21	Silt/ SW runoff mitigated to adjacent property	P	F	N/A	minor works
Footings/ Foundation/ Piles B1,B2,E2				Comments/ reason for decision	
22	Footings size, depth in ground (pile or insitu-concrete)	P	F	N/A	300 x 300
23	Reinforcing size and cover	P	F	N/A	D12 primary rods D10 starters @ 600
24	Foundations relevant to cladding type, no of storey's	P	F	N/A	Foundations match existing
25	Load paths (point load from roof structure)	P	F	N/A	load paths to new footings
26	Masonry block work	P	F	N/A	No Masonary
27	Tanking to foundation walls, drainage (internal/ external)	P	F	N/A	No Tanking
28	Sub floor bracing calculations	P	F	N/A	slab foundations
29	Pile connection details	P	F	N/A	No pile
30	Timber pile size, grade & treatment	P	F	N/A	" "
31	Up lift for verandah posts (calculations for volume of footing)	P	F	N/A	No verandah
Bearers B1,B2				Comments/ reason for decision	
32	Bearer size, spans, grade, spacing, treatment specified?	P	F	N/A	No Bearer
Floor Joists B1,B2				Comments/ reason for decision	
33	Joist grade, treatment, size, spacing	P	F	N/A	No sub floor
34	Lateral support, blocking & midspan-blocking	P	F	N/A	" "
35	Load paths been considered?	P	F	N/A	" "
36	Has direction of services been considered?	P	F	N/A	" "
37	Are non-load bearing walls (with or without bracing elements) adequately supported?	P	F	N/A	" "
38	Double joists provided under load bearing walls	P	F	N/A	" "
39	Cantilever joist grade, sizes & spans	P	F	N/A	" "
40	Stringer/ trimmer size, grade & fixing	P	F	N/A	" "
Flooring B1,B2				Comments/ reason for decision	
41	Flooring thickness and clearance to ground	P	F	N/A	" "
Subfloor spaces B1,B2,H1				Comments/ reason for decision	
42	Ventilation	P	F	N/A	" "
43	Access and crawl space	P	F	N/A	" "
Concrete floor B1,B2,E2				Comments/ reason for decision	
44	Floor height above finished ground level	P	F	N/A	225mm
45	Hard fill detailed (< 600 mm in depth)	P	F	N/A	300mm sand bedding - 150mm layers of hard fill
46	DPM detail	P	F	N/A	
47	Slab thickness & thickenings	P	F	N/A	100mm thick no thickenings

48	Reinforcing and its support	☒ P	F	N/A	500 E Mesh
49	Shrinkage Control Joints	☒ P	F	☒ N/A	Area < 6m ²
Wall Framing B1,B2				Comments/ reason for decision	
50	Bottom plate fixings	☒ P	F	N/A	BowMac anchors @ 900 C
51	Framing treatment/ grade	☒ P	F	N/A	SG8, H1.2
52	Framing setout appropriate for the cladding system?	☒ P	F	N/A	600 & studs 800 c nogs Hadges weatherboards
53	Stud height, size & spacing in relation to wind zone correct?	☒ P	F	N/A	2.2 stud $\Rightarrow$ low wind - ok
54	Top plate, lintel fixings / connections for uplift	☒ P	F	N/A	type E 1.4 kn
55	Top plate for load bearing/ bracing (diaphragm ceiling)	☒ P	F	N/A	No diaphragm ceiling - single 90x45 top plate
56	Lintel size & grade	☒ P	F	N/A	lintel comply 140x90, 90x90 SG8 H1.2
57	Nogs behind apron flashing, up stand to deck.	P	F	☒ N/A	No deck
Bracing/Walls/Ceiling B1,B2				Comments/ reason for decision	
58	Wall bracing elements & fixings identified & detailed (Are wall bracing elements clear of showers?)	☒ P	F	N/A	2x new BL-1 H 600 brace
59	Wall bracing schedule, calculations & distribution	P	F	☒ N/A	existing bracing
60	Dragon ties/ diaphragm ceiling	P	F	☒ N/A	No dragon ties
Roof Bracing B1,				Comments/ reason for decision	
61	Bracing (space, plane or ceiling plane)	☒ P	F	N/A	2x metal strap bracing
Roof Framing B1,B2				Comments/ reason for decision	
62	Buildable truss layout/ design statement	P	F	☒ N/A	No truss design
63	Have load paths been correctly addressed?	☒ P	F	N/A	Load paths to external walls
64	Ceiling joist & runner spacing, size, span, grade,	☒ P	☒ F	☒ N/A	140x45 ceiling joists, cuties
65	Beam, spans & sizes (hip, valley, ridge, verandah)	☒ P	F	☒ N/A	No Beams
66	Treatment of structural members	☒ P	F	N/A	H1.2
67	Do rafter spacing, spans, size & grade,	☒ P	F	N/A	140x45 rafters @ 600 & SG8 H1.2
68	Purlin spacing's, span, size, grade,	☒ P	F	N/A	70x45, Purlins @ 800 & SG8 H1.2
69	Roof framing fixings (truss, purlin beams, rafters etc)	☒ P	☒ F	N/A	Blue cement Rafter Fixings rafter fixings?
70	Ceiling batten spacing, span, size	P	F	☒ N/A	No ceiling battens
Roof Cladding E2,E1,E2				Comments/ reason for decision	
71	Roof type, profile and pitch	☒ P	F	N/A	20° colour steel long run roofing
72	Roofing underlay (spreaders over concrete tiled roof, requirement for anti ponding bds <17°)	☒ P	F	N/A	thermocraft 213
73	Have details & flashings been provided for the hips, ridges, valleys, aprons & barges?	☒ P	F	N/A	comprehensive details provided on sheet 4
74	Stop end details	☒ P	F	N/A	stop end details on sheet 4 - ridge
75	Roof penetrations	P	F	☒ N/A	No roof penetrations
76	Internal metal gutter capacity & overflow	P	F	☒ N/A	No internal metal gutter
77	Durability (differing materials are compatible, coatings applicable for corrosion zone)	☒ P	F	N/A	as per manufacturers specs
Membrane Roofs/Gutters B1,B2,E1,E2				Comments/ reason for decision	

