

15 October 2025

KRG Croote & KLS-Croote  
492 Hoskyns Road  
Rolleston 7675

Dear Sir or Madam,

**Exemption to the requirement to obtain a building consent application**

**Reference Number:** 252044

**Project Location:** 492 Hoskyns Road  
Rolleston

**Project Description:** Exemption - Non load bearing wall removal and bracing.

We have reviewed your application for an exemption to the requirement to obtain a building consent for the work described in the documents submitted. Your application has been granted in terms of Schedule 1 of the Building Act 2004.

This exemption has been granted based on the following considerations:

- 1) That the work is constructed in accordance with the drawings submitted (a stamped copy of these is enclosed for your use).
- 2) While the work has been exempted from the requirement to obtain Building Consent, all building work is still required to comply with the requirements of the New Zealand Building Code.

Should you have any queries regarding this letter please contact our building advisory team on 03 347 2839.

Yours faithfully

Andrew Wilson  
Building Surveyor Building Compliance  
On behalf of: Selwyn District Council

## SITE REPORT

## BAT : structures

**Job Name:** 492 Hoskyns Road  
**Job Number:** 25001  
**To:** Julian  
**Construction Company:** JBuilt Ltd  
**Date:** 28/10/2025  
**Inspection Type:** Preline  
**Inspector Name:** Scott Woodhead

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### Site Observations

Photos Taken   
Photos received from the contractor

- Handibracs in place for BL1 bracing element.

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### Summary:

Ok to line

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### Inspector Signature:





*Handibracs in place*

# Territorial Authority Discretionary Exemption approval

**Please note: The owner is responsible under s14B of the  
Building Act to ensure that the building work complies with  
the building code.**







# Application for exemption from the need for Building Consent

## The building

Street address of building: 492 Hoskyns Road  
 Canterbury Region  
 7675

Legal description of land where building is located: LOT 1 DP 69431 BLK XIV ROLLESTON SD

Building name: Main Building

Location of building within site/block number: 492 Hoskyns Road  
 Canterbury Region  
 7675

Number of levels: No information provided

Level/unit number: No information provided

Area: Total: Not provided, Change: Not provided

Current, lawfully established, use: Level 2: 2.0 Housing: 2.0.2 Detached Dwelling has 4 occupants

Year first constructed: 2005

## The owner

Name of owner: Kent Croote

Mailing address: 492 Koskyns Road  
 Rolleston  
 7675

Street address/registered office: No information provided

Home number: Landline: 021845350 Mobile: N/A

Daytime: Landline: 021845350 Mobile: N/A

After hours: Landline: 021845350 Mobile: N/A

Facsimile number: No information provided

Email address: N/A

Website: No information provided

The following evidence of ownership is attached to this application:

1. C:\340B\_1027\_Title\_Search\_Copy.pdf (188.00K)

SDC - Exemption From Building Consent Document - 252044 CT PL SD 20251015 - Pg 4 of 16 - 15/10/2025 - Andrew Wilson  
 All building work shall comply with the NZBC. Notwithstanding any inconsistency, the provisions of the NZBC shall apply.

## Agent

Name of agent: Scott Woodhead  
Mailing address: 201 Bridle Path Road  
Ferrymead  
Christchurch  
8022  
Street address/registered office: N/A  
Phone number: Landline: 0273611843 Mobile: N/A  
Daytime: Landline: 0273611843 Mobile: N/A  
After hours: Landline: 0273611843 Mobile: N/A  
Facsimile number: No information provided  
Email address: scott@batstructures.co.nz  
Website: No information provided  
Relationship to owner: Application made on owners behalf  
First point of contact for communications with the council/building consent authority:  
Full name: Scott Woodhead  
Mailing address: 201 Bridle Path Road  
Ferrymead  
Canterbury  
Christchurch 8022  
Phone number(s): 0273611843  
Facsimile number(s): N/A  
Email address(es): scott@batstructures.co.nz

## Application

I request that you issue an exemption from the need for building consent for the building work described in this application.

