

Commercial processing checklist

Address:	362 Matakana Valley Road Matakana 0985			Consent N°:	BCO10364430		
Processed by:	Ik Sun Yang			Date:	30 Mar 2023		
Description:	DBC – Replacement market sheds and 10 workshops including toilet facilities <i>Two new market sheds for retail and workshop purpose. Shed 1 - 8 x retail/workshops and toilet facilities. Shed 2 - 2 x retail/workshops. On-site wastewater system, stormwater control devices and associated site works.</i> RFI 2 - revise the DOW <i>05/05/2023 Accepted – the applicant confirmed that the building is to be owned and operated by the sole owner.</i>						
Exposure Zone	C			Wind zone	H		
Building complexity	Com 1			Processors competency	Dev Com 1		
	Level confirmed?		Yes		Competency confirmed?	Yes	
	If the answer is No, you must update the complexity in the system and record your reasons on the checklist below						
Number of levels above / below GL		1		Type of application	Building		
		ABOVE	BELOW				
LBP N°: (Eng.)	N/A			LBP N°: Design	N/A RFI 6 – CoW is not applicable <i>05/05/2023 Accepted – file discarded as confirmed by agent</i>		
Classified use	☐ HOUSING	☐ COMMUNAL RESIDENTIAL	☐ COMMUNAL NON-RESIDENTIAL	☒ COMMERCIAL	☐ INDUSTRIAL	☐ OUTBUILDING	☐ ANCILLARY
Uses of buildings	CM Crowd Medium						
Risk group (RG)	☐ SM	☐ SI	☒ CA	☒ WB	☐ WS	☐ VP	
Highest RG if > 1	CA <i>NB If more than one risk group applies, identify worst case scenario i.e. higher fire safety systems apply throughout the building</i>						
Importance level(s)	Level 2						

PIM / PIC (list any non-standard issues raised in the PIM that affect this application to show they have been considered)

Approved RC –

LUC60311264 and EXT90105285 (s125 extension to lapse period) - Resource Consent to manufacture handcrafts on site and associated market activity. Time extension for 3 years from 16 May 2023 to 16 May 2026

BUN60370958 (Council Reference)

WAT60370959 (s14 Water permit)

SAP note checked

Planning – ~~not in accordance luc60311264 – S.37~~ – S.37 lifted, refer email from planner dated 04 Aug 2023

DE task completed and conditions added by DE

RFI 1 – ownership of the building and each workshops, unit title or one owner

05/05/2023 Accepted – the applicant confirmed that the building is to be owned and operated by the sole owner.

RFI 3 – Please confirm/explain the main activity of each workshop and revise the name of each spaces appropriately on floor plans.

- If they are operated as a retail purpose as described in fire report, the space name as “workshop” only is inappropriate. Please add/revise the name more appropriately (e.g. retail/workshop 1...etc).

05/05/2023 Accepted – the space named as workshop/retail xx on revised sheet 102 and 114

- If only certain workshops are use as retail purpose, please define the spaces with naming on plans accurately.

05/05/2023 Accepted – the space named as workshop/retail xx on revised sheet 102 and 114

- Note that, the waste water report provided states the building use as ‘office’. Please confirm any of the spaces to be used as office purpose. If yes, please reflect this to the plans and revise all relevant documents (e.g. fire report, description of building work ...etc)

09/05/2023 Not Accepted – revise the waste water report with correct use of the building. You have confirmed the building use as workshop/retail, so the report should specify the use consistently. We do not accept contradictory information

09/06/2023 Not Accepted – agent confirmed that the information is not yet ready

28/06/2023 Not Accepted – additional RFI issued via email

03/08/2023 Accepted – revised waste water report provided in line with the proposal of this BC application. Refer decision notes below.

RFI 4 - clarify/explain why the number of occupants specified on application form, fire report and waste water report are not matched

09/05/2023 Not Accepted – We understand your explanation regarding the total occupancy, but this need to be noted on plan and the number of occupancy must be limited under 19 people, so the proposed on-site waste water system will be operated without malfunction.

08/06/2023 Accepted – the occupancy limitation note added on revised site plan sheet 101

RFI 5 – provide note on plan if max occupancy to be restricted by owner

09/05/2023 Not Accepted – we do not agree with your RFI reply. The number of occupancy must be restricted based on the RC condition and for the proposed on-site waste water system. Address the RFI item 5 again

08/06/2023 Accepted – the occupancy limitation note added on revised site plan sheet 101

B2 Durability

Concrete strength (Mpa)	Timber treatment	Flashings and fixings
☐ 17.5 ☒ 20 ☒ 25 ☐ 30 ☐ Other As per engineer's requirement, PS1 – refer sheet S100 and S101	☒ H1.2 ☒ H3.2 ☐ H5 ☐ Other timber treatment levels in accordance with B2 – refer note on plans	☒ Type ☒ Compatibility ☒ Fixings RFI 18 – provide general fixing requirement as per table 4.1/4.3 of NZS3604:2011 05/05/2023 Accepted – table 4.1/4.3 of NZS3604:2011 added on additional sheet 136

B2 Durability		
☐ Other	☒ Structural fixings / members Structural fixings with AKL6 in accordance with AS/NZS2312-1:2014 – refer note on engineer's sheet S200, S202 and S204	☒ Structural fixings / exposed steel beams or structural members Structural fixings with AKL6 in accordance with AS/NZS2312-1:2014 – refer note on engineer's sheet S200, S202 and S204

Means of Compliance (MoC)				
☒ NZS3604:2011	☒ SED	☐ NASH	☐ NZS4229	☐ Other
☒ BRANZ appraisal N°: AllProof Level Threshold Solutions for Doorways and Entrances Thermakraft Covertek 403 non self-supporting roof and wall underlay Product Datasheet and Installation Guide Hardie™ Flex Sheet Technical Specification October 2021 New Zealand IBS RigidRAP® Installation Guide – May 2022 Pink® Batts® Skillion Roof insulation Product Datasheet Rheem HWC Owner's Guide and Installation Instructions Steel Longrun - Skillion Roof Ridge vent detail Steel&Tube Plumbdek® Profiled Metal Roofing and Cladding - trapezoidal			☒ Codemark Certificate N°: IBS RigidRAP® Codemark CERTIFICATE NO: CM70035 Rev 2 Date of issue: 22 June 2022	
Consideration of any product warnings or Bans (Section 26)			☐ Yes ☒ No Comments:	

General	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
Building complexity level confirmed and noted in computer <i>Please note: if the complexity of the consent has been changed you must record your reasons for the change</i>	☒	☐	☐	Building complexity level confirmed as Com 1. The proposed building use and risk is more like Com 1 project – simple square shape building and the workshop spaces are reasonably small and have own access/escape route from each workshop spaces. So although the total occupancy is 100 for the shed 1, this project can be treated as Com 1 only. – confirmed by supervisor.	
Does the description of work accurately reflect the project? Note: if the description of work does not fully reflect what the consent covers, you must ensure that you change the description and update it in the computer system.	☒	☒	☐	RFI 2 - revise the DOW <i>e.g. New two market sheds for retail and workshop purpose. Shed 1 - 8 x retail/workshops and toilet facilities. Shed 2 – 2 x retail/workshops. On-site waste water system and associated site works.</i> 05/05/2023 Accepted – DOW updated.	
Revised plans and amendments show changes (clouded); version number and date	☐	☐	☒		

SED elements included in this application			
☐ Foundations (pile)	☐ Floor (timber subfloor)	☒ Verandah beams	☐ Swimming pool

SED elements included in this application

☐ Foundations (strip)	☐ Floor (timber mid-floor)	☐ Barriers	☐ Solar water heating
☒ Masonry walls	☐ Wall framing ☐ Bracing	☒ Wastewater	☐ Lift / Cable car
☒ Floor (slab)	☐ Columns ☐ Beams ☐ Lintels	☐ Stormwater	☐ Conservatory
☐ Retaining walls	☒ Roof framing / bracing	☐ Solid fuel heater	☐ Other (list below)

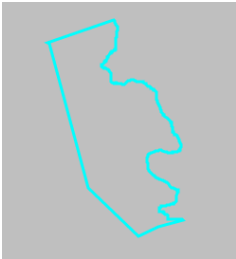
Concrete block wall foundation, concrete bored piles, and exposed trusses, cantilevered roof beams, verandah beams and posts, fire wall studs designed by Paul Andrew Jarvie (Cpeng 1018577 AC 122619, Insurance expiry date: 07 Aug 2023) and PS1 provided. Construction monitoring of the specific engineering design items listed checked ok. – Practice area and NZBC clauses covered checked and accepted as per AC PS policy and satisfied compliance to NZBC B1 and B2.

Description of how the whole building has been designed: *(providing a description of the building works provides a clear brief as to the work involved (building, engineering, high-risk elements, etc) Note: if the description of work does not fully reflect what the consent covers, you must ensure that you change the description and update it in the computer system.*

There are two existing sawmill sheds (shed 1 and shed 2), which will be replaced with two new market sheds (shed 1 and shed 2). The sheds will be used for retail and workshop purposes.

Shed 1 comprises of 10 workshops. The dimension for the shed 1 is 12m x 30m, typical Unit size is approximately 5.7m x 5.8m. The building has an apex height of approximately 6m. Workshops Units 1 and 8 are designed to be a double unit and open to Unit 1A and Unit 8A.

Shed 2 comprises of 2 workshops. The dimension for shed 2 is 7m x 15m each Unit is approximately 7.5m x 6.7m. The building has an apex height of approximately 5m.

Geotechnical issues	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
Full geotechnical appraisal report required if any of: 1. Hazards on AC GIS [Regulatory > Development Restrictions] and [Environment > Land Cover]. 2. Development on virgin land with slope >1:3 3. Land classified as subject to hazard in PAUP Part 2 Chapter C Section 5.12 Policy 1. ☐ Professional Opinion (NZS4404:2010 Sch. 2A)	☒	☒	☐	Geotechnical Investigation report (ref: L20145) provided by Hutchinson Engineers, and the proposed building foundation designed as per the recommendation of the report and the site verification specified on PS1 referred this report. Also geotechnical review confirmed the proposed foundation shown on plans are as per their recommendation. The proposed site falls into Liquefaction category 'Undetermined area' as per Council GIS. – GE review required  RFI 8 by GE The liquefaction vulnerability category for this site requires clarification in accordance with the MBIE categories detailed in the MBIE publication "Planning and engineering guidance for potentially liquefaction-prone land". The reason for requesting this information is that the site is located within an "undetermined" vulnerability category area shown on the Auckland Council Geomaps liquefaction vulnerability layers Level B calibrated desktop assessment, meaning the liquefaction vulnerability category at this location has not been categorised by the Auckland Council area wide mapping at a Level B assessment. The development scenario for this consent application is 'small-scale urban infill' and in accordance with these MBIE requirements, a minimum level of detail of a 'Level B' liquefaction assessment for building consent applications is required. Please provide a liquefaction assessment at a minimum of the 'Level B' level of detail for the geological setting of this site. Please note that this will require justification by providing deep ground investigation information using CPT and/or physical drilling and sampling with SPT to at least 10-15m depth below ground level to adequately characterise the potential severity of liquefaction-induced ground damage. Using existing available subsurface information in proximity to the site in accordance with the requirements of section 3.4 and 3.5 of the MBIE publication "Planning and engineering guidance for potentially liquefaction-prone land" is an acceptable means of demonstrating code compliance for building consent applications. Alternatively, a liquefaction	

Geotechnical issues	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
				resistant foundation design in accordance with the current MBIE guidelines should be adopted. Email sent to GE for re-check review 09/05/2023 Not Accepted – Your RFI reply mentioned that, refer to Geotech response, but there are no response regarding the liquefaction RFI. And it is unclear the location of the bore log provided. Indicate the location on site plan clearly. 12/05/2023 Accepted – RFI item removed as confirmed by GE	
Check engineering subdivision completion reports (Geotechnical Completion Report) as defined in Earthworks and Geotechnical CoP ☐ Professional Opinion (NZS4404:2010 Sch. 2A)	☐	☐	☒		
Geotechnical reports have clearly defined scope and purpose and meet requirements of Earthworks and Geotechnical CoP.	☒	☐	☐	Refer geotechnical report and DE checklist	
Geotechnical Investigation Report identifies stage of investigation. Scope of investigation is appropriate (see Earthworks and Geotechnical CoP)	☒	☐	☐	Refer geotechnical report and DE checklist	
Geotechnical Design Report records design inputs and construction monitoring requirements.	☒	☐	☐	Refer geotechnical report and DE checklist	
If hazards exist attach AC1107a Natural Hazards processing checklist	☐	☐	☒		

Earthquake Prone Buildings	Decision			Reasons for decision / comments	N/A ☒
	Yes	RFI	N/A		
Does this building consent include a building that has been assessed as being Earthquake-prone? (If this has been ticked yes, use the 'substantial alteration' test (See section 401C(c), BA 2004) Please do so on the addendum checklist AC1188	☐	☐	☐		
If this application is for a building which is pre-1936 which has not been assessed for seismic strength, email the seismic team on eqbproject@aucklandcouncil.govt.nz					

Site plan (items must be shown on plans)	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
Siting dimensions (3 minimum)	☒	☐	☐	Siting dimensions checked on site plan (sheet 101)	
Minimum floor and finished ground levels, datum and contours	☒	☒	☐	RFI 7 – indicate FGL 05/05/2023 Accepted – FGL indicated on additional enlarged site plan (sheet 01.1)	
All building works shown on site plan Garages, decks, retaining walls and outbuildings	☒	☐	☐	Proposed building works including existing building shown on site plan (sheet 100 and 101)	
Vehicle access onto site and access to building	☒	☐	☐	Vehicle access onto site checked on site plan (sheet 101)	
Public & private drainage shown on site plan Location, connections, cess puts connections, bridging and approvals gained	☒	☐	☐	drainage plans (sheet 112 for shed 1 and sheet 122 for shed 2) show stormwater and waste water connections	
Erosion and sediment control plan provided	☒	☐	☐	Advisory note inserted	

Site plan (items must be shown on plans)	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
Demolition	☒	☐	☐	Existing shed demolition is not part of this BC	

B1 Structure					
Landscape retaining walls	Decision			Reasons for decision / comments	N/A ☒
	Yes	RFI	N/A		
NZS4229; NZS3604; SED; PS1 / PS2	☐	☐	☐	N/A as no site retaining walls	
Construction details; footings, wall construction, height, surcharge and loading	☐	☐	☐		
Landscape retaining walls	Decision			Reasons for decision / comments	N/A ☒
	Yes	RFI	N/A		
Drainage - clear of public drain, cess pit	☐	☐	☐		
Drainage medium, protection, tanking	☐	☐	☐		
Masonry type; A, B or C	☐	☐	☐		
Barrier construction timber (top rail, baluster, bolt connection type, bottom rail, height, openings, loading, safety from falling)	☐	☐	☐		
Excavations within 1.0m of boundary or affecting neighbouring properties (Check GIS maps)	☐	☐	☐		

Decks (ground floor <u>or</u> external decks above ground floor) <u>and</u> walkways	Decision			Reasons for decision / comments	N/A ☒
	Yes	RFI	N/A		
AS/NZS 1170 deck design (loading) refer table 3.1	☐	☐	☐	N/A as no decks	
Piles - size, grade, treatment, footing size and depth, c/s, height	☐	☐	☐		
Bearer / joists - treatment, grade, loading, size, span, c/s, C/L, saddle flashings	☐	☐	☐		
Stringer Treatment, size, span, fixings, air-gap	☐	☐	☐		
Deck bracing if >2.0m in width	☐	☐	☐		
Connection to, and floor level of slabs if attached to patio / deck	☐	☐	☐		
Stairs and landings - material, tread, riser, pitch, openings, slip resistance, handrail and FFL	☐	☐	☐		
Barrier construction timber (top and bottom rails, baluster spacing, bolt connection type, height, openings, loading)	☐	☐	☐		
Proprietary barrier PS1 covers <u>type</u> – refer AS/NZS1170 table 3	☐	☐	☐		

Strip footings	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
NZS3604; SED; PS1 / PS2	☒	☐	☐	Concrete block wall footings as per engineer's requirement, PS1 – refer foundation plans (Shed 1 –	

Strip footings	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
				sheet S100 and Shed 2 – sheet S101) and details on sheet S102 to S104	
Footing (depth, size, steps due to ground slope, mPa)	☒	☐	☐	Footing depth as per engineer's requirement, PS1 – refer details on sheet S102 to S104	
Reinforcing (size, type, c/s, grade)	☒	☐	☐	Reinforcing as per engineer's requirement, PS1 – refer details on sheet S102 to S104	
Columns and posts pads (size, type, c/s, grade)	☒	☐	☐	Concrete bored piles under timber posts as per engineer's requirement, PS1 – refer foundation plans (Shed 1 – sheet S100 and Shed 2 – sheet S101) and detail F2 on sheet S103	
Underpinning / screw piles	☐	☐	☒		
Steps in foundations (due to ground slope)	☒	☐	☐	Concrete block wall height varies depend on the ground levels – refer details on sheet	

Pile footings	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
NZS3604; SED; PS1 / PS2	☒	☐	☐	Concrete bored piles (BP1) under timber posts as per engineer's requirement, PS1 – refer foundation plans (Shed 1 – sheet S100 and Shed 2 – sheet S101) and detail F2 on sheet S103	
Pile layout - point loads, height >150mm -3.0m	☒	☐	☐	Concrete bored piles (BP1) under timber posts as per engineer's requirement, PS1 – refer foundation plans (Shed 1 – sheet S100 and Shed 2 – sheet S101)	
Pile timber (treatment, grade, size) Pile in-situ (reinforcement)	☐	☐	☒		
Anchor, brace, C/L and ordinary piles (depth, size, height, connections, c/s)	☐	☐	☒		
Driven piles (NZS3604 or SED)	☐	☐	☒		
Underpinning / screw piles	☐	☐	☒		

Ground floor bearers and joists	Decision			Reasons for decision / comments	N/A ☒
	Yes	RFI	N/A		
NZS3604; SED; PS1 / PS2	☐	☐	☐	N/A as concrete slab foundation only	
Bearers (treatment, grade, size, c/s, span, C/L, point loads, fixing to foundation walls, loading)	☐	☐	☐		
Floor joists (treatment, grade, size, centres, span, penetrations, loading)	☐	☐	☐		
Lateral support (mid-span, blocking, over bracing line)	☐	☐	☐		
Cantilever joist 2.4m maximum height wall over joist and support for load-bearing walls (treatment, grade)	☐	☐	☐		
LVL structural timber joists	☐	☐	☐		

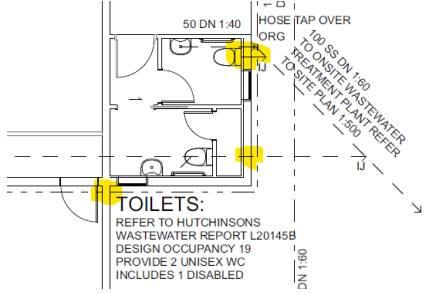
Ground floor bearers and joists	Decision			Reasons for decision / comments	N/A ☒
	Yes	RFI	N/A		
Flooring type, ground clearances (thickness, type)	☐	☐	☐		
Base cladding (type) support, ventilation, access, crawlspace	☐	☐	☐		
DPC if limited cross-flow, obstructions or large floor area	☐	☐	☐		
Provision for surface water runoff	☐	☐	☐		