78	Membrane type and pitch	P	F	N/A	No membrane roofs/gutters
79	Substrate thickness & treatment	P	F	N/A	" "
80	Ventilation to structural cavity/ plenum	P	F	N/A	" "
81	Gutter capacity & overflow	P	F	N/A	" "
Exterior Cladding B2,E2					Comments/ reason for decision
82	Risk matrix assessed	P	F	N/A	Risk matrix score of 1 contained
83	Type of cladding/ claddings	P	F	N/A	Hodres weatherboard to match existing
84	Building wrap specified appropriate & compatible with cladding.(air barrier) Refer E2, Table 23.	P	F	N/A	thermocraft watertight plus
85	Construction details for the drained cavity system	P	F	N/A	direct fix
86	Have drainage paths been considered?	P	F	N/A	Window sills / flashings
87	Flashing details provided for window & door openings (inc Cill flashing to doors/full length windows)	P	F	N/A	Sill details provided
88	Internal and external corner details are provided	P	F	N/A	internal and external corner details sheet 5
89	Junctions between differing claddings are detailed	P	F	N/A	cladding to match existing
90	Have parapets/enclosed deck barrier junctions/flashings been detailed?	P	F	N/A	No enclosed deck
91	Construction/movement/shrinkage joints been detailed relevant to cladding	P	F	N/A	as per hodres specs
92	Wall/soffit junctions	P	F	N/A	Standard detail on sheet 4
93	Brick ties, lintels & shelf angle size and treatment	P	F	N/A	No Bricks
94	Are all fixings relevant for bracing & or corrosion zone?	P	F	N/A	as per hodres specs
95	Timber profiles have appropriate weather grooves	P	F	N/A	No timber profiles
96	All plaster/coating systems are a complete and approved system (endorse BC to ensure statement provided on completion)	P	F	N/A	No Plaster coating systems
Enclosed decks B2,E1,E2					Comments/ reason for decision
97	Timber treatment, grade, size span & spacing (2 kpa)	P	F	N/A	No enclosed decks
98	Substrate and falls	P	F	N/A	" "
99	Threshold/ upstand details	P	F	N/A	" "
100	Stormwater drainage & overflow relief	P	F	N/A	" "
101	Membrane/ tanking type and traffic protection	P	F	N/A	" "
102	Flashing details for the barrier/wall junction	P	F	N/A	" "
Kitchen/ Laundry/ Bathroom B1,B2,D1,E3,G1,G2,G3,G13					Comments/ reason for decision
103	Kitchen facilities (sink, cooker, refrigeration, benches)	P	F	N/A	Kitchen space complies with G3
104	Laundry facilities	P	F	N/A	Existing
105	Impervious finishes to walls/ floors	P	F	N/A	Existing
106	Wet area timber floor, (In wet areas where maintenance of an impervious coating cannot be assured plywood or timber flooring that has been treated to a min. of H3.1 shall be used (ref. NZS 3602: 2003 sec. 10.3.1))	P	F	N/A	No wet area floor

107	Shower type (tiled or proprietary cubicle) <i>If tiled shower, have construction details been provided for the tiling substrate and waterproofing membrane.</i>	P	F	N/A	Existing showers
108	Has provision been made to contain accidental overflow damage to adjoining household units? <i>If multi-unit dwelling, Refer E3, section 2.0 'Overflow'.</i>	P	F	N/A	No adjoining units
Ventilation G4					Comments/ reason for decision
109	Passive/ natural ventilation (5% of floor area)	CP	=	N/A	Existing
110	Mechanical ventilation (ducted to exterior)	P	F	N/A	Not in scope of works
Natural Light G7					Comments/ reason for decision
111	Awareness of the outside (10% of floor area for habitable spaces only)	P	F	N/A	Windows > 10% of floor area
Insulation B2,H1					Comments/ reason for decision
112	Insulation walls (<30% glazing, solid construction)	P	F	N/A	R2.4 Fibre glass bats
113	Insulation ceiling (25mm air gap to skillion)	P	F	N/A	R3.6 Fibre glass bats
114	Insulation floor (heated floors, enclosed perimeter)	P	F	N/A	Slab foundations
115	Insulation glazing	P	F	N/A	double glazing
Glazing B2, F2					Comments/ reason for decision
116	Glazing (NZS 4223 Part 3, shower doors, doors and windows)	P	F	N/A	specified to NZS 4223
Water Supplies B2,G12					Comments/ reason for decision
117	Potable water	P	F	N/A	Existing
118	Hot water heating design (all relevant valves, venting requirements, water temperature)	P	F	N/A	Existing
Sanitary Plumbing B2,G13					Comments/ reason for decision
119	Specific installation std noted	P	F	N/A	Existing
120	Waste pipe size / gradients	P	F	N/A	"
121	Waste pipe length / venting (stacks, multi fixtures to discharge pipe)	P	F	N/A	"
Sanitary Drainage B2,G13					Comments/ reason for decision
122	Correct lateral and depth to allow gravity feed	P	F	N/A	Existing
123	Drainage pipe size / gradients	P	F	N/A	"
124	Drainage pipe length / ventilation	P	F	N/A	"
125	Overflow relief gully (ORG)	P	F	N/A	"
126	Access/ inspection/ rodding points or chambers (entering or exiting under slab)	P	F	N/A	"
Stormwater Drainage B2,E1,G13					Comments/ reason for decision
127	Gutter capacity / m ² of roof (refer to figure 15 E1/AS1) 10mm off set addressed?	P	F	N/A	to match existing
128	Downpipes / m ² of roof	P	F	N/A	Existing
129	Are sump details provided (E1 surface water control for hardstand areas)?	P	F	N/A	No new hard stand areas
130	Approved lateral or soak hole size been specified for catchment? (50m of roof a soak hole – guidance – min 900dia x 1200mm deep or SED for poor draining areas).	P	F	N/A	Existing

