



Building Consent File – Front Cover

Ref: TP 03 – FP 04
Ver: 01
Issued: 30 May 2007
Doc No: IT-639924
1 of 1

63554

FILE

07040 123 19

BC No.

Valuation No.

Owner: P + B YEOMAN

Property No. 31815.

Date Received:

CCC Date:

6/275 PUKEHANGI ROAD.

PROJECT DESCRIPTION / COMMENTS:

NEW EXTENDING CURRENT WINDOW FRAMES

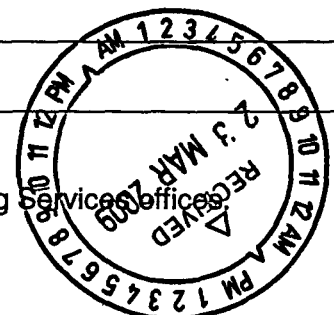


RRD001DD83

Document Number: RDC-41646

Date Received: 27/04/2009

THIS BUILDING CONSENT RELATES TO BC No :



NB: The inspection cards are kept with the inspection file in the Building Services Offices.

Any pertinent information regarding inspections will be with this file and can be viewed during the hours of 8am – 4.30 pm week days.

LARGE PLANS HELD IN PLAN TUBE



DESTINATION ROTORUA ROTORUA DISTRICT COUNCIL	Processing PIM / BC Master Checklist		Ref: TP 03 - TF0
			Ver: 9
			Issued: 20 Oct 08
			Page 1 of 10

CATEGORY	NZSFC	CONTRACTOR	INSPECTOR	INSPECTOR
IBII		PIM/BC	Paul	Barry

PIM/BC Application No. 63554 Valuation No. 07040 123 19
 Owner: P+B YEOMAN Property File No. 31815
 Project Location: 67275 PIKE HANGI ROAD
 Description of Work: EXTENDING WINDOW FRAME
 Payment Confirmation Date (Clock Starts): _____

Last Day to Request/Suspend PIM for Further Information: 6/6/09
 PIM Issued: 24/4/09 BC Issued: 24/4/09

PIM Tracking Record: _____ Allocated By: A Hoffman

Hazard/Caution/ Information (as noted on file)	Reviewed By	Date Received	Who to deal with		Suspend (Circle) Record on Pg 4/5	No Suspension Signed Off	Date
Admin Assistant - Building	<u>W Dale</u>	<u>30/3/09</u>	Y	N	<u>S</u>	<u>Edhouse</u>	<u>24/4/09</u>
Planning			Y	N			
Resource Engineer			Y	N			
Pollution Control			Y	N			
Hazardous Substances			Y	N			
Development Contributions			Y	N			
Regulatory/Geothermal			Y	N			
Environmental Health			Y	N			
Recreation & Community			Y	N			
Building Services	<u>A Hoffman</u>	<u>27.3.09</u>	Y	<u>N</u>	<u>/</u>	<u>/</u>	<u>27.3.09</u>

BC Tracking Record

Building Consent	<u>A Hoffman</u>		Y	N	<u>/</u>	<u>23.4.09</u>
Disabled Persons			Y	N		

300	a	(b)	c	d	e	g	h	i	j	k	l	f
302	a	b	c	d	e	g	h	i	j	k	l	m
	n	o	p	q	(r)	s	t	(u)	v	w1	w2	w3
	x	y	(z)	f								
304	a	b	c	f								
306	a	b	c	d	e	g	h	i	j	k	l	m
	n	o	f									
308	a	b	c	d	e	f						
312	a	b	c	d	e	g	h	i	j	k	l	m
	n	o	p	q	f							
314	a	b	c	d	e	g	h	i	j	k	l	f
316	a	b	c	d	e	g	h	i	j	k	f	
318	a	b	c	d	e	g	h	i	j	k	f	
320	a	b	c	d	e	g	h	i	j	f		
322	(a)	b	f									
324	a	b	c	d	e	g	h	i	j	k	f	
330	a	b	c	d	f							
336	a	b	f									
338	a	b	c	f								
340	a	b	c	f								

342 a b c f *

344 a b c d e g h i j k l

m n o p f

346 a f

348 a b c d e g h i j k l

m n o p q r s t u v w

x y z f

350 a b c d e g f

352 a b c f

354 a b c f

356 a b c d e g h f

358 a b c d f

360 a b c d f

362 a f

364 a f

366 a b c d f

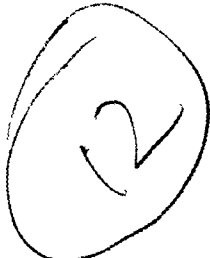
368 a b f

370 a b c f

372 a b c f

374 a b c f

376 a b c f



NAME _____ Sign: _____ Date: _____

SUSPENSION OF PIM (Give reason and name of suspender)

PIM Endorsements

Summary of Information to be Recorded on BC:

Insert notes, records of conversations, information requests, reasons for suspensions

REQUEST FOR FURTHER INFORMATION TO BUILDING CONSENT APPLICATION	
Admin Assistant – Building	
<i>Information Received</i>	
Planning	
<i>Information Received</i>	
Resource Engineer:	
<i>Information Received</i>	
Pollution Control:	
<i>Information Received</i>	
Hazardous Substances:	
<i>Information Received</i>	

Development Contributions:
<i>Information Received</i>
Geothermal:
<i>Information Received</i>
Environmental Health:
<i>Information Received</i>
Recreation & Community:
<i>Information Received</i>
Building:
<i>Information Received</i>

Building Consent Processing Section:

Date sent	Work outsourced to: (list below)	Due Back	Received Back
Date Received	Due Date	BC N°	Property N°

Building Consent Endorsements:

200

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201
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FREE TEXT:

a combined inspection can be carried out
 for pre-wrap-post-wrap-phase due to the small
 nature of attention

PROCESSING CHECKLIST

Building Act		P, F, N/A			Comments:
	Application Form Completed Correctly?	P	F	N/A	
1	Sec 31 – Has a PIM been issued for the project?	P	F	N/A	
2	Sec 36 - Has a Development Contribution Notice been attached to the PIM? <i>Check PIM</i>	P	F	N/A	
3	Sec 37 - Has a Certificate pursuant to Sec 37 of the BA 2004 been attached to the PIM requiring that a Resource Consent be obtained before building work may commence? <i>If so apply a building consent condition to this effect.</i>	P	F	N/A	
4	Sec 39 - Are there any issues associated with Historic Places Trust? <i>If so ensure that Historic Places Trust notification has occurred.</i>	P	F	N/A	
5	Sec 46 – Is the application of a nature that requires it to be sent to the NZFSC DRU. <i>Refer to Gazette notice 24th March 05 & updates.</i>	P	F	N/A	
6	Sec 67 - Is the building consent subject to a waiver or modification? <i>If so provide explanation for basis, & advise Chief Executive, Dept. of Building & Housing.</i>	P	F	N/A	
7	Sec 72 - Is land subject to natural hazards? <i>If so, identify hazards & document processes required, i.e. impose conditions, notify appropriate authorities, apply Sec 72, etc.</i>	P	F	N/A	
8	Sec 75 - Is the building constructed on 2 or more allotments? <i>If there are no party walls, or the allotments have been amalgamated, exempt from section 75 Certificate.</i>	P	F	N/A	
9	Sec 84 - Is any part of the work Restricted building Work? <i>If so ensure LBP is nominated and qualified. Not applicable until 2009.</i>	P	F	N/A	
10	Sec 112 – Is the application for an alteration to an existing building. <i>Will the altered building comply as near as reasonably practical to a new building.</i>	P	F	N/A	
11	Sec 113 - Does the building have a specified intended life? <i>Apply a condition that the building is to be removed, altered or demolished on or before end of specified life if life is less than 51 years.</i>	P	F	N/A	
12	Sec 114 – Is the proposed work a change in use, extension of life or subdivision of an existing building <i>If so has the owner provided appropriate written notification & addressed all other BA & BC requirements. Has a Fire Analysis been provided, if not suspend application. Peer review all jobs over \$500,000</i>	P	F	N/A	
13	Sec 118 – Are access and facilities for the disabled required? <i>If members of the public are to be permitted to enter the building on payment of fees or otherwise, access & facilities for the disabled will be required.</i>	P	F	N/A	
14	Earthquake Prone Building – Is the building listed on the TA Register for Earthquake Prone Buildings? <i>Check register or if the building is considered to be a potential risk then request an assessment be undertaken by a chartered professional engineer.</i>	P	F	N/A	
15	Sec 269 - Does the application involve any certified building methods or products? <i>If so check registers to ensure that these are current.</i>	P	F	N/A	

16	Sec 363 – Is the building a public building covered by Sec 362 A? (Condition BC). Is a COPU required as part of the building consent? <i>Request application from applicant.</i>	P	F	N/A	
17	Sec 364 - Is the building a household unit being constructed by or on behalf of a property developer for the purpose of sale? <i>If so ensure that a condition is applied requiring the developer to obtain CCC before on-selling or allowing occupation of the property.</i>	P	F	N/A	
18	Does the application include any alternative solutions? <i>If so document the assessment and decision making process on appropriate section at front of Checklist.</i>	P	F	N/A	
19	If this is an alteration, have records been checked to reconcile proposal against existing?	P	F	N/A	
20	Is a new compliance schedule required or does existing CS require amending? <i>Checklist completed?</i>	P	F	N/A	
21	Have any Producer Statements been supplied with the application to provide reasonable grounds that proposed work will comply with NZBC. <i>Refer to internal procedure for assessing Producer Statements. Is peer review supplied / required.</i>	P	F	N/A	
22	Has supporting documentation been supplied with proprietary products or systems? <i>Eg manufacturers installation specifications, durability statements, calculations, test reports, certificates)</i>	P	F	N/A	

Producer Statements

Acceptance Guidelines

1. PS will be accepted from approved persons recognised as having appropriate technical competence / qualifications / experience / history within their specific discipline.
2. The author's competence will directly relate to the scope of work covered by their statement. If author's acceptability cannot be determined then the statement & all necessary documentation required to determine competence shall be peer reviewed by an approved contractor.