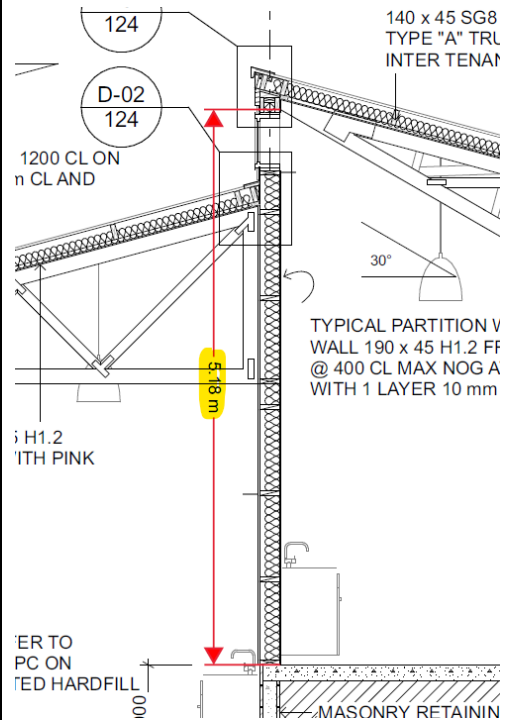
Mid floor joists and flooring	Decision			Reasons for decision / comments	N/A ☒
	Yes	RFI	N/A		
Floor joists (treatment, grade, size, centres, span, penetrations, loadings)	☐	☐	☐	N/A as single level only	
Structure / load path Beams / posts, SED, timber, steel, flitch, LVL, etc	☐	☐	☐		
Cantilever joist (treatment, grade, length of cantilever, loadings)	☐	☐	☐		
Cantilever joist 2.4m maximum height wall over joist and support for load-bearing walls	☐	☐	☐		
Lateral support (mid-span, blocking over bracing line)	☐	☐	☐		
Flooring (thickness, type)	☐	☐	☐		

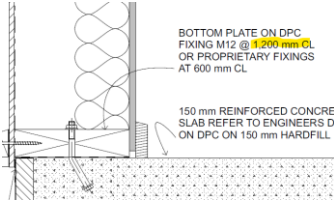
Sub floor bracing	Decision			Reasons for decision / comments	N/A ☒
	Yes	RFI	N/A		
Brace design (NZS3604; SED; PS1 / PS2)	☐	☐	☐	N/A as concrete slab foundation only	
Bracing (calculations, zone, demand) layout shows brace type, location and length on plan	☐	☐	☐		
Subfloor braces (treatment, grade, size, length and fixings)	☐	☐	☐		
Bracing at 5.0m c/s, evenly distributed, 4 min.	☐	☐	☐		
Capacity no less than 100 BUs or 50% of total demand or 15 BUs / m ext. wall length	☐	☐	☐		
2-storey (height vs. width)	☐	☐	☐		
Floor diaphragms shown on foundation plan	☐	☐	☐		

Foundation / basement retaining walls	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
NZS3604; NZS4229; SED; PS1 / PS2	☒	☐	☐	Concrete block wall / retaining wall foundation as per engineer's requirement, PS1 – refer foundation plans (Shed 1 – sheet S100 and Shed 2 – sheet S101) and details on sheet S102 to S104	
Wall (type, size, height)	☒	☐	☐	Concrete block wall	
Reinforcing (size, type, c/s) Vertical / Horizontal	☒	☐	☐	Reinforcing as per engineer's requirement, PS1 – refer details on sheet S102 to S104	

Foundation / basement retaining walls	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
Masonry type A, B, C Grout strength (MPa)	☒	☐	☐	Concrete block wall foundation as per engineer's requirement, PS1	
Seacant piles, soldier piles or precast piles	☐	☐	☒		
Retaining / split-level (waterproofing and provision of drainage)	☒	☐	☐	Draincoils along with retaining walls, shed 1 only – refer drainage plans (sheet 112)	

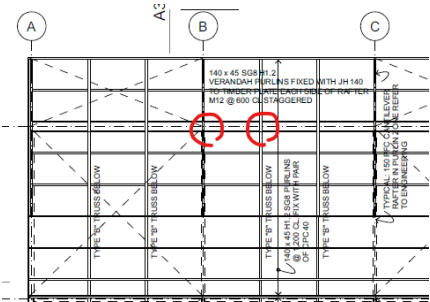
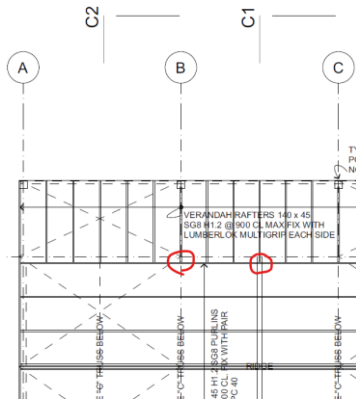
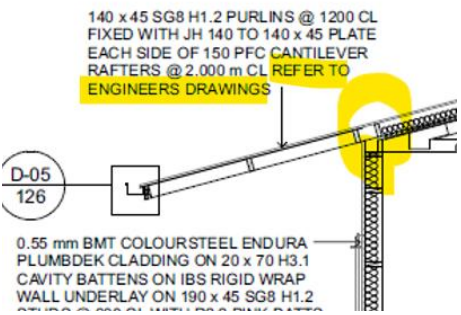
Slabs	Decision			Reasons for decision / comments	N/A ☒
	Yes	RFI	N/A		
NZS3604, SED, PS1 / PS2	☒	☐	☐	Concrete block wall foundation with concrete slab as per engineer's requirement, PS1 – refer foundation plans (Shed 1 – sheet S100 and Shed 2 – sheet S101) and details on sheet S102 to S104	
Slab-on-grade / raft Concrete strength (thickness, MPa, loading)	☒	☐	☐	Slab-on-grade as per engineer's requirement, PS1 – refer foundation plans (Shed 1 – sheet S100 and Shed 2 – sheet S101) and details on sheet S102 to S104	
Proprietary suspended concrete floor (thickness, MPa, loading)	☐	☐	☒		
Hard fill (75mm min 600mm max) Sand binding 25mm maximum	☒	☐	☐	25MM GAP7 blinding on minimum 100mm compacted GAP40 hardfill	
Membrane (type)	☒	☐	☐	0.25mm DPM	
Slab thickenings (X-check against truss plan for point loads and ensure no plumbing pipes penetrate thickenings)	☒	☒	☐	RFI 9 - confirm any specific engineer's design is required for the pipe penetration to the footings  05/05/2023 Accepted – additional service penetration requirement note added on revised plans (sheet 107, 112, 117 and 122) as confirmed by engineer.	
Shrinkage control joints shown (free joints >24m or SED, internal corners)	☒	☐	☐	Saw cuts as per engineer's requirement, PS1 – refer foundation plans (Shed 1 – sheet S100 and Shed 2 – sheet S101)	
Reinforcing and mesh (500E)	☒	☐	☐	SE62 mesh as per engineer's requirement, PS1 – refer foundation plans (Shed 1 – sheet S100 and Shed 2 – sheet S101)	

Walls	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
NZS3604, NZS4229, SED, PS1 / PS2	☒	☐	☐	Wall framing as per NZS3604:2011 The whole height of the partition wall is greater than 5M, but the wall attached to SED exposed trusses. So the max wall height assessed as 3.6M, and the wall stud requirement specified on sections are comply with table 8.2 a) of NZS3604:2011 – refer sheet 105 and 106	
Framing (NZS3604, SED, Steel) (treatment, grade, size)	☒	☐	☐	Wall framing as per NZS3604:2011 The whole height of the partition wall is greater than 5M, but the wall attached to SED exposed trusses. So the max wall height assessed as 3.6M, and the wall stud requirement specified on sections are comply with table 8.2 a) of NZS3604:2011 – refer sheet 105 and 106	
Gable end framed for cladding	☒	☒	☐	RFI 10 – provide gable end wall framing requirement. Please note that, no gable end trusses have been provided as per the roof framing plans (shed 1 – sheet 109 and shed 2 – sheet 119) provided. If full height stud to be provided, the max wall stud height will be greater than 5M and this is outside scope of NZS3604:2011  05/05/2023 Accepted – external wall framing calculation provided by engineer, the note added on revised sheet 102 and 114 added	
Bottom and top plate (size, point loads, bracing)	☒	☒	☐	RFI 11 – clarify the bottom plate fixing requirement, if the means of compliance is to 7.5.12.1 b), then specify all required information as per 7.5.12.1 b) and fig 7.21 of NZS3604:2011, otherwise remove the spacing	

Walls	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
				requirement of 1200mm crs from the detail D-07 of sheet 127  05/05/2023 Accepted – additional note added on revised detail D-07 RFI 12 - Top plate fixing – provide top plate fixing requirement on plan 05/05/2023 Accepted – Bowmac top plate fixing (equivalent to type B fixing) note added to revised sheet 102 and 114 and manufacturer's technical specification also provided.	
Stud / post (size, height, spacing, fixings, uplift)	☒	☐	☐	Wall framing as per NZS3604:2011 - wall stud requirement specified on sections are comply with table 8.2 a) of NZS3604:2011 – refer sheet 105 and 106 250 sq. Macrocapa post and 300x100 beams as per engineer's requirement, PS1 – refer roof framing plans (shed 1 – sheet 109 and shed 2 – sheet 119) and detail D-03 on sheet 125	
Structure / load path; beams / posts, SED, timber, steel, flitch, LVL; fixing details provided	☒	☐	☐	Load path from SED roof framing (SED trusses and rafters) – refer roof framing plan (shed 1 - sheet 109 and shed 2 – sheet 119) to wall framing structure (wall studs as per table 8.2 a) of NZS3604:2011) and timber post and Macrocapa verandah beams as per engineer's requirement – refer floor plans (shed 1 – sheet 102 and shed 2 – sheet 114) to SED foundation as per engineer's requirement – refer foundation plans (shed 1 – sheet S100 and shed 2 – sheet S101)	
Lintel (size, point loads, fixings, C/L)	☒	☒	☐	RFI 13 – provide lintel size and fixing requirement on plan 05/05/2023 Accepted – lintel size and fixing type provided on revised sheet 108 and 118 in accordance with table 8.9 of NZS3604:2011 or as per engineer's requirement (engineering calculations provided) and lintel fixing installation added on sheet 135 as per Studlok	
Pre-cast concrete wall panels - fixings	☐	☐	☒		

Wall bracing (all floors)	Decision			Reasons for decision / comments	N/A ☒
	Yes	RFI	N/A		
NZS3604 / SED - PS1 / PS2	☒	☒	☐	Wind Zone = High, bracing calculation provided by engineer and cover by PS1. Bracing plans provided as per engineer's requirement, PS1 - refer shed 1 – sheet 108 and shed 2 – sheet 118 IBS RigidRAP® Installation Guide – May 2022 provided, IBS RigidRAP® Codemark CERTIFICATE NO: CM70035 Rev 2 Date of issue: 22 June 2022 RFI 14 – provide manufacturer's installation instruction for selected wall bracing elements (i.e. GS1-N and GS2-N) on sheet A401 05/05/2023 Accepted – manufacturer's installation instruction for selected wall bracing elements added on sheet 134	
Wall bracing calculations - zone, demand, capacity	☒	☐	☐	Wall bracing calculation provided by engineer and cover by PS1.	
Plan - location of bracing elements, 6.0m c/s, evenly distributed, wings, blocks, wet areas, split or discontinuous levels, type, location, length	☒	☐	☐	Bracing plans provided as per engineer's requirement, PS1 - refer shed 1 – sheet 108 and shed 2 – sheet 118	
Dragon ties to extend brace lines to 7.5m > 100 Bus, location	☐	☐	☒		
Ceiling diaphragm - >100 Bus, location, limitations, construction details	☐	☐	☒		

Roof and ceiling framing	Decision			Reasons for decision / comments	N/A ☒
	Yes	RFI	N/A		
NZS3604 / SED - PS1 / PS2	☒	☐	☐	SED trusses, cantilevered rafters, verandah beams and posts as per engineer's requirement, PS1 – refer roof framing plan (shed 1 - sheet 109 and shed 2 – sheet 119) Verandah rafters and refers over the toilet area (shed 1) in accordance with table 10.1 of NZS3604:2011	
Roof type - pitched, trussed, skillion, couple-close, other – (roof pitch vs. material)	☒	☐	☐	15 degree pitched roof with Steel&Tube Plumbdek® Profiled Metal Roofing and Cladding - trapezoidal building roof framing with trusses and verandah area with rafters – refer roof framing plan (shed 1 - sheet 109 and shed 2 – sheet 119)	
Trusses - design and software statement, truss layout	☒	☐	☐	SED trusses as per engineer's requirement, PS1 – refer roof framing plan (shed 1 - sheet 109 and shed 2 – sheet 119)	
Roof bracing / building paper	☒	☐	☐	Roof bracings in accordance with table 10.16 of NZS3604:2011 – refer roof framing plan (shed 1 - sheet 109 and shed 2 – sheet 119)	
Rafter / ridge beam Size, span, support, fixings	☒	☒	☐	RFI 15 – please provide/clarify the cantilevered roof framing members and connection details on plan to show compliance to NZBC B1.	

Roof and ceiling framing	Decision			Reasons for decision / comments	N/A ☒
	Yes	RFI	N/A		
				- Shed 1 - the roof framing connections on grid A, B, C, D, E and F, and the connections between grids could be different  05/05/2023 Accepted – detail D5 on sheet S205 checked ok. And agent confirmed that the 150 PFC to be placed on top of trusses @2M to all the cantilevered roof – this has been indicated/revised on sheet 109 - Shed 2 - the roof framing connections on grid C2, B, C and D, and A and C1 could be different  05/05/2023 Accepted – type C truss fixings as per engineer's requirement, detail A-A on sheet S205 checked ok. And the verandah rafter to post fixing refer detail D-03 on sheet 125 - The note on section A3 stated refer to engineering drawing, but no connection details provided between trusses and verandah purlins and rafters.  05/05/2023 Accepted – detail D5 on sheet S205 checked ok. And agent confirmed that the 150 PFC to be placed on top of trusses @2M to all the cantilevered roof – this has been indicated/revised on sheet 109	

Roof and ceiling framing	Decision			Reasons for decision / comments	N/A ☒
	Yes	RFI	N/A		
				Provide cross references on roof framing plans (sheet 109 and 119) to identify the details 05/05/2023 Accepted – no cross references has been provided, on roof plans but the connection details provided engineer's sheet S200 to S205 shows compliance to B1 and cover by PS1. Accepted as per PS policy.	
Purlin, tile batten, size, span, c/s, fixings	☒	☒	☐	RFI 15 – please provide/clarify the cantilevered roof framing members and connection details on plan to show compliance to NZBC B1. 05/05/2023 Accepted – cantilevered roof framing members and connection details as per engineer's requirements, engineer's sheet S200 to S205 shows compliance to B1 and cover by PS1. Accepted as per PS policy.	
Membrane roof framing (ceiling joists) size, span, c/s, fixings, fall, ventilation and limitations	☐	☐	☒	N/A as no membrane roof	
Ceiling / rhondo battens Size, span, c/s, fixings, ceiling lining	☒	☒	☐	13mm GIB ceiling lining with 70x35 battens @400mm crs as per manufacturer's requirements and in accordance with table 13.1 of NZS3604:2011 – refer sections on sheet 105 and 106 RFI 16 – provide notes on sections CC on sheet 116 to be able to identify the requirement of internal lining 05/05/2023 Accepted – internal linings and fixings note added on revised sheet 116. As per the requirement of GIB lining installation requirement. RFI 17 - provide the eave lining and fixing information on detail D-05 on sheet 126 05/05/2023 Accepted – eave lining note added on revised detail D-05, As per the requirement of Hardieflex soffit installation requirement. – refer Hardi Flex Sheet Technical Specification October 2021 New Zealand	
Suspended ceilings (seismic restraint)	☐	☐	☒		
Ceiling lining - type, thickness, fixing	☒	☐	☐	13mm GIB ceiling lining with 70x35 battens @400mm crs as per manufacturer's requirements and in accordance with table 13.1 of NZS3604:2011 – refer sections on sheet 105 and 106	

SED structural steel frame and concrete structures	Decision			Reasons for decision / comments	N/A ☒
	Yes	RFI	N/A		
SED; PS1 / PS2; proprietary systems	☐	☐	☐		
Structure / load path; beams / posts, SED, timber, steel, flitch, LVL; fixing details provided	☐	☐	☐		
All structures requiring SED, covered by design (Design features report)	☐	☐	☐		

SED structural steel frame and concrete structures	Decision			Reasons for decision / comments	N/A ☒
	Yes	RFI	N/A		
All referenced details and sections provided	☐	☐	☐		
Foundation design conforms to site geotechnical parameters	☐	☐	☐		
Design floor loadings in accordance with AS/NZS 1170	☐	☐	☐		
Adequate dimensioning provided	☐	☐	☐		
Stability of structural components as required by the Fire report	☐	☐	☐		
Structural concrete adequately detailed on plans	☐	☐	☐		
Concrete strengths and reinforcing cover detailed on plans	☐	☐	☐		
Portal frames, structural steel frames, space frames, girts, etc	☐	☐	☐		
Racking systems	☐	☐	☐		
Fabric structures	☐	☐	☐		
Seismic strengthening refer to AC2417 Notification of consents involving seismic upgrade	☐	☐	☐		
Heritage buildings refer AC1117	☐	☐	☐		
Demolition – site monitoring of adjacent buildings	☐	☐	☐		
Alteration or removal of existing structural elements	☐	☐	☐		
Ground anchors	☐	☐	☐		

Multi-storied buildings constructed 1976-1995	Decision			Reasons for decision / comments	N/A ☒
	Yes	RFI	N/A		
Buildings assessed for possible structural deficiencies (refer to structural engineers)	☐	☐	☐		

C1-6 Protection from Fire					
Parts 1-7					
S.112 - Parts 2, 3, 4 and 6 of this checklist apply. ("The building" needs to fully comply with the acceptable solutions) N/A ☒					
S.115 - All parts of this checklist apply; NB may trigger FEU review					N/A ☒
S.116A - Means of escape from fire and protection of other property					N/A ☒

FEB	Decision		
	Yes	No	N/A
Type of application: ☐ C/VM2 ☐ Specific design			
Has an FEB meeting been held?	☐	☐	☒
<i>If application does not need FEB, please record reasons</i>			

FENZ Fire Emergency New Zealand – Fire Engineering Unit (FEU) refer to Gazette Notice No: 49	Decision		
	Yes	No	N/A
Does application need to go to FEU?	☐	☐	☒
<i>If application does not need to go to FEU, please record reasons</i> AC1110 checked, not fall into scope of criteria 2 the proposed project is not a change of use as new building, so no FENZ review required – confirmed by supervisor			

Existing building (Means of Escape assessment)	Decision			Reasons for decision / comments	N/A ☒
	Yes	RFI	N/A		
Low-risk (1-11) statement of change	☐	☐	☐		
Medium-risk (12-19) gap analysis	☐	☐	☐		
High-risk (20+) full assessment	☐	☐	☐		

Design philosophy summary:
N/A as the proposed shed 1 and 2 are new buildings. The existing buildings will be demolished and removed and the new building will be built on the same location