Effluent Disposal Systems B2,G13					Comments/ reason for decision
131	Has Regional Council approval been granted.	P	F	N/A	Exsting consil connection
132	Specific design (in accordance with regional plan)	P	F	N/A	
Internal or External Stairs/ Landings/ Handrails/ Barrier D1,F4					Comments/ reason for decision
133	Location of handrails (more than 2 risers)	P	F	N/A	internal stairs not more than 3 risers
134	Stair riser and going (tread)	P	F	N/A	
135	Landing dimensions (400mm clearance in front of door opening onto the landing)	P	F	N/A	No landings
136	Barrier design (B1 assessment)	P	F	N/A	No barriers
137	Slip resistance for external stair landing (0.4)	P	F	N/A	No external stairs
Electrical F7,G8,G9					Comments/ reason for decision
138	Electrical plan (optional) Smoke alarms (compulsory)	P	F	N/A	Smoke alarms within 3m of sleeping areas
Fire Safety C1-6					Comments/ reason for decision
139	- Means of Escape <25m DEOP or 60m TOP - Fire rated walls, floors - Bottom plate/stud fixing details - Cantilevered foundation/ slab detail	P	F	N/A	Confirmation needed MOE < 25m DEOP
140	- Combustible claddings (non-combustible when within 1m of boundary). - Eaves encroachment (Roof/eaves extends to within 650mm of a boundary, the eaves and supporting wall needs to be fire rated 30/30/30.) - Specific design (Firth system or NZS 4229 available)	P	F	N/A	No boundary encroachment
AIRBORNE AND IMPACT SOUND G6					Comments/ reason for decision
141	Acceptable solution or specific design	P	F	N/A	Consent review form checked No adjoining units - circulation form checked

P = Pass = Compliance with the Building Code

F = Fail = Non-compliance with the Building Code – further information required

N/A = Considered but Not Applicable to this Project

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

N/A

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

N/A

Producer Statements

Acceptance Guidelines

PS will be accepted from approved persons recognised as having appropriate technical competence / qualifications / experience / history within their specific discipline.

Circle Statement Type:

PS 1 – Design

PS 2 – Design Review

Comments:

Category: (circle)

PSI

CALCS

SPECS

DRAWINGS

PS2

Producer Statements formatted as below & architectural plans are signed by Engineer

Structural

Geotechnical

Weathertightness

Other

Other

Producer Statements;

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

- ☐ A written statement
- ☐ Header with 'Producer Statement'
- ☐ Who is issuing the Producer Statement (suitably qualified and author of Producer Statement)
- ☐ The Producer Statement must be addressed for the attention of the Rotorua District Council
- ☐ Who has completed or designed the work identified (qualifications to undertake the work required)?
- ☐ The product name and specifications for application of product used (where applicable)
- ☐ What parts/clauses of the Building Code the work relates to
- ☐ Full legal description of the site where the work will be undertaken
- ☐ Clearly identifying what part of the building consent work is covered by the Producer Statement
- ☐ Provide the sum of Professional Indemnity Insurance held
- ☐ The author's name and signature
- ☐ Qualifications
- ☐ Address
- ☐ Registration Number
- ☐ Membership of Professional Organisation
- ☐ Date the Producer Statement was produced.

Statements of Compliance;

1. Rotorua District Council will accept a statement of compliance in assessing compliance with the Building Code. Statements of compliance can include, but are not limited to:
 - 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	☐ Date
☐ Product name	☐ Name and signature
☐ Address of relevant property (where applicable)	☐ Registration/license number (where applicable)
☐ Description of application (where applicable)	☐ Address of author

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

N/A

Alternative Solutions

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

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

Solid fuel heater

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.

Solid Fuel Burner Processing Checklist

Ref: CP 17
Ver: 01
Issued 1 December 2014
RDC- 512822
Page 1 of 2

Building Consent No. I Reid		Processor Name: 76172			Comments/ reason for decision
Solid Fuel Heater C1, B1, E2, E3, B2, F7, G4					
1	Is the appliance 'clean air' approved? Ref: Ministry for the Environment web site for a list of approved appliances (not applicable if over 2 ha)	P	F	N/A	MFE approved
2	Entire floor plan showing distances to windows/doors and flammable materials (Line drawings to show all windows and doors! curtains are restrained if close to fire)	P	F	N/A	entire floor plan provided
3	Means of Escape not been effected by installation of SFH	P	F	N/A	SFH in living room on external wall
4	Manufacturer specifications provided? (Ensure specific make and model of appliance to be installed is nominated in manufacturer's specifications.)	P	F	N/A	MOE L 25m DEOP
5	Hearth dimensions and fixings (Manufacturer's technical literature provided with application)	P	F	N/A	confirmation needed
6	Is heat transfer mitigated? (Clearance distances specific to make and mode of appliance are stated in manufacturer's specifications)	P	F	N/A	provided in Masport spec
7	Ventilation provided? (opening windows to room)	P	F	N/A	provided in Masport spec
8	Seismic restraint (Refer to manufacturer's specifications)	P	F	N/A	Windows > 500 of floor area A/N/R P
9	Domestic smoke alarm(s) detailed on floor plan (Refer to NZBC F7 for requirements within 3m of sleeping areas and on escape route of each level)	P	F	N/A	2 x 12 gauge screws noted
10	Construction of hearth details Acceptable solution or manufacturer's tested hearth	P	F	N/A	Smoke alarms within 3m of sleeping areas
11	Flashing details? Roof/wall penetrations. NZBC E2 or EPDM (alternative solution accepted by Council due to product history)	P	F	N/A	monolithic hearth
12	Flue heights above roof	P	F	N/A	EPDM
13	Cross section through roof provided?	P	F	N/A	As per AS/NZS 2918
Cross section provided					
Wet back addition G12,H1					
14	Can the appliance be fitted with a wet back? Ref: Ministry for the Environment web site for a list of approved appliances (not applicable if over 2 ha)	P	F	N/A	No wet back
15	Producer statement/certificate required after installation? Note on building consent (e.g. radiators, pumps etc)	P	F	N/A	" "
16	Tempering valve for new wet backs?	P	F	N/A	" "
17	Wetback installation diagram (Fully vented system? Under/Over piping needs to be independently vented)	P	F	N/A	" "
Other Solid Fuel Heaters, Central Heating etc B1,B2,C1,G4,G12					
18	Second hand fires must have a producer statement from a recognised expert	P	F	N/A	No second hand/diesel
19	Diesel burners have isolating tap? (Do they require automatic cut off solenoid?)	P	F	N/A	" "
20	Exterior diesel burners clear of opening windows/doors? (See instructions for clearance or refer to NZS 5621)	P	F	N/A	" "
21	Piping layout included on plan (radiators)	P	F	N/A	" "
22	Producer statement/certificate required after installation? Note on building consent (e.g. radiators, pumps etc)	P	F	N/A	" "
23	Open fire complies with C/AS1 parts 7-7.5	P	F	N/A	" "