Circle Statement Type:
PS 1 – Design
PS 2 – Design Review

Comments:

Circle Category:	PSI	CALCS	SPECS	DRAWINGS	PS2	Producer Statements formatted as below
Category:						
Structural						
Civil						
Fire						
Hydraulic						
Glazing						
Heating						
Backflow						
Architectural						
Geotechnical						
Plumbing						
Drainage						
Weathertightness						
Air-Conditioning						
Mechanical						
Soil Reports						
Fire Reports						
Inspection & Maintenance Procedure						
Do engineering calculations reference the plans and specifications?	Comment:					

P = ☒ Pass = Compliance with the Building Code

Ref: TP 03– TF Version: 09

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Issued: 20 Oct 08

F = Fall = Non-compliance with the Building Code – further information required
NA = Not Applicable

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 Provisional Indemnity Insurance held
- ☐ The author's name and signature
- ☐ Qualifications
- ☐ Address
- ☐ Registration Number
- ☐ Membership of Professional Organisation
- ☐ Date the Producer Statement was produced.

Technical Literature Criteria

1. Rotorua District Council will accept technical literature in assessing compliance with the Building Code. Technical literature includes, but is not limited to:

- Buildable truss plans and associated documentation
- Appraisal certificates
- Proprietary product certificates (Solid Fuel Heater, Tanking, Plaster Systems etc.)
- Certificates for alarm/sprinkler systems

2. Technical literature requires the following as a minimum to be accepted by the Rotorua District Council:

- ☐ Who has issued the technical literature (undertaken the work)
- ☐ Product name
- ☐ Address of property where work undertaken
- ☐ Description of application (where applicable)
- ☐ Date
- ☐ Name and signature
- ☐ Registration/license number (where applicable)
- ☐ Address of author

Notes on Acceptance of Producer Statement and/or Technical Literature (Reasons for Your Decision to Accept from a particular author):

Alternative Solutions

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

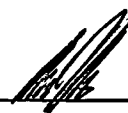
Alternative Solutions – Reasons for Decisions

- Been to Linke will add no additional load due to the proposed plan only showing courtyard no roof on this structure. (lower panels only)
- only completed checklist page 4 of Domestic Dwelling due to only small alteration
- 2604.8 Bus left 2610 Bus required ok as only 5.2 Bus under and although not considered to provide any bracing all other walls have been lined and will naturally provide all more than 5.2 Bus which are missing
- talked to Steve about the lower attached to beam and he insured me that these are not there!

By signing this I am satisfied on reasonable grounds that compliance with the Building Code is established if building work is constructed according to the approved documents that accompany this application. All RFI requests have been addressed and the reasons for these have been recorded on the RFI letter in each instance. I recommend building consent be granted.

☒ Number of inspections recorded on job card

Name: A. Holden

Signature: 

Date: 23-4-09

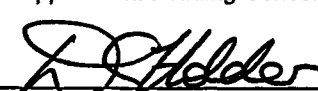
TEAM LEADER CHECKLIST

- ☒ Section 37 Notice issued
- ☐ Alternative solutions peer reviewed and approved
- ☒ Checklists have BC Number and Processor recorded
- ☐ Checklists are complete
- ☒ Category recorded on job card
- ☐ Approved plans are clearly identifiable
- ☐ Specified Systems are identified

Tick each box where applicable – where one of the above items does not relate to this BC put a cross in the appropriate box

By signing this I am satisfied on reasonable grounds that compliance with the Building Code is established if building work is constructed according to the approved documents that accompany this application. Building Consent can now be granted on receipt of the appropriate fees and levies are paid.

Name: D. Holder

Signature: 

Date: 23/4/09

BC 63554

A Hoffman

58*	Is stud height & spacing in relation to wind zone correct? <i>ref. Table 8.2</i>	P	F	N/A	existing
59	Are top & bottom plate fixings / connections specified &/ or detailed? (Check for uplift connections.) <i>Cl. 7.5.12 (bot plate) MiTek or table 8.18 NZS 3604</i>	P	F	N/A	
60	Do top & bottom plate grade, size, & treatment comply? <i>Refer 'Amendment 2' NZS 3604 for changes to 'Timber Grades' & call size, now 'Actual Minimum Dried Size'</i>	P	F	N/A	
61	Has additional 150 x 40 ribbon top plates been provided where 6m brace lines are required?	P	F	N/A	
62	Have Nogs been installed behind apron flashing up stand to roof, deck, etc?	P	F	N/A	↓
Bracing/Walls/Ceiling					Comments
63	Are wall bracing elements & fixings detailed & correct?	P	F	N/A	
64	Are wall bracing elements clear of showers?	P	F	N/A	
65	Is wall bracing schedule calculations & distribution of elements correct? <i>Refer manufacturer specs.</i>	P	F	N/A	brace calcs are incorrect, however see PIMT BC note
66	Is a floor diaphragm required & if so does it comply? <i>Refer NZS3604, Section 7, 7.3</i>	P	F	N/A	
67	Are dragon ties appropriately detailed for spaces up to 7.5m?	P	F	N/A	
Lintels & Sills					Comments
68	Is lintel and sill span, size, grade, treatment correct? <i>ref. NZS 3604 Table 8.8 - 8.15</i>	P	F	N/A	
69	Are Trimmer Studs identified? <i>ref. Fig 8.5 NZS 3604</i>	P	F	N/A	osceas on site
70	Are lintel fixings specified?	P	F	N/A	as above
71	Do lintels support point loads? <i>Check roof truss layout and girder truss and any engineering point loads</i>	P	F	N/A	
Posts & Beams					Comments
72	Do beams sizes & treatment comply?	P	F	N/A	
73	Do beam / post connections comply? <i>Check corrosion zone & durability requirements for exposed connections.</i>	P	F	N/A	
74	Are beams properly supported? <i>Have load paths been considered?</i>	P	F	N/A	
75	Do post / footing connections and size (consider uplift) comply?	P	F	N/A	N/A
Roof Bracing					Comments
76	Does roof bracing comply? <i>Check that bracing is appropriate for roof weight (heavy/ light), and locations of bracing is correctly demonstrated. May need diaphragm ceiling/dragon ties. NZS 3604 Section 8.3.3.4</i>	P	F	N/A	
77	Has plane bracing been detailed? <i>NZS 3604 10.3 and 10.14</i>	P	F	N/A	
78	Has roof space bracing been detailed? <i>NZS 3604 10.3 and 10.14</i>	P	F	N/A	
79	Do heavy hip roofs have ceiling plane bracing in accordance with NZS 3604 10.3.3.3	P	F	N/A	
Trussed Roof					Comments
80	Are roof truss fixings details specified and do they comply with wind zone & corrosion zone provisions? <i>ref. NZS 3604 Cl. 10.2</i>	P	F	N/A	
81	Are roof truss layout details correct?	P	F	N/A	

24 APR 2009

STEPHEN JOHN JEFFCOTE,
24 HIGH STREET
GLENHOLME
ROTORUA 3010

Rotorua District Council
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand
P: 07 348 4199
F: 07 346 3143
E: mail@rdc.govt.nz
W: www.rdc.govt.nz

File Ref: P31815
Building Consents no: 63554

Dear Sir,

BUILDING CONSENT

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), your Project Information Memorandum and have satisfied all the Conditions set out in those documents, then 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. You will need to give Council a minimum of 48 hours notice of requiring an inspection. Remember also that you or your agent/builder, etc, needs to also attend and/or be on site for any inspection.

"Please remember also to quote your Building Consent No. 63554 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 Building Services should you require further information.

Yours faithfully

D.Holder
Building Services Manager

Rotorua District Council
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand
P: 07 348 4199
F: 07 346 3143
E: mail@rdc.govt.nz
W: www.rdc.govt.nz

Building Consent No: 63554
Section 51, Building Act 2004
Issued: 24 Apr 2009

Agent

STEPHEN JOHN JEFFCOTE,
24 HIGH STREET
GLENHOLME
ROTORUA 3010

Owner

MR PHILLIP YEOMAN,
6/275 PUKEHANGI ROAD
WESTBROOK
ROTORUA 3015

The Building

Property ID: 31815
Street Address: 6/275 PUKEHANGI ROAD
PUKEHANGI
Valuation number: 07040 123 19
Legal Description: LOT 6 DP367422
Building Name:

First point of contact for communications with council building consent authority:
RDC Building Services – Direct Dial 349 5646

Building Work

The following building work is authorised by this consent:

Project is for: WIDEN EXISTING WINDOW
Intended Use: DWELLING
Intended Life: 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:

Conditions.....

IMPORTANT ENDORSEMENTS

Section 52 Building Act 2004 (Lapse of Building Consent).

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

Plaster Systems/Membrane/Tanking

Written confirmation needs to be provided at final inspection for any plaster claddings, tanking and water proofing systems has been installed to manufacturer's specifications. Failure to do so may result in the failure for RDC to issue CCC for this building project.

COMBINED INSPECTION CAN BE CARRIED OUT FOR PREWRAP, POSTWRAP AND PRELINE DUE TO THE SMALL NATURE OF ALTERATION

INSPECTIONS BY BUILDING CONSENT AUTHORITY

AS A CONDITION OF THIS CONSENT PLEASE CALL FOR THE FOLLOWING INSPECTIONS:-

Pre-wrap all fixings to framing and roof structure (access to be provided).

Fire walls - Any fire wall is required to have inspection prior to having cladding/ wrap installed

Wrap/Cavity battens - all battens, flashings etc (access to be provided).

Pre-line building including insulation and internal side of fire walls

At completion of work authorised by this consent the Building Act requires you to apply for a Code of Compliance Certificate within two years of the Building Consent being issued.

STANDARD ENDORSEMENTS

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

Any endorsement on Plans and Specifications for part of this approval.

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

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

Type 1 Domestic Smoke Alarm System Clause F7 Warning Systems:

- Requires that an appropriate means of detection and warning for fire must be provided with each household unit.
- Smoke alarms shall be located on the escape routes on all levels within household units.
- On all levels containing the sleeping spaces, the smoke alarms shall be located either:
 - a) in every sleeping space; or
 - b) within three metres of every sleeping space. In this case, the smoke alarms must be audible to sleeping occupants on the other side of closed doors.
- Smoke alarms must be fitted with a hush facility having a minimum duration of 60 seconds.
- These will be required on all new dwellings and retrospectively fitted in dwellings when, and if, a Building Consent for additions or alterations is applied for.

