

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

16 August 2021

EMAILED TO: andrew@ahdesign.kiwi

A H Architectural Design Ltd
130 Otonga Road
ROTORUA

File Ref: P11450-BUILDING
Doc No: RDC-1173082

Attention: Andrew Hiscoke

Dear Sir

**EXEMPT BUILDING WORK: WINDOW UNITS REPLACED WITH SET OF DOORS
ADDRESS: 14 UTUHINA ROAD, SPRINGFIELD, ROTORUA 3015**

Rotorua District Council acknowledges your request that the proposed building work at the above address be assessed against the First Schedule of the New Zealand Building Act 2004 and an exemption under Item 8 is granted.

This letter is to confirm that Rotorua District Council acknowledges that your proposed building work does fit within the scope of the abovementioned section of the NZ Building Act 2004.

The supplied drawings and associated correspondence will be placed on the property file.

This authorisation is not an acknowledgement that the documentation demonstrates compliance with the Building Code and you are reminded that all building work must comply with the Building Act and does not relieve the owner of any duty or responsibility under any other Act relating to or affecting the building or proposed building work.

Any further queries, please do not hesitate to contact our Building Services on (07) 349-5646.

Yours faithfully



Anjanette (Anna) Nepia - Eparaima
Business Support Administrator
PLANNING AND DEVELOPMENT SOLUTIONS



RRD002KYYV

Document Number: **RDC-1173082**

Date Registered: **16/8/2021**

Anjanette Nepia-Eparaima

From: Anjanette Nepia-Eparaima
Sent: Monday, 16 August 2021 3:45 PM
To: 'Andrew Hiscoke'
Subject: Exempt Building Work - Item 8 - 14 Utuhina Road, Springfield, Rotorua 3015 - Window Units Replaced with Set of Doors
Attachments: Tax Invoice 547629 - 14 Utuhina Road.pdf; SC36804231 21081615500.pdf

Kiā orā Andrew,

Please find attached documentation for the above exempt building work application.

Also attached is Tax Invoice No. 547629.

Should you have any further queries, please feel free to contact our Building Services on (07) 349-5646.

Ngā mihi nui,

Anjanette (Anna) Nepia-Eparaima

For Manager, Building Services

Anjanette (Anna) Nepia-Eparaima NZDipAcctg; NZDB | **Tiheru Whakawhanake** - Business Support

Administrator - | **Ohu Whakawhanake** – Planning & Development Solutions

Waea: 07 351 8163

Īmera: anjanette.nepia-eparaima@rotorualc.nz | Ipurangi: rotorualakescouncil.nz

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



ROTORUA
 LAKES COUNCIL

 Civic Centre
 1061 Haupapa Street
 Private Bag 3029
 Rotorua Mail Centre, Rotorua 3046
 P: 07 348 4199
 F: 07 346 3143
 E: info@rotorualc.nz
 W: www.rotorualakescouncil.nz
File No: P 11450RFS No: 580363LF: 29569

ASSESSMENT OF EXEMPT BUILDING WORK (MUST BE LODGED AND ACCEPTED BY COUNCIL PRIOR TO COMMENCEMENT OF BUILDING WORK)

1st SCHEDULE OF NZ BUILDING ACT 2004

1. THE BUILDING

 Street address of building: 14 Utuhina Rd, Rotorua
 Legal description of land where building is located: Lot 35 DP 8665
 Building name: _____ Valuation No: _____
 Location of building within site/block number: [Include nearest street access] _____

2. OWNER

 Name of Owner: David Blackmore
 Contact person: _____
 Mailing address: _____

 Street address/registered office: _____

 Phone No: _____ Landline: _____
 Mobile: 0277366614 Daytime: _____
 After hours: _____ Facsimile: _____
 Email: david@waimungu.co.nz

3. AGENT [Only required if application is being made on behalf of the owner]

 Name of Agent: AH Architectural Design Ltd
 Contact person: Andrew Hiscoke
 Mailing address: 130 Otonga Rd Rotorua

 Street address/registered office: _____

 Phone No: _____ Landline: _____
 Mobile: 021 855 684 Daytime: _____
 After hours: _____ Facsimile: _____
 Email: andrew@ahdesign.kiwi

4. FIRST POINT OF CONTACT

FIRST POINT OF CONTACT for communications with the Council / Building Consent Authority: ☐ Owner ☒ Agent

Owner's signature is required when authorising agent to act on owner's behalf or alternately provide authorisation letter.