P = Pass

F = Non-compliance with the Building Code – further information required

N/A = Not Applicable

Other considerations (waivers and modifications- alternative solutions, TL and PS format, authors- warnings and bans- section 37,75 etc) (ANARP or Section 112)

N/A

GRANTING BUILDING CONSENT

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

BUILDING CONSENT ACCOUNT

TAX INVOICE: REGISTRATION NO. 10-801-397

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

**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

**AARON RANDELL
C./- STEVENSON, MR ROBERT CONWAY
PO BOX 10085
ROTORUA MAIL CENTRE
ROTORUA 3046**

Invoice No: 410057
Application No: 76172
Valuation No: 06997 696 00
Legal Description: Lot 1 DPS72937
Site Location: 15 MOREY STREET, OWHATA
Owners Name: RANDELL, MR AARON DAVID
Date: April 6, 2017
Agent Name: STEVENSON, MR ROBERT CONWAY

DESCRIPTION	CHARGE	GST AMOUNT	TOTAL FEE
BC CIRCULATION FEE	226.09	33.91	260.00
CONSENT ADMIN FEE	117.39	17.61	135.00
INITIAL TECHNICAL PROCESSING FEE	393.04	58.96	452.00
ADDITIONAL TECHNICAL PROCESSING FEE-TIME RELATED	78.70	11.80	90.50
INSPECTION FEES CALCULATED DURING PROCESSING	1,197.17	179.58	1,376.75
Building Consent Fees Chargeable	2,012.39	301.86	\$2,314.25
Prepaid at Lodgment 2017 285268	736.52	110.48	847.00
Invoice Payment due			\$1,467.25

PAYMENT REQUIRED WITHIN 28 WORKING DAYS

For Direct Credit please pay: BNZ, Rotorua, 020412 0234516 00 and quote
Invoice number **410057** and **BC76172** as reference.

06 APR 2017

AARON RANDELL
C./- STEVENSON, MR ROBERT CONWAY
PO BOX 10085
ROTORUA MAIL CENTRE
ROTORUA 3046

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

File Ref: P27984
Building Consents No: 76172

Dear Sir/Madam

INVOICE FOR BUILDING CONSENT NO: 76172 - 15 MOREY STREET, OWHATA

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

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

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

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

Yours faithfully



Jason Ward
Manager Consent Solutions

5 April 2017
RDC-714502

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

STEVENSON, MR ROBERT CONWAY
PO BOX 10085
ROTORUA MAIL CENTRE
ROTORUA 3046

Dear Sir or Madam:

Request for Further Information on PIM / BC Application.

Building Consent Number: 76172 P27984

Project Location: 15 MOREY STREET, OWHATA

Project Description: ENTRANCE ADDITION AND INTERNAL ALTERATIONS

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:

Building services requires the following:

1. Confirm ceiling joist centers
450 & sheet 3
2. Confirm rafter fixings to comply with NZS3604.10.1
2x90 + 2 wire dogs sheet 3
3. Provide stair rise and run details to comply with NZBC D1
166 rises 300 Run on sheet 2
4. Confirm travel distances for means of escape to comply with NZS C2
MOE < 25m² confirm sheet 2

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

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

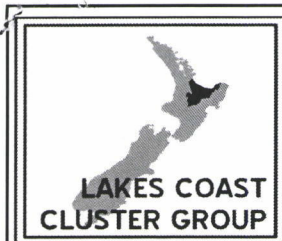
Further information can be forwarded by mail or lodged with Customer Services. Alternatively you can contact the writer 24 hours prior to lodgment and arrange a meeting where each of the outstanding items can be assessed in person.

