

BUILDING UNIT

APPROVED AMENDMENT

Waikato Building Consents
Working Together



Application for Approval of a Minor Variation

Building (Minor Variations) Regulations 2009

BC Number: **BB007-2017.00036270.001**

[Complete ALL fields on this form. Put N/A if not applicable. Cross out mistakes don't use white out fluid / tape]

1. THE BUILDING / PROJECT LOCATION [Physical address]

BC Number: **2017/36270**
Street Address: **15 Onukataru place (Unit 13, 36 Borman Road)**
Town: **Hamilton**

OFFICE ONLY
Date received:

Variation Number:

2. THE OWNER or AGENT [If agent is applying for the amendment]

Name: **Patrick Bryant** ☐ Owner ☒ Agent
Mailing address: **Unit 14, 111 Thomas Road, Hamilton**
Phone No. / Mobile: **07 839 5774 ext. 6** Email address: **patrick@designers.net.nz**
State details of the authorisation from the owner and the designer to make the changes: [Please provide copy of their approval]
Owner Authorisation: **See attached**
Designer Authorisation: **P Bryant**

3. APPLICATION

Changes have been circled on the plans: [Tick relevant box] ☒ YES ☐ NO. Description of proposed changes to approved plans:
Plumbing and drainage layout has been altered on site
[Continue on a separate sheet if necessary]

Amount value of project has increased by: \$ **n/a**

Name: [Print] **Patrick Bryant** Signature: **P Bryant** Date: **19/03/2020**

The signature is that of the ☐ Owner OR the ☒ Agent on behalf of and with the approval of the Owner

4. RESTRICTED BUILDING WORK: If the amended building work includes restricted building work, complete the following:

- ☐ Certificate(s) of Design Work (COW) have been completed and are attached
[COW must be provided to you by the LBP who carried out or supervised any amended design work that is restricted building work]
☒ Licensed Building Practitioners details have already been provided [i.e. there has been no change to the LBPs involved]
☐ LBP Notification form is attached
[If the LBP details have not already been provided to Council for this project, OR if any LBPs have changed, their details **must** be supplied before the amended building work begins. The LBP Notification form is available from your council or www.buildwaikato.co.nz].

5. COMPLIANCE SCHEDULES: If the amended building work includes Specified Systems, please provide the Compliance Schedule details [Note: If unsure whether your building has specified systems, talk to your Designer or IQP]

- ☐ Compliance Schedule Details Form is attached
[Please complete and attach the Compliance Schedule Details available from your council or www.buildwaikato.co.nz]

6. ATTACHMENTS The following documents are attached to this application: [Tick as applicable or put N/A if there are no attachments]

- ☒ Plans and Specifications [if relevant] ☐ Electrical Certificate ☐ Gas Certificate
☐ Other relevant information: [Please specify]: **Foundation and drainage plan attached**

OFFICE USE ONLY

BC No:

Note: Put a line through any of the following sections that your BCA does not use or is not relevant to this project.

1. PROCESSING OF AMENDED DOCUMENTATION - Decision and reason for decision (tick those boxes that are appropriate)

These amendments have been reviewed and are APPROVED for the reason that

☐ The amendments comply with NZBC and relevant NZ standards *and / or*☐ A Producer Statement has been received and approved

OR

These amendments have been reviewed and are being DECLINED for the reason that:

☐ The amendments do not comply with NZBC and relevant NZ standards☐ They do not comply with [Building \(Minor Variations\) Regulations 2009](#)☐ A final inspection has already passed / Code Compliance Certificate has already been issued, therefore the amendment(s) are refused.

Name: Signature: Date:

2. DEPARTMENT Signoff and monitoring

Department	Date Received	Date Approved	Name of Person & Signature [Please Print Name]	Time Spent	Time Entered
Building Officer					
Compliance Officer					
Planning					
Utilities					
Health					
Other					

3. PLEASE STATE IF ANY EXTRA INSPECTIONS ARE REQUIRED:

Inspection	Number	Inspection	Number
Siting, foundation and re-pile		Post-line - building	
Bond beam, beam, column, tilt slabs		Sanitary sewer and stormwater	
Pre-floor – building & plumbing		Swimming pool fencing	
Structural framing (pre-wrap)		Heater	
Exterior cladding systems		CCC (Including Commercial / Demolition)	
Pre-line – building & plumbing		CCC Plumbing & Drainage	

Total No. of Inspections

4. AMENDMENT CHARGES

AMOUNT

CHARGE

Charge for actual time spent processing amendments		
LBP check [If relevant]		
Inspection Charges		
Photocopy Charges		
Other [Specify]		
TOTAL CHARGE		\$
Receipt No.:		

19th March 2020

Building Unit
Hamilton City Council
Private Bag 3010
Hamilton 3240

Re: Building Consent Application for 36 Borman Road, Hamilton.