Part 1: General	Decision			Reasons for decision / comments	N/A ☐																																																																											
	Yes	RFI	N/A																																																																													
Scope of risk group (Table 1.1)	☒	☐	☐	The risk group is																																																																												
Occupant densities and occupant load (Table 1.2)	☒	☐	☐	5 sq.M /person as per table 1.2 of C/AS2 Total floor area – 362.16 sq.M (shed 1) and 106.40 sq.M (shed 2) Total occupancy defined by fire report – shed 1 =100, shed 2 - 28 the occupant densities comply with table 1.2 of C/AS2 <table border="1"> <caption>Table 1: Risk Group and Occupant Load</caption> <thead> <tr> <th>Area¹</th><th>Risk Group²</th><th>Occupant Density (m²/p)</th><th>Gross Area (m²)</th><th>Occupant Load (p)</th></tr> </thead> <tbody> <tr><td colspan="5">Shed 1</td></tr> <tr><td>Workshop 1</td><td>CA/WB</td><td>3.5/5</td><td>33</td><td>10/7</td></tr> <tr><td>Workshop 1A</td><td>CA/WB</td><td>3.5/5</td><td>33</td><td>10/7</td></tr> <tr><td>Workshop 2</td><td>CA/WB</td><td>3.5/5</td><td>33</td><td>10/7</td></tr> <tr><td>Workshop 3</td><td>CA/WB</td><td>3.5/5</td><td>33</td><td>10/7</td></tr> <tr><td>Workshop 4</td><td>CA/WB</td><td>3.5/5</td><td>33</td><td>10/7</td></tr> <tr><td>Workshop 5</td><td>CA/WB</td><td>3.5/5</td><td>33</td><td>10/7</td></tr> <tr><td>Workshop 6</td><td>CA/WB</td><td>3.5/5</td><td>33</td><td>10/7</td></tr> <tr><td>Workshop 7</td><td>CA/WB</td><td>3.5/5</td><td>33</td><td>10/7</td></tr> <tr><td>Workshop 8</td><td>CA/WB</td><td>3.5/5</td><td>33</td><td>10/7</td></tr> <tr><td>Workshop 8A</td><td>CA/WB</td><td>3.5/5</td><td>33</td><td>10/7</td></tr> <tr><td colspan="5">Shed 2</td></tr> <tr><td>Workshop Unit 9</td><td>CA/WB</td><td>3.5/5</td><td>49</td><td>14/10</td></tr> <tr><td>Workshop Unit 10</td><td>CA/WB</td><td>3.5/5</td><td>49</td><td>14/10</td></tr> </tbody> </table>	Area ¹	Risk Group ²	Occupant Density (m ² /p)	Gross Area (m ²)	Occupant Load (p)	Shed 1					Workshop 1	CA/WB	3.5/5	33	10/7	Workshop 1A	CA/WB	3.5/5	33	10/7	Workshop 2	CA/WB	3.5/5	33	10/7	Workshop 3	CA/WB	3.5/5	33	10/7	Workshop 4	CA/WB	3.5/5	33	10/7	Workshop 5	CA/WB	3.5/5	33	10/7	Workshop 6	CA/WB	3.5/5	33	10/7	Workshop 7	CA/WB	3.5/5	33	10/7	Workshop 8	CA/WB	3.5/5	33	10/7	Workshop 8A	CA/WB	3.5/5	33	10/7	Shed 2					Workshop Unit 9	CA/WB	3.5/5	49	14/10	Workshop Unit 10	CA/WB	3.5/5	49	14/10	
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Primary risk group (If more than one)	☒	☐	☐	CA and WB																																																																												

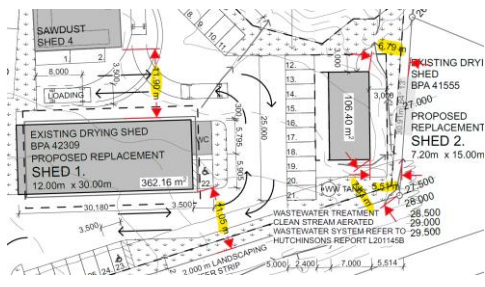
Part 2: Firecells, fire safety systems and fire resistance ratings	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
Firecell limitation (C/AS2 2.1)	☒	☐	☐	Unsprinklered, and total area is less than 5000 sq.M, comply with table 2.1 of C/AS2	
Fire safety systems (C/AS2 2.2)	☐	☒	☐	Type 2 manual fire alarm system and a phone is available for 111 calls – refer fire report	
Fire resistance rating (C/AS2 2.3)	☒	☐	☐	Life rating = 60, Property rating = 120 as per table 2.4 of C/AS2	

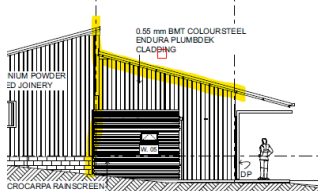
Part 3: Means of escape	Decision			Reasons for decision / comments	N/A ☐																																																																																																										
	Yes	RFI	N/A																																																																																																												
Number of escape routes (Para. 3.2)	☒	☐	☐	The workshop units of proposed shed 1 and 2 provided single escape route. Acceptable as the total occupancy of each units are less than 50 – refer sheet 102 and 114																																																																																																											
Height and width of escape route (Para. 3.3)	☒	☐	☐	The height and width of escape route including doors comply with table 3.1a of C/AS2 – refer floor plan (shed 1 - sheet 102 and shed 2 – sheet 114)																																																																																																											
Length of escape route (Para. 3.4 and Table 3.2)	☒	☐	☐	Risk group CA base as per table 3.2 of C/AS2 DEOP=20, TOP=50 Refer escape route indications on fire report <table border="1"> <caption>Table 3: Length of Escape Routes</caption> <thead> <tr> <th rowspan="2">Area</th><th rowspan="2">Risk Group^{1,3}</th><th colspan="2">Dead End Component of Open Path Length (m)</th><th colspan="2">Total Open Path Length (m)</th></tr> <tr> <th>Allowed²</th><th>Actual</th><th>Allowed²</th><th>Actual</th></tr> </thead> <tbody> <tr><td>Shed 1</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>Workshop 1</td><td>CA/WB</td><td>20</td><td>8</td><td>50</td><td>8</td></tr> <tr><td>Workshop 1A</td><td>CA/WB</td><td>20</td><td>10</td><td>50</td><td>10</td></tr> <tr><td>Workshop 1 & 1A COMBINED</td><td>CA/WB</td><td>20</td><td>20</td><td>50</td><td>20</td></tr> <tr><td>Workshop 2</td><td>CA/WB</td><td>20</td><td>8</td><td>50</td><td>8</td></tr> <tr><td>Workshop 3</td><td>CA/WB</td><td>20</td><td>9</td><td>50</td><td>9</td></tr> <tr><td>Workshop 4</td><td>CA/WB</td><td>20</td><td>8</td><td>50</td><td>8</td></tr> <tr><td>Workshop 5</td><td>CA/WB</td><td>20</td><td>8</td><td>50</td><td>8</td></tr> <tr><td>Workshop 6</td><td>CA/WB</td><td>20</td><td>9</td><td>50</td><td>9</td></tr> <tr><td>Workshop 7</td><td>CA/WB</td><td>20</td><td>8</td><td>50</td><td>8</td></tr> <tr><td>Workshop 8</td><td>CA/WB</td><td>20</td><td>8</td><td>50</td><td>8</td></tr> <tr><td>Workshop 8A</td><td>CA/WB</td><td>20</td><td>10</td><td>50</td><td>10</td></tr> <tr><td>Workshop 8 & 8A COMBINED</td><td>CA/WB</td><td>20</td><td>20</td><td>50</td><td>20</td></tr> <tr><td>Shed 2</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>Workshop Unit 9</td><td>CA/WB</td><td>20</td><td>11</td><td>50</td><td>11</td></tr> <tr><td>Workshop Unit 10</td><td>CA/WB</td><td>20</td><td>11</td><td>50</td><td>11</td></tr> </tbody> </table> Note 1: The risk group with the shortest allowable length has been used. Note 2: The allowed travel distances reflect the Type 2 alarm system.	Area	Risk Group ^{1,3}	Dead End Component of Open Path Length (m)		Total Open Path Length (m)		Allowed ²	Actual	Allowed ²	Actual	Shed 1						Workshop 1	CA/WB	20	8	50	8	Workshop 1A	CA/WB	20	10	50	10	Workshop 1 & 1A COMBINED	CA/WB	20	20	50	20	Workshop 2	CA/WB	20	8	50	8	Workshop 3	CA/WB	20	9	50	9	Workshop 4	CA/WB	20	8	50	8	Workshop 5	CA/WB	20	8	50	8	Workshop 6	CA/WB	20	9	50	9	Workshop 7	CA/WB	20	8	50	8	Workshop 8	CA/WB	20	8	50	8	Workshop 8A	CA/WB	20	10	50	10	Workshop 8 & 8A COMBINED	CA/WB	20	20	50	20	Shed 2						Workshop Unit 9	CA/WB	20	11	50	11	Workshop Unit 10	CA/WB	20	11	50	11	
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Workshop Unit 10	CA/WB	20	11	50	11																																																																																																										
Special cases of open paths (Para. 3.6 and 3.7)	☐	☐	☒																																																																																																												
Exit ways (Para. 3.9 and 3.10)	☒	☐	☐	Each units provided exit ways – refer floor plan (shed 1 - sheet 102 and shed 2 – sheet 114)																																																																																																											
Doors subdividing escape routes (door features and fixings) (Para. 3.15)	☐	☐	☒																																																																																																												
Smoke lobby	☐	☐	☒																																																																																																												
External escape routes	☐	☐	☒																																																																																																												
Safe place defined	☒	☐	☐	Safe place can be defined, all workshops have own access door/escape route – refer floor plans																																																																																																											

Part 4: Control of internal fire and smoke spread	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
Structural stability during fire (Para. 4.3)	☒	☐	☐	Engineering calculations of fire wall design for shed 2 provided	

Part 4: Control of internal fire and smoke spread	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
Fire stopping in fire cell construction (Para. 4.4 and 4.5)	☒	☒	☐	RFI 19 – clarify the internal fire / smoke separation is required or not 05/05/2023 Accepted – agent confirmed that no fire separation is required, and unnecessary note removed from the plans RFI 20 - confirm the fire separation is related with means of escape 05/05/2023 Accepted – agent confirmed that no fire separation is required, and unnecessary note removed from the plans RFI 21 - revise the fire report consistently and reflect the changes on plans if necessary/required 05/05/2023 Accepted – agent confirmed that no fire separation is required, and unnecessary note removed from the plans	
Special requirements for sleeping areas (Para. 4.6)	☐	☐	☒		
Exit ways (Para.4.9)	☒	☐	☐	Each units provided exit ways – refer floor plan (shed 1 - sheet 102 and shed 2 – sheet 114) No fire/smoke separation required within the each workshops	
Intermittent activities (Para. 4.10)	☐	☐	☒		
Floors: intermediate; subfloor and concealed spaces (Para. 4.12 to 4.15)	☐	☐	☒		
Fire door / smoke door (Para. 4.16)	☐	☐	☒		
Interior surface finishes; group number / critical radiant flux	☒	☐	☐	2.2kW/sq.M in accordance with table 4.5 of C/AS2 – refer fire report	
Surface finish and flooring standard tests (Para. 4.17) NB importance level 4, table 4.1 column 1 applies	☒	☒	☐	Internal surface finishes (2-S and 3) in accordance with table 4.5 of C/AS2 – refer fire report Surfaces of building services (1-S internal and 3 external) in accordance with table 4.5 of C/AS2 – refer fire report Toilet floor with vinyl flooring, ok – refer floor plan sheet 102 RFI 49 – provide manufacturer's technical specification for the internal wet area surface finishes (i.e. vinyl flooring as noted on floor plan) and confirm this product meet the requirement as per table 4.5 of C/AS2. 05/05/2023 Accepted – manufacturer's technical test report provided for selected vinyl (Tarrasafe Ultra) Tarrasafe Ultra tested to ISO9239.1 and result satisfy the performance requirement of C.3.4 (b)	

Part 4: Control of internal fire and smoke spread	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
				Material Specification: Nominal composition: Vinyl Nominal total mass: 2610g/m ² ASISO 9239.1-2003 Part 1 Date of sample arrival: 30/05/2011 Date tested: 30/06/2011 Results: CHF (Critical Heat Flux / Critical Radiant Flux) Non directional 1 2 3 Mean 7.8 8.8 8.4 8.3 kW/m ²	

Part 5: Control of external fire spread	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
Relevant or notional boundary distance (measured from cladding not foundation)	☒	☐	☐	proposed shed 1 – the minimum relevant or notional boundary distance is approx. 11-12M, so fire rating is not required as per table 5.2b of C/AS2 proposed shed 2 – the minimum relevant or notional boundary distance is approx. 5.5M, maximum percentage of unprotected area for external walls (south wall) is 40% as per table 5.2b of C/AS2. Fire resistance rating (120/120/120) provided for the south wall of the shed 2, ok – refer fire report and sheet 114 and 115. Fire report provided set the area as 30%, ok. And the windows area is less than the allowed unprotected area. 	
Fire separation (property rating for unit title)	☒	☐	☐	proposed shed 2 – the minimum relevant or notional boundary distance is approx. 5.5M, maximum percentage of unprotected area for external walls (south wall) is 40% as per table 5.2b of C/AS2. Fire resistance rating (120/120/120) provided for the south wall of the shed 2, ok – refer fire report and sheet 114 and 115. Fire report provided set the area as 30%, ok. And the windows area is less than the allowed unprotected area.	
Horizontal fire spread (Table 5.1 to 5.3)	☒	☐	☐	for risk group CA Shed 1 - all walls have sufficient distance to the boundary Shed 2- North, East, and West walls have sufficient distance to the boundary South wall <5M, Maximum percentage of unprotected area for external walls is 30%. The unprotected opening provided is 3%, ok.	

Part 5: Control of external fire spread	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
				FRR (120/120/120) wall provided – refer fire report, engineering calculation, and sheet 114 and 115.	
Vertical fire spread (Para. 5.7)	☐	☐	☒	N/A as single level	
Fire spread from an adjacent lower roof (Para. 5.7.6 to 5.7.9)	☐	☒	☒	RFI 1, 19, 20 and 21 – fire rated ceiling may required on workshop unit 3, 5 and 7 if unit title  05/05/2023 Accepted – the applicant confirmed that the building is to be owned and operated by the sole owner.	
External fire spread between different level of the same building (Para. 5.7.10 to 5.7.15)	☐	☐	☒		

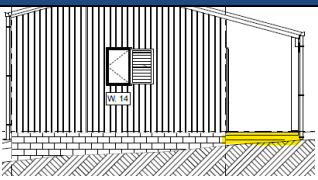
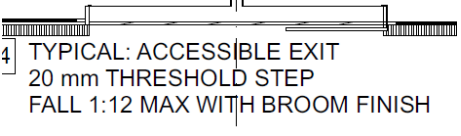
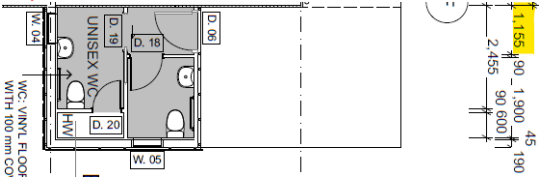
Part 6: Fire fighting	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
Vehicular access (Para. 6.1)	☒	☒	☐	Fire fighting vehicular access indicated on site plan attached in fire report RFI 22 – demonstrate the requirement of hard-standing for FENZ vehicles in accordance with paragraph 6.1.1 of C/AS2 09/05/2023 Not Accepted – the location for FENZ vehicles can be identified as per the drawings Fire #1 to #3, but please also provide the load bearing capacity 08/06/2023 Accepted – engineer's confirmation provided – refer email from Hutchinson engineer	
Location of control panel (Para. 6.2)	☐	☒	☒	Fire alarm panel location shown on floor plan (sheet 102) RFI 1, 19, 20 and 21 – fire alarm panel need to be installed in each building 05/05/2023 Accepted – the applicant confirmed that the building is to be owned and operated by the sole owner.	
Hydrant system (Para. 6.4, NZS 4510)	☐	☐	☒		

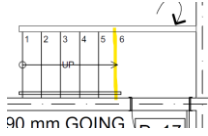
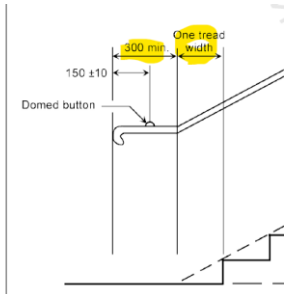
Part 7: Prevention of fire occurring	Decision			Reasons for decision / comments	N/A ☒
	Yes	RFI	N/A		
Fire properties of external wall cladding system determined in accordance with ☐ C/AS1 App. C7.1 and limits of Table 5 ☐ AS1530.1 non-combustible materials • refer C/AS1 App. C and C7.1.4	☐	☐	☒	N/A as external walls are located greater than 1.0 m from a relevant boundary	
Testing in accordance with C/AS1 App. C and C7.1.2: ☐ Heat flux 50kW/m² ☐ Test duration 15 minutes ☐ Total heat release measured from start of test ☐ Total heat release measured from sample	☐	☐	☒		

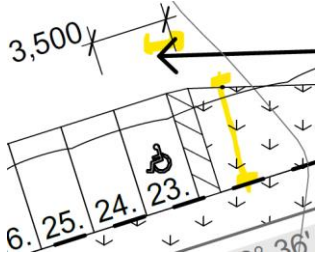
Part 7: Prevention of fire occurring	Decision			Reasons for decision / comments	N/A ☒
	Yes	RFI	N/A		
orientation horizontal ☐ Ignition initiated by external spark igniter					
Timber external wall cladding system tested in accordance with C/AS1 App. C, C7.1 and must be subjected to accelerated weathering described by ASTM D 2898 Method B with water flow rate from Method A before testing to C7.1	☐	☐	☒		
Claddings incorporating a metal facing with a melting point of <750° covering a combustible core or insulant tested in accordance with App. C7.1 <u>without</u> the metal facing present	☐	☐	☒		
Solid fuel appliances (AS/NZS 2918)	☐	☐	☒		
Gas burner (NZS 5261)	☐	☐	☒		
Oil fire (AS 1691)	☐	☐	☒		
Down lights (clearance)	☒	☐	☐	Refer project specification 7701 ELECTRICAL BASIC Paragraph 2.1.5 – CA light	

Comments re Protection from fire
RFI 21 – revise the fire report if unit title to each unit 05/05/2023 Accepted – the applicant confirmed that the building is to be owned and operated by the sole owner.