 I, David Blackmore as the owner of the above property, authorise AH Architectural Design Ltd
 to act as my agent. David Blackmore
 Signature _____ Date _____

5. NOTIFICATION

I acknowledge that ALL building work must comply with the New Zealand Building Code, the Resource Management Act, and the Rotorua District Council District Plan. I also understand that Council will have no liability as the building work is exempt and will not be checked for compliance or inspected by Council.

I request that this assessment record be placed onto the associated property file.

 Signature of: Andrew Hiscoke Name: Andrew Hiscoke
 Date: 10.02.21

6. DESCRIPTION OF BUILDING WORK

Description of the building work: (Must include item number from 1st Schedule being relied on for each piece of work e.g. item 10)

Window units replaced with set of doors

Refer to supplied plan elevation

Date of work undertaken, proposed to be undertaken: July 2021

Personnel who will carry out the building work: [list names, addresses, phone numbers, and registration numbers]

Jonathan Ellwood, 021652160, LBP 115501,
ellwoodjoff@gmail.com

The following plans and / or elevations are attached to this notification to exempt building work: [NB: Construction details not to be supplied unless the proposal relates to an "Item 2 exemption". Do include site, floor plans and elevations where appropriate]
Floor plan & Elevations shown

OFFICE USE ONLY - USE WHEN NOT COMPLETING EBW 01 FORM

Rotorua Lakes Council has assessed this building work to be exempt from requiring a Building Consent under the 1st Schedule New Zealand Building Act 2004; Item/(s) Schedule 1: 8 Windows & exterior door.

Notes by Building Officer/ Processor (Reasons for decision)

Unit 1 to be installed 21290x45 fixed to Lumberlok G fixing. Complies to NZS8604:2011
Checked streetview which shows paving & no risk of falling from doors. Amended plans provided.

Notes (Text that will appear in OZONE, Geyserview and on LIM's)

Building work in connection with a window or ext. doorway in a existing dwelling that is not more than 2 storeys. This replacement is due to any failure of external moisture systems or modified specified system.

OFFICE USE ONLY - APPROVAL

LODGEMENT: \$ 144.00 DATE PAID: _____ RECEIPT No: _____

APPROVED/DECLINED BY: M. Pesea SIGNATURE: [Signature] DATE: 16/8/21

☒ Notification been forwarded to any other relevant departments within Council

YES / NO

☒ Exemption letter generated

YES / NO

☒ All information sent to be placed on to the property file

YES / NO

Tax Invoice No.