I, Lucy Fu on behalf of 36 Borman Ltd. give authority to Byrne + Enright Architecture Limited to lodge the attached Building Consent application on my/our behalf.

Yours Sincerely

Lucy Fu



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SW LATERAL UNIT 13
LINE 3-1
I.L. 50.34m
100mm DIA. UPVC SNI6

APPROXIMATE LOCATION OF
STORMWATER SOAKAGE
TRENCHES

PROPOSED 63mmDIA. MDPE PN12
RIDER MAIN IN UTILITY TRENCH

WATER TOBY

REFER TO RETAINING WALL
CONSENT FOR DRAINAGE
DETAILS

WW LATERAL UNIT 13
LINE 3-3
I.L. 50.05m
100mm DIA. UPVC SNI6

100mm DIA SNI6 UPVC WW LINE
LL-50.80
150mm DIA. SNI6 UPVC SW LINE
SWMH LL-50.90

UNIT 12

UNIT 13

SITE DRAINAGE PLAN

THIS PLAN IS TO BE READ IN CONJUNCTION WITH
ENGINEERING PLANS PREPARED BY CKL ENGINEERING
CONSULTANTS LTD.

LEGEND:

NEW 100mm DIA. uPVC SANITARY SEWER DRAIN (MIN. 1:60 FALL).	---
NEW 100mm DIA. uPVC STORMWATER DRAIN (MIN. 1:100 FALL).	----
50mm WATER CONNECTION	---
EXISTING 100mm DIA. NOVAFLOW PIPE IN FILTER FABRIC	=====
STRIP DRAIN TO JOIN TO STORM WATER SYSTEM VIA. A SILT TRAP (CONFIRM LOCATION AND FALLS ON SITE)	=====
SELECTED OVERFLOW RELIEF GULLY, INSTALL IN ACCORDANCE WITH AS/NZS 3500.2.2 O.R.G 75mm MIN. ABOVE F.G.L	○ORG
PROVIDE INSPECTION POINTS AS PER AS/NZS 3500.2.2	IP
INDICATES 74mm DIA. uPVC DOWNPIPE (85m2 PER DP)	DP
HOSE TAPS (2 PER UNIT)	†HT
WATER TOBY	●WT

DRAINS INSTALLED UNDER BUILDINGS SHALL BE:
A) STRAIGHT AND OF EVEN GRADIENT.
B) SEPARATED FROM THE BUILDING FOUNDATION BY AT LEAST 25mm, AND
C) WHEN PASSING THROUGH CONCRETE, SLEEVED OR WRAPPED IN A DURABLE AND FLEXIBLE MATERIAL TO ALLOW FOR EXPANSION AND CONTRACTION.

DRAINS PASSING BENEATH BUILDINGS WITH A CONCRETE SLAB ON THE GROUND SHALL HAVE IN ADDITION TO ABOVE:
A) 50mm CLEARANCE FROM THE TOP OF THE PIPE TO THE UNDERSIDE OF THE SLAB, AND
B) JUNCTIONS BENEATH THE BUILDING JOINING AT AN ANGLE OF NOT MORE THAN 45.
C) CLEANING ACCESS EITHER SIDE OF SLAB.

THIS DRAINAGE PLAN IS TO BE READ IN CONJUNCTION WITH THE ENGINEERING DEVELOPMENT PLAN PREPARED CKL CONSULTING ENGINEERS. WHERE THE ENGINEERING PLANS DIFFER FROM THIS PLAN, THE ENGINEERING PLANS ARE TO TAKE PRECEDENCE. ADVISE BYRNE + ENRIGHT ARCHITECTURE LTD. OF ANY DIFFERENCES BETWEEN THE PLANS PRIOR TO COMMENCING ANY WORK.

REFER TO SHEET 2.5 FOR UNIT PLUMBING LAYOUTS

STORMWATER & WASTEWATER CONNECTION LATERALS AS PER ENGINEERING PLANS, CONFIRM LOCATION & INVERT LEVELS ON SITE PRIOR TO COMMENCING CONSTRUCTION

DRAINAGE PLAN IS SCHEMATIC ONLY IN LAYOUT, VERIFY ALL DIMENSIONS AND LEVELS ON SITE.