Signature of agent on behalf of and with the authority of the owner:

SCOTT WOODHEAD

Date: 8 Oct 2025

Space for council use

Application Type: Exemption from the need for Building Consent

Reference Key: 17953008XK

Name: Ben Phillips

Application Role: Agent

Pre-application reference number:

SDC - Exemption From Building Consent Document - 252044 CT PL SD 20251015 - Pg 6 of 16 - 15/10/2025 - Andrew Wilson  
All building work shall comply with the New Zealand Building Code not with the Building Code specifications

### The project

Description of the building work:

Non load bearing wall removal and bracing.

Will the building work result in a change of use of the building? No

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

List building consents previously issued for this project (if any): No information provided

Estimated value of the building work on which the building \$5,000

Fee will be calculated (including goods and services tax):

### Restricted building work

Will the building work include any restricted building work? Yes

Yes, provide the following details of all licensed building practitioners who will be involved in carrying out or

Supervising the restricted building work:

Name	Julian Nurse
Licensing class	Carpentry
Licensed building practitioner number (or registration number if treated as being licensed under section 291 of Act)	BP104475

### Building consent

The following plans and specifications are attached to this application:

252001\_Structural\_Drawings\_13\_Jan\_2025.pdf (520.40K)

The building work will comply with the building code as follows:

Part	Building
1 - Structure	VM1
Waiver / Modification Required:	N/A

## Compliance schedule

There are no specified systems in the building.

## Attachments

The following documents are attached to this application:

### Plans and specifications

25001\_Structural\_Drawings\_13\_Jan\_2025.pdf (520.40K)

### Record of title

C840B\_1027\_Title\_Search\_Copy.pdf (188.00K)

### Supporting documents

25001\_Structural\_Documents\_14\_Jan\_2025.pdf (1.28M)

SDC - Exemption From Building Consent Document - 252044\_CT\_PL\_SD\_20251015 - Pg 7 of 16 - 15/10/2025 - Andrew Wilson  
All building work shall comply with the New Zealand Building Code not withstanding any inconsistencies which may occur in the drawings and specifications



**FORM PLG 1**

**National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health**

For assistance in answering these questions please refer to (PLG 1A)

Please note that any inaccuracies may result in the applicant being in breach of the Resource Management Act 1991 and/or exposed to liability if the site is subsequently found to be contaminated, including being liable for remedial works.

**In the building work and all associated activities:**

Changing the use of the land? **NO**  
*(Please note that "changing the use of the land" includes erecting a dwelling on an area of land which previously had no dwelling erected upon it.)*

Disturbing soil? **NO**  
*(more than 25m<sup>3</sup> per 500m<sup>2</sup> of land) or removing soil? (more than 5m<sup>3</sup> per 500m<sup>2</sup> of land)  
(e.g.: foundations, on-site effluent treatment and disposal systems, wells or bores)*

For more information on this process please contact the Duty Planner on 03 347 2839 or go the Ministry for the Environment website: <http://www.mfe.govt.nz/laws/standards/contaminants-in-soil/>

SDC - Exemption From Building Consent Document - 252044 CT PL SD 20251015 - Pg 8 of 16 - 15/10/2025 - Andrew Wilson  
All building work must comply with the New Zealand Building Code not withstanding any inconsistencies  
with the following specifications  
Please note that any inaccuracies may result in the applicant being in breach of the Resource Management Act 1991 and/or exposed to liability if the site is subsequently found to be contaminated, including being liable for remedial works.



**Signature**

The name below as AGENT has the authority for the application to proceed in processing and around the associated charges.

Signed By:

**Scott Woodhead**

8 Oct 2025

The Agent will be the first point of contact for communications with the Council/Building Consent authority regarding this application / building work and will receive all correspondence including all invoices.

