



RRD00243RH

Document Number: RDC-639635

Date Registered: 20/6/2016

**Building Consent / Amendment
Circulation Checklist**

Ref: CP 22

Ver: 01

Issued: 1 July 2015

RDC - 546022

Page 1 of 3

Copies Required	ADMINISTRATION CHECKLIST To be completed by Customer Service Centre (✓)	✓
2	Geyserview printout (contour plan) checked with Applicant for Correctness	<input type="checkbox"/>
1	Site Inspection Card completed	<input type="checkbox"/>
1	Applicant Inspection card complete	<input type="checkbox"/>
1	Form 6 (Application for Code Compliance Certificate) attached to Applicant Inspection Card	<input type="checkbox"/>
1	Form 2 administratively complete and front cover signed appropriately	<input type="checkbox"/>

BUILD CAT	COST CAT	STREAM 1	RBW	NZSFC	CONTRACTOR	1 ST INSPECTOR	2 ND INSPECTOR
1b ii)	5	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	—	IAN	BARRY
ALLOCATED BY	BC ONLY No 74770						
RAY-T							

BC Application No.

Property File No.

Harry & Son Ltd
Owner: ~~FRANK~~ CHARITABLE TRUSTP29265
CHANTELLE WALKER

Project Location: 618 TE WETA ROAD, WAIKIRE VALLEY

Description of Work: NEW COVERED PERGOLA OVER EXISTING DECK.

BC Circulation Record:

Hazard/Caution/Information (as noted on file)	Geyserview - landside susceptibility - moderate - soft soils		Hard copy documents (attached) <input checked="" type="checkbox"/> Electronic documents (in Trim) <input type="checkbox"/>		
Discipline ✓	Review Date	Name	RFI ✓	Other Permissions or Advice ✓	Sign when review completed
<input checked="" type="checkbox"/> Engineering	3/3/16		<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Pollution Control			<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/> Planning	3/3/16		<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Geothermal			<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Licensing			<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Sport and Rec			<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/> Building	2/3/16	B CALDER	<input type="checkbox"/>	<input type="checkbox"/>	RSB- 2016 1.1

✓ "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	<input checked="" type="checkbox"/>	Supporting documentation	<input checked="" type="checkbox"/>	Section 37 Notice	<input type="checkbox"/>
	PIM	<input type="checkbox"/>	Building Consent	<input checked="" type="checkbox"/>	Section 36 Notice	<input type="checkbox"/>
Name A Kelli					Date 10.6.16	

RECEIVED
- 1 MAR 2016

Inspection and Fees Calculation Sheet

PROCESSING		TIME TAKEN (Quantity)	TOTALS in Dollars
Processing hours including vetting		(3 hrs)	\$ 226 -
Processing Fees Paid			\$ 226 -
SUB TOTAL			\$ 000
Further information			\$ -
TOTAL PROCESSING CHARGE			\$ N C

400 INSPECTIONS (Circle correct letter)	Guide Only- (minimum ¼ hour increments)	# of Inspections	# of ¼ hour Increments
aa Siting, Footings, Foundations	3	1	2
ab Retaining Walls	2-3		
b Subfloor Bracing & Fixing	2		
c Pre-floor P&D	2		
d Concrete Floor Building	2		
e Pre-Wrap <200-<300->	3-4-5		
ga Wrap Only	2		
gb Wrap/Cavity Battens	3		
h ½ High Brick	2		
i Bond Beams (One Block- full basement)	2-3		
j Precast Concrete Work	2		
k Pre Plaster	3		
l Solar water heater	2		
m Preline Building	3		
n Preline P&D	2		
o Wet Areas/Tanking/Basements	2		
p Postline (Addition - New Dwelling)	0.5 - 0.75		
q Sanitary & Stormwater Drainage)	0.5 - 0.75		
r Enclosed Decks - membrane roofs/gutters	2		
s Disconnection drainage	2		
t Swimming Pools (Pool fencing)	2		
ua Solid Fuel Heater	2		
ub In Built Solid Fuel Heater	2		
v Final Inspection (Dwellings ≤200m² = 1 hr min) (Com/Ind = 1½ hrs min)	4-5 (6)	1	2
w Combined inspections - complete free text on sheet 2			0
x Trade waste - no charge			0
f Free text - complete free text on sheet 2			0
Total		# 2	# 4
1 Total number of ¼ hour increments x \$45.25 = (Inspection cost)			\$ 181 -
2 Building officer desk top review (allow 5 min each inspection dwellings/commercial)	# of inspections	\$/5 minutes	\$ -
	x \$15.00	=	
3 LBP Process (allow 15 min / LBP Category)	# of LBP Cat.	\$/15 minutes	\$ -
	x \$45.25	=	
4 Travel (total travel time one way only, calculate by using Google maps for RLC)	# of inspections	\$/minute	\$ -
	x \$3.00	x Time/ trip	=
5 CCC Assessment (not required for Garages, carports and minor works)			\$ -
6 Other			\$ -
TOTAL INSPECTION CHARGE (Tally sub totals for boxes 1 to 6)			\$ N C
Record three # figures above on summary sheet & circle "Completed" to the right when done			Completed

10 June 2016

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

HARRY & SON LIMITED
C/O MURRAY STEPHENS
13 PEGASUS DRIVE
SUNNYBROOK
ROTORUA 3015

File Ref: P29265
Building Consent No: 74770

Dear Sir/Madam,

BUILDING CONSENT

Address of Project: 618 TE WETA ROAD

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. 74770 when making any inspection bookings." The direct dial number for inspections is 3495646.

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

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

Yours faithfully



Paul Spurdle
Manager Consent Solutions

Building Consent No: 74770
Section 51, Building Act 2004
Issued: 10 Jun 2016

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

Agent

STEPHENS, MR MURRAY LANCE
13 PEGASUS DRIVE
SUNNYBROOK
ROTORUA 3015

Owner

HARRY & SON LIMITED
C/O MR A P K ROBERTS
9 TURQUOISE PLACE
PUKEHANGI
ROTORUA 3015

The Building

Property ID:	P29265
Street Address:	618 TE WETA ROAD, WAIKITE VALLEY
Valuation number:	07000 579 36
Legal Description:	Lot 5 DPS84898
Building Name:	
Location of building within site/block number:	

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

Building Work

The following building work is authorised by this consent:

Project is for:	COVERED PERGOLA OVER EXISTING DECK
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)

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

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.