A Code Compliance Certificate will not be issued until the smoke alarms have been installed and seen operating.

Signed for and on behalf of the Council:

Name: Sharon Edhouse

Position: Building Services Administration.

Signed: _____



Date: 24 APR 2009

24 APR 2009

File Ref: P31815
Building Consents No: 63554

STEPHEN JOHN JEFFCOTE,
24 HIGH STREET
GLENHOLME
ROTORUA 3010

Rotorua District Council
1061 Haupapa Street
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P: 07 348 4199
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W: www.rdc.govt.nz

Dear Sir

PROJECT INFORMATION MEMORANDUM NO: 63554

Please find enclosed your Project Information Memorandum.

Your Project Information Memorandum (PIM) conditions are usually related to land use issues and council utilities, i.e., sewer, water, storm-water, roading, etc, and also issues related to the Resource Management Act and the District Plans. It does not refer to structural or Building Code issues (these are addressed in your Building Consent).

You will need to meet all the conditions of your PIM before starting your building work.

Please note:

“Your Project Information Memorandum is not a ‘Building Consent’ and is not an authority to commence building work even though you may have already received your Building Consent.”

That authority is contained within the conditions of the Building Consent.

Should you have trouble understanding any of the conditions of your PIM then you should phone Council on (07) 348 4199 and ask to speak with the relevant division of Council (i.e. Planning, Engineering, Health etc) and seek clarification from them.

Yours faithfully



D Holder
Building Services Manager

Encl.

Project Information Memorandum No: 63554

Section 34, Building Act 2004

Received: 23 Mar 2009

Issued: 24 Apr 2009

Rotorua District Council
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Agent

STEPHEN JOHN JEFFCOTE,
 24 HIGH STREET
 GLENHOLME
 ROTORUA 3010

Owner

MR PHILLIP YEOMAN,
 6/275 PUKEHANGI ROAD
 WESTBROOK
 ROTORUA 3015

Site Information

Property ID: 31815
Street Address: 6/275 PUKEHANGI ROAD
 PUKEHANGI
Valuation number 07040 123 19
Legal Description:: LOT 6 DP367422

Project Information

Project is for WIDEN EXISTING WINDOW
Intended Use DWELLING
Intended life: Indefinite but not less than 50 years
Value of Work: 3,000
Number of Stages:

Conditions.....

PROJECT INFORMATION MEMORANDUM STATUS

SUBJECT TO THE BUILDING CONSENT BEING ISSUED

The proposed building work may be undertaken, subject to the provisions of the Building Act 2004, and any endorsement of the Building Consent.

SPECIAL FEATURES OF LAND

HIGH WIND ZONE

The proposed building work is to be sited on land which Council has identified as being in a high wind zone.

EARTHQUAKE ZONE A

The proposed building work is to be sited on land which Council has identified as being Earthquake Zone A.

CORROSION ZONE 4

Building elements will be required to be of specific design if within 50mtrs of a bore, steam vent, mud pool or other fume source.

•
A
r **SERVICING**

NO PUBLIC SERVICING

There are no public servicing or Resource Engineering issues relating to this project.

INFORMATION REQUIRED FOR BUILDING CONSENT BUILDING SERVICES

NZ BUILDING CODE

Sufficient details to clearly show how the building work is to comply with the New Zealand Building Code are required. (The use of the Rotorua District Council check list may assist you.)

PERMITTED ACTIVITY

ROTORUA DISTRICT PLAN

The proposed building work is a Permitted Activity under the Rotorua District Plan. No Resource Consent is required.

Signed for and on behalf of the Council:

Name: Sharon Edhouse

Position: Building Services Administration

Signed: _____



Date: 24 APR 2009

PIM / BC

PIM / APPLICATION No. 63554

DATE RECEIVED _____

DATE ISSUED _____

SITE FILE No. 31815

Form 2

APPLICATION FOR PROJECT INFORMATION
MEMORANDUM AND/OR BUILDING CONSENT

Section 33 or Section 45, Building Act 2004

THE BUILDING

Street address of building:

[for structures that do not have a street address, state the nearest street intersection and the distance and direction from that intersection]

6/275 PUKEHANGI ROAD
ROTORUA

Legal description of land where building is located:

[state legal description as at the date of application and, if the land is proposed to be subdivided, include details of relevant lot numbers and subdivision consent]

Subdivision Consent (if applicable) _____

Valuation No. 07040-133-19 Lot No. 6DPS 367422 Section _____

Block _____ Survey District _____

Building name: _____

Location of building within site/block number:

[include nearest street access]

Number of levels: 1

[include ground level and any levels belowground]

Level/unit number: _____

[insert level/unit number if applicable]

Area: 2 m²

[total floor area; indicate area affected by the building work if less than the total area]

Current, lawfully established, use:

[include number of occupants per level and per use if more than 1]

Year first constructed: 2006

[insert year, approximate date is acceptable e.g: c1920s or 1960-1970]

Expected completion date: 6/09

[insert month year]

OFFICE USE ONLY

Administratively Complete

Cost Category 5Name Chris D'AprileDate 23/03/09Signature [Signature]

VETTED

☒ Complete ☐ Incomplete / ExemptName DM LichlwayDate 23/3/9Signature [Signature]

THE OWNER

Name of owner:

[include preferred form of address, eg,
Mr, Miss, Dr, if an individual]PHIL & BARB YEOMAN

Contact person:

[insert mailing address]

PHIL YEOMAN

Street address/registered office:

[insert street address/registered office]

6/275 PUKEHANGI ROAD
ROTORUA

Phone numbers:

Landline:

Daytime:

Mobile:

After Hours:

Facsimile number:

Email address:

Website:

[website address if applicable]

The following evidence of ownership attached to this application:

[current copy of certificate of title, lease, agreement for sale and purchase, or other
document showing full name of legal owner(s) of building]

To be completed in lieu of Authorisation Letter

I, Phil Yeoman as owner of the above property, authorise STEVE JEFFCOTE
to act as my agent.

Signature

Date

AGENT

Name of agent:

[include preferred form of address, eg,
Mr, Miss, Dr, if an individual]MR STEVE JEFFCOTE 32210

Contact person:

[insert contact name]

" "

Mailing Address:

[insert mailing address]

24 HIGH ST ROTORUA

Street address/registered office:

[insert street address/registered office]

Phone numbers:

3484794

Landline:

Daytime:

Mobile:

0274927019

After Hours:

Facsimile number:

3463676

Email address:

Steve@windowwarehouse.co.nz

Website:

[website address if applicable]

Relationship to owner:

[state details of the authorisation from the owner to make the application on the
owner's behalf]First point of contact for communications
with the council/building consent authority:
[all invoices and refunds related to this
application will be directed to this person in
all instances]

THE PROJECT

Description of the building work:
[provide sufficient description of building work to enable scope of work to be fully understood]

TO WIDEN AN EXISTING
WINDOW FROM 1.200m TO
2.400m

Will the building work result in a change of use of the building?

Yes ☐ No ☒ [if in doubt, please check information brochure]

If Yes, provide details of the new use:
[provide description of new use]

List building consents previously issued for this project (if any):
[list who issued the consent, the date of issue and the consent number]

Intended life of the building if less than 50 years: 50

Estimated value of the building work on which the building levy will be calculated (including goods and services tax):

[state estimated value as defined in section 7 of the Building Act 2004]

\$ 3000.00

Number of Toilet Pans: 0
(Commercial properties only)

BUILDING PRACTITIONERS

Builder:

Business/name: STEVE JEFFOTE Address: 24 HIGH ST ROT.

Phone: 3434 794 Mobile: 024927019 After hours: _____ Facsimile: _____

Email: _____ Registration/qualification: _____

Designer/Architect:

Business/name: // Address: //

Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____

Email: _____ Registration/qualification: PWM / BC

Plumber/Gas Fitter:

112 - - 63554

Business/name: _____ Address: _____

Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____

Email: _____ Registration/qualification: _____

Drainlayer:

Business/name: _____ Address: _____

Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____

Email: _____ Registration/qualification: _____

Electrician:

Business/name: _____ Address: _____

Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____

Email: _____ Registration/qualification: _____

BUILDING PRACTITIONERS**Structural Engineer:**

Business/name: RODGER YEOWAN Address: 24A ABERFOYLE ST EPSOM
09 6304049 Mobile: 021992007 After hours: _____ Facsimile: AUCK,
Phone: _____ Email: grargextra.co.nz Registration/qualification: _____

Engineer (identify practice college):

Business/name: _____ Address: _____
Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____
Email: _____ Registration/qualification: _____

Head Contractor/Site Manager/Site Lead

Business/name: _____ Address: _____
Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____
Email: _____ Registration/qualification: _____

Other:

Business/name: _____ Address: _____
Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____
Email: _____ Registration/qualification: _____

Other:

Business/name: _____ Address: _____
Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____
Email: _____ Registration/qualification: _____

Other:

Business/name: _____ Address: _____
Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____
Email: _____ Registration/qualification: _____

Other:

Business/name: _____ Address: _____
Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____
Email: _____ Registration/qualification: _____

Other:

Business/name: _____ Address: _____
Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____
Email: _____ Registration/qualification: _____

The building work will comply with the building code as follows: *[Delete this section if this is an application for a PIM only]*

Clause

[which of the following clauses will be involved in the proposed building work?]