SDC - Exemption From Building Consent Document - 252044 CT PL SD 20251015 - Pg 9 of 16 - 15/10/2025 - Andrew Wilson  
All building work shall comply with the New Zealand Building Code not withstanding any inconsistencies which may occur in the drawings and specifications

SDC - Exemption From Building Consent Document - 252044 CT PL SD 20251015 - Pg 10 of 16 - 15/10/2025 - Andrew Wilson  
All building work shall comply with the New Zealand Building Code not withstanding any inconsistencies which may occur in the drawings and specifications

# STRUCTURAL DRAWINGS

492 Hoskyns Road, ROLLESTON

Sheet Number	Sheet Name
S.0	Title Page
S.1	Existing Floor Plan
S.2	Proposed Floor Plan

PROJECT NUMBER: **25001**

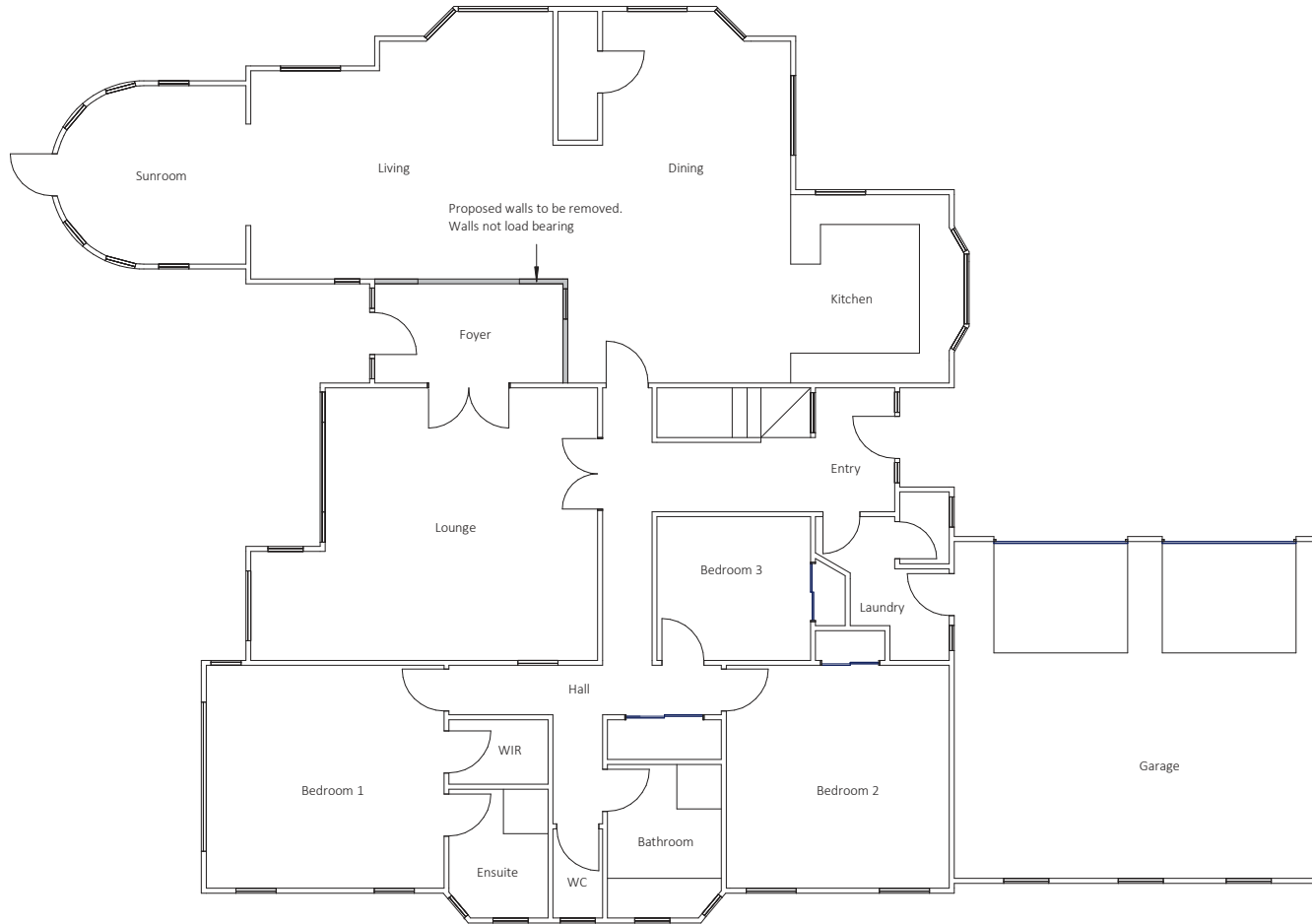
PROJECT TITLE: **492 Hoskyns Road**

CLIENT NAME: **Kent Croote**

**201 Bridle Path Road**  
Ferrymead  
Christchurch  
Phone: +64 274 366 446  
ben@batstructures.co.nz