Carpentry (primary structure, external moisture management system)

Roofing (external moisture management system)

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.

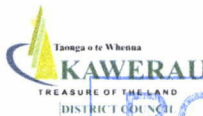
Signed for and on behalf of the Council:

Name: Ann Kelly

Position: Business Support Advisor, Consent Solutions.

Signed:  _____

Date: 10 JUN 2016



Form 2

Received

801 MAR 2016 4-05

BC ONLY

No

74770

Application No/BC: _____
Property ID #: P29265

SIMPLE

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

Garage/Carport <input type="checkbox"/>	Decks <input checked="" type="checkbox"/>	Retaining <input type="checkbox"/>	Farm Buildings <input type="checkbox"/>	Temp Structure <input type="checkbox"/>
---	---	------------------------------------	---	---

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

Street address of building: 618 Te Weta Road, Waikite Valley

If no street address – details of nearest intersection: _____

Legal description of land where building is located: Lot 5 DPs 84898 Site area: 25180 m²

Sec _____ Block _____

Building name: Managers Dwelling Valuation No: 7000/579/36

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

Number of levels: [Above & below ground] _____

Level/Unit No: _____ ~~Floor~~ ^{Roof} area: 25 (sq m) [Indicate area affected by the building work]

Current, lawfully established, use: Dwelling Year First Constructed: 1999

[Add no. of occupants per level and per use if more than 1] _____

2. OWNER

Name of Owner: Harry & Son Ltd.

Contact person: Andre Roberts

Mailing address: 9 Turquoise Place
Rotorua

Street address/registered office: _____

Phone No: _____ Landline: _____

Mobile: _____ 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: Murray Stephens

Contact person: _____

Mailing address: 13 Pegasus Drive
Rotorua

Street address/registered office: _____

Phone No: _____ Landline: _____

Mobile: 0274935993 Daytime: _____

After hours: _____ Facsimile: _____

Email: idsign@extra.co.nz

Website: _____

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

Architectural Designer

FIRST POINT OF CONTACT [Mark boxes as appropriate]

Further information ☒ Agent ☐ Owner

Correspondence ☒ Agent ☐ Owner

Invoicing: ☒ Agent ☐ Owner

Additional copy of Code Compliance Certificate ☐

4. APPLICATION [Tick if applicable]

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

Signature: Murray Stephens Date: 1st March 2016

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

☐ Project Information Memorandum (PIM) & Building Consent ☐ Project Information Memorandum (PIM)

☒ Building Consent

Existing PIM No [if applicable] is: _____

☐ Staged Consent

Restricted Building Work applicable? ☒ Yes ☐ No

Cultural or Heritage Significance? ☐ Yes ☐ No

National Multiple Use Approval? ☐ Yes ☐ No If yes, NUA number: _____

To be completed in lieu of Authorisation Letter:

I, Andre Roberts as the owner of the property, authorise Murray Stephens to act as my agent.

Signature: Andre Roberts Date: 1st March 2016

5. PRIVACY INFORMATION

The information you have provided on this form is required so that your building consent application can be processed under the Building Act 2004. The Council collates statistics relating to issued building consents and has a statutory obligation to forward these regularly to Statistics New Zealand. The Council stores the information on a public register, which must be supplied (as previously determined by the Ombudsman) to whoever requests the information. Under the Privacy Act 1993 you have the right to see and correct personal information the Council holds about you.

6. THE PROJECT

Description of Building Work: [Provide sufficient information below to enable scope of work to be fully understood]

Construct covered pergola structure over existing deck

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]:

\$ 5000.00 [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: Murray Stephens
 Address: 13 Pegasus Drive, Rotorua
 Email: idsign@extra.co.nz
 Telephone: 0274935993 LBP No: 118381
 License Class: DESIGN 2

ENGINEER:

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

BUILDER:

Name: Mike Harnett Builders
 Address: PO Box 457, Rotorua
 Email: admin@mikeharnettbuilders.
 Telephone: 021 616699 LBP No: 121766
 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: _____

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

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

- ☐ Subdivision
- ☐ Alterations to land contours *[e.g. digging out the site for a building platform]*
- ☐ New or altered connections to public utilities *[e.g. Council sewer, storm water 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 storm water 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:

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
<input checked="" type="checkbox"/> B1 Structure	<input type="checkbox"/> AS1NZS1170 <input type="checkbox"/> B1/AS1 <input checked="" type="checkbox"/> NZS3604 <input type="checkbox"/> NZS4229 <input type="checkbox"/> Other	<input type="checkbox"/> B1/VM1 <input type="checkbox"/> Other	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Engineer <input type="checkbox"/> Other (Specify):
<input checked="" type="checkbox"/> B2 Durability	<input checked="" type="checkbox"/> B2/AS1	<input type="checkbox"/> B2/VM1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Engineer <input type="checkbox"/> Other (Specify):
<input checked="" type="checkbox"/> C1-6 Protection from Fire	<input type="checkbox"/> C/AS1 <input type="checkbox"/> C/AS2	<input type="checkbox"/> C/VM1 <input type="checkbox"/> C/VM2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Engineer <input type="checkbox"/> Other (Specify):
<input checked="" type="checkbox"/> D1 Access routes	<input type="checkbox"/> D1/AS1 <input type="checkbox"/> NZS 4121		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Engineer <input type="checkbox"/> Other (Specify):
<input checked="" type="checkbox"/> E1 Surface water	<input checked="" type="checkbox"/> E1/AS1 <input type="checkbox"/> AS3500	<input type="checkbox"/> E1/VM1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Other (Specify):
<input checked="" type="checkbox"/> E2 External moisture	<input checked="" type="checkbox"/> E2/AS1 <input type="checkbox"/> E2/AS2 <input type="checkbox"/> SED <input type="checkbox"/> E2/AS3	<input type="checkbox"/> E2/VM1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Other (Specify):
<input checked="" type="checkbox"/> F1 Hazardous agents on site	<input type="checkbox"/> F1/AS1	<input type="checkbox"/> F1/VM1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify):
<input checked="" type="checkbox"/> F2 Hazardous building materials	<input type="checkbox"/> F2/AS1		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify):
<input checked="" type="checkbox"/> F4 Safety from falling	<input type="checkbox"/> F4/AS1		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify):
<input checked="" type="checkbox"/> F5 Construction and demolition hazards	<input type="checkbox"/> F5/AS1		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> 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
<input checked="" type="checkbox"/> F7 Warning systems	<input checked="" type="checkbox"/> F7/AS1		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Engineer <input type="checkbox"/> Other (Specify): _____
<input checked="" type="checkbox"/> G4 Ventilation	<input type="checkbox"/> G4/AS1	<input type="checkbox"/> G4/VM1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input checked="" type="checkbox"/> G7 Natural light	<input type="checkbox"/> G7/AS1	<input type="checkbox"/> G7/VM1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input checked="" type="checkbox"/> G9 Electricity	<input checked="" type="checkbox"/> G9/AS1	<input type="checkbox"/> G9/VM1	<input type="checkbox"/>	<input type="checkbox"/>	By certification only