D1 Access (internal and external)	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
Principal entrance and connections on accessible route	☒	☒	☐	RFI 23 – demonstrate/indicate the items listed below on plans to show compliance to NZBC D1 - the principal/accessible entrance and connections on accessible paths, 05/05/2023 Accepted – accessible entrance and paths indicated on additional site plan sheet 01.1 - the finished levels on the paths, 05/05/2023 Accepted – FFLs indicated on additional site plan sheet 01.1 - accessible travel path from accessible carpark to each workshops, 05/05/2023 Accepted – accessible travel path from accessible carpark to each workshops checked on additional site plan sheet 01.1 - accessible travel path from each workshops to the accessible toilet, 05/05/2023 Accepted – accessible travel path from each workshops to the accessible toilet checked on additional site plan sheet 01.1 - slip resistance of surface finish, 05/05/2023 Accepted – confirmed as concrete surface finishes - gradient and width of accessible paths 05/05/2023 Accepted – gradient are max. 1:20, ok. And widths are sufficient 05/05/2023 Not Accepted – Drop to side of verandah paving Shed 2? NZS 4121 par. 6.2.1	

D1 Access (internal and external)	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
				 09/06/2023 Not Accepted – the travel path indicated on site plan (sheet 01.1) do not meet the requirement as defined in NZS4121, for example, the wheelchair access will be interrupted by traffic when cross- through the driveway, and if a car is parked in parking number 15, the path will be blocked. 27/06/2023 Accepted – accessible travel path revised, uninterrupted path of travel is possible RFI 24 - provide/specify the gradient on the path from the upper level to lower level 05/05/2023 Accepted – the gradient confirmed and noted as 1:20 on sheet 01.1. The North elevation gradient is not applicable for the accessible route RFI 25 - If the gradient is greater than 1 in 20 for the accessible route, then accessible ramp will be required 05/05/2023 Accepted – the gradient confirmed and noted as 1:20 on sheet 01.1	
Change in level no isolated steps, with threshold step Maximum 20mm; level access landings at all exits	☒	☒	☐	RFI 26 – revise the max threshold levels specified on detail D-08 on sheet 127 as noted on floor plans and in accordance with paragraph 1.3.2 of D1/AS1.  4 TYPICAL: ACCESSIBLE EXIT 20 mm THRESHOLD STEP FALL 1:12 MAX WITH BROOM FINISH 05/05/2023 Accepted – the note (detail D-08 on sheet 127) revised as 20mm	
Minimum height access route achieved and stair (from Table1) (fig 2)	☒	☐	☐	Minimum height access route achieved in accordance with table 1 of D1/AS1 – refer sections on sheet 105, 106 and 116	
Obstructions s and projects minimised (fig 4,5,6,7)	☒	☐	☐	No obstructions and projections – refer sections on sheet 105, 106 and 116	
Slip resistance; pedestrian areas, entrances (table2)	☒	☐	☐	Concrete paved access acceptable as per table 2 of D1/AS1 – refer sections on sheet 105, 106 and 116	
Minimum widths achieved – accessible route (1200mm)	☒	☒	☐	RFI 27 – the minimum width of accessible route is 1200mm, but the accessible toilet corridor is not met the requirement – refer sheet 102 	

D1 Access (internal and external)	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
				05/05/2023 Accepted – toilet layout revised and the width of corridor is 1200mm	
Ramp (slope, up-stands, width, handrails both sides)	☐	☐	☒	N/A as no ramp proposed/required	
Landings at top and bottom of ramps, fig 9 (1200,1500,2000) (table 5)	☐	☐	☒	N/A as no ramp proposed/required	
Kerb ramp (1:8, colour and texture contrast)	☐	☐	☒		
Stairs Fig11 (pitch riser, tread, type, width)	☒	☐	☐	Stair tread and riser size meet as accessible stair in accordance with table 6 of D1/AS1 – refer floor plan sheet 102	
Open risers and riser opening (100,130) NB not permitted on accessible stairs	☐	☐	☒	N/A as closed riser – refer section BB on sheet 106	
Visible/contrasting nosing on stair treads	☒	☒	☐	RFI 28 – demonstrate/clarify how paragraph 4.1.7 (Visible/contrasting nosing on stair treads) to be achieved. 05/05/2023 Accepted – Ecoglo F15-175 nosing provided – refer emergency lighting plan provided by Ecoglo	
Landings at top and bottom of stairs (Fig 14 ,15 and table 7) clear of doors	☒	☒	☐	1200mm landing width and clear from door opening – refer floor plan sheet 102 RFI 29 – indicate the step separation clearly – no lines indicated between step 5 and 6  05/05/2023 Accepted – revised plan (sheet 102) checked ok.	
Curved and spiral stairs comply	☐	☐	☒		
Fixed ladders (rungs, fall arrest, landings, horizontal openings); step-type provided, refer clause 5.1.1	☐	☐	☒		
Handrails (height, turndown, fixing, profile, continuous) Fig 25 and 26	☒	☒	☐	RFI 30 - provide accessible handrail detail/requirement (e.g. extensions ...etc) on plan in accordance with fig.25 of D1/AS1. 09/05/2023 Not Accepted – the extension requires 300mm plus one tread width  09/06/2023 Accepted – detail provided on revised sheet 133 in accordance with fig.25 of D1/AS1.	

D1 Access (internal and external)	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
				RFI 31 – provide handrail profile detail on plan in accordance with fig.26 of D1/AS1 05/05/2023 Accepted – 501 dia handrail note (in accordance with fig.26 of D1/AS1) added on section B-B on sheet 106	
Door and openings (clearances in lobbies, swing direction, width, visibility, door handles)	☒	☒	☐	Door widths acceptable as an accessible door in accordance with section 7 of D1/AS1 – refer door schedule on sheet 130, 131 and 132 RFI 32 – please demonstrate how the glazing doors to provide adequate visibility in accordance with 7.0.4 of D1/AS1 09/05/2023 Not Accepted – indicate the height of glazing areas on sheet 131 09/06/2023 Not Accepted – this RFI item was for manifestation requirement. This RFI item should be under NZBC F2. Apologies for the confusion. So, the doors on sheet 130 and 131 should demonstrate clearly the manifestation. – refer captured below, the comment from section 1 of F2/AS1 7.0.4 Visibility – Doors which swing in both directions shall incorporate glazing to provide adequate visibility for a person using the door. Acceptable glazing is shown in Figure 28. Accessible doors shall be of a colour that contrasts with their surroundings. 1. NZS 4223: Part 3: 2016 now requires manifestation for shopfronts whereas previously they were exempt. Transoms or rails with a face width not less than 20 mm and with their centreline between 800 mm and 1200 mm from the finished floor level can provide manifestation.	
Place of assembly wheelchair spaces in halls / auditoria	☐	☐	☒		
Ramps / lift to stages in auditoria	☐	☐	☒		
Accessible accommodation – correct ratio in communal residential buildings, hotels, motels (table 9)	☐	☐	☒		
Car parking space layout AS/NZS2890.1	☒	☒	☐	2 x accessible car parking indicated on site plan, ok RFI 33 – indicate the length of carparking space as per the requirement of figure 7 of NZS 4121:2001  05/05/2023 Accepted – dimensions added on revised sheet 101, the length of accessible carparking space as per the requirement of figure 7 of NZS 4121:2001.	

D1 Access (internal and external)	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
Accessible parking provided on level area and on a safe accessible route to main entrance	☒	☒	☐	RFI 23 – demonstrate/indicate the items listed below on plans to show compliance to NZBC D1 - the principal/accessible entrance and connections on accessible paths, - the finished levels on the paths, - accessible travel path from accessible carpark to each workshops, - accessible travel path from each workshops to the accessible toilet, - slip resistance of surface finish, - gradient and width of accessible paths 05/05/2023 Accepted – refer comment above	
Lifts (D1.3.4(c) or NZS4121 Refer also determinations 95/008; 2005/49; 2006/73	☐	☐	☒		
Reception / shopping counters (G5.3.4)	☐	☒	☒	RFI 34 – if all workshops will be used as retail purpose, provide details and clarify how compliance is achieved with the NZBC clause G5.3.4 for the proposed new counter/ reception G5.3.4 Where reception counters or desks are provided for public use, at least one counter or desk shall be accessible. 09/05/2023 Accepted – the agent confirmed that no reception counter are proposed	

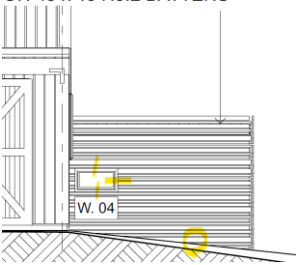
D2 Lifts or cable cars	Decision			Reasons for decision / comments	N/A ☒
	Yes	RFI	N/A		
Design calculations, specifications and plans D2/AS1, D2/AS2, EN/81, PS2	☐	☐	☐	N/A as no lift	
Design calculations, specifications and plans	☐	☐	☐		
NZS4121 s.9 Accessible features detailed. Lift (controls panel, lift indicators, car size, door size, handrails, space in front) or appendix C or NZS4334	☐	☐	☐		
Escape height >10m has lift control for NZFS C/ASX paragraph 6.4.3	☐	☐	☐		

E1 Surface water	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
PS1 / PS 2 Verification method E1/VM1	☒	☒	☐	RFI 35 – please clarify/indicate the existing and new paved areas and sizes clearly on site plan and demonstrate how the surface water to be controlled and discharged. 05/05/2023 Accepted – 6 x 600mm dia sump (equivalent to type 2 water sump) provided – refer sheet 01.1. comply with paragraph 3.6.2 of E1/AS1. RFI 36 - Provide drainage plan and show all the storm water drainage connections from the proposed buildings, paved surface ground, water tanks, dispersal trench and	

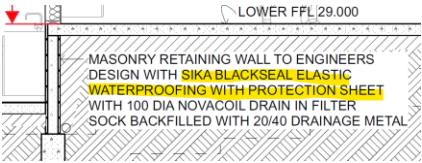
E1 Surface water	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
				existing natural watercourse as per the recommendation of geotechnical investigation report 05/05/2023 Accepted – storm water drainage connections provided on sheet 101.1, and discharged to the on-site rock spill outlet (detail shown on sheet 122) as per engineer's requirement. RFI 37 - And indicate the location of stormwater dispersal trench (i.e. T bar diffuser) on site plan and confirm the size of selected T bar diffuser (detail shown on sheet 122) is sufficient for the control the surface water  05/05/2023 Not Accepted – the stormwater disposal devices (i.e. concrete bound rock spill outlet shown on sheet 122) is outside scope of CountrySide Living toolbox, please provide stormwater report and justification from suitable qualified engineer and confirm the proposed disposal devices are appropriate to control the surface water 09/06/2023 Accepted – civil engineer (Hutchinson Engineer Ltd) written confirmation checked, ok. This office does not recommend the dispersal systems outlined in the Countryside Living Toolbox – Stormwater Management Device Design Details (T bar Diffuser or Dispersal Trench) in light of the recent storm events and observations made from their poor performance. Dispersal trenches and T-bar diffusers cause instability and worsen silt deposition. We recommend a direct discharge pipe with an energy dissipating concrete bound rock spill outlet at the lowest point of the site or alternatively to an existing overland flow path.	
Stormwater drainage (pipe size, fall, drainage under building, inspection access and manholes)	☒	☐	☐	Stormwater drainage pipe size and gradient requirement in accordance with table 2 of E1/AS1	
Stormwater run-off (cesspits, catchment area, soakage, pump, pump capacity)	☒	☒	☐	RFI 35 – please clarify/indicate the existing and new paved areas and sizes clearly on site plan and demonstrate how the surface water to be controlled and discharged. 05/05/2023 Accepted – 6 x 600mm dia sump (equivalent to type 2 water sump) provided – refer sheet 01.1. comply with paragraph 3.6.2 of E1/AS1.	
Detention / retention / reuse / rainwater tank / outfall	☒	☒	☐	RFI 38 - confirm new water tank to be installed for the new proposed shed, if so, indicate the location of water tank on site plan the new sheds, please indicate/note the existing water tank/water supply on plans. 05/05/2023 Accepted – the agent confirmed that no new	

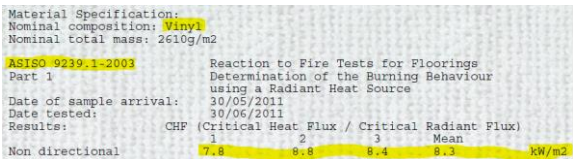
E1 Surface water	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
				water tank proposed and water supply by existing bore, also confirmed this has been accepted by DE	
Detention / retention / reuse / rainwater tank / inlet leaf strainer/ first flush/ drain	☐	☐	☐		
Downpipes (external and internal); Table 5 (size, number)	☒	☒	☐	The location of DPs and numbers are sufficient. Shed 1 – refer sheet 111 Shed 2 – refer sheet 121 RFI 39 – provide note for the roof plan of shed 2 and specify the size and type of DP and gutter, roof type and falls...etc 05/05/2023 Accepted – notes for roofing added on revised sheet 121. comply with table 5 of E1/AS1.	
Internal / external gutters (size, slope, overflow, outlet)	☒	☐	☐	Gutter size in accordance with fig.15 of E1/AS1 Shed 1 – refer sheet 111 Shed 2 – refer sheet 122	
Overflow path / runoff to other land; stormwater treatment devices (TP10) construction details ☐ Flood report	☒	☐	☐	The proposed building site located in flood plain area and the geotechnical report confirmed that the FFL should be set at 22.41m or above. The FFL set as 29.0 for shed 1 and 28.3 for the shed 2 DE assessed and accepted.	

E2 External moisture	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
E2/AS1 / E2 risk matrix (confirm and note score) or SED (design wind pressure)	☒	☒	☐	RFI 40 – provide E2 risk score as per table 1 and 2 of NZBC E2/AS1. 05/05/2023 Accepted – E2 risk scores added on sheet 103 and 104 for shed1, and sheet 115 for shed 2 as per table 1 and 2 of NZBC E2/AS1. The worst case of score for shed 1 is 12 point and 7 point for shed 2.	
Building subject to re-clad; E2 risk >12 Send to re-clad team for review	☐	☐	☒	N/A as new building	
Wall cladding (type) E2/AS1, alt. solution, maintenance and installation details; control joints / junctions	☒	☐	☐	The selected cladding systems with cavity are satisfactory as per E2/AS1 - Steel&Tube Plumbdek® trapezoidal profiled metal cladding with cavity – E2/AS1 - Macrocarpa rainscreen with Hardi-flex cladding with cavity Hari-flex cladding is commonly used product and fibre cement sheet is acceptable cladding type as per E2/AS1 and the Macrocarpa rainscreen will provide additional protection against external moisture, so the selected claddingtype is acceptable.	
Concrete wall design – E2/AS3 and CCANZ CP.01	☐	☐	☒		
Curtain walling / SED	☐	☐	☒		

E2 External moisture	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
Wall cladding clearances - ground, deck, wall, roof	☒	☒	☐	Wall cladding clearances as per manufacturer's requirement in accordance with NZBC E2/AS1 figure 65 and table 18 Steel&Tube Plumbdek® trapezoidal profiled metal cladding with cavity – refer detail D-07 on sheet 127 Allproof perimeter drain on plan in accordance with figure 17B of E2/AS1. – low risk as the area will be covered by roof RFI 41 - provide wall cladding clearances detail for Macrocarpa rainscreen with Hardi-flex cladding RS MACROCARPA RAINSCREEN ON 45 x 45 H3.2 BATTENS  05/05/2023 Accepted – the agent confirmed that, the macrocarpa rain screen is decorative purpose only. And the masonry wall base is 1M high, so wall cladding clearance meet the requirement – section BB on sheet 106 checked ok. Also wall cladding clearance detail for hardiflex sheet provided on sheet 28.1. - as per manufacturer's requirement in accordance with NZBC E2/AS1 figure 65 and table 18	
Building wrap - type, compatibility, strapping Air barrier - rigid, non-rigid	☒	☐	☐	IBS RigidRAP for profiled metal cladding with cavity wall as per manufacturer's requirement – refer details on sheet 124, 125, 127 and 128 IBS RigidRAP® Codemark CERTIFICATE NO: CM70035 Rev 2 Date of issue: 22 June 2022 Thermakraft Covertex 403 for Macrocarpa rainscreen with Hardi-flex cladding wall as per manufacturer's requirement – refer detail D-06 on sheet 126	
Cavity battens; size, type, fixing, vermin proof	☒	☐	☐	Cavity batten as per manufacturer's requirement – refer details	
Window details E2/AS1, alt. solution	☒	☒	☐	Aluminium joinery details as per manufacturer's requirement in accordance with E2/AS1 trapezoidal profiled metal cladding door head, jamb and sill detail – refer detail D-08, D-09 and D-10 on sheet 127 and 128 RFI 42 – provide window head, jamb and sill detail 05/05/2023 Accepted – window head, jamb and sill details for trapezoidal profiled metal cladding added on	

E2 External moisture	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
				additional sheet 128 - as per manufacturer's requirement in accordance with E2/AS1 RFI 43 – roller door head, jamb and sill detail 05/05/2023 Accepted – roller door head and jamb detail provided on sheet 28.1 - as per manufacturer's requirement in accordance with E2/AS1 Macrocarpa rainscreen with Hardi-flex cladding RFI 44 – provide door and window head, jamb and sill detail 05/05/2023 Accepted – window head, jamb and sill details for Hardi-flex cladding provided on sheet 28.2 - as per manufacturer's requirement in accordance with E2/AS1	
Wall junction details provided E2/AS1, SED, alt. solution	☒	☒	☐	apron flashing to trapezoidal profiled metal cladding in accordance with figure 7 of E2/AS1 – refer detail D-02 on sheet 124 Barge flashing to Macrocarpa rainscreen with Hardi-flex cladding, the rainscreen will be installed over the hardi-flex cladding – detail D-06 on sheet 126 Gutter to wall junction in accordance with fig.8B of E2/AS1 – detail R05 on sheet 129 Typical apron flashing details as per E2/AS2 – detail R02 and R04 on sheet 129 RFI 45 – provide external corner wall junction of profiled metal cladding 05/05/2023 Accepted – external corner wall junction of profiled metal cladding provided on sheet 28.2 - as per manufacturer's requirement in accordance with E2/AS1 RFI 46 – provide internal corner wall junction between profiled metal cladding and Macrocarpa rainscreen with Hardi-flex cladding 05/05/2023 Accepted – internal corner wall junction provided on sheet 28.3 - as per manufacturer's requirement in accordance with E2/AS1	
Barge, fascia, spouting to wall junction details E2/AS1, SED, alt. solution	☒	☐	☐	3 and 15 degree pitched roof framing with colorsteel roofing (trapezoidal profile) as per manufacture's requirements in accordance with E2/AS1 - Ridge flashing – detail D-01 on sheet 124 - Apron flashing – detail D-02 on sheet 124 - Rafters to Macrocapa post junction and eave – detail D-03 on sheet 125 - Rivet barge flashing – detail D-04 on sheet 125	

E2 External moisture	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
				- Cantilever rafter eave – detail D-05 on sheet 126 - Vented ridge – detail R03 on sheet 129 roof penetration – detail R01 on sheet 129	
Internal gutters and roof penetrations; slope, size, scupper, overflow, flashing details for roof penetrations	☐	☐	☒		
Flashing details - material compatibility E2/AS1, alt. solution, roof, wall, pergola, chimney, apron, pipes, joinery, meter box	☒	☐	☐	Flashing details as per manufacture's requirements in accordance with E2/AS1	
Internal decks; concrete floor, joists, slope, junctions, drainage, FFL, air-gap, fixings, saddle, 2nd floor limitations	☐	☐	☒		
Roof cladding / underlay (type) E2/AS1, alt. solution, maintenance and installation details	☒	☐	☐	3 and 15 degree pitched roof framing with colorsteel roofing (trapezoidal profile) as per manufacture's requirements in accordance with E2/AS1 - Ridge flashing – detail D-01 on sheet 124 - Apron flashing – detail D-02 on sheet 124 - Rafters to Macrocapa post junction and eave – detail D-03 on sheet 125 - Rivet barge flashing – detail D-04 on sheet 125 - Cantilever rafter eave – detail D-05 on sheet 126 - Vented ridge – detail R03 on sheet 129 roof penetration – detail R01 on sheet 129 Roof underlay - Thermakraft Covertek 403 non self-supporting roof and wall underlay	
Membrane substrate (type) E2/AS1, alt. solution, thickness, fixing, venting, control joints	☐	☐	☒		
Parapets / enclosed barriers Framing, cap, drainage, junctions, slope 5°	☐	☐	☒		
Split levels (drainage; tanking; strapped; lined)	☒	☒	☐	Draincoils along with retaining wall – refer sheet 112 Concrete block wall with tanking RFI 47 – provide manufacturer's technical literature for the selected tanking as noted on sheet 105  05/05/2023 Accepted – manufacturer's technical literature provided.	
E3 Internal moisture	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
Waterproofing (type); overflow provision (other property)	☒	☒	☐	All work shops will have a sink but the floor is concrete slab on grade, ok	