**BAT** : structures

SOC - Exemption From Building Consent Document - 252044 CT PL SD 20251015 - Pg.11 of 16 - 15/10/2025 - Andrew Wilson  
All building work shall comply with the New Zealand Building Code not withstanding any inconsistencies which may occur in the drawings and specifications



EXISTING FLOOR PLAN | SCALE: 1 : 100



PROJECT ADDRESS:

**492 Hoskyns Road,  
ROLLESTON**

CLIENT:

**Kent Croote**

PROJECT NUMBER:

**25001**

SHEET NAME/NUMBER:

**Existing Floor Plan**

**S.1**

SCALE: **1 : 100 @ A3**

ISSUE: **Consent Exemption**

REVISION: **A**

DATE: **14/01/2025 10:31:34 AM**

DESIGN: **SJW**

DRAWN: **BAT**

ALL WORKED TO BE CARRIED OUT IN ACCORDANCE TO COMPLY WITH THE NEW ZEALAND BUILDING CODE AND OTHER RELEVANT STANDARDS. ALL PROPRIETARY ITEMS AND MATERIALS WILL BE APPLIED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. THESE DOCUMENTS ARE THE PROPERTY OF BAT STRUCTURES LTD. COPYRIGHT 2017 BAT STRUCTURES. ALL RIGHTS RESERVED REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS

**201 BRIDLE PATH ROAD**

Ferrymead  
Christchurch  
+64 274366446  
ben@batstructures.co.nz

**BAT : structures**

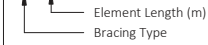
Planning Approved

9/10/2025 wendy.green

**Bracing Key:**

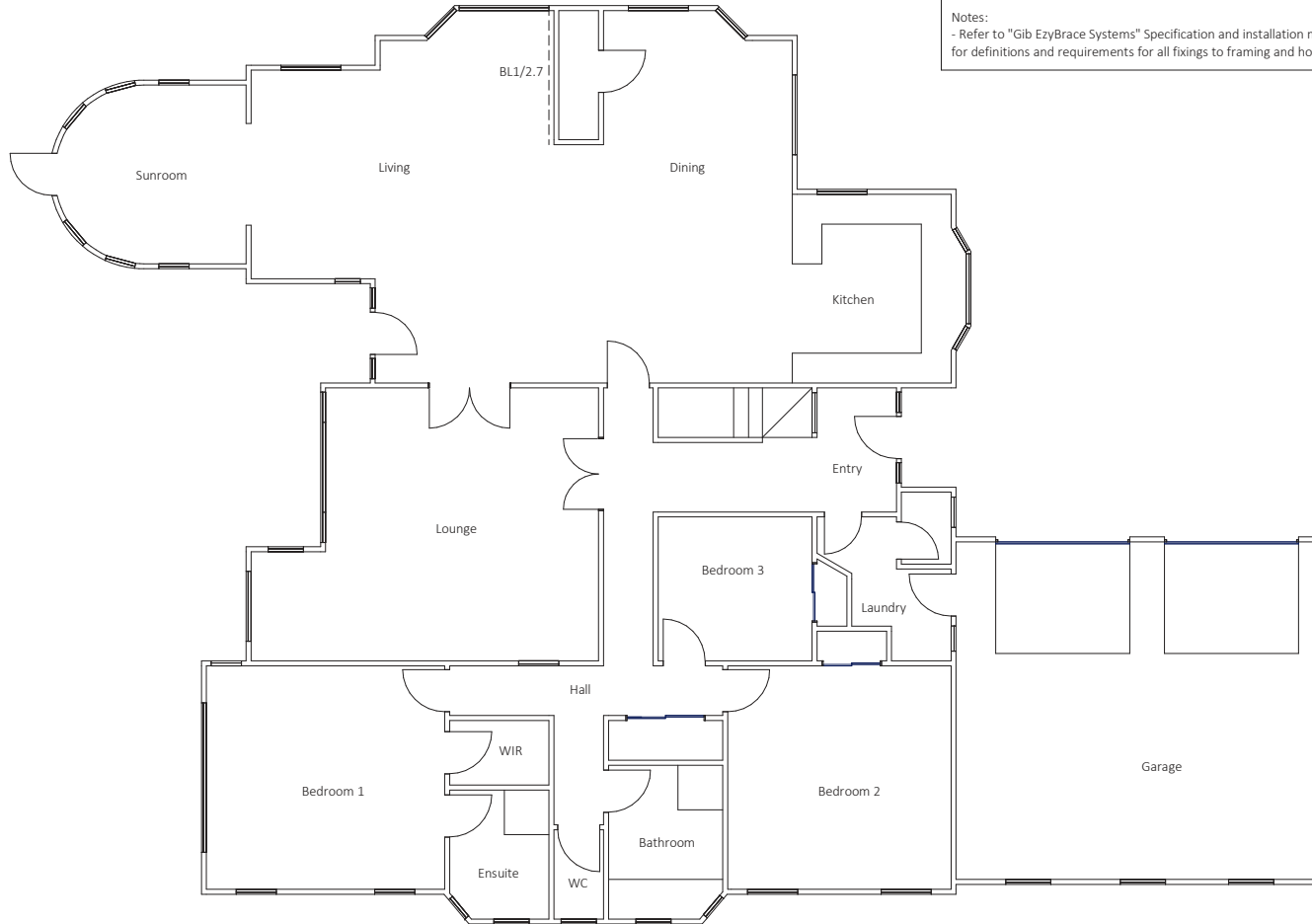
BL1 Gib Braceline one side, hold down each end.

BL1/1.0



**Notes:**

- Refer to "Gib EzyBrace Systems" Specification and installation manual for definitions and requirements for all fixings to framing and hold downs.



PROPOSED FLOOR PLAN | SCALE: 1 : 100

PROJECT ADDRESS:

**492 Hoskyns Road,  
ROLLESTON**

CLIENT:

**Kent Croote**

PROJECT NUMBER:

**25001**

SHEET NAME/NUMBER:

**Proposed Floor Plan**

**S.2**

SCALE: **1 : 100 @ A3**

ISSUE: **Consent Exemption**

REVISION: **A**

DATE: **14/01/2025 10:31:34 AM**

DESIGN: **SJW**

DRAWN: **BAT**

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ben@batstructures.co.nz

**BAT : structures**

# BAT : structures

## STRUCTURAL ENGINEERING PACKAGE

Project Name: 492 Hoskyns Road

Project Number: 25001

Date: 13 January 2025

Engineer: Scott Woodhead  
0273611843  
Scott@BATStructures.co.nz

Producer Statement-Design (PS1)  
Calculations

## PRODUCER STATEMENT - DESIGN – PS1

Job No: **25001**  
Issued By: **BAT Structures Ltd**  
Design Engineer: **Scott Woodhead**  
To: **Kent Croote**  
To be Supplied to: **Selwyn Distirct Council**  
In Respect of: **Bracing for dwelling alterations.**  
At Site Address: **492 Hoskyns Road, Rolleston. Lot 1 DP 69431**