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

Supporting documentation attached as follows [please list]:

10. COMPLIANCE SCHEDULE:

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

There are no specified systems in the building ☒ **Applicant to complete**

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 (List Systems)

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

11. ATTACHMENTS

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

☒ Plans and specifications (list) _____

Murray L Design Job No. 1602/5 Sheets 01 - 04

- ☐ 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

\$ 5000.00

GST inclusive

Project ~~floor~~ ^{roof} area

25 m²

FEE PAYABLE

Project Information Memorandum \$ 246-00

Building Administration \$ 135-00

Technical Processing fee \$ 226-00

Inspection fee \$ 181-00

Certificate of Title \$

Other \$

LODGE MENT FEE \$ 788-00

Technical Processing fee \$

Inspection fee \$

Industry Levy (DBH) \$

Industry Levy (BRANZ) \$

BCA Levy \$

Rural ID # \$

Compliance Schedule \$

Specified Systems \$

Vehicle Crossing \$

Street Damage \$

Water Connection \$

Sewer Connection \$

Peer Review \$

N Z F S \$

Development Contribution \$

\$

\$

TOTAL BALANCE PAYABLE \$

Lodgement deposit \$ 788

Date paid 1-3-16

Receipt No. 265556

Consent fee balance \$

Date paid

Receipt No.

BC ONLY

Nº

74550

Granted by C Sefuiva

Signature

Date 9 June 2016

Issued by A Kelly

Signature

Date 10-6-16

Please complete

Forward any refunds or further invoices to:



Building Consent Application Checklist SIMPLE BUILDING CONSENTS

BC ONLY
No 74770

☐ Garage/Carport
 ☒ Decks
 ☐ Retaining
 ☐ Farm Buildings
 ☐ Temp. Structure

Address: 618 Te Weta Road, Waikite Valley
 Date Vetted: 1st March 2016

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 (All)	Council Use		
Yes	N/A		Application form completed in full and signed	Yes	No	N/A
Yes	N/A		Lodgment fee (refer to Schedule of Fees and Charges for amount)	Yes	No	N/A
Yes	N/A		Two (2) complete sets of drawings/report/specification/plans and other relevant documents are required	Yes	No	N/A
Yes	N/A		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		All documents including photocopies must be legible	Yes	No	N/A
Yes	N/A		All plans are to be titled and dated (or version number)	Yes	No	N/A
			Legal Documentation Required (All)			
Yes	N/A		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

Comments – Council Use Only

Customer Use Circle as appropriate		Doc ref./ page #	Specifications and other Documentation	Council Use		
<input checked="" type="checkbox"/> Section NA				<input checked="" type="checkbox"/> Section Accepted		
Yes	N/A		Technical specifications for proprietary systems/products e.g. foundation/structural design	Yes	No	N/A
Yes	N/A		Natural hazard assessment report where applicable (erosion, falling debris, subsidence, inundation, slippage)	Yes	No	N/A
<input checked="" type="checkbox"/> Section NA			Specific Design Engineering (Complete for all types of applications)	<input checked="" type="checkbox"/> 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
<input type="checkbox"/> Section NA			Site/Location Plan (Complete for all types of applications)	<input checked="" type="checkbox"/> Section Accepted		
Yes	N/A	01	North Point	Yes	No	N/A
Yes	N/A	01	Road frontage indicated and street named	Yes	No	N/A
Yes	N/A	01	Location of all existing and proposed buildings	Yes	No	N/A
Yes	N/A	01	Distance of buildings to boundaries and distance between existing and proposed buildings including eaves and gutters	Yes	No	N/A
Yes	N/A		Site levels and finished floor levels relative to Moturiki Datum survey point (if applicable)	Yes	No	N/A
Yes	N/A		Existing contours (proposed cut or fill also to be shown)	Yes	No	N/A
Yes	N/A		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		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		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		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
<input type="checkbox"/> Section NA			Drainage/ Services (Complete for all types of applications)	<input checked="" type="checkbox"/> Section Accepted		
Yes	N/A	02	All existing SEWERS, sewer connections and sewer drain locations and depth shown including Territorial Authority services	Yes	No	N/A
Yes	N/A	02	Storm Water – soak holes (sizes and depths), Council drains (if applicable) disposal	Yes	No	N/A
Yes	N/A		Design for any proposed drainage including that installed behind retaining walls	Yes	No	N/A
Comments – Council Use Only						