DRAINAGE NOTES:

SUPPLY A 1:100 SCALE AS-BUILT DRAWING OF DRAINS AND FITTINGS TO THE TERRITORIAL AUTHORITY AND TO THE OWNER ON COMPLETION.

ALL PLUMBING AND DRAINAGE TO COMPLY WITH AS/NZS 3500.2.2, AND LOCAL T.A REQUIREMENTS.

UPVC PIPES, BENDS, JUNCTIONS, FITTINGS AND JOINTS TO AS/NZS 1254 AND AS/NZS 1260.

ALL PIPES IN CONCRETE TO HAVE DENSOTEPE (SYNTHETIC FABRIC BASED TAPE IMPREGNATED AND COATED WITH ORGANIC PETROLEUM BASED COMPOUNDS) APPLIED.

PIPES SHALL INCORPORATE EXPANSION JOINTS IN ACCORDANCE WITH CHAPTER 8 OF NZS 7643.

JUNCTIONS BETWEEN DISCHARGE PIPES MUST BE AT 45 DEG. OR SWEEP.

REFER TO AS/NZS 3500.2.2 FOR ALL PIPE SIZING.

CHECK AND CONFIRM LOCATION & INVERT LEVELS OF ALL EXISTING DRAINS PRIOR TO COMMENCING ANY WORK.

SETOUT TO ENSURE MIN. DEPTH AND FALL REQUIREMENTS. CONTRACTOR TO CO-ORDINATE ALL DRAINS LAID UNDER BUILDINGS WITH FOUNDATION CONSTRUCTION