547629 emailed

to Andrew Hiscock, 16.8.21

D Eddy

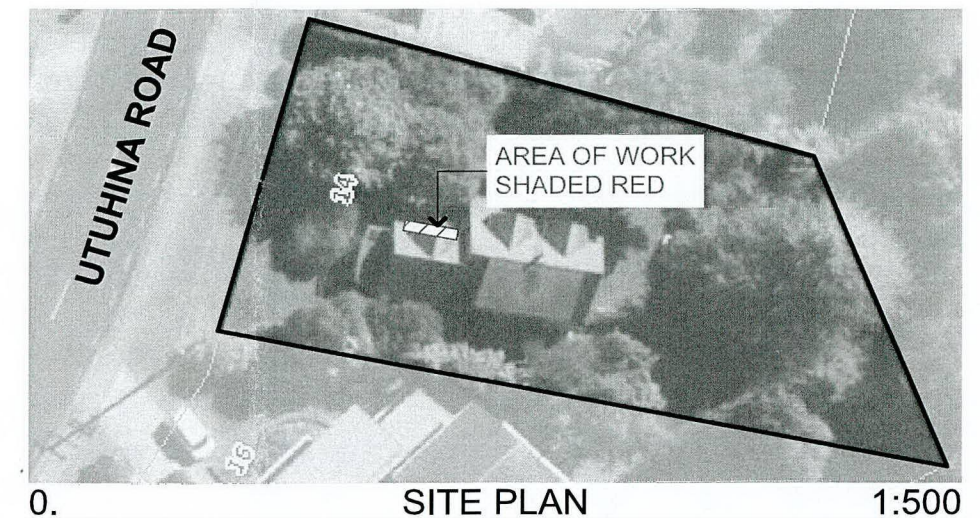
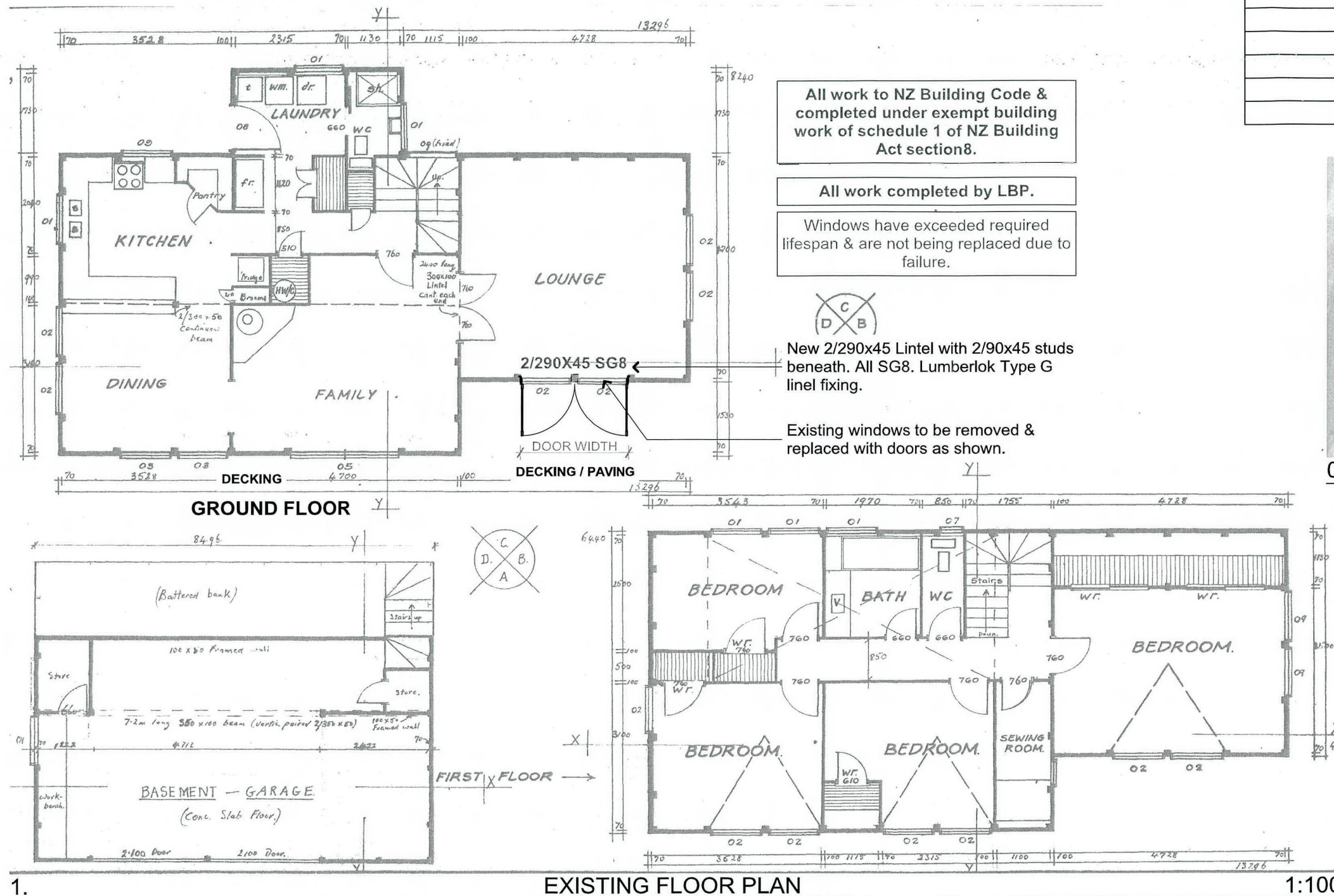
Reviewed

16/8/21

RECEIVED
16 AUG 2021

SHEET INDEX		
SHEET No.	SHEET NAME	REV
1	FLOOR PLAN	A
2	ELEVATIONS	A

Transmittal Set Date	Transmittal Set ID	Transmittal Set Name	Change ID	Comment
13/05/2021	A	EXEMPT BW		



SITE NOTES	
ADDRESS:	14 UTUHINA ROAD, SPRINGFIELD, ROTORUA.
LOT:	35
DPS:	8661
AREA:	877m ²
PLANNING ZONE:	RD1 RESIDENTIAL LIVING.
EARTHQUAKE ZONE:	2.
WIND ZONE:	MEDIUM.
EXPOSURE ZONE:	B.
CLIMATE ZONE:	2.
SITE COVERAGE / AREAS	
SITE AREA TOTAL:	877m ²
SCOPE OF WORKS	
NEW DOORS TO REPLACE EXISTING WINDOWS.	