Customer Use Circle as appropriate			Doc ref./ page #	Garages / Farm Sheds / Decks	Council Use		
<input type="checkbox"/> Section NA					<input type="checkbox"/> Section Accepted		
<input type="checkbox"/> Section NA				Floor Plan	<input checked="" type="checkbox"/> Section Accepted		
Yes	N/A	03		Plan of all floors describing the function of each room	Yes	No	N/A
Yes	N/A	03		Dimensions of proposed building work	Yes	No	N/A
Yes	N/A			Construction joints to control concrete shrinkage	Yes	No	N/A
Yes	N/A			Finished floor levels/datum, daylight angles	Yes	No	N/A
<input type="checkbox"/> Section NA				Foundation Plan	<input checked="" type="checkbox"/> Section Accepted		
Yes	N/A	04		Foundation details and concrete strength, post foundations (must provide resistance to uplift)	Yes	No	N/A
<input type="checkbox"/> Section NA				Structure	<input checked="" type="checkbox"/> Section Accepted		
Yes	N/A	04		Framing, connections, bracing layout, details and calculations	Yes	No	N/A
Yes	N/A	04		Fixing details including wind fixings and structure to floor/foundation	Yes	No	N/A
<input checked="" type="checkbox"/> Section NA				Elevations	<input checked="" type="checkbox"/> Section Accepted		
Yes	N/A			Claddings, openings, clearly indicated and their locations	Yes	No	N/A
Yes	N/A			Daylighting (relevant to nearest boundary, if applicable)	Yes	No	N/A
<input type="checkbox"/> Section NA				Cross Section	<input checked="" type="checkbox"/> Section Accepted		
Yes	N/A	04		Drawings showing constructional details of foundations, floor systems, wall, ceiling, stud heights and stud sizes, roof construction, balustrades and barriers.	Yes	No	N/A
<input type="checkbox"/> Section NA				Details	<input checked="" type="checkbox"/> Section Accepted		
Yes	N/A			Flashing details for openings, change of cladding, internal/external corners	Yes	No	N/A
Yes	N/A	04		Roof barge, ridge, apron, valley flashing details	Yes	No	N/A
<input checked="" type="checkbox"/> Section NA				Fire Wall (consider distance from boundary)	<input checked="" type="checkbox"/> Section Accepted		
Yes	N/A			Details provided for fire walls	Yes	No	N/A
<input checked="" type="checkbox"/> Section NA				Relocatable Buildings	<input checked="" type="checkbox"/> 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

Comments – Council Use Only

Customer Use Circle as appropriate		Doc ref./ page #	Retaining Wall	Council Use		
<input checked="" type="checkbox"/> Section NA				<input checked="" type="checkbox"/> 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

<input checked="" type="checkbox"/> Section NA		Marquee (complete supplementary form to identify specific requirements) / Temporary Structures	<input checked="" type="checkbox"/> Section Accepted			
Yes	N/A		Floor plan, size of marquee, and proposed fixture layout	Yes	No	N/A
Yes	N/A		Supplementary "Marquee Fire Safety and Hygiene Requirement" form completed	Yes	No	N/A
Yes	N/A		Specific engineering design for temporary structures provided	Yes	No	N/A
Yes	N/A		Number and location of exits including signage	Yes	No	N/A
Yes	N/A		Specific design and flammability testing documentation provided.	Yes	No	N/A
Yes	N/A		Fire safety systems identified including emergency lighting for night time use	Yes	No	N/A
Yes	N/A		Personal hygiene provisions	Yes	No	N/A
Yes	N/A		Accessibility provisions for those with a disability	Yes	No	N/A
Yes	-		Certificate for Public Use and Code Compliance Certificate application form completed	Yes	No	N/A

Comments – Council Use Only

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Council Specific Requirements – Please complete for your related Council

<input type="checkbox"/> Section NA		Tauranga City Council	<input checked="" type="checkbox"/> 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
<input type="checkbox"/> Section NA		Rotorua Lakes Council	<input checked="" type="checkbox"/> Section Accepted			
Yes	N/A		Soil investigation that has a conclusion readily identifiable in accordance with chapter 3 RCEIS	Yes	No	N/A
Yes	N/A		Any geothermal activity on or near site, distances to proposed building work (SED where <50m to a bore or geothermal feature)	Yes	No	N/A
Yes	N/A		Relocatable Buildings – Please provide re-site report	Yes	No	N/A
<input type="checkbox"/> Section NA		Whakatane District Council	<input checked="" type="checkbox"/> Section Accepted			
Yes	N/A		Peer review required Structural <input type="checkbox"/> Geotech <input type="checkbox"/>	Yes	No	N/A
Yes	N/A		Comments required by Council 3 Water Engineers	Yes	No	N/A

<input type="checkbox"/> Section NA	Opotiki District Council		<input checked="" type="checkbox"/> Section Accepted
<input type="checkbox"/> Section NA	South Waikato District Council		<input checked="" type="checkbox"/> Section Accepted
<input type="checkbox"/> Section NA	Kawerau District Council		<input checked="" type="checkbox"/> Section Accepted
<input type="checkbox"/> Section NA	Western Bay of Plenty District Council		<input checked="" type="checkbox"/> Section Accepted
<input type="checkbox"/> Section NA	Taupo District Council		<input checked="" type="checkbox"/> 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)	
		<input type="checkbox"/> USB (\$10.00)	
		<input type="checkbox"/> 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>Murray Stephens</u>	Date:	<u>1st March 2016</u>
Signature:	<input type="checkbox"/> Agent <input type="checkbox"/> Owner <input type="checkbox"/> Other:		
Name to be on invoice:	<u>Tuakiri Charitable Trust</u>		
Payment Details:			

COUNCIL USE ONLY

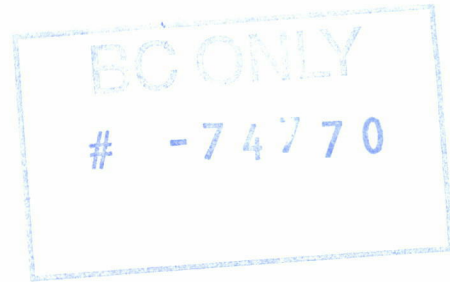
Outcome of decisions – Council Use Only	Officer	Date	Time
<input checked="" type="radio"/> This application was not accepted for lodgment because documentation was incomplete	RAYT	1/3/2016	8:45am
<input checked="" type="radio"/> This application needs to be re-vetted	RAYT	1/3/2016	8:45am
<input type="radio"/> Documentation is now complete and the application is accepted for lodgment			
<input type="radio"/> Application will now proceed for compliance checking			

Project Type

RBW	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Type	PIM <input type="checkbox"/> PIM/BC <input type="checkbox"/> BC <input checked="" type="checkbox"/>	Category	R1 <input checked="" type="checkbox"/> R2 <input type="checkbox"/> R3 <input type="checkbox"/> C1 <input type="checkbox"/> C2 <input type="checkbox"/> C3 <input type="checkbox"/>
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Charlie Sefuiva