☒ Applicable ☒ Not Applicable

Means of compliance

[refer to the relevant compliance document(s) or detail of alternative solution in the plans and specifications]

Proposed inspections

[state means of inspection. Note PS4 or certification may be required]

☒ B1	Structure	☐ B1/AS2 ☒ NZS 3604 ☐ NZS 4203 ☐ NZS 4229 ☐ Other _____ <i>[Specify]</i>	☐ Council ☐ Engineer ☐ Other _____ <i>[Specify]</i>
☒ B2	Durability	☐ B2/AS1 ☐ NZS 3101 ☒ NZS 3602 ☐ NZS 3604 ☐ Other _____ <i>[Specify]</i>	☐ Council ☐ Engineer ☐ Other _____ <i>[Specify]</i>
☐ C1 - 4	Fire	☐ C1/AS1 ☐ Other _____ <i>[Specify]</i>	☐ Council ☐ Engineer ☐ Other _____ <i>[Specify]</i>
☐ D1	Access Routes	☐ D1/AS1 ☐ NZS 4121 ☐ NZS 4121 ☐ Other _____ <i>[Specify]</i>	☐ Council ☐ Engineer ☐ Other _____ <i>[Specify]</i>
☐ D2	Mechanical installations for access	☐ D2/AS1 ☐ NZS 4332 ☐ EN 81 ☐ EN 115 ☐ Other _____ <i>[Specify]</i>	☐ Engineer ☐ Other _____ <i>[Specify]</i>
☐ E1	Surface Water	☐ E1/AS1 ☐ AS/NZS3500.3 ☐ Other _____ <i>[Specify]</i>	☐ Council ☐ Other _____ <i>[Specify]</i>
☒ E2	External Moisture	☒ E2/AS1 ☐ Specific design & testing	☐ Council ☐ Other _____ <i>[Specify]</i>
☐ E3	Internal Moisture	☐ E3/AS1 ☐ Other _____ <i>[Specify]</i>	☐ Council ☐ Other _____ <i>[Specify]</i>
☐ F1	Hazardous Agents on Site	☐ F1/AS1 ☐ Other _____ <i>[Specify]</i>	☐ Council ☐ Other _____ <i>[Specify]</i>
☐ F2	Hazardous Building Materials	☐ F2/AS1 ☐ NZS 4223 ☐ Other _____ <i>[Specify]</i>	☐ Council ☐ Other _____ <i>[Specify]</i>
☐ F3	Hazardous Substances and Processes	☐ F3/AS1 ☐ Other _____ <i>[Specify]</i> ☐ NZS 3604 ☐ Other _____ <i>[Specify]</i>	☐ Council ☐ Other _____ <i>[Specify]</i>
☐ F4	Safety from Falling	☐ F4/AS1 ☐ FSP Act ☐ Other _____ <i>[Specify]</i>	☐ Council ☐ Other _____ <i>[Specify]</i>
☐ F5	Construction and Demolition Hazards	☐ F5/AS1 ☐ Other _____ <i>[Specify]</i>	☐ Council ☐ Other _____ <i>[Specify]</i>
☐ F6	Lighting for Emergency	☐ F6/AS1 ☐ Other _____ <i>[Specify]</i>	☐ Council ☐ Other _____ <i>[Specify]</i>
☒ F7	Warning Systems	☒ F7/AS1 ☐ AS/NZS 1668 ☐ NZS 4512 ☐ NZS 4515 ☐ Other _____ <i>[Specify]</i>	☐ Council ☐ Engineer ☐ Other _____ <i>[Specify]</i>
☐ F8	Signs	☐ F8/AS1 ☐ Other _____ <i>[Specify]</i>	☐ Council ☐ Other _____ <i>[Specify]</i>
☐ G1	Personal Hygiene	☐ G1/AS1 ☐ Other _____ <i>[Specify]</i>	☐ Council ☐ Other _____ <i>[Specify]</i>

☐ G2	Laundrying	☐ G2/AS1	☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☐ G3	Food preparation and prevention of contamination	☐ G3/AS1	☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☐ G4	Ventilation	☐ G4/AS1	☐ AS/NZS 1668.2 ☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☐ G5	Interior environment	☐ G5/AS1	☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☐ G6	Airborne & Impact Sound	☐ G6/AS1	☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☒ G7	Natural Light	☒ G7/AS1	☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☐ G8	Artificial Light	☐ G8/AS1	☐ NZS 6703 ☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☐ G9	Electricity	☐ G9/AS1	☐ Other _____ [Specify]	By certification only
☐ G10	Piped Services	☐ G10/AS1	☐ NZS 5261 ☐ Other _____ [Specify]	By certification only
☐ G11	Gas as an energy source	☐ G11/AS1	☐ Other _____ [Specify]	By certification only
☐ G12	Water Supplies	☐ G12/AS1	☐ AS/NZS 3500.1 ☐ AS/NZS 3500.4 ☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☐ G13	Foul Water	☐ G13/AS1	☐ AS/NZS 3500.2 BS 5572 ☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☐ G14	Industrial Liquid Waste	☐ G14/AS1	☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☐ G15	Solid Waste	☐ G15/AS1	☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☐ H1	Energy Efficiency	☐ H1/AS1	☐ NZS 4218 ☐ NZS 4243 ☐ ALF Design Manual ☐ NZS 4214 ☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]

COMPLIANCE

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

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

There are no specified systems in the building ☒

COUNCIL

Applicant to complete

Existing
New
Altered
Added
Removed

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

ss1	Automatic systems for fire suppression	☐	☐	☐	☐	☐	☐
ss2	Automatic or manual emergency warning systems for fire or other dangers (other than a warning system for fire that is entirely within a household unit and serves only that unit)	☐	☐	☐	☐	☐	☐
ss3	Electromagnetic or automatic doors and windows						
	ss3/1 Automatic doors	☐	☐	☐	☐	☐	☐
	ss3/2 Access controlled doors	☐	☐	☐	☐	☐	☐
	ss3/3 Interfaced fire or smoke doors or windows	☐	☐	☐	☐	☐	☐
ss4	Emergency lighting systems	☐	☐	☐	☐	☐	☐
ss5	Escape route pressurisation systems	☐	☐	☐	☐	☐	☐
ss6	Riser mains for use by fire services	☐	☐	☐	☐	☐	☐
ss7	Automatic back-flow preventers connected to a potable water supply	☐	☐	☐	☐	☐	☐
ss8	Lifts, escalators, travelators, or other systems for moving people or goods within buildings						
	ss8/1 Passenger carrying lifts	☐	☐	☐	☐	☐	☐
	ss8/2 Services lifts	☐	☐	☐	☐	☐	☐
	ss8/3 Escalators and moving walks	☐	☐	☐	☐	☐	☐
ss9	Mechanical ventilation or air conditioning systems	☐	☐	☐	☐	☐	☐
ss10	Building maintenance units providing access to exterior and interior walls of buildings	☐	☐	☐	☐	☐	☐
ss11	Laboratory fume cupboards	☐	☐	☐	☐	☐	☐
ss12	Audio loops or other assistive listening systems						
	ss12/1 Audio loops	☐	☐	☐	☐	☐	☐
	ss12/2 FM radio frequency systems and infrared beam transmission systems	☐	☐	☐	☐	☐	☐
ss13	Smoke control systems						
	ss13/1 Mechanical smoke control	☐	☐	☐	☐	☐	☐
	ss13/2 Natural smoke control	☐	☐	☐	☐	☐	☐
	ss13/3 Smoke curtains	☐	☐	☐	☐	☐	☐
ss14	Emergency power systems for a system or feature specified in any of specified systems 1-13	☐	☐	☐	☐	☐	☐
	ss14/1 Emergency power systems	☐	☐	☐	☐	☐	☐
	ss14/2 Signs in relation to any specified systems 1-13	☐	☐	☐	☐	☐	☐
ss15	Other fire safety systems or features						
*	ss15/1 Systems for communicating spoken information intended to facilitate evacuation	☐	☐	☐	☐	☐	☐
*	ss15/2 Final exits	☐	☐	☐	☐	☐	☐
*	ss15/3 Fire separations	☐	☐	☐	☐	☐	☐
*	ss15/4 Signs for communicating information	☐	☐	☐	☐	☐	☐
*	ss15/5 Smoke separations.	☐	☐	☐	☐	☐	☐
ss16	Cable cars	☐	☐	☐	☐	☐	☐

* Only include where one or more of ss1 - 6, 9 or 13 are included.

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

Supporting documentation attached as follows [please list]

PROJECT INFORMATION MEMORANDUM

The following matters are involved in the project

- | | |
|---|---|
| ☐ Subdivision | ☐ New or altered locations and/or external dimensions of buildings |
| ☐ Alterations to land contours | ☐ Building work over or adjacent to any road or public place |
| ☐ New or altered connections to public utilities | ☐ Building work over any existing drains or sewers or in close proximity to wells or water mains |
| ☐ New or altered access for vehicles | ☐ Other matters known to the applicant that may require authorisations from the territorial authority: [specify] |
| ☐ Disposal of stormwater and wastewater | |

BUILDING CONSENT

The following plans and specifications are attached to this application:

ENGINEER CALCULATIONS, BRACING CALCULATIONS,
ELEVATION, CROSS SECTION

ATTACHMENTS

The following documents are attached to this application:

- | |
|---|
| ☐ Certificate attached to project information memorandum |
| ☒ Plans and specifications [list] <u>ELEVATION CROSS SECTION, BRACE CALC, ENGINEER CALC</u> |
| ☐ Project information memorandum |
| ☐ Development contribution notice. |

APPLICATION

I request that you issue a [†][project information memorandum/project information memorandum and building consent/building consent] [delete which is not applicable] for the building work described in this application

If you do not want information contained in this application to be made available for purposes of marketing please tick the box ☐
Signature of [owner/agent on behalf of and with the authority of the owner]

Steve Jiff

Date: _____

- ☒ A separate vetting check sheet has been completed and attached by the Applicant. [compulsory]
Available from council or online at council web page.

COUNCIL USE ONLY

ESTIMATED TOTAL VALUE OF WORK

\$ 3000 GST inclusive Project floor area 2 m²

FEE PAYABLE

Consent deposit / \$ 185.00
Project Information Memorandum \$ 140.00
Building Administration \$ 105.00
Technical Processing \$ 105.00
Industry Levy (DBH) \$ X
Industry Levy (BRANZ) \$ X
Developmental Contribution
Inspect / \$ 140.00
CCC / \$ 40.00
Certificate of Title \$ 15.00
Producer Statements \$
Compliance Schedules \$
Rural Number \$
Vehicle Crossing \$
Street Damage \$
Water Connection \$
Sewer Connection \$
Other(s) \$
Total consent deposit / \$ 625.00
Inspections \$
Processing \$
Peer Review \$
NZFS \$

Total balance payable \$

Lodgement deposit \$ 625.00

Date paid 23/3/09

Receipt No. 2009/231658

Consent fee balance \$

Date paid

Receipt No.