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

Yours sincerely



Israel Reid
Building Consent Solutions Advisor



Building Consent Application Checklist RESIDENTIAL

BC ONLY
76172

Address: 15 MOREY ST, ROTORUA

Date Vetted: 17-3-17

How to use this checklist

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

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

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

Customer Use Circle as appropriate		Doc ref./ page #	General Documentation Required	Council Use		
☒ Yes	N/A	/	Application form completed in full and signed	☒ Yes	No	N/A
☒ Yes	N/A	/	Lodgement fee (refer to Schedule of Fees and Charges for amount)	☒ Yes	No	N/A
☒ Yes	N/A	2078	Two (2) complete sets of drawings/report/specification/plans and other relevant documents are required	☒ Yes	No	N/A
☒ Yes	N/A	/	Form 2A Certificate of Design Work	☒ Yes	No	N/A
☒ Yes	N/A	✓	All drawings must meet the minimum requirements of the technical drawings standard AS/NZS1100. Index provided for plans and specifications	☒ Yes	No	N/A
Yes	☒ N/A		Are you applying for owner/builder exemption? If yes, the appropriate documentation including Form 2b is to be supplied	☒ Yes	No	N/A
☒ Yes	N/A	/	All documents including photocopies must be legible	☒ Yes	No	N/A
☒ Yes	N/A	2078	All plans are to be titled and dated (or version number)	☒ Yes	No	N/A
			Legal Documentation Required			
☒ Yes	N/A	RUC	Full, current (less than three months old) Certificate of Title	☒ Yes	No	N/A
Yes	☒ N/A		Sale and purchase agreement with settlement date provided (if applicable)	Yes	No	☒ N/A
☐ Section NA			Specifications and other Documentation	☐ Section Accepted		
Yes	☒ N/A		Technical specifications for proprietary systems/products e.g. tiled showers, membranes, cladding systems, and foundation systems	Yes	No	☒ N/A
☒ Yes	N/A	P2	H1 calculations	☒ Yes	No	N/A
☒ Yes	N/A	4	E2 Risk Matrix	☒ Yes	No	N/A
Yes	☒ N/A		Natural hazard assessment report where applicable (erosion, falling debris, subsidence, inundation, slippage)	Yes	No	☒ N/A

Comments – Council Use Only

Customer Use Circle as appropriate		Doc ref./ page #	Specific Design Engineering	Council Use		
☒ Section NA				☒ Section Accepted		
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
Yes	N/A		Proposed inspections regime	Yes	No	N/A
☐ Section NA			Site/Location Plan	☐ Section Accepted		
☒ Yes	N/A	P1	North Point	☒ Yes	No	N/A
☒ Yes	N/A	"	Road frontage indicated and street named	☒ Yes	No	N/A
☒ Yes	N/A	"	Location of all existing and proposed buildings	☒ Yes	No	N/A
☒ Yes	N/A	"	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	P1	Building line restrictions and easements	☒ Yes	No	N/A
Yes	☒ N/A		Site boundaries/exclusive area boundaries for cross lease properties and common areas clearly shown	Yes	No	☒ N/A
☒ Yes	N/A	P1	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	P1	Existing and proposed crossings/driveways also showing berms and footpaths. Crossings are to be clear of Council storm water sumps (Note: normally one crossing per site)	☒ Yes	No	N/A
☒ Yes	N/A	P1	Sediment control plan	☒ Yes	No	N/A
Yes	☒ N/A		If building under or near transmission and or power lines, please show transmission plan area or location of power lines	Yes	No	☒ N/A
☒ Section NA			Retaining Walls/Site Works	☐ Section Accepted		
Yes	N/A		Site Plan indicating position and height of retaining walls, other buildings and drainage points to an approved outfall	Yes	No	N/A
Yes	N/A		Elevations showing original ground level, cut and fill	Yes	No	N/A
Yes	N/A		Engineering design information where required	Yes	No	N/A
Yes	N/A		Has safety from falling and loadings from barrier been considered?	Yes	No	N/A
Yes	N/A		Cross sections/details (cut, fill, height of retained ground, waterproof membrane and drainage) and height of wall indicated	Yes	No	N/A
Yes	N/A		Show cuts battered to a safe angle	Yes	No	N/A
Comments – Council Use Only						

Customer Use Circle as appropriate		Doc ref./ page #	Structure	Council Use		
☐ Section NA			Foundation Plan	☐ Section Accepted		
☒ Yes	N/A	P3	Foundation details	☒ Yes	No	N/A
Yes	N/A		For timber floors and decks, show the location of piles, pile type, sub-floor bracing calculations, foundation perimeter walls and internal piling system where applicable	Yes	No	N/A
☒ Yes	N/A	P3	Concrete floor details provided	☒ Yes	No	N/A
Yes	N/A		Control joints/saw cuts indicated	☒ Yes	No	N/A
Yes	N/A		Bearer layout for floors and decks	Yes	No	N/A
Yes	N/A		Access/ventilation to subfloor space	Yes	No	N/A
☐ Section NA			Floor Plan	☐ Section Accepted		
☒ Yes	N/A	P2	Plan of all floors describing the function of each room	☒ Yes	No	N/A
☒ Yes	N/A	u	Show all doors, windows and ventilation including enclosed space ventilation	☒ Yes	No	N/A
☒ Yes	N/A	u	Stairs, handrails and decking shown showing dimensions and details	☒ Yes	No	N/A
☒ Yes	N/A	NOTES P3	Smoke alarms position shown	☒ Yes	No	N/A
☒ Yes	N/A	P2	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	P2	Chimneys and solid fuel heaters	☒ Yes	No	N/A
☒ Yes	N/A	P2	Lintel sizes/beam sizes and proprietary system design	☒ Yes	No	N/A
☐ Section NA			Framing Plan/ Bracing Plan	☐ Section Accepted		
☒ Yes	N/A	P2 + SPEC	Bracing calculations/details – type and fixing	☒ Yes	No	N/A
☒ Yes	N/A	P2	Framing plan including size, centers, grade and treatment of members	☒ Yes	No	N/A
☒ Yes	N/A	P3	Bottom plate, top plate stud, lintel fixing details	☒ Yes	No	N/A
Yes	N/A		Upper storey floor design if applicable	Yes	No	N/A
☒ Yes	N/A	P3	Floor joist layout for floors and decks	☒ Yes	No	N/A
☐ Section NA			Roof Plan	☐ Section Accepted		
☒ Yes	N/A	P2	Roof plan and roof bracing	☒ Yes	No	N/A
Yes	N/A		Truss types/roof framing layout and design statement	Yes	No	N/A
☒ Yes	N/A	P3	Truss/ rafter and purlin fixings	☒ Yes	No	N/A
☐ Section NA			Elevations	☐ Section Accepted		
☒ Yes	N/A	P2	North, South, East and West elevations	☒ Yes	No	N/A
Yes	N/A		Overshadowing/ daylighting angles 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	P2	Show existing finished ground levels/floor levels and proposed finished ground levels/floor levels (subfloor ventilation and access)	☒ Yes	No	N/A
Yes	N/A		Stairs, handrails and decking shown	Yes	No	N/A
☒ Yes	N/A	P2	Cladding systems, roofing type and any other relevant details	☒ Yes	No	N/A
Yes	N/A		Window schedule	Yes	No	N/A
Yes	N/A	SPEC	Roof pitch and chimneys (show height of chimney in relation to ridge)	☒ Yes	No	N/A
Yes	N/A		Alterations to land contour, retaining, cut and fill and batters	Yes	No	N/A
Comments – Council Use Only						