From: Murray Stephens <idsign@xtra.co.nz>
Sent: Thursday, 9 June 2016 9:14 a.m.
To: Charlie Sefuiva
Subject: Fw: tuakiri Charitable Trust
Attachments: pdfs-0002.pdf



Charlie: This is email I sent to Byne re Purlin fixing

Cheers: Murray

On Monday, 21 March 2016 4:20 PM, Murray Stephens <idsign@xtra.co.nz> wrote:

Byne :

Please find justification from John (BSK) for fixing of purlins being 3/100x4mm skew nails. Plus revised drawing refer sheet 04 R1

Cheers: Murray

MURRAY L. STEPHENS NZCD (Arch) LBP (Design 2)

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

On Monday, 21 March 2016 4:06 PM, John K <jk@bsk.co.nz> wrote:

Worst case is actually someone standing on one end of a purlin.

Need 3- 4.0dia x 100 skew nails.

Regards,

John Kronast
BE (Civil), MIPENZ, CPEng, IntPE (NZ)

Mobile 0274 401 399

Email jk@bsk.co.nz

ROTORUA

Telephone 07 348 5394

1364 Hinemoa Street

PO Box 23 Rotorua 3040

OPOTIKI

Telephone 07 315 4787
1213 State Highway 2
P.O. Box 235
Opotiki 3162

www.bsk.co.nz



From: Murray Stephens [<mailto:idsign@xtra.co.nz>]
Sent: Monday, 21 March 2016 2:40 PM
To: John Kronast <jk@bsk.co.nz>
Subject: Fw: tuakiri Charitable Trust

This time???

On Monday, 21 March 2016 2:35 PM, Murray Stephens <idsign@xtra.co.nz> wrote:

Hi John

Attached is job we just discussed

Cheers: Murray

Phoned Murray Stephens
to ask for Purlin fixings
Said he will talk to his
engineer & get it sorted
& get back to me.

21/3/16

Outdoor Structures Processing Checklist

Ref: CP 08

Ver: 09

Issued: 16 Jan 2014

IT 641467

Page 6 of 6

Processor Name: B CALDER		Building Consent No.: 74770	
Project Details (construction type) <i>carport</i>			
Building Act		Comments/ reason for decision	
1	PIM issued? (subject to conditions)	P	F N/A BC circulation form checked.
2	Sec 36 - Has a Development Contribution Notice been attached to the PIM?	P	F N/A NO development contribution
3	Section 37 notice issued?	P	F N/A meets RLC District Plans circulation form checked.
4	Sec 39 - Are there any issues associated with Historic Places Trust?	P	F N/A Not on 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/modification on BC application.
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 natural hazards geyser view softness - Areas of Volcanic-derived rocks & 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 ON one lot as checked with geyser view.
8	Sec 84 - LBP's or Owner Builder/Designer listed for Restricted building Work (complete separate checklist and create information on property file where owner involved in design or construction)	P	F N/A Murray Stephens Designer, LBP no 118381 Subcontractor to confirm
9	Sec 113 - Specified intended life? Condition BC, create information notice.	P	F N/A >50yrs.
10	Site plan mirrors that of C.T. and location of existing building similar to G.V?	P	F N/A Site Plan & C-T match location matches with geyser view
11	Sec 363 COPU required as part of the building consent? <ul style="list-style-type: none"> Means of escape Accessibility Construction and demolition hazards Specified systems 	P	F N/A Private Dwelling, COPU not required
12	Sec 362V - Is the building a household unit being constructed by or on behalf of a property developer for the purpose of sale?	P	F N/A Pergola to Existing House.
13	If this is an alteration, have records been checked to reconcile proposal against existing?	P	F N/A " " "
Specification		Comments/ reason for decision	
14	Job specific specification	P	F N/A Generic.

Ground Works / Siting / Site Preparation B1,B2,E2				Comments/ reason for decision	
15	Scale plan showing boundaries and project	P	F	N/A	Noted on Site Plans
16	Contour plan been provided	P	F	N/A	
Retaining Wall B1,B2,E2,E1					
17	Type of wall	P	F	N/A	No Retaining Wall.
18	PS1 and calculations been provided (surcharge considered if applicable below or above structure)	P	F	N/A	" "
19	Timber treatment, grade sizing	P	F	N/A	" "
20	Reinforcing and footing/wall details including control joints	P	F	N/A	" "
21	Drainage detail including disposal	P	F	N/A	" "
22	Tanking	P	F	N/A	" "
23	Safety from falling (separation, vegetation etc)(if using barrier complete section below)	P	F	N/A	" "
Deck B1,B2,E2					
24	Type of design (SED or other)	P	F	N/A	Existing Deck.
25	Pile size, treatment and grade	P	F	N/A	" "
26	Sub floor bracing calculations provided (deck is over 2m from house)	P	F	N/A	" "
27	Foundation sizes (braced, anchor and ordinary)	P	F	N/A	" "
28	Pile fixings	P	F	N/A	" "
29	Durability requirements (s/s or hot dip galvanized)	P	F	N/A	" "
30	E2 compliant connection to dwelling or alternative solution	P	F	N/A	" "
31	Cantilevered deck dimensions and set back	P	F	N/A	" "
32	Enclosed deck threshold	P	F	N/A	" "
33	Type of deck (joist spacing considered)	P	F	N/A	" "
Bearers B1,B2					
34	Timber treatment sizing and grade	P	F	N/A	Existing Deck.
35	Span and centres	P	F	N/A	" "
36	Bearer fixing to piles and joist specified	P	F	N/A	" "
Floor joists B1,B2					
37	Timber treatment size and grade	P	F	N/A	" "
38	Joist span and centers (2 kpa load)	P	F	N/A	" "
39	Stringer size, grade, treatment and fixing	P	F	N/A	" "
Steps B1,B2,D1					
40	Slip resistance	P	F	N/A	" "
41	Rise and going (appropriate for type of stair)	P	F	N/A	" "