A Hoffman

Granted by

Signature

Date 23-4-09

Issued by

Signature

Date

PIM / BC

112 - - 63554

Please complete

Forward any refunds or further invoices to:

Site Inspection Calculation Sheet

Building Consent No	Client		
PROCESSING	NUMBER REQUIRED ¼ hr (\$35.00)	TIME REQUIRED (Quantity)	TOTALS in Dollars
Processing Hrs ADMIN			
Processing Hrs INSPECTOR			105-00
SUB TOTAL			
Minus Fees Paid			
SUB TOTAL			
Further information			
TOTAL PROCESSING COST			N/C
INSPECTIONS	GUIDE ONLY - DEPENDENT ON COMPLEXITY & SIZE OF PROJECT.	No of Inspections	No of ¼ HR Increments
a. Siting, Footings, Foundations	3	0.75	
a. Retaining Walls	2/3	0.5-0.75	
b. Subfloor Bracing & Fixing	2	0.5	
c. Pre-floor P&D	2	0.5	
d. Concrete Floor Building	2	0.5	
e. Pre-Wrap <200-<300->etc	3	0.75-1.0-1.25	1
g. Wrap Only	2	0.5	#
g. Wrap/Cavity Battens	3	0.75	1
h. ½ High Brick	2	0.5	
i. Bond Beams (One Block)	2	0.5	
i. Bond Beams (Full Basement)	3	0.75	
j. Precast Concrete Work	2	0.5	
k. Stucco - Pre Plaster on site	3	0.75	
l. Exterior Cladding	3	0.75	
m. Preline Building	3	0.75	1
n. Preline P&D	2	0.5	
o. Wet Areas/Tanking/Basements	2	0.5	
p. Postline (Addition)	2	0.5	
p. Postline (New Dwelling)	3	0.75	
q. Sanitary & Stormwater Drainage (Alteration - New Conn)	2	0.5	
q. Sanitary & Stormwater Drainage (New Dwelling)	3	0.75	
u. Solid Fuel Burners	2	0.5	
r. Enclosed Decks	2	0.5	
s. Disconnection drainage	2	0.5	
t. Swimming Pools (Pool fencing)	3	0.75	
v. Final Inspection	4/5	1.0-1.25	1
CCC Assessment (not required for garages, carports and minor works)			
Other			
TOTAL NUMBER OF INSPECTIONS			140-00
Minus Inspections Allowed			40-00
SUB TOTAL			
Plus Travel			
TOTAL INSPECTION COST			N/C



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

R. W. Muir
Registrar-General
of Land

Identifier **273607**
Land Registration District **South Auckland**
Date Issued **26 July 2006**

PIM / 50
112 - - 63554

Prior References

176713 176714 SA41D/371

Estate Fee Simple
Area 4385 square metres more or less
Legal Description Lot 6 Deposited Plan 367422

Proprietors

Yeoman Philip Harold, Yeoman Barbara Grace and Olphert Sandford Trustee Service Company (2006) Limited

Estate Fee Simple - 1/34 share
Area 12.7135 hectares more or less
Legal Description Lot 35 Deposited Plan 367422

Proprietors

Yeoman Philip Harold, Yeoman Barbara Grace and Olphert Sandford Trustee Service Company (2006) Limited

Interests

6962841.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 26.7.2006 at 9:00 am
Subject to a right of way, right to convey water, gas, electricity, telecommunications and computer media over parts marked A, A1, B, C, D, E and H and a right to convey water over parts marked C1, E1 and W1, a right to drain water over parts marked A, A1, B, C, D, E, H, T, U, V, A2, E1, C1, C2 and T1 and a right to convey gas, electricity, telecommunications and computer media over part marked E1 all on DP 367422 created by Easement Instrument 6962841.6 - 26.7.2006 at 9:00 am

Appurtenant to Lot 6 is a right of way, right to convey water, gas, electricity, telecommunications and computer media, right to drain water created by Easement Instrument 6962841.6 - 26.7.2006 at 9:00 am

Appurtenant to Lot 35 is a right to convey water, electricity and telecommunications and a right to drain water created by Easement Instrument 6962841.6 - 26.7.2006 at 9:00 am

The easements created by Easement Instrument 6962841.6 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant to Lot 35 DP 367422 is a right of way created by Easement Instrument 6962841.7 - 26.7.2006 at 9:00 am

The easements created by Easement Instrument 6962841.7 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant to Lot 35 DP 367422 is a revegetation easement created by Easement Instrument 6962841.9 - 26.7.2006 at 9:00 am

Land Covenant in Easement Instrument 6962841.10 - 26.7.2006 at 9:00 am (Affects Lot 35 DP 367422)

Fencing Covenant in Easement Instrument 6962841.10 - 26.7.2006 at 9:00 am (Affects Lot 35 DP 367422)

Land Covenant in Easement Instrument 6962841.11 - 26.7.2006 at 9:00 am

Fencing Covenant in Easement Instrument 6962841.11 - 26.7.2006 at 9:00 am

Land Covenant in Easement Instrument 6962841.12 - 26.7.2006 at 9:00 am

Land Covenant in Easement Instrument 6962841.13 - 26.7.2006 at 9:00 am

Subject to a right (in gross) to drain sewage over parts marked A, A1, B, C1, E, E1, H, M, T1, U, V and W1 on DP 367422 in favour of Rotorua District Council created by Easement Instrument 6962841.14 - 26.7.2006 at 9:00 am

Identifier**273607**

The easements created by Easement Instrument 6962841.14 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey gas over parts marked A, A1, B, C, D, E, H, U and E1 on DP 367422 in favour of NGC New Zealand Limited created by Easement Instrument 6962841.15 - 26.7.2006 at 9:00 am

The easements created by Easement Instrument 6962841.15 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey telecommunications and computer media over parts marked A, A1, B, C, D, E, H, U and E1 on DP 367422 in favour of Telecom New Zealand Limited created by Easement Instrument 6962841.16 - 26.7.2006 at 9:00 am

The easements created by Easement Instrument 6962841.16 are subject to Section 243 (a) Resource Management Act 1991

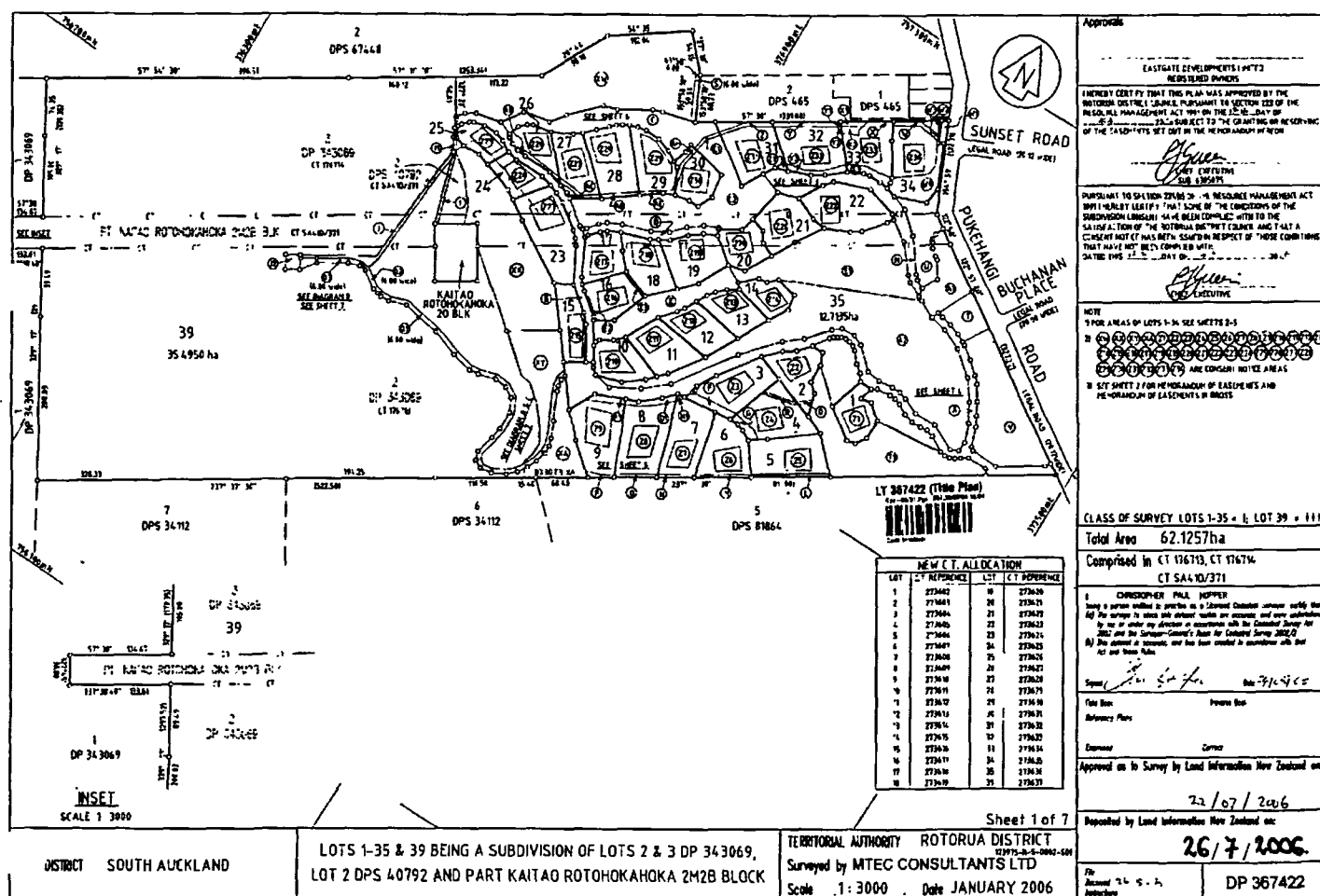
Subject to a right (in gross) to convey electricity, telecommunications and electronic data over parts marked A, A1, B, C, D, E, H, T, U and E1 on DP 367422 in favour of Unison Networks Limited created by Easement Instrument 6962841.17 - 26.7.2006 at 9:00 am