Customer Use Circle as appropriate		Doc ref./ page #	Cross Sections	Council Use ☐ Section Accepted		
☐ Section NA						
☒ Yes	N/A	P3	Drawings showing constructional details of foundations, floor systems, wall, ceiling, stud heights and stud sizes, roof construction, balustrades and barriers.	☒ Yes	No	N/A
☒ Yes	N/A		Surface finishes to wet areas (walls and floor to laundry, kitchen and bathroom).	☒ Yes	No	N/A
☒ Yes	N/A	P3	Location and type of insulation	☒ Yes	No	N/A
☒ Yes	N/A	P4	Details for all penetration in walls, roof (i.e. windows, doors, meter boards, skylights etc.)	☒ Yes	No	N/A
☒ Yes	N/A	P4	Cavity construction details where applicable	☒ Yes	No	N/A
☒ Section NA			Plumbing and Drainage	☒ Section Accepted		
☒ Yes	N/A		All existing SEWERS, sewer connections and sewer drain locations and depth 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		Proposed sewer and storm water drains/soak holes, terminal vents shown	☒ Yes	No	N/A
☒ Yes	N/A		Existing and proposed potable water supply	☒ Yes	No	N/A
☒ Yes	N/A		All existing and proposed sanitary fittings including pipe sizes, inspection fittings and gradients (isometric)	☒ Yes	No	N/A
☒ Yes	N/A		Standard Regional Council design system or Regional Council approved effluent disposal system	☒ Yes	No	N/A
☒ Yes	N/A		Specifications for hot water heating system (consider seismic restraints)	☒ Yes	No	N/A
☒ Yes	N/A		Storm water disposal design and calculations	☒ Yes	No	N/A
☒ Section NA			Relocatable Buildings	☒ Section Accepted		
☒ Yes	N/A		Is the structure being relocated in more than one part? If so, please provide detail of how the building will be reconnected showing compliance with NZBC including B1 & E2.	☒ Yes	No	N/A
☒ Section NA			Solar Heating	☒ Section Accepted		
☒ Yes	N/A		Specifications and installation details	☒ Yes	No	N/A
☒ Yes	N/A		Location of solar panels/ tubes/roof tank on roof plan (orientation)	☒ Yes	No	N/A
☒ Yes	N/A		Flashing and installation details for pipe penetrations through walls/roof details	☒ Yes	No	N/A
☒ Yes	N/A		Demonstrate roof structure is designed for additional load (weight)	☒ Yes	No	N/A
☒ Yes	N/A		Water pipe type and insulation requirements	☒ Yes	No	N/A
Comments – Council Use Only						

Customer	Doc ref./		
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Use Circle as appropriate		page #	Swimming Pool/Spa Pool	Council Use ☒ Section Accepted		
☒ Section NA						
Yes	N/A	<i>2</i>	Site plan (refer site plan section of checklist)	☒ Yes	No	N/A
Yes	N/A	<i>2</i>	Plan of all floors describing the function of each room including all doors and windows.	☒ Yes	No	N/A
Yes	N/A		Fences/Gates with dimensions.	Yes	No	<i>N/A</i>
Yes	N/A		Show access restrictions, direction of opening and locking device details for doors and windows to pool area from all doors and windows	Yes	No	N/A
Yes	N/A		Have immediate pool area hazards been identified (climb hazards)	Yes	No	N/A
Yes	N/A		Pool manufacturer's specifications	Yes	No	N/A
Yes	N/A		Elevations/Cross section showing all construction details	Yes	No	N/A
Yes	N/A		Location of backwash indicating connection to approved outfall	Yes	No	N/A
Yes	N/A		Backflow preventer shown – type and location	Yes	No	N/A
☐ Section NA			Solid Fuel Heater	☐ Section Accepted		
☒ Yes	N/A	<i>Spec</i>	Is the proposed appliance 'clean air' approved?	☒ Yes	No	N/A
☒ Yes	N/A	<i>P2</i>	Location of SFH on floor plan in relation to windows, doors and flammable materials	☒ Yes	No	N/A
☒ Yes	N/A	<i>P2+Spec</i>	Make and model provided	☒ Yes	No	N/A
☒ Yes	N/A	<i>Spec</i>	Manufacturers specifications provided including hearth information	☒ Yes	No	N/A
☒ Yes	N/A	<i>u</i>	Cross section through roof including height of flue in relation to roof	☒ Yes	No	N/A
☒ Yes	N/A	<i>u</i>	Flashing details (roof/wall penetrations)	☒ Yes	No	N/A
☒ Yes	N/A	<i>P3 (N/A)</i>	Location and distance of all smoke alarms	☒ Yes	No	N/A
☒ Yes	N/A	<i>Spec</i>	Seismic restraint detailed	☒ Yes	No	N/A
☒ Section NA			Wetback Installation	☒ Section Accepted		
Yes	N/A		Location of hot water cylinder and size	Yes	No	N/A
Yes	N/A		Wetback installation diagram/manufacturers installation instructions	Yes	No	N/A
Yes	N/A		Tempering valve information provided	Yes	No	N/A
Comments – Council Use Only						
Council Specific Requirements – Please complete for your related Council						
☒ Section NA			Tauranga City Council	☒ Section Accepted		
Yes	N/A		Land undergoing subdivision – If the title has not yet been issued, the council may or may not accept your application. Refer to the Land Undergoing Subdivision Checklist form AC-6	Yes	No	N/A
Yes	N/A		50m ² continuous outdoor living area incorporating a 4x3m outdoor living court minimum dimension	Yes	No	N/A
☐ Section NA			Rotorua Lakes Council	☐ Section Accepted		
☒ Yes	N/A	<i>P1</i>	Soil investigation that has a conclusion readily identifiable in accordance with chapter 3 RCEIS	☒ Yes	No	N/A
Yes	<i>N/A</i>		Any geothermal activity on or near site, distances to proposed building work (SED where <50m to a bore or geothermal feature)	Yes	No	<i>N/A</i>
Yes	<i>N/A</i>		Relocatable Buildings – Please provide re-site report	Yes	No	<i>N/A</i>
☒ Section NA			Whakatane District Council	☐ Section Accepted		
Yes	N/A		Peer review required Structural ☐ Geotech ☐	Yes	No	<i>N/A</i>
Yes	N/A		Comments required by Council 3 Water Engineers	Yes	No	<i>N/A</i>