ARCHITECTURAL DESIGN & DRAFTING LTD
www.ahdesign.kiwi
M: 021 855 684 P: 07 346 8561 E: andrew@ahdesign.kiwi

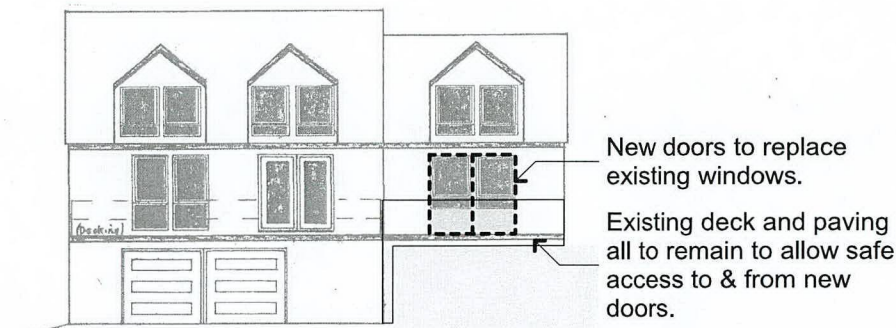
JOB TITLE
BLACKMORE EXEMPT BW
14 UTUHINA ROAD,
SPRINGFIELD ROTORUA

DRAWING TITLE
FLOOR PLAN

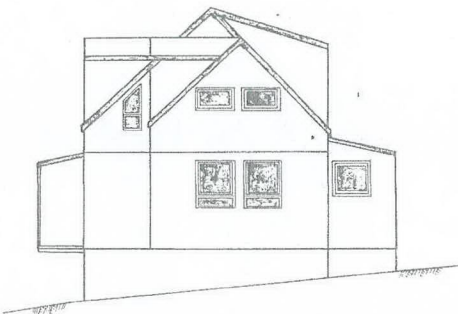
STATUS		SHEET	REV
EXEMPT BW		1	A
DATE: 13/05/2021			
DRAWN BY: LH AH		ENGINEER: TBC	JOB # J-785
ORIGINAL SHEET SIZE: A3.			
CONFIRM ALL DIMENSIONS TO BE VERIFIED ON SITE WHERE & WHEN POSSIBLE, ANY CRITICAL DISCREPANCIES ON SITE TO BE REPORTED.			
THIS DRAWING IS COPYRIGHT OF AH ARCHITECTURAL DESIGN & DRAFTING LTD & MAY NOT BE COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN CONSENT.			



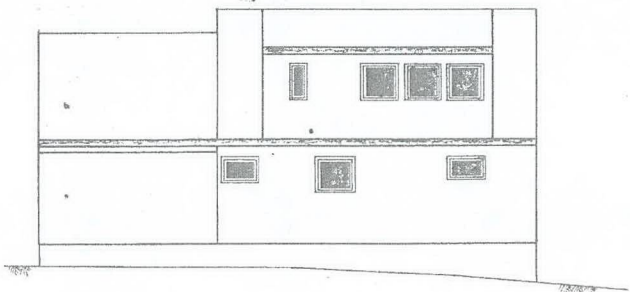
Transmittal Set Date	Transmittal Set ID	Transmittal Set Name	Change ID	Comment
13/05/2021	A	EXEMPT BW		



ELEVATION A



ELEVATION B

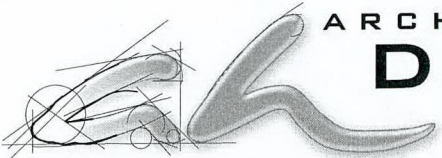


ELEVATION C



ELEVATION D

JOINERY:
All new joinery to be:
Powder coated Aluminium Double Glazed Units.
All associated flashings to become weathertight for all applications within claddings refer to elevations.
All glazing to be:
Double Glazed Clear - Clear.
All to comply with NZBC H1 2007, NZS 4223, NZS 3504, NZS 4211, to be clear double glazed with ex25 P/Q liners, unless noted otherwise.