Some of the easements created by Easement Instrument 6962841.17 are subject to Section 243 (a) Resource Management Act 1991

6962841.18 Encumbrance to Pukehangi Parkland Estates Incorporated - 26.7.2006 at 9:00 am

7014881.2 Mortgage to ANZ National Bank Limited - 7.9.2006 at 12:21 pm

PIM / BC
No - - 63554



[illegible][illegible]

Sheet 2 of 7

DISTRICT SOUTH AUCKLAND

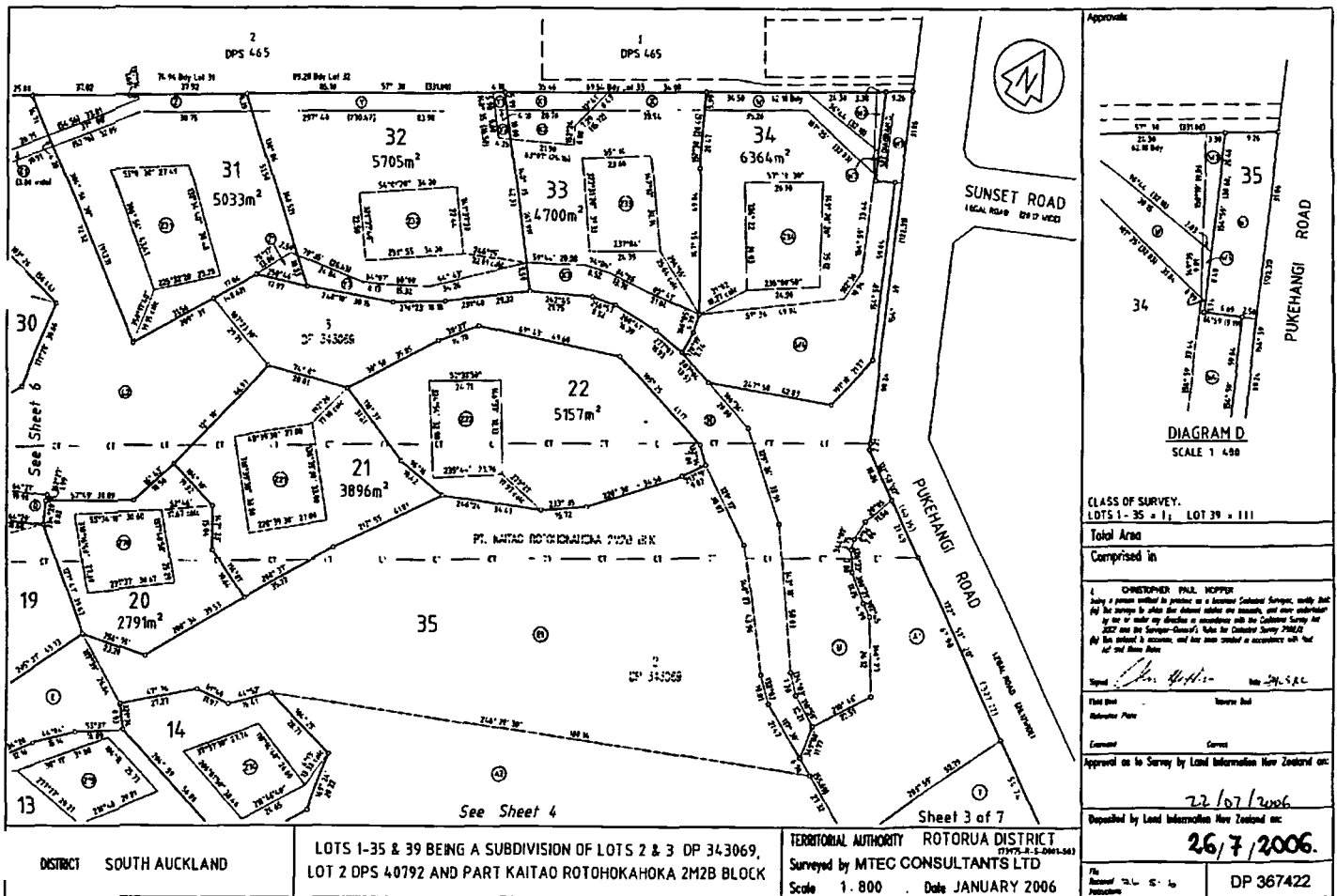
LOTS 1-35 & 39 BEING A SUBDIVISION OF LOTS 2 & 3 DP 343069,
LOT 2 DPS 40792 AND PART KAITAO ROTOHOKAHOKA 2M2B BLOCK

TERRITORIAL AUTHORITY ROTORUA DISTRICT
 73397-B-S-006
 Surveyed by MTEC CONSULTANTS LTD
 Scale NOT TO SCALE Date JANUARY 2006

File Serial 26 S-6	DP 367422
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PIM / BC

№ - - 63554



Approvals

DIAGRAM D
SCALE 1:400

CLASS OF SURVEY
LOTS 1-35 & 39 LOT 39 & 111

Total Area

Comprised in

1. CHRISTOPHER PAUL KOPPER
Being a person entitled to practice as a Licensed Cadastral Surveyor, hereby certifies that this survey is a true and correct survey of the land shown on this plan, and that the same has been surveyed in accordance with the provisions of the Land Transfer Act 1952 and the Survey Act 1980, and that the same has been surveyed in accordance with the provisions of the Land Transfer Act 1952 and the Survey Act 1980, and that the same has been surveyed in accordance with the provisions of the Land Transfer Act 1952 and the Survey Act 1980.

Signed: *Christopher Paul Kopper* Date: 26/7/2006

Field Book

Reference Plan

Comments

Approved on to Survey by Land Information New Zealand on:

Deposited by Land Information New Zealand on:

22/07/2006

26/7/2006

File Number: 26/7/2006

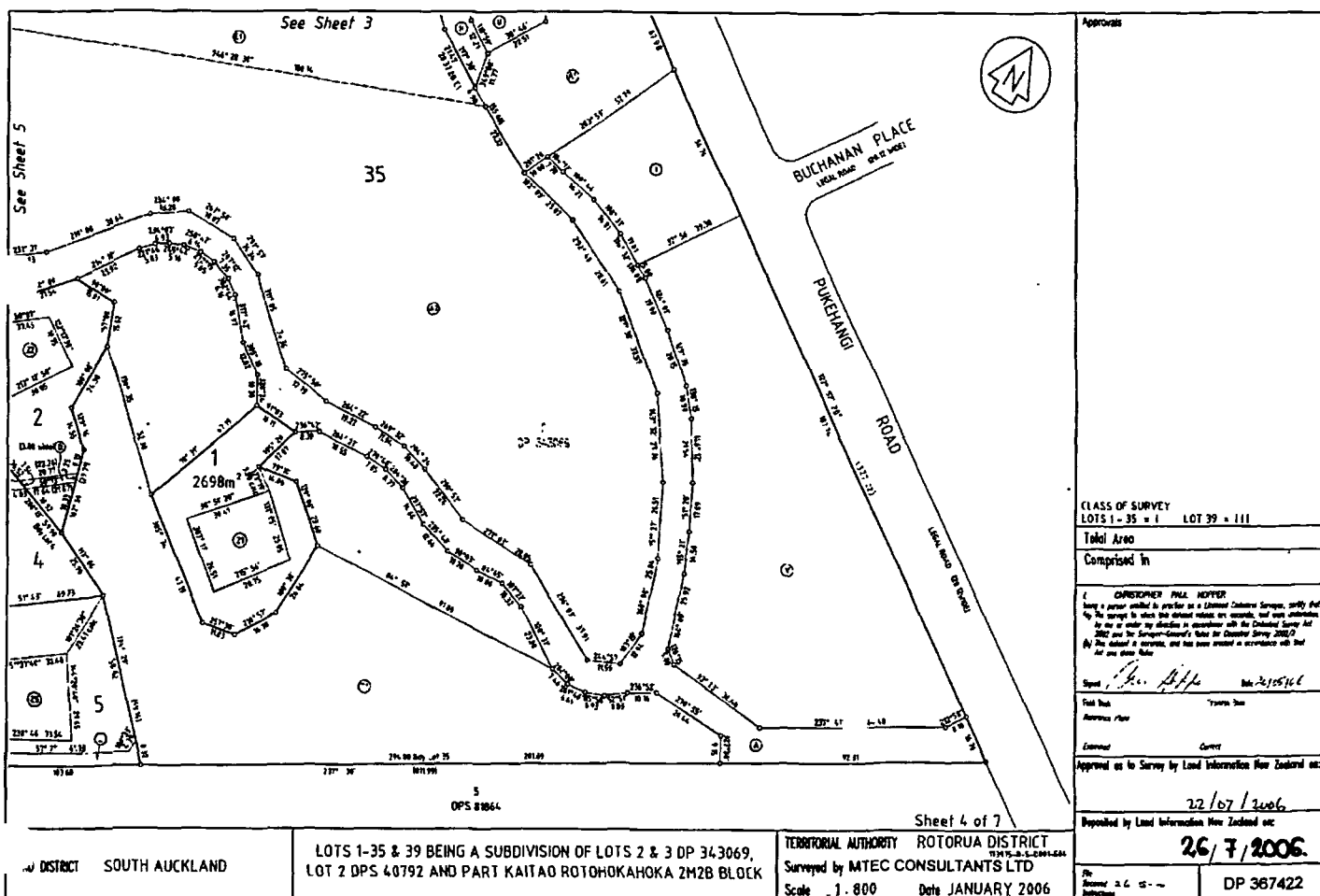
DP 367422

DISTRICT SOUTH AUCKLAND

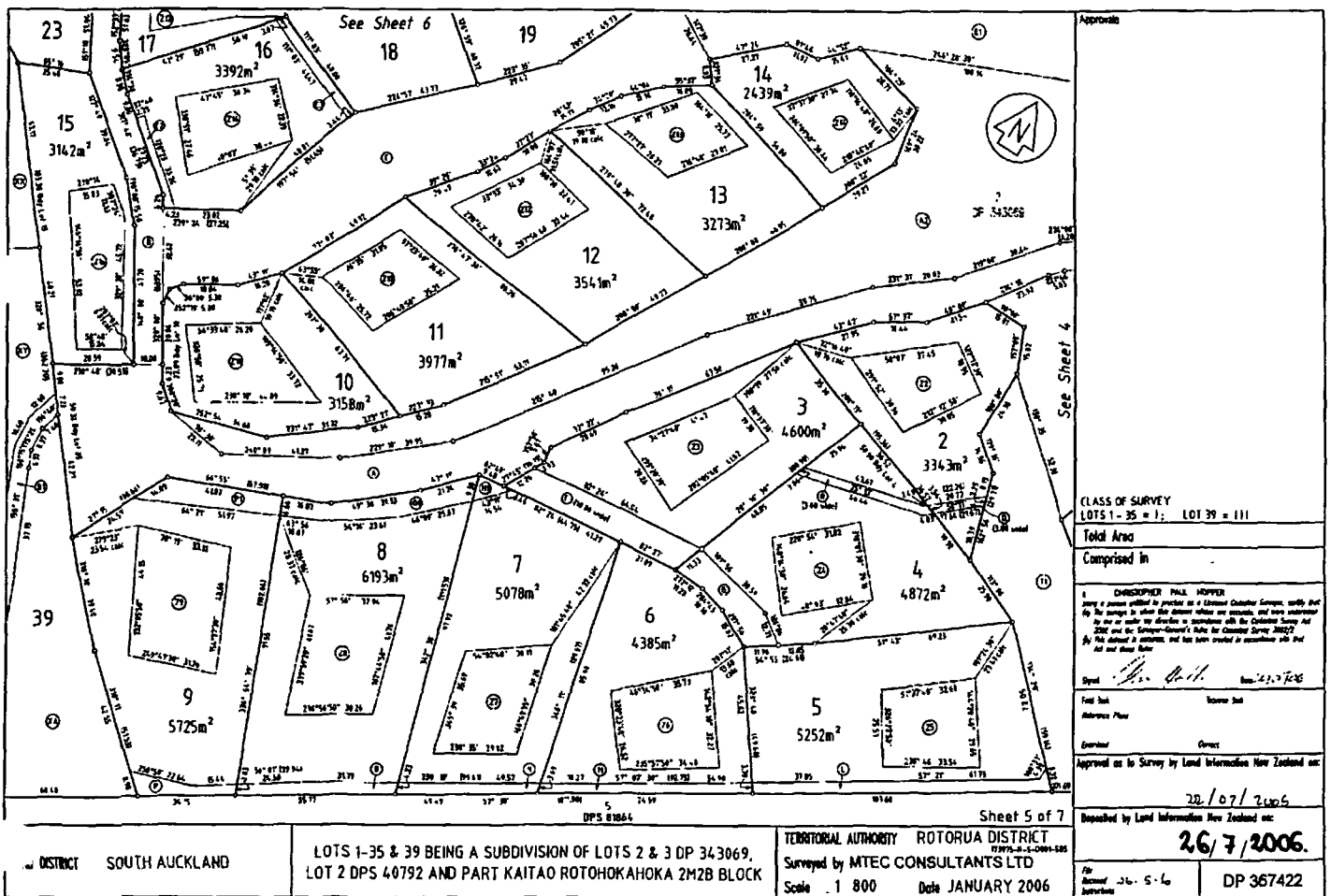
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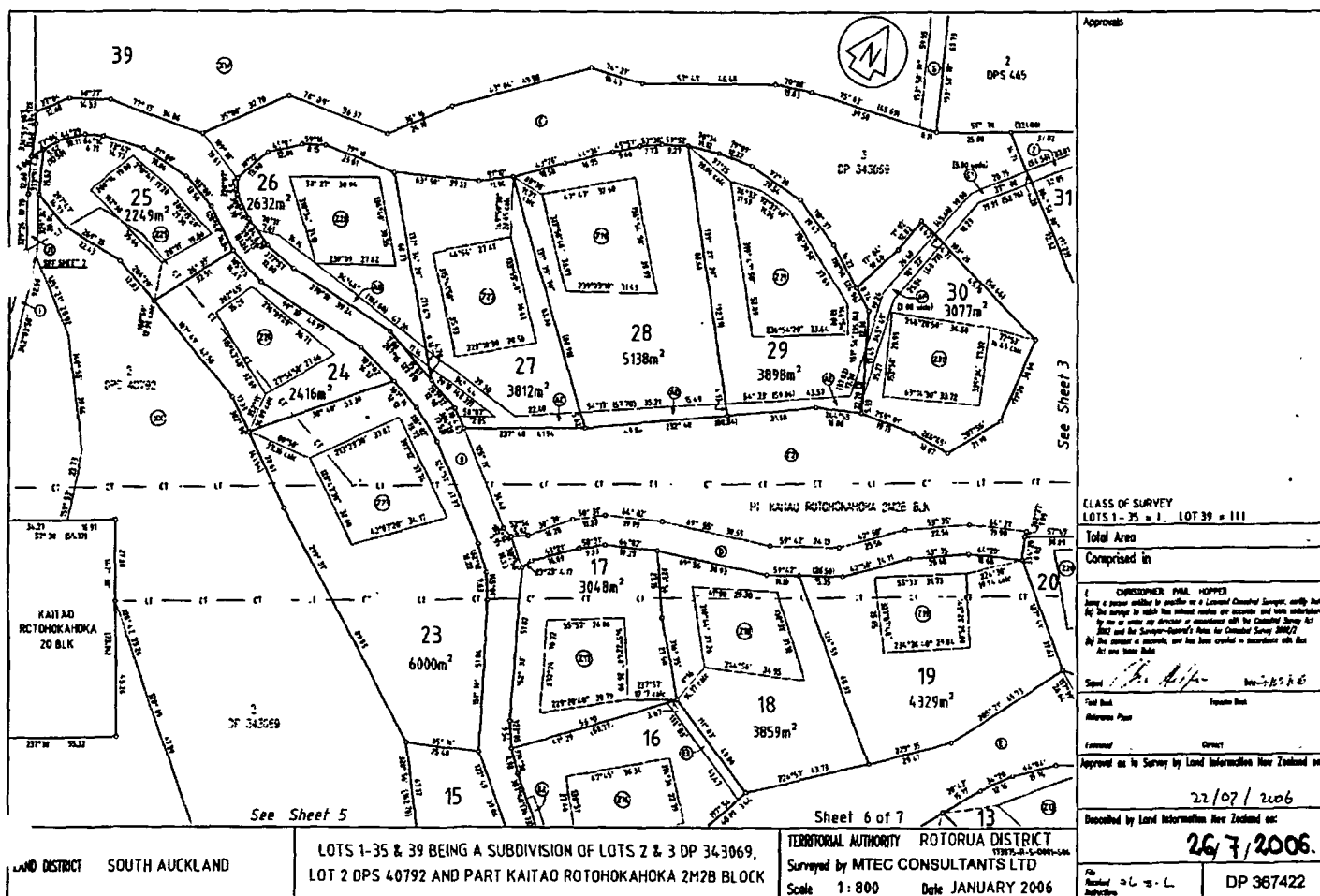
TERRITORIAL AUTHORITY ROTORUA DISTRICT
Surveyed by MTEC CONSULTANTS LTD
Scale 1:800 Date JANUARY 2006

63554



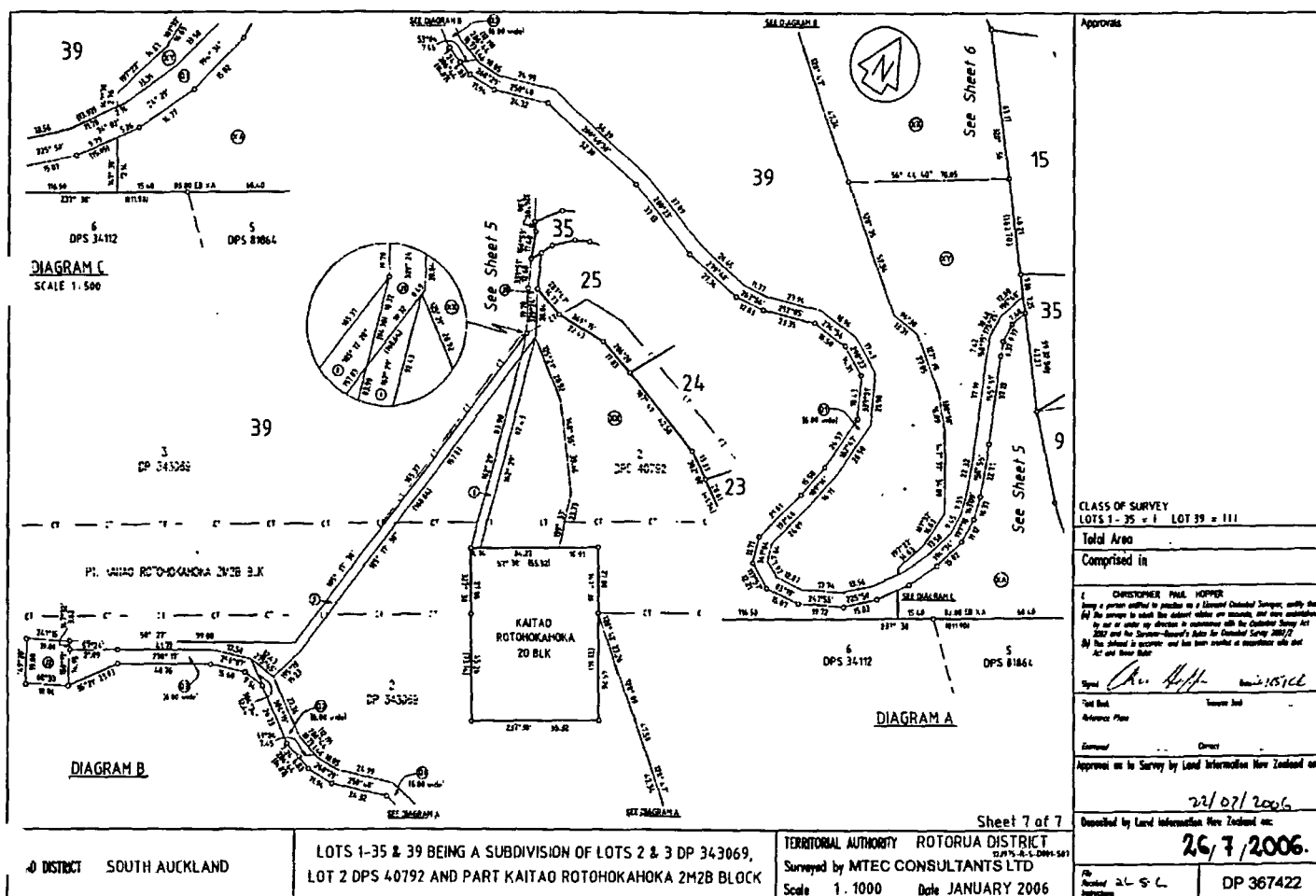
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№ - - 63554