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

ADDITIONAL FEES

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

Person completing checklist

Name of person signing:	<u>Rob Stevenson</u>	Date:	<u>31-2-17</u>
Signature:	<u>[Signature]</u>	☒ Agent ☐ Owner ☐ Other:	
Name to be on invoice:	<u>R. STEVENSON</u>		
Payment Details:			

COUNCIL USE ONLY

Outcome of decisions – Council Use Only	Officer	Date	Time
☐ This application was not accepted for lodgement because documentation was incomplete			
☐ This application needs to be re-vetted			
☒ Documentation is now complete and the application is accepted for lodgement	I Reid	<u>12/3/17</u>	<u>1/4</u>
☐ Application will now proceed for compliance checking			

Project Type

RBW	Yes ☒ No ☐	Type	PIM ☐ PIM/BC ☐ BC ☒	Category	R1 ☒ R2 ☐ R3 ☐ C1 ☐ C2 ☐ C3 ☐
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COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952




R. W. Muir
Registrar-General
of Land

Search Copy

Identifier SA58C/885
Land Registration District South Auckland
Date Issued 07 November 1996

Prior References

SA36A/54 SA36A/55

State Fee Simple
Area 882 square metres more or less
Legal Description Lot 1 Deposited Plan South Auckland
72937

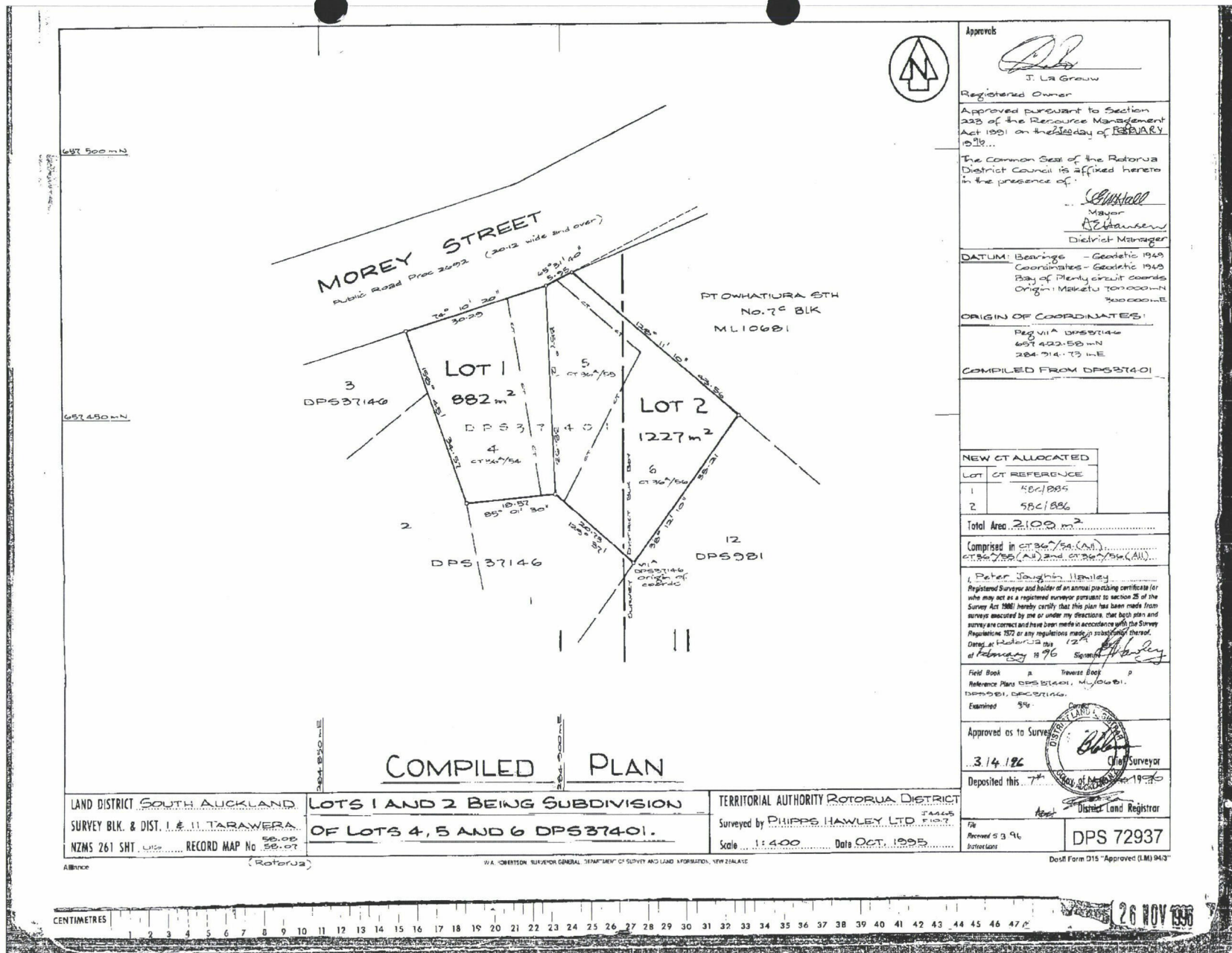
Proprietors

Aaron David Randell

Interests

10519981.3 Mortgage to Bank of New Zealand - 5.8.2016 at 2:32 pm





Identifier

SA58C/885

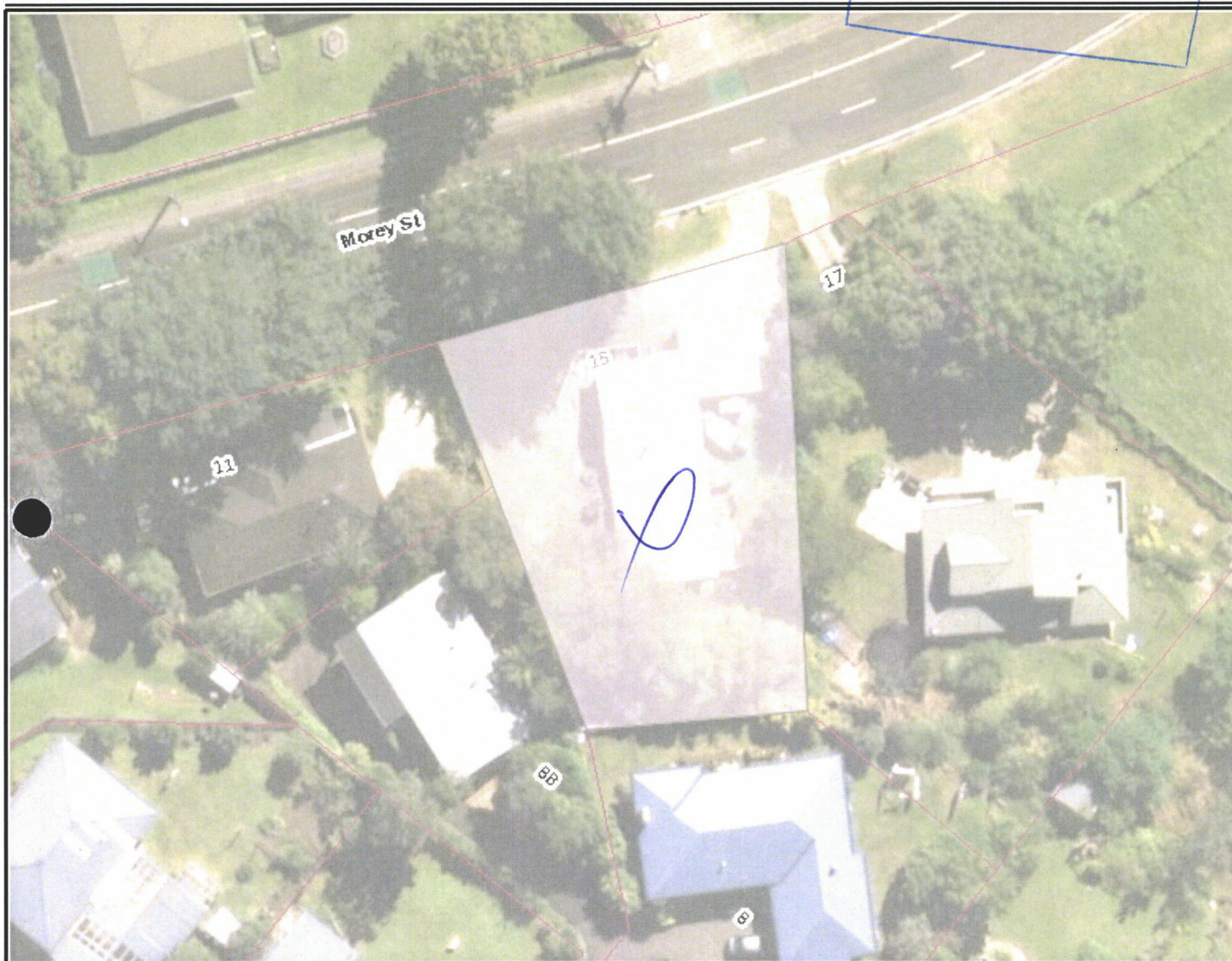
GeyserView IV Parcel Report

Legal desc: Lot 1 DPS 72937

BC ONLY

No

76172



Parcel Information

Parcel is 'ghosted'

Parcel Id PFile

5221/16 P27984