Jetty/ Bridge B1,B2					
42	SED calculations and producer statement	P	F	N/A	NO Jetty Bridge.
43	Foundation design	P	F	N/A	" "
44	Structural components	P	F	N/A	" "
45	Durability of fixings and components (timber treatment)	P	F	N/A	" "
Barriers (safety from falling) B1,B2,F4					
46	Barrier design (F4 AS 1 or alternative)	P	F	N/A	Existing Deck. No Barrier noted
47	Barrier construction detail (SED or B1 AS 2)	P	F	N/A	" "
Pergola/ Verandah B1,B2,E1,E2					
48	Post footings specified provide adequate resistance against uplift (NZS 3604 Section 9)	P	F	N/A	check with NZS 3604:2011
49	Top/bottom of post connections	P	F	N/A	Top 13.7kN Bottom post poured insitu with 2x D16 drilled through.
50	Verandah beam treatment, grade, size, span	P	F	N/A	as NZS 3604:2011 S48 H3-2
51	Rafter sizes, span and treatment	P	F	N/A	as NZS 3604:2011 table 10:1 H3-2 S58
52	Purlin size, grade span and fixing	P	F	N/A	NO Purlin fixing noted
53	Roofing material and profile	P	F	N/A	Translucent to match existing
54	Storm water disposal (down pipe & gutter capacity, type of disposal)	P	F	N/A	1x80mm DPfa 26m ² roof to new Sunk hole 900x1.8m
55	Fixings for uplift	P	F	N/A	Post, rafter, Beams up lift meet.
Playgrounds/ Shade Sails B1,B2,F4					
56	SED calculations and producer statement	P	F	N/A	NO Playgrounds/ Shade Sails
57	Foundation design	P	F	N/A	" "
58	Structural components	P	F	N/A	" "
59	Durability of fixings and components (timber treatment)	P	F	N/A	" "
60	Safety from falling (type of paving/ matting and other mitigating factors)	P	F	N/A	" "

Conservatory B1,B2,E1,E2,F2					
61	SED/ PS1 & supporting documents	P	F	N/A	NO Conservatory
62	Roof design (type)	P	F	N/A	" "
63	Foundation/ floor design (complete deck section for wooden floor) <ul style="list-style-type: none"> Foundation size Floor thickness DPM? Connection of slab to dwelling 	P	F	N/A	" "
64	Safety from falling (restrictor stays etc>1m)	P	F	N/A	" "
65	Glazing specification	P	F	N/A	" "
66	Connection to existing walls and roof (weathertight issues)Flashings	P	F	N/A	" "
67	Fixing or conservatory to structure (wall, floor, roof)	P	F	N/A	" "
68	Stormwater disposal	P	F	N/A	" "
69	External envelope of dwelling (Remains intact to avoid H1 assessment)	P	F	N/A	" "
Safety F7					
70	Smoke alarm to attached dwelling (where outdoor structure is attached to dwelling)	P	F	N/A	
71	Means of escape not impeded from building	P	F	N/A	New roof to Deck.
Control of Fire Spread C1-6					
72	Bottom plate/stud fixing details	P	F	N/A	NO fire System
73	Cantilevered foundation/ slab detail	P	F	N/A	" " " "
74	Combustible claddings (non-combustible when within 1m of boundary).	P	F	N/A	Not within 1m of Boundary
75	Eaves encroachment (Roof/eaves extends to within 650mm of a boundary, the eaves and supporting wall needs to be fire rated 30/30/30.)	P	F	N/A	No eaves encroachment.
76	An open 2 sided building <40m square requires Life rating of 30 minutes if closer than 300mm to boundary using C/AS 2 as a means of compliance	P	F	N/A	not closer than 300mm to boundary
77	An open sided building >40m square requires the primary elements to be fire rated to 30min where closer than 1m to boundary and can only be approved using C/AS 2 as a means of compliance (Life rating of 30min)	P	F	N/A	not closer than 1m to boundary.

P = Pass = Compliance with the Building Code

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

N/A = Not Applicable

Producer Statements						
Acceptance Guidelines PS will be accepted from approved persons recognised as having appropriate technical competence / qualifications / experience / history within their specific discipline.						
Circle Statement Type: PS 1 – Design PS 2 – Design Review				Comments:		
Circle Category:	PSI	CALCS	SPECS	DRAWINGS	PS2	Producer Statements formatted as below
Structural						
Geotechnical						
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
 - ☐ Product name
 - ☐ Address of relevant property (where applicable)
 - ☐ Description of application (where applicable)
 - ☐ Date
 - ☐ Name and signature
 - ☐ Registration/license number (where applicable)
 - ☐ Address of author

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

Alternative Solutions

- 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)

Other considerations (waivers and modifications- alternative solutions,- warnings and bans- section 37,75 etc)

9 June 2016

C Sefuiva

Murray Stephens request further into requested by Syre 21/5-16
BSC John Krongri continued putting making via email
and plans change to reflect E and L.
BC grants OK to issue when ready.

GRANTING BUILDING CONSENT

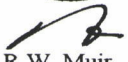
Sign the application form to grant the building consent once satisfied on reasonable grounds that if the building work was to be constructed in accordance with the approved documents, then compliance with the Building Code will be met.



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy


R. W. Muir
Registrar-General
of Land

Identifier SA67B/495
Land Registration District South Auckland
Date Issued 11 November 1999



Prior References
SA50A/63

Estate Fee Simple
Area 2.5180 hectares more or less
Legal Description Lot 5 Deposited Plan South Auckland
84898