PM/BC
No - - 63554

DESTINATION ROTORUA ROTORUA DISTRICT COUNCIL	Building Vetting Checklist For initial completion by the applicant	Ref: TP 03-TF010
		Ver: 2
		Issued 20 Oct 08
		Page 1 of 2

Document	Description	Applicant to Complete		Plan/ Spec No.	RDC USE ONLY		
Form 2	Building Consent Application Form completed and signed	(S)	N/A		(P)	F	N/A
Site Plan	Distances to boundaries indicated	S	(N/A)		P	F	(N/A)
	Contours provided	S	(N/A)		P	F	(N/A)
	Invert levels provided	S	(N/A)		P	F	(N/A)
	Drains indicated (including gradients)	S	(N/A)		P	F	(N/A)
	Storm Water – Soakholes (sizes and depths) Council Drains (if applicable)	S	(N/A)		P	F	(N/A)
	Vehicle Crossing	S	(N/A)		P	F	(N/A)
	Finished floor levels/datum	S	N/A		P	F	N/A
Floor Plans	Dimensions of proposed building work	(S)	N/A	2	(P)	F	N/A
	A3 floor plan provided for rates for works over \$10,000	S	(N/A)	2	P	F	(N/A)
	Bracing	(S)	N/A	2	(P)	F	N/A
	Indication of use of rooms	S	(N/A)		P	F	(N/A)
	Electrical fixtures	S	(N/A)		P	F	(N/A)
	Plumbing fixtures (including pipe sizes)	S	(N/A)		P	F	(N/A)
	Windows and doors	(S)	N/A	2/3	(P)	F	(N/A)
	Lintel sizes and treatments (MSG) Specs	(S)	N/A	4	(P)	F	(N/A)
	Smoke alarm(s) location	S	(N/A)		P	F	(N/A)
Elevations	Cladding types clearly indicated and their locations	S	(N/A)		P	F	(N/A)
	Windows (safety windows specified where appropriate)	S	(N/A)		P	F	(N/A)
	Roof (roofing material)	S	(N/A)		P	F	(N/A)
	Daylighting	S	(N/A)		P	F	(N/A)
	Cross Section	S	(N/A)		P	F	N/A
Pile Plan	Location and type	S	(N/A)		P	F	N/A
	Connections	S	(N/A)		P	F	N/A
	Centres	S	(N/A)		P	F	N/A
	Treatments (including MSG where appropriate)	S	(N/A)		P	F	N/A
Timber Floor	Joists and bearers including connections and subfloor bracing calculations	S	(N/A)		P	F	N/A
	Size, treatments (including MSG) and centres	S	(N/A)		P	F	N/A
	Flooring material and thickness	S	(N/A)		P	F	N/A
	Insulation and enclosing of perimeter	S	(N/A)		P	F	N/A
	Ventilation of subfloor space	S	(N/A)		P	F	N/A
	Access to subfloor space	S	(N/A)		P	F	N/A
Slab Foundation	Size and depth of footings	S	(N/A)		P	F	N/A
	Reinforcing	S	(N/A)		P	F	N/A
	Construction joints – saw cuts	S	(N/A)		P	F	N/A
	Thickenings and slab thicknesses	S	(N/A)		P	F	N/A
	DPM and/or fill	S	(N/A)		P	F	N/A
	Concrete strength	S	(N/A)		P	F	N/A
Walls	Timber treatments (including MSG)	S	(N/A)		P	F	N/A
	Stud centres and noggs	S	(N/A)		P	F	N/A
	Bottom plate fixings	S	(N/A)		P	F	N/A

Document	Description	Applicant to Complete		Plan/ Spec No.	RDC USE ONLY		
	Brace fixings, top plate and lintel fixings	S	N/A		P	F	N/A
	Building wrap type and restraints (if required)	S	N/A		P	F	N/A
	Insulation	S	N/A		P	F	N/A
Roof	Down pipes and overflow relief (where applicable)	S	N/A		P	F	N/A
	Truss plan and manufacturer's certificate	S	N/A		P	F	N/A
	Formed roof construction details	S	N/A		P	F	N/A
	Roof material and underlay type	S	N/A		P	F	N/A
	Ceiling batten size and centres	S	N/A		P	F	N/A
	Purlin centres and wind fixings	S	N/A		P	F	N/A
	Insulation	S	N/A		P	F	N/A
	Roof bracing	S	N/A		P	F	N/A
Plumbing & Drainage	Terminal vent and Overflow Relief Gully identified	S	N/A		P	F	N/A
	Means of heating water	S	N/A		P	F	N/A
	Tempering Valve	S	N/A		P	F	N/A
	Gradients and sizes of waste pipes	S	N/A		P	F	N/A
	Inspection bends and junctions indicated	S	N/A		P	F	N/A
Effluent Field	Regional Authority approval	S	N/A		P	F	N/A
	Soil test from drainlayer or soil engineer	S	N/A		P	F	N/A
	Specification of effluent treatment system proposed complying with Regional Council requirements	S	N/A		P	F	N/A
Flashings	Window/Doors – Head, sill and jamb	S	N/A		P	F	N/A
	Ridges and valleys	S	N/A		P	F	N/A
	Penetrations through walls/roof	S	N/A		P	F	N/A
	Deck to dwelling junction	S	N/A		P	F	N/A
	Soffit to wall junctions	S	N/A		P	F	N/A
	Junctions between daddings	S	N/A		P	F	N/A
Products and Designs	Tanking (product appraisal number and manufacturer's specifications)	S	N/A		P	F	N/A
	Cladding	S	N/A		P	F	N/A
	Wall linings	S	N/A		P	F	N/A
	Interior wall/floor finishes for wet areas	S	N/A		P	F	N/A
	Shower details (other than cubicle)	S	N/A		P	F	N/A
	Glazing (safety glass specified)	S	N/A		P	F	N/A
	Specific Design Producer Statement and Calculations	S	N/A		P	F	N/A
Commercial	Fire Design	S	N/A		P	F	N/A
	Completed page of Form 2 in respect of compliance schedule	S	N/A		P	F	N/A

NB. Non-customised Master Spec will not be acceptable. A job specific specification must be provided.

Applicant

S = Supplied

N/A = Not Applicable

RDC

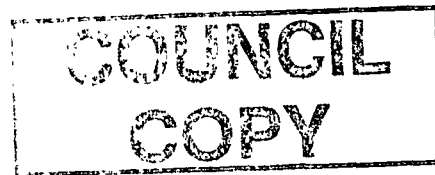
P = Pass

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

N/A = Not Applicable

PIM/BC

№ - - 63554



CALCULATIONS
PROPOSED WINDOW ALTERATION
AT
6/275 Pukehangi Rd, Rotorua
For
PHIL & BARB YEOMAN

INDEX

Page	Description	
2	Bracing	Brace row P (BLP/1.8) not required
	Lintel (2.4m)	190 x 90 MSG8

Reference drawings:- - drawings titled "Yeoman Residence, Lot 6, Parklands Estates, Pukehangi Rd"
sheets 2-8 and prepared by IZBA Architectural

Rodger G Yeoman

BE, MIPENZ
24A Aberfoyle St, Epsom, Auckland
Ph 09 630 4049 Mob 021 99 2 007
E-mail grarq@xtra.co.nz

**PROPOSED
Window Alterations
6/275 Pukehangi Rd**

Introduction

The existing building is a new single storey structure built in 2007

The proposal is to extend the window of the family room that opens to the pavilion - Line P on the architectural plans.

This wall currently has a 900mm wide window and a 1.8m BLP Gib brace in the wall.

Using the Gib Wall Bracing calculation sheets, the bracing requirement for the building will be reviewed.

Bracing required

Wind Zone High

Seismic zone A refer architects drawings sheet O2

The bracing required is calculated using the Gib Brace sheet - refer attached

The only direction affected is the across direction.

Using the existing braces installed but leaving out the 1.8m brace line P provides the bracing required - refer attached sheet.

incorrect,
removed from
application -
ref to
PIMIS Made

Note - the garage structure has been ignored - being at an angle this will have been treated as a separate structure.

Result - from the attached sheet, there is sufficient bracing for this structure even with the brace at the proposed window location removed.

Window dimension

It is proposed that the window be as wide as practical.

The wall is 3.1m long internally. There is a 300mm return to the existing 900mm window.

Suggest the new window be 3100mm - 2x300mm = 2500mm wide

Window lintel - supports light roof spanning 4.6m

from Table 8.9 for MSG8 lintels (NZ53604)

Use 190 x 90 timber lintel

	Building Consent File – End Cover	Ref: TP 03 – TF 03
		Ver: 01
		Issued: 30 May 2007
		Doc No: IT-639930
		1 of 1

END OF BUILDING CONSENT FILE

FINAL / END

BC No. 63554