ARCHITECTURAL
DESIGN
& DRAFTING LTD
www.ahdesign.kiwi
M: 021 855 684 P: 07 346 8561 E: andrew@ahdesign.kiwi

JOB TITLE
BLACKMORE EXEMPT BW
14 UTUHINA ROAD,
SPRINGFIELD ROTORUA

DRAWING TITLE
ELEVATIONS

STATUS
EXEMPT BW

DATE: 13/05/2021

DRAWN BY: LH AH

ENGINEER: TBC

ORIGINAL SHEET SIZE: A3.

CONFIRM ALL DIMENSIONS TO BE VERIFIED ON SITE WHERE & WHEN POSSIBLE, ANY CRITICAL DISCREPANCIES ON SITE TO BE REPORTED.

THIS DRAWING IS COPYRIGHT OF AH ARCHITECTURAL DESIGN & DRAFTING LTD & MAY NOT BE COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN CONSENT.

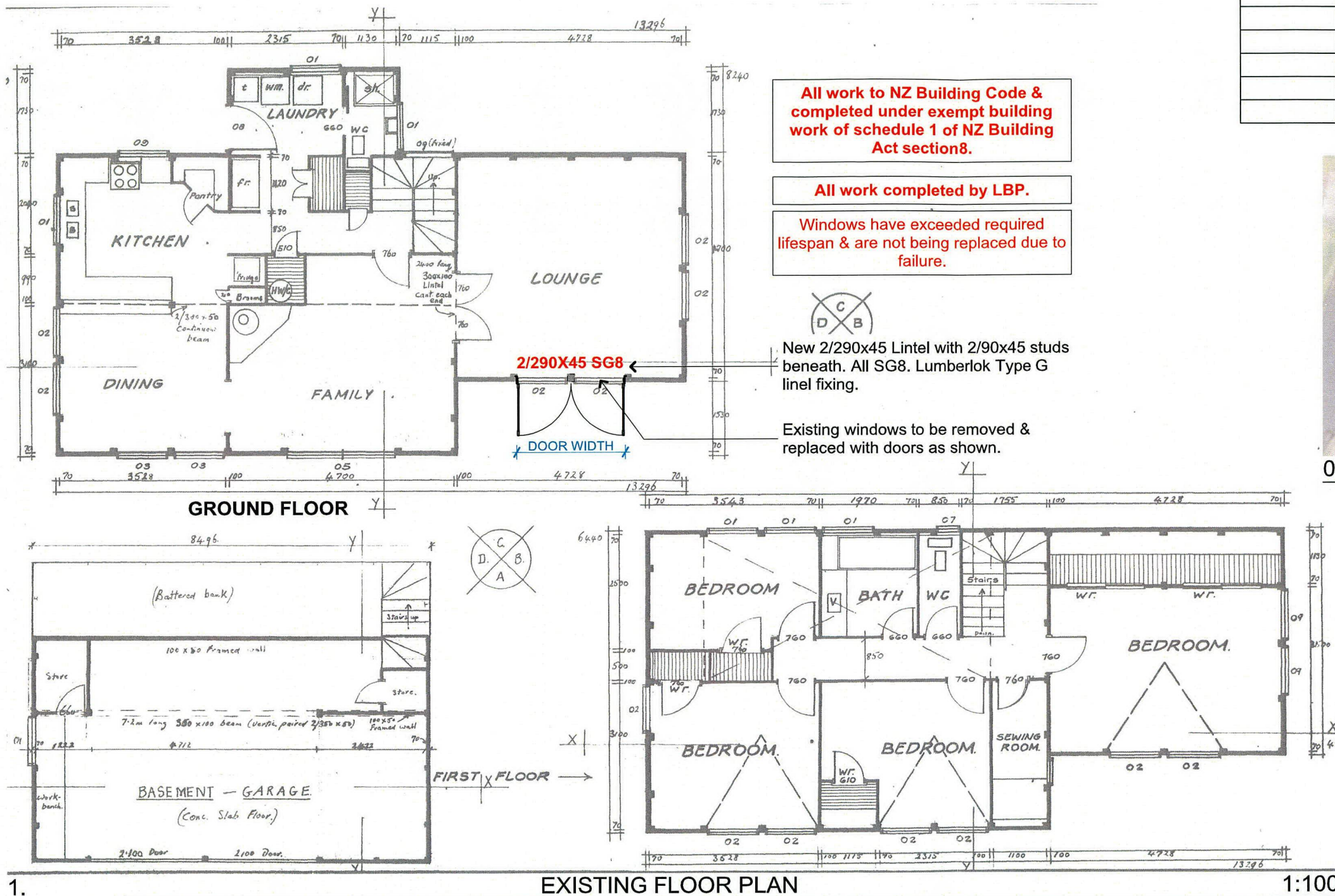
SHEET
2

REV
A

JOB # J-785

SHEET INDEX		
SHEET No.	SHEET NAME	REV
1	FLOOR PLAN	A
2	ELEVATIONS	A

Transmittal Set Date	Transmittal Set ID	Transmittal Set Name	Change ID	Comment
13/05/2021	A	EXEMPT BW		



SITE NOTES	
ADDRESS:	14 UTUHINA ROAD, SPRINGFIELD, ROTORUA.
LOT:	35
DPS:	8661
AREA:	877m ²