THIS PLAN TO BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS PREPARED BY DBCON ENGINEERS JOB REF #162550.09

THIS PLAN TO BE READ IN CONJUNCTION WITH FIRTH RIBRAFT MANUFACTURERS TECHNICAL MANUAL & DETAILS

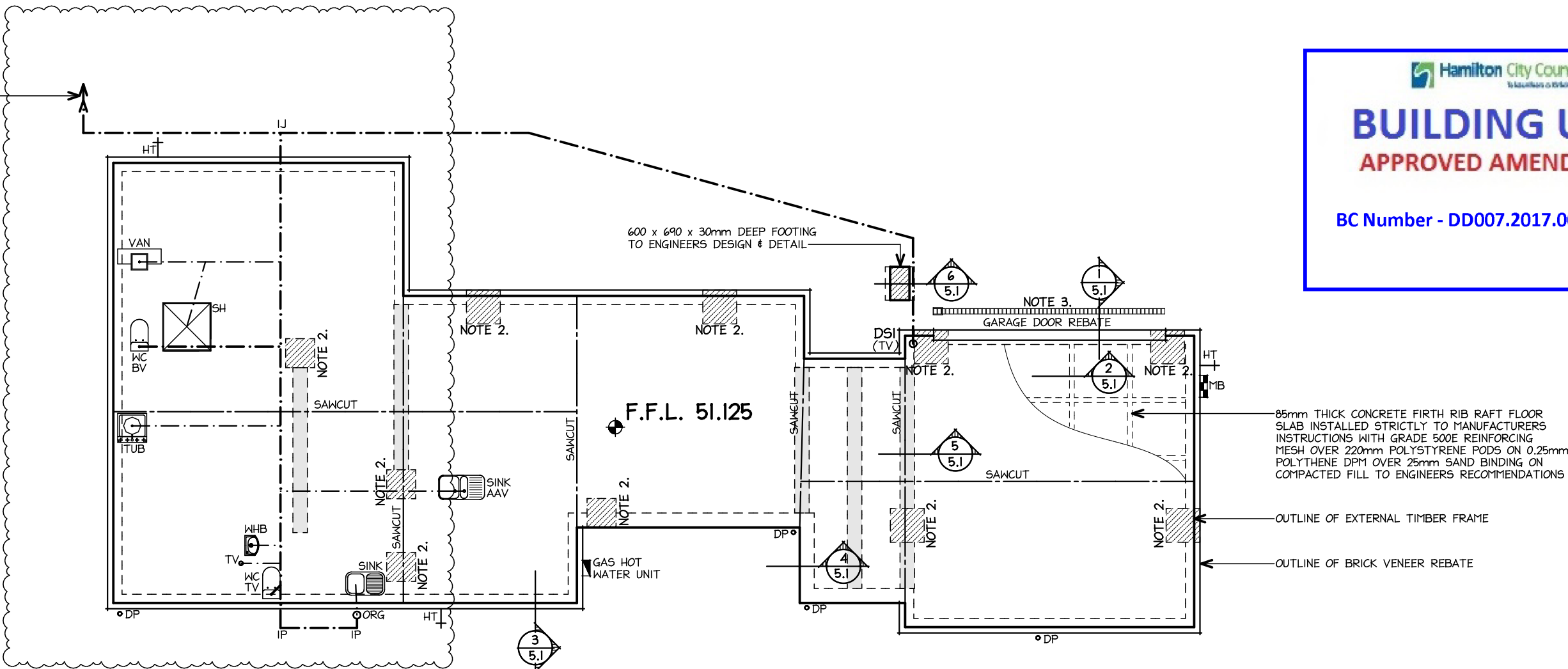


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CONNECT TO DEVELOPMENT
SS SYSTEM, CONFIRM LOCATION
AND INVERT LEVEL ON SITE PRIOR
TO CONSTRUCTION



FOUNDATION & PLUMBING PLAN

SANITARY PLUMBING:

PLUMBING AND DRAINAGE PLANS ARE SCHEMATIC ONLY IN LAYOUT, VERIFY ALL PIPE RUNS AND LEVELS ON SITE.

ALL PLUMBING AND DRAINAGE TO COMPLY WITH AS/NZS 3500 PT. 2.2

MATERIALS; UPVC PIPE TO NZS 7641 AND AS/NZS 1260 COMPLETE WITH FITTINGS BRAND-MATCHED TO THE PIPE MANUFACTURERS REQUIREMENTS.

INSTALL ALL FIXTURES ACCORDING TO THE MANUFACTURERS INSTRUCTIONS.

CONNECT WASTE OUTLETS TO TRAPS AND RUN WASTE PIPES AND BACK VENTS CONCEALED. SIZED AND FIXED TO AS/NZS 3500 PT 2.2

CONCEAL ALL PLUMBING IN WALLS OR FLOORS, PROVIDE ACCESS PANELS WHERE REQUIRED.

ENSURE THAT WASTE AND VENT RUNS AVOID STRUCTURAL MEMBERS AND WHERE OTHER TIMBERS SUCH AS TOP PLATES ARE CUT, STRENGTHEN THEM ACCORDINGLY WITH ADDITIONAL BLOCKING AND 40x40x1mm 600 LONG MS(GALV.) ANGLE FIXED TO TOP PLATE AND BLOCKING.

TEST SOIL AND WASTE DISPOSAL SYSTEMS TO ENSURE NO LEAKAGE EXISTS AND LEAVE IN PROPER WORKING ORDER.

JUNCTIONS BETWEEN DISCHARGE PIPES MUST BE AT 45° DEG. OR SWEEP.

PROVIDE INSPECTION POINTS AS PER NZBC E1/AS1 CLAUSE 3.7 ACCESS FOR MAINTENANCE.

ALL PIPES IN CONCRETE TO HAVE DENSO TAPE (SYNTHETIC FABRIC BASED TAPE IMPREGNATED & COATED WITH ORGANIC PETROLEUM BASED COMPOUNDS) APPLIED

PIPES SHALL INCORPORATE EXPANSION JOINTS IN ACCORDANCE WITH CHAPTER 8 OF NZS 7643.

HOTWATER PIPES TO BE SIZED ACCORDING TO NZBC G12 & NZS 4305:1996 MAINS PRESSURE.

VENT PIPES:
-DISCHARGE PIPES UP TO 40mm DIA. = 32mm VENT PIPE

-DISCHARGE PIPES OVER 40mm DIA. = 40mm VENT PIPE

-MAIN DRAIN VENT PIPE = 80mm DIA.

CONTRACTOR TO CO-ORDINATE ALL DRAINS LAID UNDER BUILDINGS WITH FOUNDATION CONSTRUCTION SETOUT TO ENSURE MIN. DEPTH AND FALL REQUIREMENTS

DRAINS UNDER BUILDINGS SHALL BE:

- STRAIGHT AND OF EVEN GRADIENT.
- SEPARATED FROM THE BUILDING FOUNDATION BY AT LEAST 25mm &
- WHEN PASSING THROUGH CONCRETE, SLEEVED OR WRAPPED IN A DURABLE & FLEXIBLE MATERIAL TO ALLOW FOR EXPANSION & CONTRACTION.