Proprietors
Harry & Son Limited

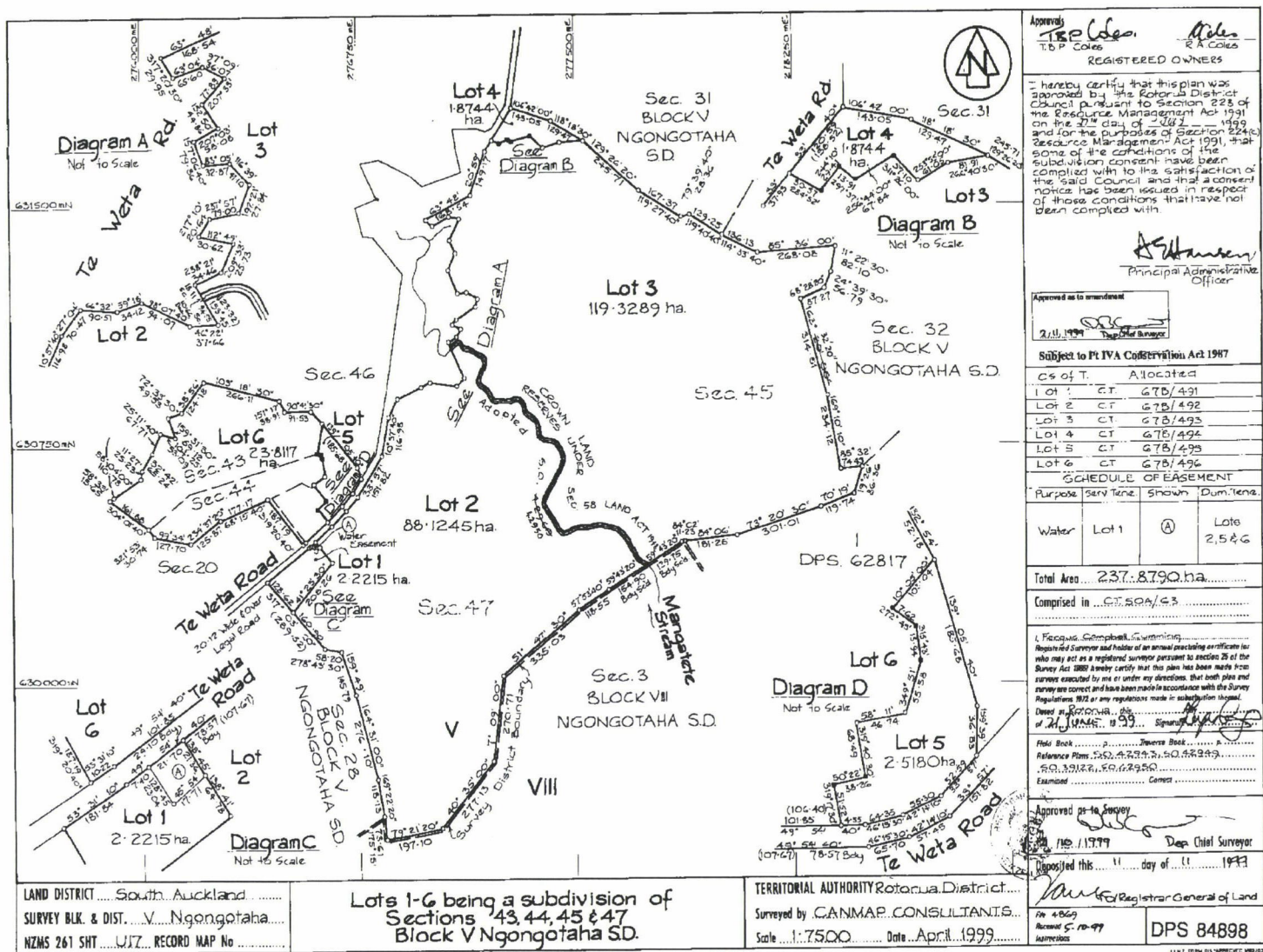
Interests

Subject to Section 11 Crown Minerals Act 1991

Subject to Part IV A Conservation Act 1987

Appurtenant hereto is a right to convey water specified in Easement Certificate B577706.4 - 11.11.1999 at 3.41 pm

10331203.2 Mortgage to ANZ Bank New Zealand Limited - 16.2.2016 at 4:42 pm



Identifier

SA67B/495

6667 AON 57

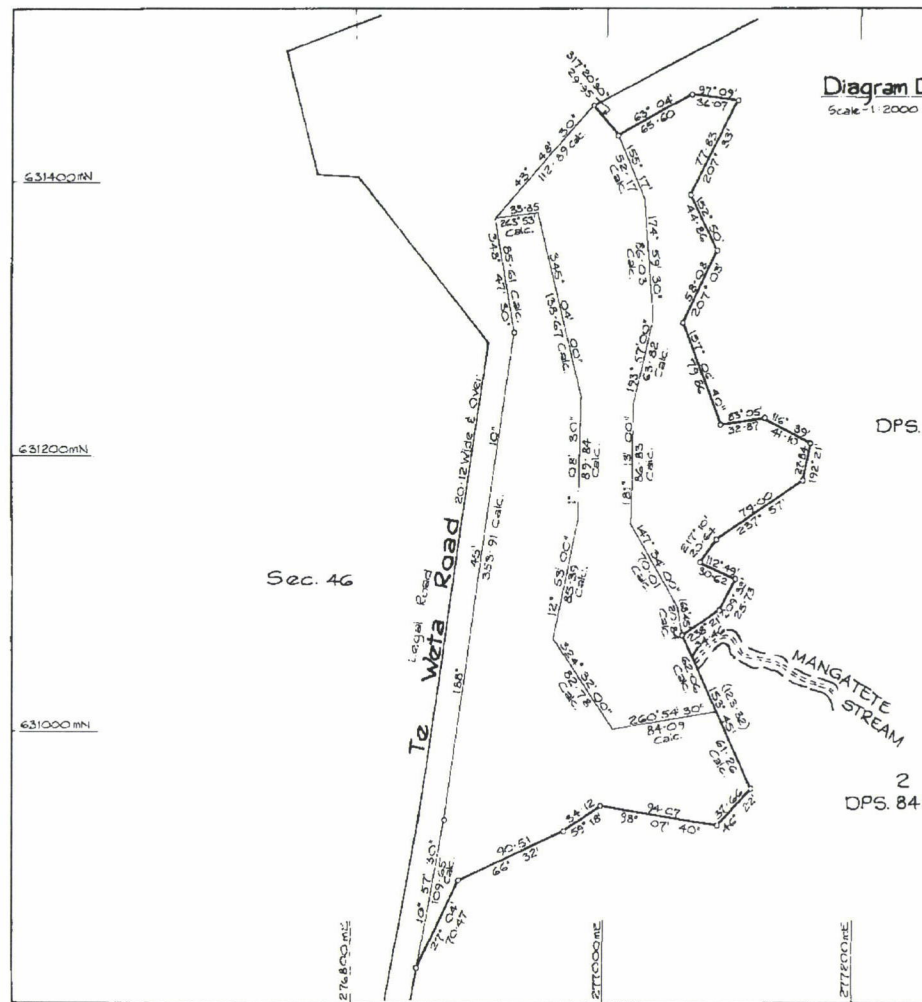


Diagram D
Scale 1:2000



Approvals

DATUM: Bearings and Coordinates
Geodetic 1949
Bau of Plenty Circuit Coords
ORIGIN: Maltetu
700 000 mN
300 000 mE