PLANNING ZONE:	RD1 RESIDENTIAL LIVING.
EARTHQUAKE ZONE:	2.
WIND ZONE:	MEDIUM.
EXPOSURE ZONE:	B.
CLIMATE ZONE:	2.
SITE COVERAGE / AREAS	
SITE AREA TOTAL:	877m ²
SCOPE OF WORKS	
NEW DOORS TO REPLACE EXISTING WINDOWS.	



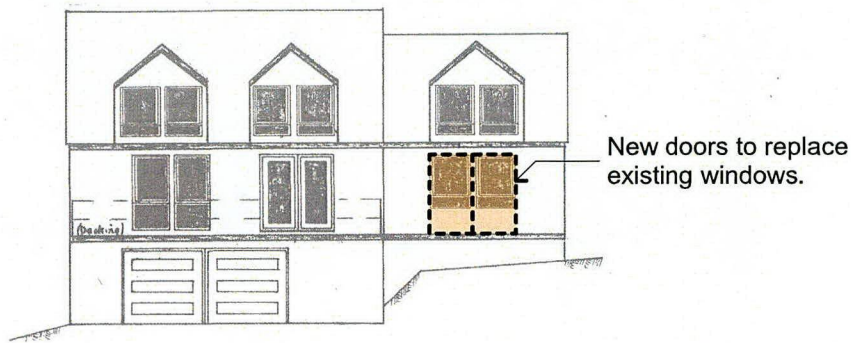
ARCHITECTURAL DESIGN & DRAFTING LTD
www.ahdesign.kiwi
M: 021 855 684 P: 07 346 8561 E: andrew@ahdesign.kiwi

JOB TITLE
BLACKMORE EXEMPT BW
14 UTUHINA ROAD,
SPRINGFIELD ROTORUA

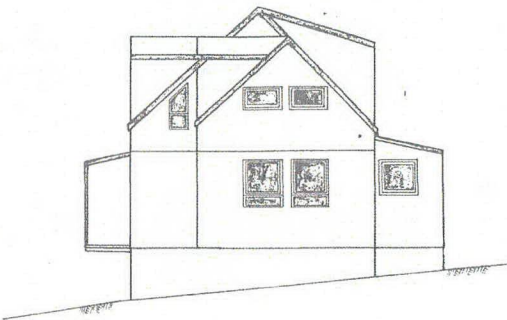
DRAWING TITLE
FLOOR PLAN

STATUS	SHEET	REV
EXEMPT BW	1	A
DATE: 13/05/2021		
DRAWN BY: LH AH	ENGINEER: TBC	JOB # J-785
ORIGINAL SHEET SIZE: A3.		
CONFIRM ALL DIMENSIONS TO BE VERIFIED ON SITE WHERE & WHEN POSSIBLE, ANY CRITICAL DISCREPANCIES ON SITE TO BE REPORTED.		
THIS DRAWING IS COPYRIGHT OF AH ARCHITECTURAL DESIGN & DRAFTING LTD & MAY NOT BE COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN CONSENT.		