E3 Internal moisture	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
				Toilet floor with vinyl flooring, ok – refer floor plan sheet 102 RFI 49 – provide manufacturer's technical specification for the internal wet area surface finishes (i.e. vinyl flooring as noted on floor plan) and confirm this product meet the requirement as per table 4.5 of C/AS2. 05/05/2023 Accepted – manufacturer's technical test report provided for selected vinyl (Tarrasafe Ultra) Tarrasafe Ultra tested to ISO9239.1 and result satisfy the performance requirement of C.3.4 (b) 	
Ventilation / condensation control Refer limitations E3.3.1	☐	☐	☒	N/A as Performance E3.3.1 does not apply to Commercial building	
Showers, urinals, baths – impervious surfaces walls and floors	☐	☐	☒	N/A as no shower or bath	
Wall junction to fixtures Bath, basin, sink, tub, urinal, kitchens	☒	☒	☐	RFI 48 – confirm the sink and toilet area wall lining finishes and provide sanitary fixtures to wall junction detail to show compliance to paragraph 3.1.2 and 3.2.2 of E3/AS1 09/05/2023 Accepted – the wet area wall lining note added for the toilet area on revised sheet 102, but no information provided for the area of sink located at workshops, but accepted as low risk and the sink area seal can be easily -checked by BFO	
Vapour barrier to roof / wall cavity spaces in high humidity rooms such as indoor pools or saunas	☐	☐	☒		
Thermal resistance walls / ceiling; thermal break for steel framing	☐	☐	☒		

F1 Hazardous agents on site	Decision			Reasons for decision / comments	N/A ☒
	Yes	RFI	N/A		
Contamination checked on PIR (HSNO)	☐	☐	☐		
Site investigation report and assessment F1/VM1	☐	☐	☐		
Remedial actions (detailed)	☐	☐	☐		
Hazard to building elements (preventative measures detailed)	☐	☐	☐		

F2 Hazardous building materials	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
F2/AS1, NZS4223.3	☒	☒	☐	RFI 50 – confirm and specify the means of compliance to F2	

F2 Hazardous building materials	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
				05/05/2023 Accepted – standard (NZS4223.3) note specified on revised sheet 130 and 131	
Glazing, human impact (thickness, safety glass) Shower, skylights, windows, stair, foyers	☒	☒	☐	RFI 51 – provide safety glass requirement 05/05/2023 Accepted – glazing type noted as toughened safety glass on revised sheet 130 and 131	
Manifestation to full height glazing - unimpeded path of travel	☐	☐	☒		
Asbestos products especially in adds / alts for pre-1990 buildings	☐	☐	☒		
Barrier NZS4223.3:2016 Glass type, height, system, fixings	☐	☐	☒		

F3 Hazardous Substances and processes	Decision			Reasons for decision / comments	N/A ☒
	Yes	RFI	N/A		
PS1 / PS2; VM	☐	☐	☐		
Location test certificate <u>or</u> exempt laboratory	☐	☐	☐		
X-ray, radioactive equipment	☐	☐	☐		
Hazardous substances (classes; gases; flammable liquids; flammable solids; oxidising / peroxides substance; domestic heating oil	☐	☐	☐		
Construction, FRR and separation distances for buildings storing classes 2 & 3.1 (Gaz. Not 35)	☐	☐	☐		

F4 Safety from falling	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
Fixed window seat ☐ lower edge of opening measured from seat	☐	☐	☒	N/A as no fixed window seat	
WC or any other fixed feature within 500mm horizontal of a window ☐ lower edge of opening measured vertically from the pan or feature	☐	☐	☒	N/A as no fixed fixtures within 500mm horizontal of a window	
Barrier construction details (stairs / ramps) Fig 4 Height, pitch, SED, balusters, palings, openings	☐	☐	☒	N/A as no barrier is required	
Barrier located in housing and other buildings likely to be frequented by children under 6 years of age					
Windows with opening width <1.0m and lower edge of opening within 760mm of floor ☐ Restrictor (100mm); or ☐ 760mm high barrier	☐	☐	☒	No windows with opening width <1.0m and lower edge of opening within 760mm of floor – refer elevations on sheet 103, 104 and 115	
Windows with opening width >1.0m and lower edge of opening within 1.0m of floor ☐ Requires barrier (refer Table 1)	☐	☐	☒	No windows with opening width >1.0m and lower edge of opening within 1.0m of floor – refer elevations on sheet 103, 104 and 115	
Barrier located in housing and other buildings not likely to be frequented by children under 6 years of age					
Windows with opening width <1.0m and lower edge of opening within 1.1m of floor ☐ Restrictor (460mm); or ☐ 760mm high barrier	☐	☐	☒	No windows with opening width <1.0m and lower edge of opening within 760mm of floor – refer elevations on sheet 103, 104 and 115	

F4 Safety from falling	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
Windows with opening width >1.0m and lower edge of opening within 760mm of floor ☐ Restrictor (460mm); or ☐ 1.1m high barrier	☐	☐	☒	No windows with opening width >1.0m and lower edge of opening within 1.0m of floor – refer elevations on sheet 103, 104 and 115	
Swimming pools – please complete and attach swimming pool checklist if applicable	☐	☐	☒		

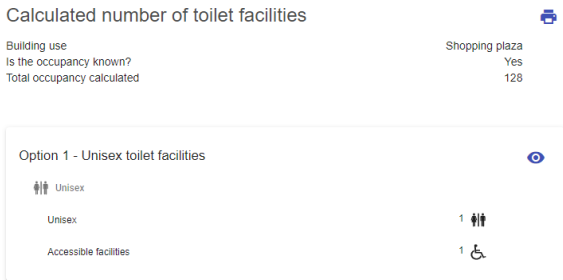
F5 Construction and demolition hazards	Decision			Reasons for decision / comments	N/A ☒
	Yes	RFI	N/A		
Asbestos – check age of ex. building	☐	☐	☐	If likely to be present insert advice note	
Safety barriers height (hoarding, fence) Table1	☐	☐	☐		
Water hazards fenced	☐	☐	☐		
Gantries	☐	☐	☐		

F6 Visibility in escape routes	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
PS1 / PS2	☒	☐	☐	Emergency Visibility design report provided by Ecoglo International Ltd and PS1 provided by Mark Watson (Cpeng.233145, AC.2256, Insurance expiry date: 01 July 2023) and covers NZBC B2, F6 and F8.	
Emergency lighting detailed on plans and documents; illumination and duration	☒	☐	☐	Refer Emergency lighting plan provided by Ecoglo, PS1	
Location on escape route with (change of level, open path >20m occupancy over 250, spaces in community care, external escape routes) Appendix D, figure1	☒	☐	☐	Refer Emergency lighting plan provided by Ecoglo, PS1	

F7 Warning systems	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
Manual and automatic fire alarm systems – specifications (Type 2, 3, 4, 5, 6, 7)	☒	☐	☐	Type 2 manual fire alarm system as per NZS 4512	
Location (call points, control panel, hold open device, smoke extract)	☒	☐	☐	Type 2 manual fire alarm call point indicated on electrical plan, the location is acceptable Shed 1 – sheet 113 Shed 2 – sheet 123	
Interface with ancillary control systems (Type 9, 10, 11, 13, 15, 16)	☐	☐	☒		
Direct connection between the alarm system and NZFS	☐	☐	☒	Phone is available for 111 calls	

F8 Signs	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
Signage for escape routes, fire and smoke doors, directional locations (exit and exit ways); visible at all times - illumination (type)	☒	☐	☐	Emergency Visibility design report provided by Ecoglo International Ltd and PS1 provided by Mark Watson (Cpeng.233145, AC.2256, Insurance expiry date: 01 July 2023) and covers NZBC B2, F6 and F8.	

F8 Signs	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
Signage for accessible route and facilities (car parks, entrance, WC)	☒	☐	☐	Refer signage plan provided by Ecoglo, PS1	
Signage for potential hazards (type) HSNO CoP2.1 09-04	☐	☐	☒		

G1 Personal hygiene	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
Number of WC pans, basins, urinals, baths and showers (single sex / unisex); in convenient locations; impervious walls around bowls	☒	☐	☐	Required toilet facility calculated by MBIE Toilet calculator as similar risk group CA Calculated number of toilet facilities  The proposal (1 Accessible toilet and 1 unisex toilet) is acceptable	
Sanitary towel disposal space	☒	☒	☐	Accessible toilet space in accordance with figure 27 of NZS 4121:2001 – refer sheet 133 Sanitary towel disposal space can be located RFI 53 - provide plan view of the accessible toilet and shows the required information (i.e. side wall distances, max depth of basin ...etc) in accordance with fig.7 of G1/AS1 or fig.27 of NZS4121:2001. 05/05/2023 Accepted – accessible toilet provided on additional sheet 133 as per figure 27 of NZS 4121:2001.	
Location (space, access to food prep area work, basin communal)	☐	☐	☒		
Self-draining floor in combined facility; size, falls, curtain	☐	☐	☒		
Accessible facilities provided on accessible route and layout complies with figures 5-8 or NZS4121 accessible fittings, mixer, dimensions, compartment size if separate	☒	☒	☐	RFI 23 – please demonstrate the principal entrance and connections on accessible route including indicating the finished levels on the routes (from accessible carpark to each workshops and each workshops to the accessible toilet) on plans to show compliance to NZBC D1. 05/05/2023 Accepted – accessible entrance and paths indicated on additional site plan sheet 01.1. Also refer the RFI comment in D1 part of checklist	
Accessible facilities available where toilet blocks are grouped >300 in assembly service, amusement parks, shopping plazas, libraries and transport terminals	☐	☐	☒		
Door details (location, swing/slide, fittings)	☒	☒	☐	RFI 52 – provide accessible toilet door detail as per figure 28 of NZS 4121:2001	

G1 Personal hygiene	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
				05/05/2023 Accepted – accessible toilet door detail provided on additional sheet 133 as per figure 28 of NZS 4121:2001.	
Privacy: line of sight / privacy achieved	☒	☐	☐	Privacy achieved as per the fig 10 of G1/AS1 – refer floor plan	

G2 Laundering	Decision			Reasons for decision / comments	N/A ☒
	Yes	RFI	N/A		
Minimum dimensions achieved for tub and/or washing machine	☐	☐	☐	N/A for the proposed building use	
Accessible facilities – access and 1500mm turning circle	☐	☐	☐		
Communal facilities in correct ratio facilities provided for proposed use	☐	☐	☐		

G3 Food preparation and prevention of contamination	Decision			Reasons for decision / comments	N/A ☒
	Yes	RFI	N/A		
<i>Commercial kitchens, restaurants – refer to EHO</i>	☐	☐	☐	N/A for the proposed building use	
Food prep areas accessible - 1500mm diameter turning circle	☐	☐	☐		
Cooker, oven, fridge, food storage provided; prep bench and sink; minimum size	☐	☐	☐		
Internal linings and work surfaces impervious and easy clean floor coverings / junctions; graded floors	☐	☐	☐		
Exposed building elements located and shaped to avoid accumulation of dirt	☐	☐	☐		

G4 Ventilation	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
SED; PS1 / PS2	☐	☐	☒		
Kitchen hoods	☐	☐	☒		
Household and accommodation units with one external wall for ventilation (passive stack or trickle ventilators)	☐	☐	☒		
Mechanical and naturally ventilated spaces <u>OR</u> Combination natural and mechanical ventilation	☐	☐	☒		
Mechanical extract ventilation to bathrooms, laundries, all kitchens, fume cupboards, flammables fumes / toxic gases; type 5 fire alarm in kitchen extract ventilation	☐	☐	☒		
Car park mechanical ventilation to: (AS1668.2 or alternative design NZ4303:1990)	☐	☐	☒		
Ventilation of spaces containing gas fuel appliances - flue location or AS/NZS 5601.1	☐	☐	☒		
Interfaced HVAC systems	☐	☒	☒	RFI 54 – please explain how to maintain the air quality from the proposed building uses and activities to satisfy the provisions of NZBC G4. 09/05/2023 Accepted – natural ventilation can be accepted as the size of each workshop is approx.. 35	

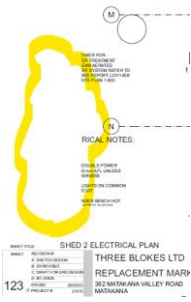
G4 Ventilation	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
				sq.M only. The openable doors area greater than 5% of the floor area, so complies with paragraph 1.2.1 of G4/AS1. And the proposed building not listed in the Clause G4.3.3. Low risk as manufacture handcrafts and associated market activity only, no HVAC systems required.	

G5 Interior environment	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
Adequate heating / internal temperature in habitable spaces in childhood centres and old people's homes	☐	☐	☒		
Adequate activity space in old people's home	☐	☐	☒		
Listening systems and hearing loops in cinemas, theatres, public halls and assembly spaces occupied >250 people	☐	☐	☒		
Listening systems and hearing loops in old people's homes spaces >20 people	☐	☐	☒		

G6 Airborne and impact sound	Decision			Reasons for decision / comments	N/A ☒
	Yes	RFI	N/A		
AS1 - STC and IIC Verification method - ASTM E336	☐	☐	☐		
Acoustic report; PS1 / PS2 / PS4	☐	☐	☐		
Underlay in hard floor areas	☐	☐	☐		

G7 Natural light	Decision			Reasons for decision / comments	N/A ☒
	Yes	RFI	N/A		
G7/AS1 External windows 10% of floor area minimum housing, old people's homes and childhood centres	☐	☐	☐	N/A as proposed building is not for habitable purpose	
Modelling / calculation for daylight - 30 lux min Reflectance of internal surface finishes	☐	☐	☐		
Opening to give awareness of the outside in habitable spaces- location of openings	☐	☐	☐		

G8 Artificial light	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
Verification method NZS6703: 1984 Code of practice for interior lighting design	☐	☐	☒		
AS1 – luminance of 20 lux min at floor level to all spaces within buildings and common spaces in SR, communal residential and communal non residential	☒	☐	☐	adequate artificial lighting provided, 4 x lightings indicated in each units, 20 lux can be achieved as required by Clause G8.3 – refer electrical plans (sheet 113 and 123)	

G9 Electricity	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
Accessible type switches and sockets (floor plan showing location of these)	☒	☒	☐	RFI 55 - provide light switches and plug sockets requirement on plan for use by a person with a disability in accordance with section 2.0 of G9/AS1 05/05/2023 Not Accepted – Your RFI reply mentioned that note has been added to revised sheet 113 and 123, but, no note provided on revised sheet 113 and 123. Provide the height of light switch. And agree with you, accessible socket outlets information is not required., And sorry to raise the additional item, but please indicate the door handle height for accessible doors 09/06/2023 Accepted – door handle height note (i.e. 1000mm above FFL) added on revised sheet 113 and 123 in accordance with section 2.0 of G9/AS1. RFI 56 – the notes on sheet 123 are cut off  05/05/2023 Accepted – revised sheet 123 provided checked ok.	
Electrical specification provided and to appropriate standards adopted by Electrical Safety regulations	☒	☐	☐	Electrical specification provided and electrical certificate to be added as conditions	
Back-up power for compliance schedule where required for an essential service	☐	☐	☒		

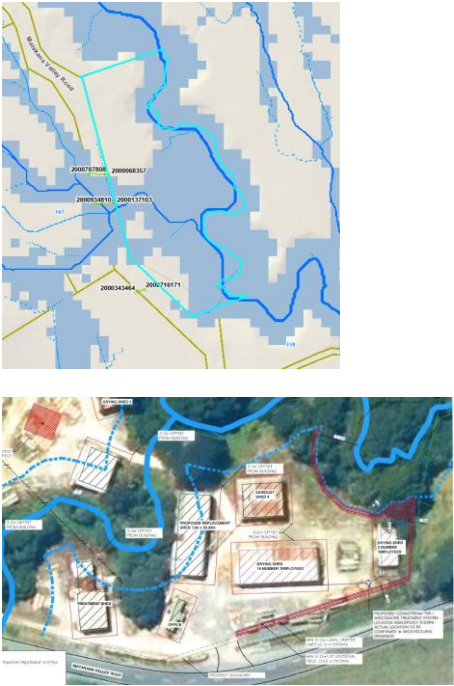
G10 Piped services G11 Gas as an energy source	Decision			Reasons for decision / comments	N/A ☒
	Yes	RFI	N/A		
Specifications (pipe materials and appliance installation details) for hazardous liquids (boiler and freezer pipes, flammable, toxic and corrosive liquid pipes) and gas pipes appliances	☐	☐	☐	N/A as no gas appliance to be used	
Clearances (window openings, drains, etc)	☐	☐	☐		
Ventilation provided for combustion appliances and gas pipes in confined spaces	☐	☐	☐		
Gas pipes and combustion appliances not located in prohibited areas – refer AS/NZS 5601.1	☐	☐	☐		
Shut off system in sprinkler-buildings G11/AS1 6.0	☐	☐	☐		

G12 Water supplies	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
Water supply (potable) cold water ☐ AS/NZS 3500.1 ☐ G12 AS1	☒	☒	☐	RFI 57 – confirm what is the source of water supply to the proposed buildings, if water tank to be installed,	

G12 Water supplies	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
				indicate the location, capacity and type of water tank 05/05/2023 Accepted – the agent confirmed that no new water tank proposed and water supply by existing bore, also confirmed this has been accepted by DE	
Pipes (material, diameter, specification)	☒	☒	☐	RFI 58 – also confirm the water will be used as portable purpose, if so, please confirm the proposed portable water supply satisfy G12.3.2, and demonstrate water supply pipe material, diameter, specification and devices which prevent from any possible contamination (i.e. UV filtration) on plan to show compliance. 05/05/2023 Accepted – RFI removed refer comment on RFI item 57 RFI 59 - Please provide manufacturer's technical specification for the UV filtration. Note that, as the building will be used by public, so installation of UV filtration is necessary. 05/05/2023 Accepted – RFI removed refer comment on RFI item 57	
Backflow risks isolated, type and location of device; product specification to G12/AS1	☒	☒	☐		
Water supply (town or adequate alternative supply, which is potable and treated)	☐	☒	☐		
☐ Retention tank ☐ Rainwater tank ☐ Dual purpose tank ☐ Inlet leaf strainer / first flush / drain / backflow	☐	☒	☒	RFI 57 – confirm what is the source of water supply to the proposed buildings, if water tank to be installed, indicate the location, capacity and type of water tank 05/05/2023 Accepted – the agent confirmed that no new water tank proposed and water supply by existing bore, also confirmed this has been accepted by DE	
Water supply (potable) hot water ☐ AS/NZS 3500.4 ☐ G12 AS1	☒	☒	☐	Internal HWC indicated on unisex toilet storage space – refer sheet 113 (for shed 1) RFI 60 - What is the source of hot water supply to the shed 2 05/05/2023 Accepted – under bench HWC note checked on sheet 123	
Hot water system (type, capacity, location, operating devices and valves)	☒	☒	☐	Internal HWC indicated on unisex toilet storage space – refer sheet 113 (for shed 1) RFI 60 - What is the source of hot water supply to the shed 2 05/05/2023 Accepted – under bench HWC note checked on sheet 123	
Safe water temperature (old / young people)	☐	☐	☒		
Overflow (tanks, safe trays, header tank)	☒	☐	☐	Non-return valve and safe tray provided - refer the diagram on sheet 113	

G12 Water supplies	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
Wetback pipework, tempering valve; low pressure - open vented	☒	☐	☐	Non-return valve and safe tray provided - refer the diagram on sheet 113	
Solar water heating – attach S/W heating checklist	☐	☐	☒		

G13 Sanitary plumbing and drainage	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
Sanitary plumbing MoC to: ☒ AS/NZS 3500.2.2015 ☐ G13 AS1 ☐ Other (please specify):	☒	☐	☐	AS/NZS3500.2 – refer means of compliance part on application form	
If AS/ NZS 3500.2, specify system ☐ Fully vented ☒ Fully vented modified ☐ Single stack ☐ Single stack modified ☐ Drainage principles ☐ Plumbing schematic supplied	☒	☐	☐	Pipe size and gradient in accordance with AS/NZS 3500.2 - refer sheet 112 for shed 1 and sheet 122 for shed 2	
Bucket trap or grease trap provided if required Grease traps refer practice note AC2258	☐	☐	☒		
Discharge pipe (diameter, material, fall, gradient)	☒	☐	☐	Pipe size and gradient in accordance with AS/NZS 3500.2 - refer sheet 112 for shed 1 and sheet 122 for shed 2	
Unit venting (air-admittance valve)	☒	☐	☐	Shed 1 - AAV to be provided to the sink of each workshops - refer sheet 112 Shed 2 – 65 dia. TV provided to the main drain - refer sheet 122	
Drainage ☒ AS/NZS 3500.2.2015 ☐ G13 AS2 Drainage schematic supplied	☒	☐	☐	Pipe size and gradient in accordance with AS/NZS 3500.2 - refer sheet 112 for shed 1 and sheet 122 for shed 2	
Pipe (junctions, vents, diameter, material, access points, ORG; specifications)	☒	☐	☐	Pipe size and gradient in accordance with AS/NZS 3500.2 - refer sheet 112 for shed 1 and sheet 122 for shed 2 ORG provided to each buildings.	
Angle of inference (depth and proximity of drain to building) G13/AS2 para 5.6.1 and figure 8	☒	☐	☐	depth and proximity of drain to building, ok	
Drainage connections / reflux valves; (fall) new connection approved by NUO	☐	☐	☒		
Wastewater pump specifications (flow rate adequate for head and distance) chamber size; pump details	☒	☒	☐	on-site waste water review requested to specialist team it seems the on-site waste water system for the proposed buildings/building use is outside scope of permitted activity. The building use specified as 'office' and the total occupancy specified as '19 employees' on the waste water report provided, but this is incorrect as the proposed buildings (shed 1 and shed 2) will be used as market shed and will be used for retail and workshop purposes and total max. occupancy will be 128 as per fire report provided.	