Total Area

Comprised in

I, Terquis Campbell, Surveyor
Registered Surveyor and holder of a special practicing certificate for
who may act as a registered surveyor pursuant to section 25 of the
Survey Act 1980 hereby certify that this plan has been made from
surveys executed by me or under my direction, that both plan and
survey are correct and have been made in accordance with the Survey
Regulations 1982 or any regulations made in substitution thereof.
Dated at Rotorua this 19th day of September 1999
Surveyor Terquis Campbell

Field Book
Reference Plans: RPS 84898, RPS 84899
SQ. A2950
Examined Correct

Approved as to Survey
19/09/1999 Dep. Chief Surveyor
19/09/1999 day of September 1999
Registrar General of Land

Scale 1:2000 Date September 1999
Revised 5/10/99
DPS 84898

LAND DISTRICT South Auckland
SURVEY BLK. & DIST. V. Ngongotaha
NZMS 261 SHT U17 RECORD MAP No

Lots 1-6 being a subdivision of
Sections 43, 44, 45 & 47
Block V Ngongotaha SD

TERRITORIAL AUTHORITY Rotorua District
Surveyed by CANMAP CONSULTANTS
Scale 1:2000 Date September 1999



Sheet 4 of 4

GeyserView IV Parcel Report

Legal desc: Lot 5 DPS 84898

BC ONLY
No 74770



Parcel Information

Parcel is 'ghosted'

02 Parcel Id PFile

7706/13 P29265
Title(s) SA67B/495

Full Address

618 TE WETA ROAD, WAIKITE VALLEY, RD 1

Parcel Name

LOT 5 DPS 84898

Handwritten signature

07000*579*36* 618 TE WETA ROAD

LOT 5 DPS 84898

Capital Value \$355,000.00

Land Value \$160,000.00

Improvements DWG OBS OIS FG

Area (ha) 2.5180

Connections: Sewer 0

Water 0

Refuse Charges 0

Zone - Operative Plan

Rural A (General)

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

Received

1 MAR 2016 4.05

BC ONLY

No 74770

Rotorua District Council

Customer Centre

Memorandum from licensed building practitioner: Certificate of design work

Section 45 & Section 30C, Building Act 2004

THE BUILDING

Street address of building: 618 TE WETA RD.
 Suburb: WAIKITE VALLEY Town/City: ROTORUA.
 Post Code: _____

THE OWNER

Name: HARRY & SON.
 Address: C/- ANDREW ROBERTS, 909 QUAY ST. ROT.
 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 MURRAY STEARNS 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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Foundations and subfloor framing	<input type="checkbox"/>	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Walls	<input type="checkbox"/>	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Roof	<input type="checkbox"/>	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Columns and beams	<input type="checkbox"/>	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Bracing	<input type="checkbox"/>	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Other	<input type="checkbox"/>	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
External Moisture Management Systems: E2			
All RBW design work relating to E2	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Damp proofing	<input type="checkbox"/>	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Roof cladding or roof cladding system	<input type="checkbox"/>	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Ventilation system for example, subfloor or cavity)	<input type="checkbox"/>	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Wall cladding or wall cladding system	<input type="checkbox"/>	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Waterproofing	<input type="checkbox"/>	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Other	<input type="checkbox"/>	<input type="checkbox"/> Carried out <input type="checkbox"/> 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: _____

MURRAY STEPHENS

LBP or registration number: _____

118381

The practitioner is a:



Design LBP



Registered architect



Chartered professional engineer

Design Entity or Company [optional]: _____

Mailing address [if different from below] _____

Street address or registered office: _____

13 Pegasus Dr.

Suburb: _____

Town/City: _____

Rotorua

PO Box/Private Bag: _____

Postcode: _____

305

Phone No: _____

Landline: _____

Mobile: _____

0274935997

Daytime: _____

After hours: _____

Fax: _____

Email address: _____

idsign@xtacnz

Website: _____

DECLARATION

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

(a) Complies with the building code; or

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

Signature: _____

Murray Stephens

Date: _____

18. March 2014



MURRAY L DESIGN

RESIDENTIAL & COMMERCIAL ARCHITECTURE

1st March 2016

Rotorua District Council
Private Bag 3029
Rotorua

**COUNCIL
COPY**



**RE: BUILDING CONSENT
ROOF STRUCTURE OVER EXISTING DECK – 618 TE WETA RD. WAIKITE VALLEY**

Please find below 'a good ground assessment' in accordance with NZS3604:2011

3.1.3 Determination of good ground

- (a) Although a PIM application has not been submitted, from perusing property file and on-site inspection there is no evidence of buried services (Council or private) If some are found at time footing excavation we will address this issue.
- (b) Having perused the property file and a site investigation I find no records or indications of landslips or ground movement (surface creep) having occurred in the immediate area.
- (c) I have checked the property file and carried out a site inspection and there are no records or evidence of earth fill on the building site.
- (d) On site investigation and checking of the inspection cards of the original building consent number 1582 issued in 1999 suggest there is no buried organic topsoil, soft peat, very soft clay or expansive clay. In fact the inspection card at the time of the footing inspections refers to "all to good bearing".

If any suspect subsoils are encountered at time of footing excavation BSK Consulting Engineers Ltd. will be engaged as required.

- (f) Inspection of the existing structures on this and neighboring sites and Perusal of territorial authority records reveals no evidence of erosion (including coastal erosion, bank erosion and sheet erosion), surface creep, land slippage or other falling debris (including soil, rocks, snow and ice), uncertified fill, fill over original water course or subsistence having occurred in the immediate locality.

Please contact the writer if you require further information.

Regards

MURRAY L. STEPHENS NZCD (ARCH)

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