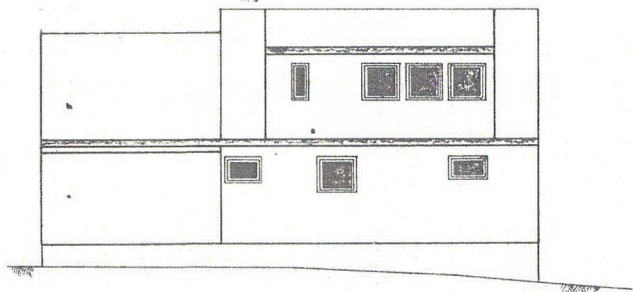
Transmittal Set Date	Transmittal Set ID	Transmittal Set Name	Change ID	Comment
13/05/2021	A	EXEMPT BW		



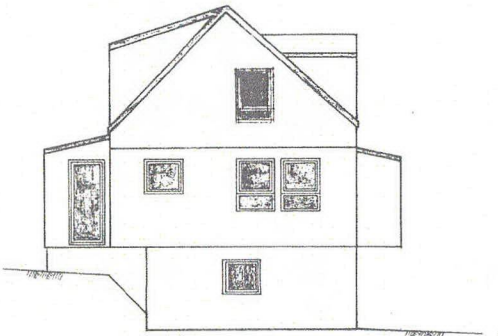
ELEVATION A



ELEVATION B



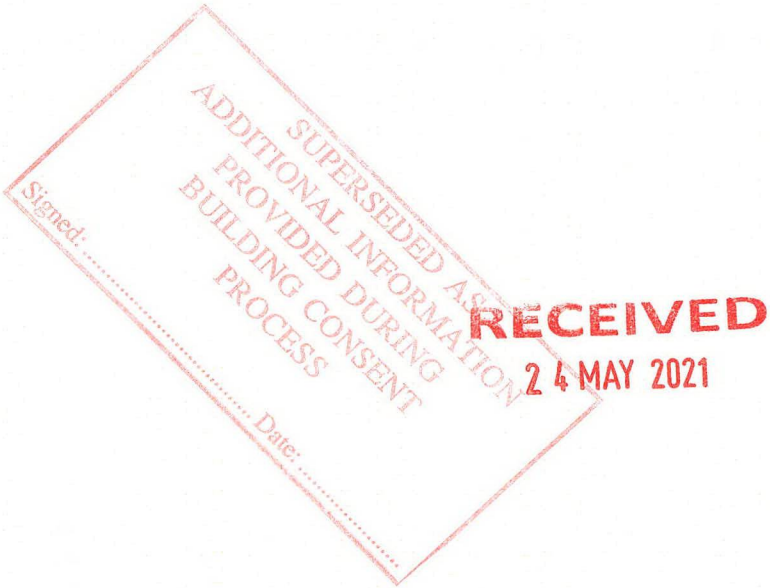
ELEVATION C



ELEVATION D

1. ELEVATIONS 1:100

JOINERY:
 All new joinery to be:
Powder coated Aluminium Double Glazed Units.
 All associated flashings to become weathertight for all applications within claddings refer to elevations.
 All glazing to be:
Double Glazed Clear - Clear.
 All to comply with NZBC H1 2007, NZS 4223, NZS 3504, NZS 4211, to be clear double glazed with ex25 P/Q liners, unless noted otherwise.



 ARCHITECTURAL DESIGN & DRAFTING LTD www.ahdesign.kiwi M: 021 855 684 P: 07 346 8561 E: andrew@ahdesign.kiwi	JOB TITLE BLACKMORE EXEMPT BW 14 UTUHINA ROAD, SPRINGFIELD ROTORUA	DRAWING TITLE ELEVATIONS	STATUS		SHEET	REV
			EXEMPT BW		2	A
			DATE: 13/05/2021			
			DRAWN BY: LH AH		ENGINEER: TBC	JOB # J-785
			ORIGINAL SHEET SIZE: A3.			

CONFIRM ALL DIMENSIONS TO BE VERIFIED ON SITE WHERE & WHEN POSSIBLE, ANY CRITICAL DISCREPANCIES ON SITE TO BE REPORTED.
 THIS DRAWING IS COPYRIGHT OF AH ARCHITECTURAL DESIGN & DRAFTING LTD & MAY NOT BE COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN CONSENT.