G13 Sanitary plumbing and drainage	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
				Also the proposed on-site effluent field will be placed in flood plain area as per GIS. 	
Onsite effluent disposal – attach checklist	☒	☒	☐	on-site waste water review requested to specialist team RFI 61 – refer waste water specialist RFI 09/06/2023 Not Accepted – agent confirmed that the information is not yet ready 03/08/2023 Accepted – revised waste water report provided in line with the proposal of this BC application. Refer on-site waste water checklist.	
Swimming pool backwash discharge provision	☐	☐	☒		

G14 Industrial liquid waste	Decision			Reasons for decision / comments	N/A ☒
	Yes	RFI	N/A		
Checked by Network unity pre-treatment and ERC	☐	☐	☐		
Pipes labelled, compatible with waste, waste identified,	☐	☐	☐		
Ventilation, clean up, safety shower, backflow device, signage, tanks (storage)	☐	☐	☐		

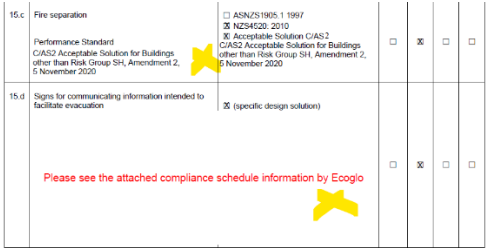
G15 Solid waste	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
Common solid waste storage space adequate access D1, ventilated & vermin proof	☒	☒	☐	RFI 62 – please confirm/explain the solid waste arising from the intended use of the buildings and explain the procedure of how to dispose the waste to satisfy the provisions of NZBC G15 09/05/2023 Accepted – 1.8m high screen fence indicated on revised site plan (sheet 101)	

G15 Solid waste	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
				And the Trade Waste Bylaw is applicable for when the waste water discharge to public reticulation	
Common solid waste storage space easy clean finishes; tap provided for cleaning; graded floor and waste, backflow device, bucket trap, grease trap	☒	☒	☐	09/05/2023 Accepted – 1.8m high screen fence indicated on revised site plan (sheet 101) And the Trade Waste Bylaw is applicable for when the waste water discharge to public reticulation	
Common solid waste storage space in multi units and group dwelling 80 litres per unit and maximum carry distance 30m max from apartment to refuse disposal area as per G15/AS1 Carry distance excludes vertical travel distance	☐	☐	☒		
Vehicular access for rubbish collection vehicles	☐	☐	☒		
Waste disposal areas screened from public view / habitable spaces (if stored in dedicated storage area)	☒	☒	☐	09/05/2023 Accepted – 1.8m high screen fence indicated on revised site plan (sheet 101) And the Trade Waste Bylaw is applicable for when the waste water discharge to public reticulation	
Refuse chute access, size, easy clean; not in exit ways; hose tap by chute; access every floor; sprinkler / compliance schedule item	☐	☐	☐		

H1 Energy efficiency	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
H1/AS1, NZS4218, NZS4214; PS1 / PS2	☒	☐	☐	H1 report/calculation provided as per NZS4214:2006	
Method - schedule, calculation, modelling	☒	☐	☐	H1 report/calculation provided as per NZS4214:2006 Reference – 612.50 Proposed – 375.58	
Insulation type and R values detailed on plans Sub floor, walls, ceiling	☒	☒	☐	Insulation type and R values detailed on plans Floor – concrete slab Wall – R 2.2 Roof – R3.2 RFI 63 - glazing R values noted as 0.33, The minimum requirement is R0.37 as per table 2.1.2.2C of H1/AS1. 09/05/2023 Not Accepted – glazing R-value revised to R0.37 on plans (sheet 130 to 132), and H1 report also revised, but manufacturer's confirmation/literature required 09/06/2023 Not Accepted – the H1 report provided is only for shed 1, no calculations provided for shed 2. Also no design navigator calculations attached. If you have the construction R-value from design navigator, please provide the calculations too. 27/06/2023 Accepted – construction R-value calculations provided by Design Navigator, total heat loss less than reference and glazing R-value as 0.34 comply with table 2.1.2.2B of H1/AS2 28/06/2023 Not Accepted – construction R-value calculation for shed 2 roof is not provided 21/07/2023 Accepted – confirmed the R value calculation for shed 2 is the same as for shed 1	
Insulation - 25mm clearance from underside of roofing	☒	☐	☐	25mm clearance can be provided.	
Glazing requirements specified and meet R-rating claimed- single / double	☒	☒	☐	RFI 63 - glazing R values noted as 0.33, The minimum requirement is R0.37 as per table 2.1.2.2C of H1/AS1. 09/05/2023 Not Accepted – glazing R-value revised to	

H1 Energy efficiency	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
				R0.37 on plans (sheet 130 to 132), and H1 report also revised, but manufacturer's confirmation/literature required 09/06/2023 Not Accepted – the H1 report provided is only for shed 1, no calculations provided for shed 2. Also no design navigator calculations attached. If you have the construction R-value from design navigator, please provide the calculations too. 27/06/2023 Accepted – construction R-value calculations provided by Design Navigator, total heat loss less than reference and glazing R-value as 0.34 comply with table 2.1.2.2B of H1/AS2 28/06/2023 Not Accepted – construction R-value calculation for shed 2 roof is not provided 21/07/2023 Accepted – confirmed the R value calculation for shed 2 is the same as for shed 1	
Small building less than 300m ² - NZS4218	☐	☐	☒		
Commercial lighting for >300m ² to NZS 4243.2 LED / fluorescent lighting section 3.3 / 3.4	☐	☐	☒	N/A as individual workshops are less than 300 sq.M	
Heating ventilation and air conditioning must be located, constructed and installed to H1.3.6	☐	☐	☒		
Systems for the heating and storage of hot water to sanitary appliances H1.3.4	☐	☐	☒		

Specified systems	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
Type of compliance schedule correctly identified: ☒ New ☐ Amended (WOF#)	☒	☒	☐	RFI 64 – provide AC1129 08/05/2023 Not Accepted –AC1129 provided, but max occupancy and building use not specified. Building total Maximum occupancy: Current, lawfully established use: B A R g	
				09/06/2023 Not Accepted – provide total max occupancy number instead of description Building total Maximum occupancy: Shed 1 - Each workshop is allowed 10/7 for CA/WB respectively Shed 2 - Each workshop is allowed 14/10 for CA/WB respectively E f	
				And 15 c - provide specific and detailed information for the performance standard part including the paragraph from the AS2 and FRR ratings achieved ...etc 15.d – provide description of performance standard within the form instead of references	

Specified systems	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
					
				27/06/2023 Accepted – revised AC1129 provided, the performance standard part checked ok	
Appropriate performance standards provided for all new and altered specified systems	☒	☒	☐	27/06/2023 Accepted – revised AC1129 provided, the performance standard part checked ok	
Appropriate inspection, maintenance and reporting procedures provided for all new and altered specified systems	☒	☒	☐	27/06/2023 Accepted – revised AC1129 provided, the performance standard part checked ok	
Existing Compliance Schedule requiring amending; WOF number obtained and verified, existing and unaltered systems entered on AC1129	☐	☐	☒		
AC1129 completed (completed PDF copy ready for attachment to Form 5).	☒	☒	☐	27/06/2023 Accepted – revised AC1129 provided, the performance standard part checked ok	
Cooling tower, please email details to coolingtowersinbox@aucklandcouncil.govt.nz when consent approved	☐	☐	☒		

Final check	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
Engineering calcs / drawings on letterhead; drawings stamped	☒	☐	☐	Engineer's supporting calculations and plans provided	
Content and quality of PS checked and OK; author on register; risk levels	☒	☐	☐	Content of PS1, author register checked ok.	
CM levels and scope identified by Engineer	☒	☐	☐	CM levels and scope identified by Engineer	
PS3 and PS4 requirements identified / PS4 agreement received	☒	☐	☐	PS3/4 conditions on AC2326 confirmed by agent.	
Signed off by other departments; health, planning, DE, etc	☒	☐	☐	Planning and DE task completed	
Report from EPA Hazards	☐	☐	☒		
FENZ sign off	☐	☐	☒		
FENZ / Peer Review costs added to cost card	☐	☐	☒		
Seismic strengthening involved in this consent?	☐	☐	☒	If yes, ensure it is included in the description	
Consideration of other legislation (Sec. 51(2)(a) & (b))	☐	☐	☒		

Requests for further information	N/A ☐	Decision		Date requested	Date resolved	Signed
		Yes	N/A			
Information requested		☒	☐	12 Apr 2023	04 Aug 2023	
Information requested		☐	☐			

Building Act matters	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
S.14G M/F or supplier's product technical statements	☒	☐	☐	Manufacturer's product technical specifications/statement provided.	
S.67 Waivers and modifications	☐	☐	☒		
S.72 Hazards (stability / flooding) Condition, registration on title, attach checklist	☐	☐	☒		
S.75 Building on 2 or more allotments Condition, registration on title	☐	☐	☒		
S.84 Restricted building work	☐	☐	☒	N/A as no RBW	
S.112 Alterations to existing buildings Complies to same extent as before alts, escape paths	☐	☐	☒		
S.112(1) Alterations to existing buildings	☐	☐	☒		
S.112(2) Alterations to existing buildings	☐	☐	☒		
S.113 Specified intended life	☐	☐	☒		
S.115 Change of use	☐	☐	☒		
S.116A Subdivisions	☐	☐	☒		
S.133AT Alterations to buildings subject to EPB notice	☐	☐	☒		
Building work already undertaken (Sec. 42) (If the answer to this is yes, the applicant may be required to apply for a COA, and the consent may need to be refused)	☐	☐	☒		

Regulation 16 Documentation	N/A ☐	Decision		Reason	Date resolved	Signed
		Yes	No			
All documents received and reviewed are with the file		☒	☐	All documents received and reviewed are with the file	04 Aug 2023	

Final sign off (signature)		Yes	No
I am satisfied on reasonable grounds that compliance has been established with the Building Code and the building consent / amendment is approved and ready for granting		☒	☐
Building: Ik Sun Yang 	Date:	07 Aug 2023	
P & D: Ik Sun Yang 	Date:	07 Aug 2023	
Name of Supervisor		☐ N/A	
Supervisor: 	Date:	07.08.2023	

12 April 2023

Colin Bruce Campbell
202C Cames Road
RD 5
Wellsford 0975

Dear Sir/Madam

Building consent number: BCO10364430
Address: 362 Matakana Valley Road Matakana 0985
Description: DBC - Replacement market sheds and 10 workshops including toilet facilities – **update required**
Area office: Orewa

Request for further information

This letter is to advise you that I have received your building consent for the above property and require further information to help progress the application.

Please be advised that the statutory timeframe on your application has been suspended and the clock will not restart until all information has been received and checked.

Please provide a cover letter and relevant information addressing all the items below;

General requirement

1. Please confirm each workshops will have a unit title or the whole building will be owned and operated by one owner. Please note that, if in case of the workshops will have a unit title, then further assessment is required in regards to NZBC B1, B2 and C, and additional information will be requested.
[05/05/2023 Accepted – the applicant confirmed that the building is to be owned and operated by the sole owner.](#)
2. Please revise the description of building work on page 3 of application form. Note that, the description should clearly define the type of building work, intended use and extent of building work clearly and accurately.

Description of the building work: Replacement market sheds, 10 workshops including toilet facilities

The description below is as an example, please also address the RFI item 3 and complete the description. Page 3 of application form attached for your use and return.

New two market sheds for retail and workshop purpose. Shed 1 - 8 x retail/workshops and toilet facilities. Shed 2 - 2 x retail/workshops. On-site waste water system, stormwater control devices and associated site works.

05/05/2023 Accepted – DOW updated.

3. Please confirm/explain the main activity of each workshop and revise the name of each spaces appropriately on floor plans.

- If they are operated as a retail purpose as described in fire report, the space name as “workshop” only is inappropriate. Please add/revise the name more appropriately (e.g. retail/workshop 1...etc).

05/05/2023 Accepted – the space named as workshop/retail xx on revised sheet 102 and 114

- If only certain workshops are use as retail purpose, please define the spaces with naming on plans accurately.

05/05/2023 Accepted – the space named as workshop/retail xx on revised sheet 102 and 114

- Note that, the waste water report provided states the building use as ‘office’. Please confirm any of the spaces to be used as office purpose. If yes, please reflect this to the plans and revise all relevant documents (e.g. fire report, description of building work ...etc)

need to discussed with supervisor

3. The primary function of each space is “workshop” for the manufacture of handcrafts as per the resource Consent LUC60311264, with a minor use “retailing” these handcrafts and of associated products. We have revised the names of the spaces accordingly. All are to operate in the same fashion. There are no “offices”, the wastewater report page2 explains the use of that term is to give a comparable use of the toilet facilities to determine wastewater flow. Please see attached response from the Engineer.

09/05/2023 Not Accepted – revise the waste water report with correct use of the building.

You have confirmed the building use as workshop/retail, so the report should specify the use consistently. We do not accept contradictory information

Occupancy Allowances:		
refer Table 3.4 USEPA	Occupancy 'Office'	= 19 employees
Flow Allowances:	Occupancy 'Office'	= 49l/person/day
refer Table 3.4 USEPA		

As per RC decision,

Land use consent for the manufacture of handcrafts on site, associated with a permitted market activity within two existing rural buildings at 362 Matakana Valley Road. In particular:

- The market activity is to be established within two of the existing sheds located at the southern end of the site. The markets are to operate from units within the two buildings, with shared lunchroom and toilet facilities for vendors.
- In addition to selling handcrafts, horticultural or agricultural products, food and beverage, the vendors will be able to manufacture handcrafts on site.
- 20 car parking spaces are being made available adjacent to Matakana Valley Road and along the southern boundary. The car park will be access over an existing access and vehicle entrance with Matakana Valley Road.
- The market will operate between the specified hours of 7am and 7pm daily.
- An extensive list of common handicraft examples found in an on-line search includes:
 - o Textiles: embroidery, quilting, tapestry, weaving,
 - o Woodcraft: wood-carving, wood-turning, furniture making,
 - o Papercraft: paper modelling, collage, papier-mache,
 - o Pottery and glass crafts: ceramics, mosaic art, glass blowing,
 - o Metalwork: jewellery-making, engraving, enameling, gilding
 - o Other: basket weaving, floral design, leatherwork, toy-making.

As there are no commercial kitchen has been shown on plan in this BC application, so the retail activity proposed can be accepted in line with RC decision.

10. No more than two people shall be involved in the manufacture of handcrafts in any one unit.

11. No business may occupy more than two units within the Market.

09/06/2023 Not Accepted – agent confirmed that the information is not yet ready

28/06/2023 Not Accepted – additional RFI issued via email

03/08/2023 Accepted – revised waste water report provided in line with the proposal of this BC application. Refer decision notes below.

4. Please clarify/explain why the number of occupants specified on application form, fire report and waste water report are not matched.

Commercial						
Building Use	Number of occupants					
		Commercial Market Shed	19			
		Occupancy Allowances:				
		refer Table 3.4 USEPA		Occupancy 'Office'		= 19 employees

Area ¹	Risk Group ²	Occupant Density (m ² /p)	Gross Area (m ²)	Occupant Load (p)
Shed 1				
Workshop 1	CA/WB	3.5/5	33	10/7
Workshop 1A	CA/WB	3.5/5	33	10/7
Workshop 2	CA/WB	3.5/5	33	10/7
Workshop 3	CA/WB	3.5/5	33	10/7
Workshop 4	CA/WB	3.5/5	33	10/7
Workshop 5	CA/WB	3.5/5	33	10/7
Workshop 6	CA/WB	3.5/5	33	10/7
Workshop 7	CA/WB	3.5/5	33	10/7
Workshop 8	CA/WB	3.5/5	33	10/7
Workshop 8A	CA/WB	3.5/5	33	10/7
Shed 2				
Workshop Unit 9	CA/WB	3.5/5	49	14/10
Workshop Unit 10	CA/WB	3.5/5	49	14/10

need to discussed with supervisor

4. Toilet facilities are based on the numbers of STAFF. Fire report has to allow for the total number of occupants which includes CUSTOMERS as well as staff.

09/05/2023 Not Accepted – We understand your explanation regarding the total occupancy, but this need to be noted on plan and the number of occupancy must be limited under 19 people, so the proposed on-site waste water system will be operated without malfunction.

09/06/2023 Not Accepted – total number of occupancy need to be clarified on application form, AC1129 and fire report.

Firstly, the occupancy numbers related to the onsite wastewater – we can accept the note (restricted staff number to 19 with signage) on plan

However, the occupancy number for the building should be the total expected number (might use the maximums given in the Fire Report, this is not related to the Staff numbers). The total occupancy number for the building need to be clarified and this number must be noted on application form and AC1129 accordingly.