DRAINS PASSING BENEATH BUILDINGS WITH A CONCRETE SLAB ON THE GROUND SHALL HAVE IN ADDITION TO ABOVE:

- 50mm CLEARANCE FROM THE TOP OF THE PIPE TO THE UNDERSIDE OF THE SLAB, &
- JUNCTIONS BENEATH THE BUILDING JOINING AT AN ANGLE OF NOT MORE THAN 45°.
- CLEANING ACCESS EITHER SIDE OF SLAB.

EXCAVATION NOTE

DBCON ENGINEERS HAS BEEN ENGAGED TO INSPECT THE COMPACTED SAND PAD AND ISSUE A P54 ON COMPLETION.

DIGOUT AS PER ENGINEERS RECOMMENDATIONS REFER TO SOIL TESTING AND SITE ASSESSMENT PREPARED BY DBCON ENGINEERS.

LEGEND:

PLUMBING LEGEND: AS/NZS 3500 PT. 2.2

SANITARY FIXTURE	MIN. PIPE DIA.	MIN. GRADE
WASH HAND BASIN (WHB)	40mm	1:40
VANITY (VAN)	40mm	1:40
SINK	40mm	1:40
WASHING MACHINE (WM)	65mm	1:40
FLOOR WASTE GULLY WITH MAX. 3 FIXTURES	65mm	1:40
PLUMBING FIXTURES DIRECT TO DRAIN	65mm	1:40
SHOWER (SHW)	40mm	1:40
TOILET (WC)	80mm	1:60
TERMINAL VENT (TV)	50mm	
BACK VENT (BV)	50mm	
OVERFLOW RELIEF GULLY (ORG)		
FLOOR WASTE GULLY (FWG)		
INSPECTION POINT (IP)		

AAV APPROVED AIR ADMITTANCE VALVE (TYPE AQUALINE 32-40mm HAIGH AV3240)

ALL SINGLE FIXTURES DISCHARGING TO A DRAINAGE STACK OR FWG WITH A DEVELOPED LENGTH GREATER THAN 2.5m TO BE VENTED WITH AN AAV IN ACCORDANCE WITH AS/NZS 3500 PT. 2.2

NOTE:

SHRINKAGE CONTROL JOINTS INDICATED ON PLAN ARE INDICATIVE ONLY & MUST BE CONFIRMED BY AN EXPERIENCED CONCRETE CUTTING CONTRACTOR

PLUMBING & DRAINAGE PLANS ARE SCHEMATIC ONLY IN LAYOUT, VERIFY ALL PIPE RUNS AND LEVELS ON SITE

SPECIFIC NOTES:

NOTE 1.

↑---↑ 300/500mm WIDE INTERNAL SLAB THICKENING, ---+ REFER TO DETAILS 5 & 6 ON SHEET 5.8

NOTE 2.

▨ DENOTES 600/700mm SQ. SLAB THICKENING, REFER TO STRUCTURAL ENGINEERING PREPARED BY DBCON ENGINEERS. REFER TO JOB No. 162550.09

NOTE 3. ▨▨▨▨▨▨▨▨▨▨

STRIP DRAIN TO JOIN STORM WATER VIA. A SILT TRAP

BE BYRNE+ENRIGHT
ARCHITECTURE LTD

PO BOX 28162, ROTOTUNA, HAMILTON.
PH (07) 839 5774. Email: admin@designers.net.nz
LICENSED ARCHITECTURAL DESIGNERS
www.designers.net.nz



REV B	16/03/20	WORKING DRAWINGS FOR BUILDING CONSENT REV B
WDI	27/07/17	WORKING DRAWINGS FOR BUILDING CONSENT
DD	12/06/17	DEVELOPED DESIGN
Issue:	Date:	Description:

Job: PROPOSED HOUSE, UNIT 13 AT
36 BORMAN ROAD, HUNTINGTON, HAMILTON.

sheet: FOUNDATION & PLUMBING PLAN

date: 08/08/17

scale: 1:100

design: P.E

COPYRIGHT

drawn: P.B

Contractor to check and verify all levels and dimensions on site prior to commencing work. Do not scale off drawings. All drawings and documentation remain the property of BYRNE & ENRIGHT ARCHITECTURE LTD. No duplication is permitted without prior written consent. Drawings to be read in conjunction with specification. Tradesmen are required to contact local T.A 24hrs prior to site inspections to inform of licence number.

job no: 16/1824

sheet no: B

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