Title(s) SA58C/885

Full Address

15 MOREY STREET, OWHATA

Parcel Name

LOT 1 DPS 72937

06997*696*00* 15 MOREY STREET

LOT 1 DPS 72937

Capital Value \$280,000.00

Land Value \$125,000.00

Improvements DWG OI

Area (ha) 0.0882

Connections: Sewer 1

Water 1

Refuse Charges 1

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.



Form 2A

Memorandum from licensed building practitioner: Certificate of design work



Section 45 & Section 30C, Building Act 2004

THE BUILDING

Street address of building: 15 Morcy St
 Suburb: _____ Town/City: ROTORUA
 Post Code: _____

THE OWNER

Name: A RANDELL
 Address: AS ABOVE
 Suburb: _____ PO Box/Private Bag: _____
 Town/City: _____ Postcode: _____
 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 Rob STEVENSON 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	
Bracing	☐	☐ 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

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:

ROB STEVENSON

LBP or registration number:

124495

The practitioner is a:

☒ Design LBP

☐ Registered architect

☐ Chartered professional engineer

Design Entity or Company [optional]:

PLOTZ N PLANZ.

Mailing address [if different from below]

PO Box 10085

ROTORUA.

Street address or registered office:

8 RAILWAY RD

Suburb:

KOUTU.

Town/City:

ROTORUA.

PO Box/Private Bag:

10085

Postcode:

3010

Phone No:

Landline: 07-3501208

Mobile:

0274 814866

Daytime:

h

After hours:

h

Fax:

—

Email address: PNPC@CLEAR.NET.NZ

Website: —

DECLARATION

I ROB STEVENSON 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:



Date:

3-3-17