27/06/2023 Accepted – revised AC1129 provided – total number of occupancy as per fire report

5. Please note that, in case if owner wants to restrict number of occupants on the proposed buildings,
- add signage on the building with the maximum occupancy of each spaces
 - provide note on plan clearly including each space to state the maximum occupancy
- need to discussed with supervisor

5. Refer to above. There is no need to restrict occupancy.

09/05/2023 Not Accepted – we do not agree with your RFI reply. The number of occupancy must be restricted based on the RC condition and for the proposed on-site waste water system. Address the RFI item 5 again

08/06/2023 Accepted – the occupancy limitation note added on revised site plan sheet 101

6. Please note that, the Memorandums (COWs) provided are not applicable to commercial project. This document will be discarded from this file. For your information only.

05/05/2023 Accepted – file discarded as confirmed by agent

7. Please indicate finished ground levels on site plan (sheet 101) – the spots of FGL should be around the proposed buildings, carparks, driveways, effluent field area ...ect. You may provide an enlarged part site plan for clear siting datum information.

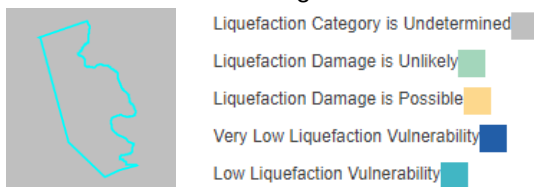
05/05/2023 Accepted – FGL indicated on additional enlarged site plan (sheet 01.1)

B1 Structure

8. Please note that, proposed site falls into Liquefaction category 'Undetermined area' as per Council GIS. This RFI has been raised by our geotechnical engineer after Liquefaction review.

The liquefaction vulnerability category for this site requires clarification in accordance with the MBIE categories detailed in the MBIE publication "Planning and engineering guidance for potentially liquefaction-prone land". The reason for requesting this information is that the site is located within an "undetermined" vulnerability category area shown on the Auckland Council Geomaps liquefaction vulnerability layers Level B calibrated desktop assessment, meaning the liquefaction vulnerability category at this location has not been categorised by the Auckland Council area wide mapping at a Level B assessment. The development scenario for this consent application is 'small-scale urban infill' and in accordance with these MBIE requirements, a minimum level of detail of a 'Level B' liquefaction assessment for building consent applications is required.

Please provide a liquefaction assessment at a minimum of the 'Level B' level of detail for the geological setting of this site. Please note that this will require justification by providing deep ground investigation information using CPT and/or physical drilling and sampling with SPT to at least 10-15m depth below ground level to adequately characterise the potential severity of liquefaction-induced ground damage. Using existing available subsurface information in proximity to the site in accordance with the requirements of section 3.4 and 3.5 of the MBIE publication "Planning and engineering guidance for potentially liquefaction-prone land" is an acceptable means of demonstrating code compliance for building consent applications. Alternatively, a liquefaction resistant foundation design in accordance with the current MBIE guidelines should be adopted.



Email sent to GE for re-check review

09/05/2023 Not Accepted – Your RFI reply mentioned that, refer to Geotech response, but there are no response regarding the liquefaction RFI. And it is unclear the location of the bore log provided.

Indicate the location on site plan clearly.

12/05/2023 Accepted – RFI item removed as confirmed by GE

9. Please confirm any specific engineer's design is required for the pipe penetration to the footings.

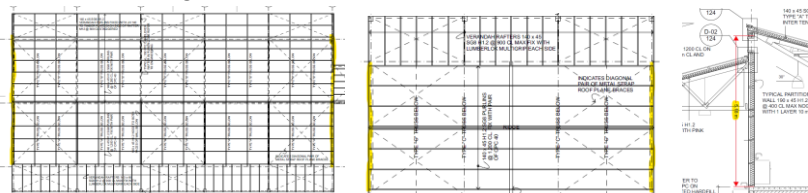


05/05/2023 Accepted – additional service penetration requirement note added on revised plans

(sheet 107, 112, 117 and 122) as confirmed by engineer.

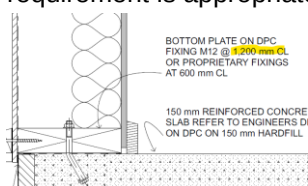
10. Please provide gable end wall framing requirement on plan to show compliance to NZBC B1. Please note that, no gable end trusses have been provided as per the roof framing plans (shed 1 – sheet 109 and shed 2 – sheet 119) provided.

If full height stud to be used, the max. wall stud height will be greater than 5M (for shed 1) and this is outside scope of NZS3604:2011. So please provide engineer design (including PS1 and supporting calculation) by qualified engineer who is registered in Auckland Council Producer Statement Autor list with covering NZBC B1.



05/05/2023 Accepted – external wall framing calculation provided by engineer, the note added on revised sheet 102 and 114 added

11. Please clarify the bottom plate fixing requirement, if the means of compliance is to 7.5.12.1 b), then specify all required information as per 7.5.12.1 b) and fig 7.21 of NZS3604:2011, otherwise remove the spacing requirement of 1200mm crs from the detail D-07 of sheet 127 as 600mm spacing requirement is appropriate for the fixing to masonry header blocks.



05/05/2023 Accepted – additional note added on revised detail D-07

12. Please clarify the top plate fixing requirement on plan whether the fixing can be used as per NZS3604:2011 or the fixing requires engineering design. If so, please provide detail/requirement on plans clearly to show compliance to NZBC B1.

05/05/2023 Accepted – Bowmac top plate fixing (equivalent to type B fixing) note added to revised sheet 102 and 114 and manufacturer's technical specification also provided.

13. Please provide types, sizes and fixings of the lintels for the doors and windows openings on plans to show compliance to NZBC B1.

05/05/2023 Accepted – lintel size and fixing type provided on revised sheet 108 and 118 in accordance with table 8.9 of NZS3604:2011 or as per engineer's requirement (engineering calculations provided) and lintel fixing installation added on sheet 135 as per Studlok

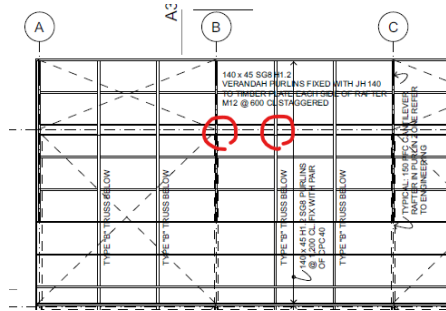
14. Please provide manufacturer's installation instruction for selected wall bracing elements (i.e. GS1-N and GS2-N) on sheet A401.

05/05/2023 Accepted – manufacturer's installation instruction for selected wall bracing elements added on sheet 134

15. Please provide/clarify the cantilevered roof framing members and connection to trusses or rafters on plan to show compliance to NZBC B1.

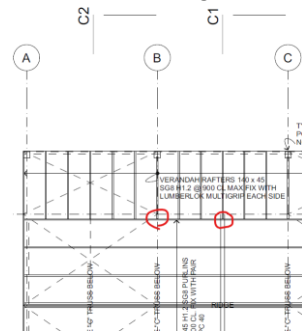
- For shed 1 - provide project-specific connection/fixing details as the roof framing connections on grid A, B, C, D, E and F, and the connections between grids could be

different,



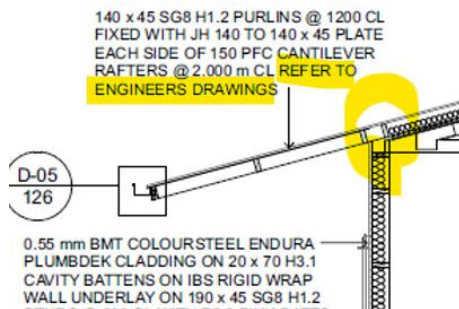
05/05/2023 Accepted – detail D5 on sheet S205 checked ok. And agent confirmed that the 150 PFC to be placed on top of trusses @2M to all the cantilevered roof – this has been indicated/revised on sheet 109

- For shed 2 - provide project-specific connection/fixing details as the roof framing connections on grid C2, B, C and D, and A and C1 could be different



05/05/2023 Accepted – type C truss fixings as per engineer's requirement, detail A-A on sheet S205 checked ok. And the verandah rafter to post fixing refer detail D-03 on sheet 125

- The note on section A3 stated refer to engineering drawing, but no connection details provided between trusses and verandah purlins and rafters.



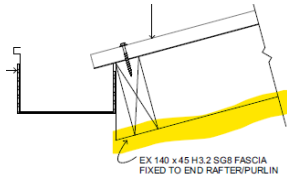
05/05/2023 Accepted – detail D5 on sheet S205 checked ok. And agent confirmed that the 150 PFC to be placed on top of trusses @2M to all the cantilevered roof – this has been indicated/revised on sheet 109

- Provide cross references on roof framing plans (sheet 109 and 119) to identify the details
05/05/2023 Accepted – no cross references has been provided, on roof plans but the connection details provided checked ok.

16. Please provide notes on sections CC on sheet 116 to be able to identify the requirement of internal linings and fixings.

05/05/2023 Accepted – internal linings and fixings note added on revised sheet 116, GIB linings ok

17. Please provide the eave lining and fixing information on detail D-05 on sheet 126



05/05/2023 Accepted – eave lining note added on revised detail D-05, Hardieflex soffit ok.

B2 Durability

18. Please provide general fixing requirement on plan in accordance with table 4.1/4.3 of NZS3604:2011.

05/05/2023 Accepted – table 4.1/4.3 of NZS3604:2011 added on additional sheet 136

C Fire protection

19. Please clarify the internal fire / smoke separation is required or not (for both shed 1 and shed 2). Note that, the paragraph 8.1 of fire report provided stated that, “No internal fire separations are required or proposed”, however, the floor plans attached in fire report show the fire rated walls (GBT60a).



05/05/2023 Accepted – agent confirmed that no fire separation is required, and unnecessary note removed from the plans

20. As the information provided on fire report is contradictory, it is unclear at this stage, but in case if the internal fire wall is required, please confirm the fire separation is related with means of escape.

05/05/2023 Accepted – agent confirmed that no fire separation is required, and unnecessary note removed from the plans

21. Please confirm and address the RFI item 1, 19 and 20 and revise the fire report consistently and reflect the changes on plans if necessary/required.

Please note that, full review will be carried out again as per your explanation, and the RFI in relation to NZBC C may be added at later stage.

05/05/2023 Accepted – agent confirmed that no fire separation is required, and unnecessary note removed from the plans

22. Please demonstrate the requirement of hard-standing for FENZ vehicles in accordance with paragraph 6.1.1 of C/AS2.

09/05/2023 Not Accepted – the location for FENZ vehicles can be identified as per the drawings Fire #1 to #3, but please also provide the load bearing capacity

08/06/2023 Accepted – engineer's confirmation provided – refer email from Hutchinson engineer

D1 Access

23. Please demonstrate/indicate the items listed below on plans to show compliance to NZBC D1.

- the principal/accessible entrance and connections on accessible paths,

05/05/2023 Accepted – accessible entrance and paths indicated on additional site plan sheet 01.1

- the finished levels on the paths,
05/05/2023 Accepted – FFLs indicated on additional site plan sheet 01.1
- accessible travel path from accessible carpark to each workshops,
05/05/2023 Accepted – accessible travel path from accessible carpark to each workshops checked on additional site plan sheet 01.1
- accessible travel path from each workshops to the accessible toilet,
05/05/2023 Accepted – accessible travel path from each workshops to the accessible toilet checked on additional site plan sheet 01.1
- slip resistance of surface finish,
05/05/2023 Accepted – confirmed as concrete surface finishes
- gradient and width of accessible paths

1.3.2 Accessible entrance

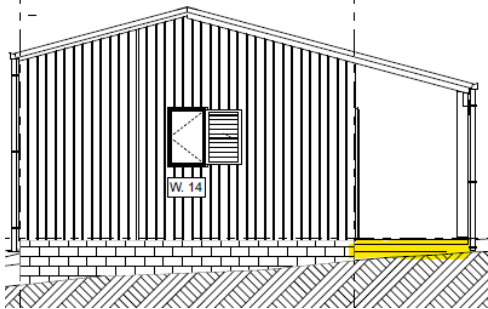
An entrance to a facility or establishment served by the car park, suitable for pedestrian or wheelchair use by people with disabilities.

1.3.3 Accessible travel path

An uninterrupted path of travel to or within a building providing pedestrian or wheelchair access for people with disabilities from a parking space to all required facilities.

05/05/2023 Accepted – gradient are max. 1:20, ok. And widths are sufficient.

05/05/2023 Not Accepted – Drop to side of verandah paving Shed 2? NZS 4121 par. 6.2.1



09/06/2023 Not Accepted – the travel path indicated on site plan (sheet 01.1) do not meet the requirement as defined in NZS4121, for example, the wheelchair access will be interrupted by traffic when cross- through the driveway, and if a car is parked in parking number 15, the path will be blocked.

27/06/2023 Accepted – accessible travel path revised, uninterrupted path of travel is possible

24. Please provide/specify the gradient on the path from the upper level to lower level, this is an accessible route as the accessible toilet will be located in lower level - refer South and North elevation.

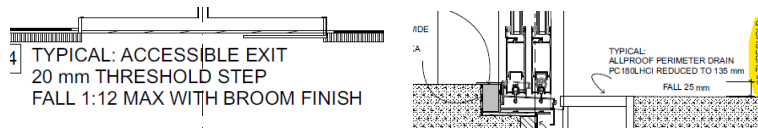


05/05/2023 Accepted – the gradient confirmed and noted as 1:20 on sheet 01.1. The North elevation gradient is not applicable for the accessible route

25. If the gradient is greater than 1 in 20 for the accessible route, then accessible ramp will be required. So, provide accessible ramp in accordance with NZBC D1/AS1 or NZS4121:2001.

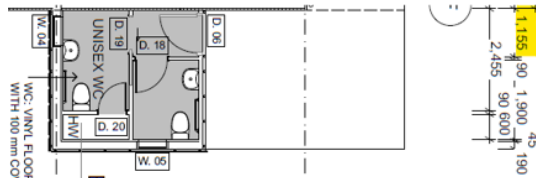
05/05/2023 Accepted – the gradient confirmed and noted as 1:20 on sheet 01.1

26. Please revise the max threshold levels specified on detail D-08 on sheet 127. This should be 20mm as noted on floor plans and in accordance with paragraph 1.3.2 of D1/AS1.



05/05/2023 Accepted – the note (detail D-08 on sheet 127) revised as 20mm

27. Please re-design the width of accessible toilet corridor as this do not meet the required width of accessible route (i.e. 1200mm).

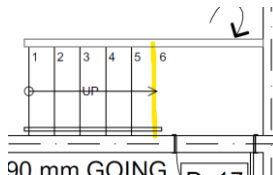


05/05/2023 Accepted – toilet layout revised and the width of corridor is 1200mm

28. Please demonstrate/clarify how paragraph 4.1.7 (Visible/contrasting nosing on stair treads) to be achieved.

05/05/2023 Accepted – Ecoglo F15-175 noising provided – refer emergency lighting plan provided by Ecoglo

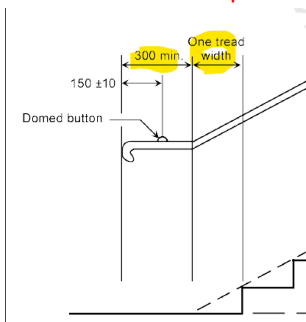
29. Please indicate the step separation clearly – no lines indicated between step 5 and 6.



05/05/2023 Accepted – revised plan (sheet 102) checked ok.

30. Please provide accessible handrail detail/requirement (e.g. extensions ...etc) on plan in accordance with fig.25 of D1/AS1.

09/05/2023 Not Accepted – the extension requires 300mm plus one tread width



09/06/2023 Accepted – detail provided on revised sheet 133

31. Please provide handrail profile detail on plan in accordance with fig.26 of D1/AS1.

05/05/2023 Accepted – 501 dia handrail note (in accordance with fig.26 of D1/AS1) added on section B-B on sheet 106

32. Please demonstrate how the glazing doors to provide adequate visibility (manifestation) in accordance with 7.0.4 of D1/AS1.

09/05/2023 Not Accepted – indicate the height of glazing areas on sheet 131

09/06/2023 Not Accepted – this RFI item was for manifestation requirement. This RFI item should be under NZBC F2. Apologies for the confusion.

So, the doors on sheet 130 and 131 should demonstrate clearly the manifestation. – refer captured below, the comment from section 1 of F2/AS1

7.0.4 Visibility – Doors which swing in both directions shall incorporate glazing to provide adequate visibility for a *person* using the door.

Acceptable glazing is shown in Figure 28.

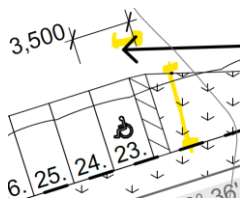
Accessible doors shall be of a colour that contrasts with their surroundings.

1. NZS 4223: Part 3: 2016 now requires manifestation for shopfronts whereas previously they were exempt.

Transoms or rails with a face width not less than 20 mm and with their centreline between 800 mm and 1200 mm from the finished floor level can provide manifestation.

27/06/2023 Accepted – manifestation in accordance with NZS4223:2016 – refer revised door schedule (sheet 130 and 131)

33. Please indicate the length of accessible carparking space as per the requirement of figure 7 of NZS 4121:2001.



05/05/2023 Accepted – dimensions added on revised sheet 101, the length of accessible carparking space as per the requirement of figure 7 of NZS 4121:2001.

34. Please clarify how compliance is achieved with the NZBC clause G5.3.4 for the proposed new counter/ reception. If the workshops will be used as retail purpose, new counter/ reception desk need to be placed in every workshops. So provide the details of the accessible reception desk on plan.

G5.3.4 Where reception counters or desks are provided for public use, at least one counter or desk shall be accessible.

09/05/2023 Accepted – the agent confirmed that no reception counter are proposed

E1 Surface water

35. Please clarify/indicate the existing and new paved areas and sizes clearly on site plan and demonstrate how the surface water to be controlled and discharged on plan to show compliance to NZBC E1.

05/05/2023 Accepted – 6 x 600mm dia sump (equivalent to type 2 water sump) provided – refer sheet 01.1

36. Please provide drainage plan and show all the storm water drainage connections from the proposed buildings, paved surface ground, water tanks, dispersal trench and existing natural watercourse as per the recommendation of geotechnical investigation report.

05/05/2023 Accepted – storm water drainage connections provided on sheet 101.1, and discharged to the on-site rock spill outlet (detail shown on sheet 122) as per engineer's requirement.

37. Please indicate the location of stormwater dispersal trench (i.e. T bar diffuser as detail provided on sheet 122) on site plan and confirm the size of selected T bar diffuser is sufficient for the control the surface water.

05/05/2023 Not Accepted – the stormwater disposal devices (i.e. concrete bound rock spall outlet shown on sheet 122) is outside scope of CountrySide Living toolbox, please provide stormwater report and justification from suitable qualified engineer and confirm the proposed disposal devices are appropriate to control the surface water – check with DE

RECOMMENDATIONS

1. All stormwater runoff from
 - the building site
 - tank overflows
 - hardstand areas
 - surface and subsoil drainage

should be collected into a sealed stormwater system and discharged through a suitable scour resistant outlet well clear of the building site and into the existing natural watercourse.

Concentrated stormwater flows should not be allowed to discharge close to the building(s) or onto sloping ground within the vicinity of the building site. This would be detrimental to foundation conditions and slope stability.

All pipes at the inlet, between and at the outlet of water tank(s) should have flexible connections.

09/06/2023 Accepted – civil engineer (Hutchinson Engineer Ltd) written confirmation checked, ok.

This office does not recommend the dispersal systems outlined in the Countryside Living Toolbox – Stormwater Management Device Design Details (T bar Diffuser or Dispersal Trench) in light of the recent storm events and observations made from their poor performance. Dispersal trenches and T-bar diffusers cause instability and worsen silt deposition. We recommend a direct discharge pipe with an energy dissipating concrete bound rock spawl outlet at the lowest point of the site or alternatively to an existing overland flow path.

38. Please confirm new water tank to be installed for the new proposed sheds, if so, indicate the location of water tank on site/drainage plans. If any existing water tank to be remained and supply water to the new sheds, please indicate/note the existing water tank/water supply on plans.

05/05/2023 Accepted – the agent confirmed that no new water tank proposed and water supply by existing bore, also confirmed this has been accepted by DE

39. Please provide note for the roof plan of shed 2 and specify the size and type of gutter, roof type and falls...etc. No note provided on sheet 121.

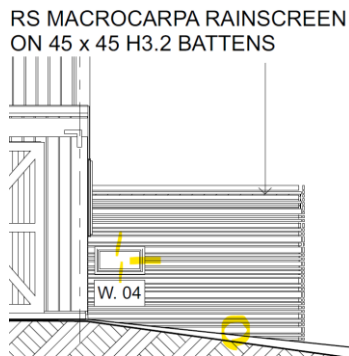
05/05/2023 Accepted – notes for roofing added on revised sheet 121

E2 External moisture

40. Please provide E2 risk scores on plan as per table 1 and 2 of NZBC E2/AS1.

05/05/2023 Accepted – E2 risk scores added on sheet 103 and 104 for shed1, and sheet 115 for shed 2 as per table 1 and 2 of NZBC E2/AS1. The worst case of score for shed 1 is 12 point and 7 point for shed 2.

41. Please provide wall cladding clearances detail for Macrocarpa rainscreen with Hardi-flex cladding in accordance with figure 65 and table 18 of NZBC E2/AS1.



05/05/2023 Accepted – the agent confirmed that, the macrocarpa rain screen is decorative purpose only. And the masonry wall base is 1M high, so wall cladding clearance meet the requirement – section BB on sheet 106 checked ok. Also wall cladding clearance detail for hardiflex sheet provided on sheet 28.1.

42. Please provide window head, jamb and sill details for trapezoidal profiled metal cladding on plan to show compliance to NZBC E2.

05/05/2023 Accepted – window head, jamb and sill details for trapezoidal profiled metal cladding added on additional sheet 128

43. Please provide roller door head, jamb and sill details on plan to show compliance to NZBC E2.

05/05/2023 Accepted – roller door head and jamb detail provided on sheet 28.1

44. Please provide window head, jamb and sill details for Macrocarpa rainscreen with Hardi-flex cladding on plan to show compliance to NZBC E2.

05/05/2023 Accepted – window head, jamb and sill details for Hardi-flex cladding provided on sheet 28.2

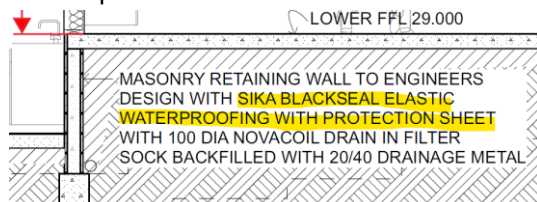
45. Please provide external corner wall junction of profiled metal cladding on plan to show compliance to NZBC E2.

05/05/2023 Accepted – external corner wall junction of profiled metal cladding provided on sheet 28.2

46. Please provide internal corner wall junction between profiled metal cladding and Macrocarpa rainscreen with Hardi-flex cladding on plan to show compliance to NZBC E2.

05/05/2023 Accepted – internal corner wall junction provided on sheet 28.3

47. Please provide manufacturer's technical literature for the selected tanking as noted on sheet 105.



05/05/2023 Accepted – manufacturer's technical literature provided.

E3 Internal moisture

48. Please confirm the sink and toilet area wall lining finishes and provide sanitary fixtures to wall junction detail to show compliance to paragraph 3.1.2 and 3.2.2 of E3/AS1.

09/05/2023 Accepted – the wet area wall lining note added for the toilet area on revised sheet 102, but no information provided for the area of sink located at workshops, but accepted as low risk and

the sink area seal can be easily -checked by BFO

49. Please provide manufacturer's technical specification for the internal wet area surface finishes (i.e. vinyl flooring as noted on floor plan) and confirm this product meet the requirement as per table 4.5 of C/AS2.

05/05/2023 Accepted – manufacturer's technical test report provided for selected vinyl (Tarrasafe Ultra) comply with ISO9239

F2 Hazardous building materials

50. Please confirm and specify the means of compliance to F2 on plan.

05/05/2023 Accepted – standard (NZS4223.3) note specified on revised sheet 130 and 131

51. Please provide/indicate safety glazing requirement where required to demonstrate compliance to the performance requirements of F2 of the Building Code. Refer section 6 Low level glazing and unimpeded path of travel, wet area glazing, and table A1 and table 7 of NZS4223.3:2016.

05/05/2023 Accepted – glazing type noted as toughened safety glass on revised sheet 130 and 131

G1 Personal hygiene

52. Please provide accessible toilet door requirement (height of door handle) on plan as per figure 28 of NZS 4121:2001.

05/05/2023 Accepted – accessible toilet door detail provided on additional sheet 133 as per figure 28 of NZS 4121:2001.

53. Please provide plan view of the accessible toilet and shows the required information (i.e. side wall distances, max depth of basin ...etc) in accordance with fig.7 of G1/AS1 or fig.27 of NZS4121:2001.

05/05/2023 Accepted – accessible toilet provided on additional sheet 133 as per figure 27 of NZS 4121:2001.

G4 Ventilation

54. Please explain how to maintain the air quality from the proposed building uses and activities to satisfy the provisions of NZBC G4.

09/05/2023 Accepted – natural ventilation can be accepted as the size of each workshop is approx.. 35 sq.M only

G9 Electricity

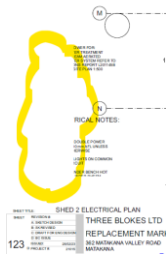
55. Please provide light switches and plug sockets requirement on plan for use by a person with a disability in accordance with section 2.0 of G9/AS1.

05/05/2023 Not Accepted – Your RFI reply mentioned that note has been added to revised sheet 113 and 123, but, no note provided on revised sheet 113 and 123. Provide the hight of light switch. And agree with you, accessible socket outlets information is not required.,

And sorry to raise the additional item, but please indicate the door handle height for accessible doors

09/06/2023 Accepted – door handle height note (i.e. 1000mm above FFL) added on revised sheet 113 and 123 in accordance with section 2.0 of G9/AS1.

56. Please revise the sheet 123 as the notes on sheet 123 are cut off.



05/05/2023 Accepted – revised sheet 123 provided checked ok.

G12 Water supplies

57. Please confirm what is the source of water supply to the proposed buildings. If new water tank to be installed, indicate the location, capacity and type of water tank. If there is any existing source of water supply on site, please indicate/note on plan.

05/05/2023 Accepted – the agent confirmed that no new water tank proposed and water supply by existing bore, also confirmed this has been accepted by DE

58. Also confirm the water will be used as portable purpose, if so, please confirm the proposed portable water supply satisfy G12.3.2, and demonstrate water supply pipe material, diameter, specification and devices which prevent from any possible contamination (i.e. UV filtration) on plan to show compliance.

05/05/2023 Accepted – RFI removed refer comment on RFI item 57

59. Please provide manufacturer's technical specification for the UV filtration. Note that, as the building will be used by public, so installation of UV filtration is necessary.

05/05/2023 Accepted – RFI removed refer comment on RFI item 57

60. Please confirm the source of hot water supply for the proposed shed 2, if hot water to be planned to be supplied, then indicate the source.

05/05/2023 Accepted – under bench HWC note checked on sheet 123

G13 Foul water

61. Please note that, the on-site waste water design will be reviewed by our specialist team. Will provide update if any further information is required.

re-check request sent to specialist

Your RFI reply stated "refer to waste water engineers / Geotech response, no such response provided

61. Refer to the Wastewater Engineers response, Refer to the Geotech response and attached bore logs.

09/06/2023 Not Accepted – agent confirmed that the information is not yet ready

03/08/2023 Accepted – revised waste water report provided in line with the proposal of this BC application. Refer decision notes below.

G15 Solid waste

62. Please confirm/explain the solid waste arising from the intended use of the buildings and explain the procedure of how to dispose the waste to satisfy the provisions of NZBC G15.

09/05/2023 Accepted – 1.8m high screen fence indicated on revised site plan (sheet 101)

And the Trade Waste Bylaw is applicable for when the waste water discharge to public reticulation

Type of trade premises	Minimum requirements
	(i) prevent hair and other solid materials from entering the public wastewater system; and (ii) collected material is emptied into a bin for disposal. Discharge of concentrated, hazardous or prohibited substances to the public wastewater system is not permitted.
Carpet cleaners	20 micron or smaller filtration system.
Cooling towers	Discharge not to exceed 500 litres an hour
Crafts (ceramic, pottery, jewellery, gem stones etc)	Sedimentation tank Requirements: (i) solid particles must be removed from the wastewater; (ii) sedimentation tank must be maintained appropriately and routinely serviced for optimal operation; and (iii) service records must be retained for 5 years and may be requested by council.

H1 Energy efficiency

63. Please revise the glazing R-value on H1 report and plans provided as the R-value specified as R0.33 is not comply with current version of acceptable solution. The minimum requirement is R0.37 as per table 2.1.2.2C of H1/AS1.

09/05/2023 Not Accepted – glazing R-value revised to R0.37 on plans (sheet 130 to 132), and H1 report also revised, but manufacturer's confirmation/literature required

09/06/2023 Not Accepted – the H1 report provided is only for shed 1, no calculations provided for shed 2. Also no design navigator calculations attached. If you have the construction R-value from design navigator, please provide the calculations too.

27/06/2023 Accepted – construction R-value calculations provided by Design Navigator, total heat loss less than reference and glazing R-value as 0.34 comply with table 2.1.2.2B of H1/AS2

28/06/2023 Not Accepted – construction R-value calculation for shed 2 roof is not provided

21/07/2023 Accepted – confirmed the R value calculation for shed 2 is the same as for shed 1

Specified system

64. Appropriate performance standards are required for the specified systems. Please obtain these from the system designer / specifier and include these on the attached document AC1129 List of approved specified systems included in the building consent.

08/05/2023 Not Accepted – AC1129 provided, but max occupancy and building use not specified.

Building total Maximum occupancy:		B A
Current, lawfully established use:		F g

09/06/2023 Not Accepted – provide total max occupancy number instead of description

Building total
Maximum occupancy:

Shed 1 - Each workshop is allowed
10/7 for CA/WB respectively

Shed 2 - Each workshop is allowed
14/10 for CA/WB respectively

E
/

And

15.c - provide specific and detailed information for the performance standard part including the paragraph from the AS2 and FRR ratings achieved ...etc

15.d – provide description of performance standard within the form instead of references

15.c	Fire separation	☐ ASNZS1905.1 1997 ☒ NZS4520: 2010 ☒ Acceptable Solution C/AS2 C/AS2 Acceptable Solution for Buildings other than Risk Group SH, Amendment 2, 5 November 2020	☐	☒	☐	☐
15.d	Signs for communicating information intended to facilitate evacuation	☒ (specific design solution)	☐	☒	☐	☐
	Please see the attached compliance schedule information by Ecoglo					

27/06/2023 Accepted – revised AC1129 provided, the performance standard part checked ok.

On-site waste water RFI issued via email on 28 Jun 2023

- Please correct the information (i.e. 1. number of units of each shed, 2. number of toilets and hand wash basins, 3. building sizes) as per the current proposal.

Building One - approx. 29.1m x 12.8m:

- Nine Units
- One toilet & one hand wash basin

Building Two - approx. 15.5m x 7.0m:

- three Units

9 Units x 1.5 people = 14 people

3 Units x 1.5 people = 5 people

Total = 19 people, or, 'employees'

19 employees x 49 l/day = 931 l/day

03/08/2023 Accepted – revised waste water report provided in line with the proposal of this BC application. The number of units and sizes of each building and toilet facilities information updated.

- Please revise the building use as per current proposal (workshop/retail)

Occupancy Allowances:		
refer Table 3.4 USEPA	Occupancy 'Office'	= 19 employees
Flow Allowances:		
refer Table 3.4 USEPA	Occupancy 'Office'	= 49l/person/day

03/08/2023 Accepted – revised waste water report provided in line with the proposal of this BC application. The building use updated.

- Please confirm the waste water system to be installed and revise the description in the report as the report just outlined 5 different system.

Auckland Council requires the type of Wastewater Treatment System to be specified at building consent stage. Outlined below are five systems commonly used in the Rodney area:

- Hynds Lifestyle Advanced Aerated Wastewater Treatment System
- Advantex AX15 Reticulating Textile Filter Wastewater Treatment System
- Oasis Clearwater Series-2000 Aerated Wastewater Treatment System
- Ecowaste Aerated Wastewater Treatment System
- CleanStream Aerated Wastewater Treatment System

For this report we have specified a **CleanStream Aerated Wastewater Treatment System**. If the client installs a different type (brand) of AWTS during the building consent process, this office should review the specifications and provide a letter with the Producer Statement (PS4) Construction Review.

03/08/2023 Accepted – revised waste water report provided in line with the proposal of this BC application. Confirmed and specified the selected on-site waste water system as CleanStream system

4. And update part F and G of TP58 Appendix E. Currently, it appears as blank.

PART F: Primary Treatment (Refer TP58 Section 7.2)

1. Please indicate below the no. and capacity (litres) of all septic tanks including type (single/dual chamber grease traps) to be installed or currently existing:

Number of Tanks	Type of Tank	Capacity of Tank (Litres)
Total Capacity		

2. Is a Septic Tank Outlet Filter to be installed?

Yes ☐ No ☒ (Please tick)

If yes, please state the type

--

PART G: Secondary and Tertiary Treatment

(Refer TP58 Section 7.3, 7.4, 7.5, and 7.6)

1. Please indicate the type of additional treatment, if any, proposed to be installed in the system (please tick):

Secondary Treatment	
Home aeration plant	☒
Commercial aeration plant	
Intermediate sand filter	
Recirculating sand filter	
Recirculating textile filter	
Clarification tank	
Tertiary Treatment	
Ultraviolet disinfection	
Chlorination	
Other	
Specify	

03/08/2023 Accepted – revised TP58 Appendix E form provided checked ok, all sections completed in full provided in line with the proposal of this BC application.

5. If you have decided to install the CleanStream system, please provide manufacturer's technical literature and installation instruction.

19/07/2023 Accepted – manufacturer's technical literature of CleanStream system provided.

6. Please specify the AUP rule on TP58 Appendix E checklist.

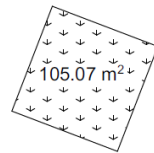
Legal Status of Activity	Permitted: ☒ Controlled: ☐ Discretionary: ☐
Relevant Regional Rule(s) [Note 1]	
Total Property Area (m ²)	26,000m ²

03/08/2023 Accepted – revised TP58 Appendix E form provided checked ok, all sections completed in full provided in line with the proposal of this BC application. Regional rule specified as E5.6.2.4 as per LUC60311264

7. Please revise the reserve disposal area size and percentage as the information is not match with plan and TP58 report.

6.What is the available reserve wastewater disposal area (Refer TP58 Table 5.3)

Reserve Disposal Area (m ²)	155
Percentage of Primary Disposal Area (%)	50



WASTEWATER TREATMENT
RESERVE FIELD

03/08/2023 Accepted – reserve area indicated on site plan (sheet 101)

8. Please confirm/update the Total Daily Wastewater production. Note that, this should be for everything on the site, not just the two new buildings. This item was also requested by our specialist previously.

Total Daily Wastewater Production	931	(Litres per day)
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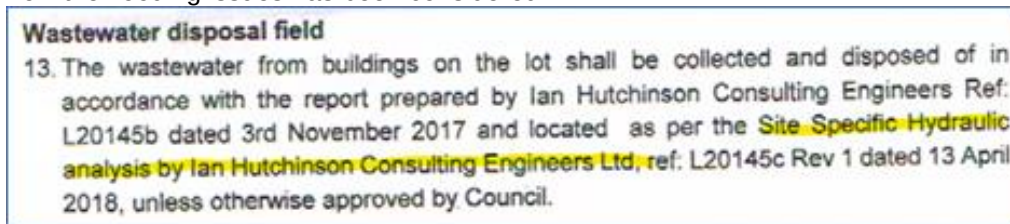
- Given that more than one on-site wastewater treatment and land disposal system is proposed on the site, the proposed wastewater discharge from Shed 1 and Shed 2 must be assessed against permitted activity standard E5.6.2.4 of the AUP. Provide an assessment of the proposed wastewater discharge against permitted activity standard E5.6.2.4. What is the site area to combined wastewater discharge volume ratio? The 2017 wastewater system design report only considers flow from Shed 1 and Shed 2 (the total volume of wastewater discharged on-site needs to be considered). If 100% reserve area is available per wastewater system show this on the site plan.

03/08/2023 Accepted – revised TP58 Appendix E form provided checked ok, all sections completed in full provided in line with the proposal of this BC application. Total daily production calculated/specified include new (931L) and existing(680L)

9. Please confirm the proposed waste water system is a separate system on the property, and confirm this is not combined system with existing.

19/07/2023 Accepted – confirmed this is a separate system

10. Please provide a copy of the Site Specific Hydraulic analysis that is referenced in condition 13. All relevant document must be included in this BC application as well, and we also need to document how the flooding issues has been considered.



19/07/2023 Accepted – waste water specialist confirmed that DE has previously approved the Site Specific Hydraulic Analysis which concludes that the proposed wastewater field is above the 1 in 20 year flood plain.

11. Please indicate clearance to waterbore. And update the section 6 of part C of TP58 Appendix E checklist.

6. Site Clearances, which should also be shown on the site plan:

Separation Distance from	Treatment Separation Distance (m)	Disposal Field Separation Distance (m)
Boundaries	1.5	1.5
Surface water	15.0+	15.0+
Groundwater	1.2m	1.2m
Stands of Trees/Shrubs	n/a	n/a
Wells, water bores	n/a	n/a
Embankments/retaining walls	n/a	n/a
Buildings	3.0m	3.0m
Other (specify):		

03/08/2023 Accepted – revised TP58 Appendix E form provided checked ok, all sections completed in full provided in line with the proposal of this BC application. The water bores clearance distance specified as 20+M. And the existing water bores indicated on revised site plan (sheet 100) and confirmed no risk of contamination.

Important notes:

- Please upload all documents to the online portal.
- This letter refers to NZ Building Code Clauses issues only. Other processors may still be reviewing your application and require further information.
- If your response results in changes to engineer designed plans, which are supported by a producer statement; the revised plans must be signed by the producer statement author.
- All changes should be clearly marked (i.e. clouded) on the revised plans and each sheet version controlled and dated.
- Council's policy requires that all information be provided within 20-working days or (one month) from the date of this letter. Failure to provide this information on time may result in the application being refused.

I look forward to receiving the information requested so that I may continue processing your application.

If you have any further queries regarding this matter, please contact the undersigned on (09) 301 0101 or email quoting the above building consent number.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Ik Sun Yang', with a long horizontal flourish extending to the right.

Ik Sun Yang
Building Surveyor
BUILDING CONSENTS

Email: IKSUN.YANG@AUCKLANDCOUNCIL.GOV.T.NZ