**BAT STRUCTURES LTD** has been engaged by **Kent Croote** to provide **Structural Engineering** services in respect of the requirements of Clause **B1/VM1** of the Building Code for  All  Part only as specified of the proposed building work. The design carried out by us has been prepared in accordance with  Compliance Documents issued by the Ministry of Business, Innovation & Employment  Alternative solution as per the attached schedule

The proposed building work covered by this Producer Statement is described on **BAT Structures Ltd** drawings titled **492 Hoskyns Road** and numbered **S.1-S.2** together with the specification, and other documents set out in the schedule attached to this statement.

**On behalf of BAT Structures Ltd**, and subject to:

- (i) This certificate does not cover weather-tightness.
- (ii) Required Inspections as shown on the reverse.
- (iii) Unless specifically noted, compliance of the drawings to Non Specific codes such as NZS 3604 and NZS 4229 have not been checked by this practice, and
- (iv) All proprietary products meeting their performance specification requirements.

**I believe on reasonable grounds** that a) the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the building code and that b), the persons who have undertaken this design work have the necessary competency to do so. I also recommend the following level of construction monitoring be undertaken during construction:

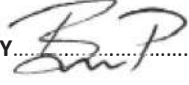
CM1  CM2  CM3  CM4  CM5

Inspections are to be carried out by the Local Territorial Authority

This Producer Statement - Design is valid for 1 year only from the date of issue.

I, **Benjamin Phillips, CPEng 1030008**, am a Member of Engineering New Zealand and hold the following qualifications **B.E.(Hons), CPEng, CMEngNZ**.

The Design Firm is a member of ACENZ:

SIGNED BY  ON BEHALF OF BAT Structures Ltd

DATE: **14 January 2025**

To: **Kent Croote**

The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000\*.

*Note: This statement has been prepared solely for the Building Consent Authority named above and shall not be relied upon by any other person or entity. Any liability in relation to this statement accrues to the Engineering Design Firm only. As a condition of reliance on this statement, the Building Consent Authority accepts that the total maximum amount of liability of any kind arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$200,000\*.*

This form is to accompany **Form 2 of the Building (Forms) Regulations 2004** for the application of a Building Consent

# BAT : structures

## SCHEDULE OF INSPECTIONS

Engineering inspections relating to compliance with the appropriate NZS Materials Standards and for verification of design assumptions are required as follows:-

No	TIME	NO. OF INSPECTIONS
1.	Bracing pre-line inspection	1

We confirm that records of our inspections will be left on site.

A Producer Statement – PS4 – Construction Review can only be issued if the above inspections have been carried out.

It is the owner's responsibility to notify the Engineer to enable the above inspections to be completed.

**BEN PHILLIPS**

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**BAT Structures Ltd.**

**BAT : structures**

PROJECT NAME: 492 Horokipo Road  
 PROJECT NUMBER: 25001 DATE: 13/1/25  
 CALC'D BY: SW SHEET NO:

# BAT : structures

## Bracing

- Existing - type 2(a) to NZS 3604 1990

$$V^* = 62 \times (12 + 2.7)$$

$$= 242 \text{ Bms}$$

- New

$$dV = 2.7 \times 104$$

$$= 281 \text{ Bms} \quad \gamma_1 \quad 242$$

$$\underline{\text{Add } 81/2.7}$$

SDC - Exemption From Building Consent Document - 252044\_CT\_PL\_SD\_20251015 - Pg 16 of 16 - 15/10/2025 - Andrew Wilson  
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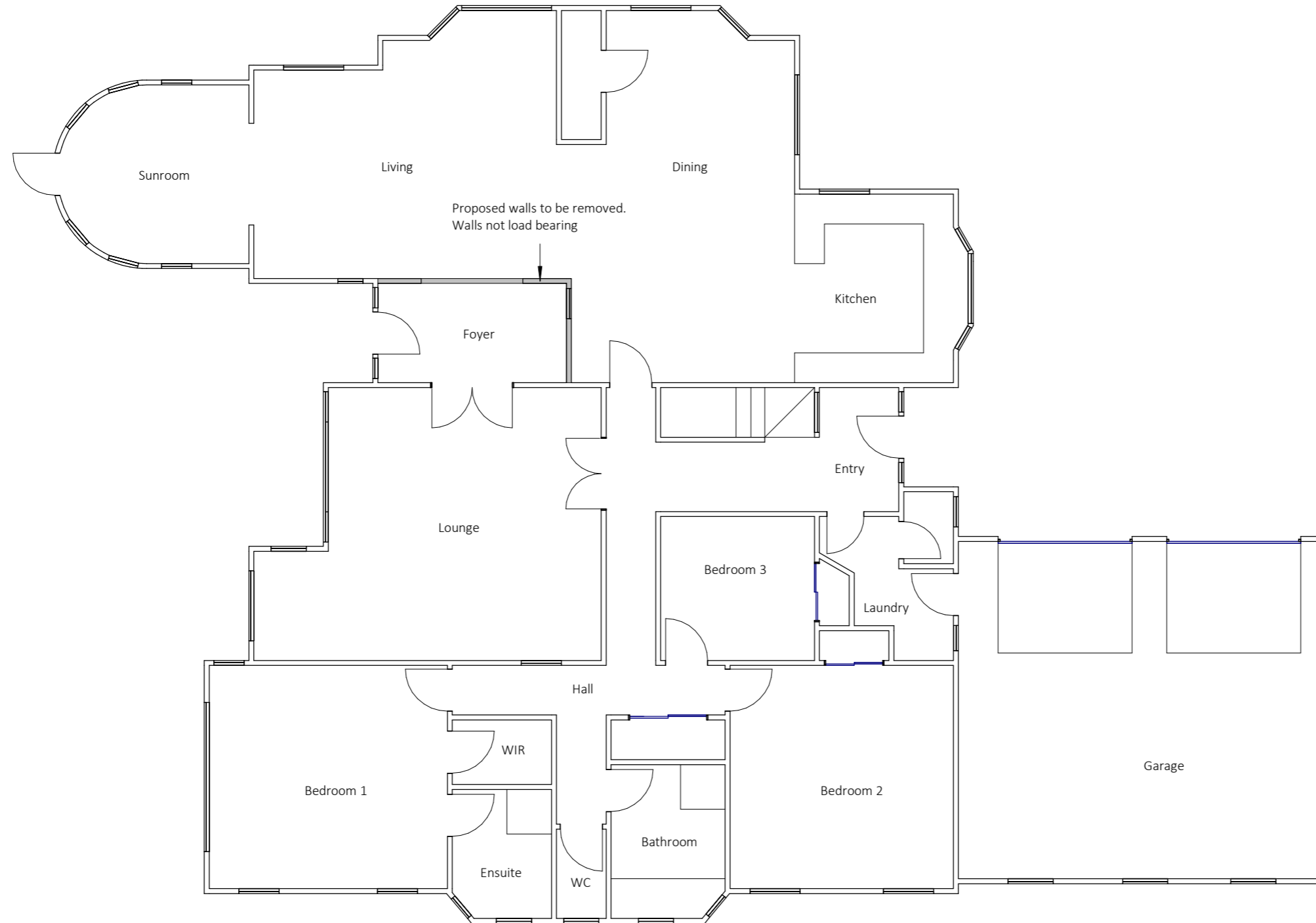
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PROJECT TITLE: **492 Hoskyns Road**

CLIENT NAME: **Kent Croote**

**201 Bridle Path Road**  
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Christchurch  
Phone: +64 274 366 446  
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**BAT** : structures



EXISTING FLOOR PLAN | SCALE: 1 : 100

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**S.1**

SCALE: **1 : 100 @ A3**

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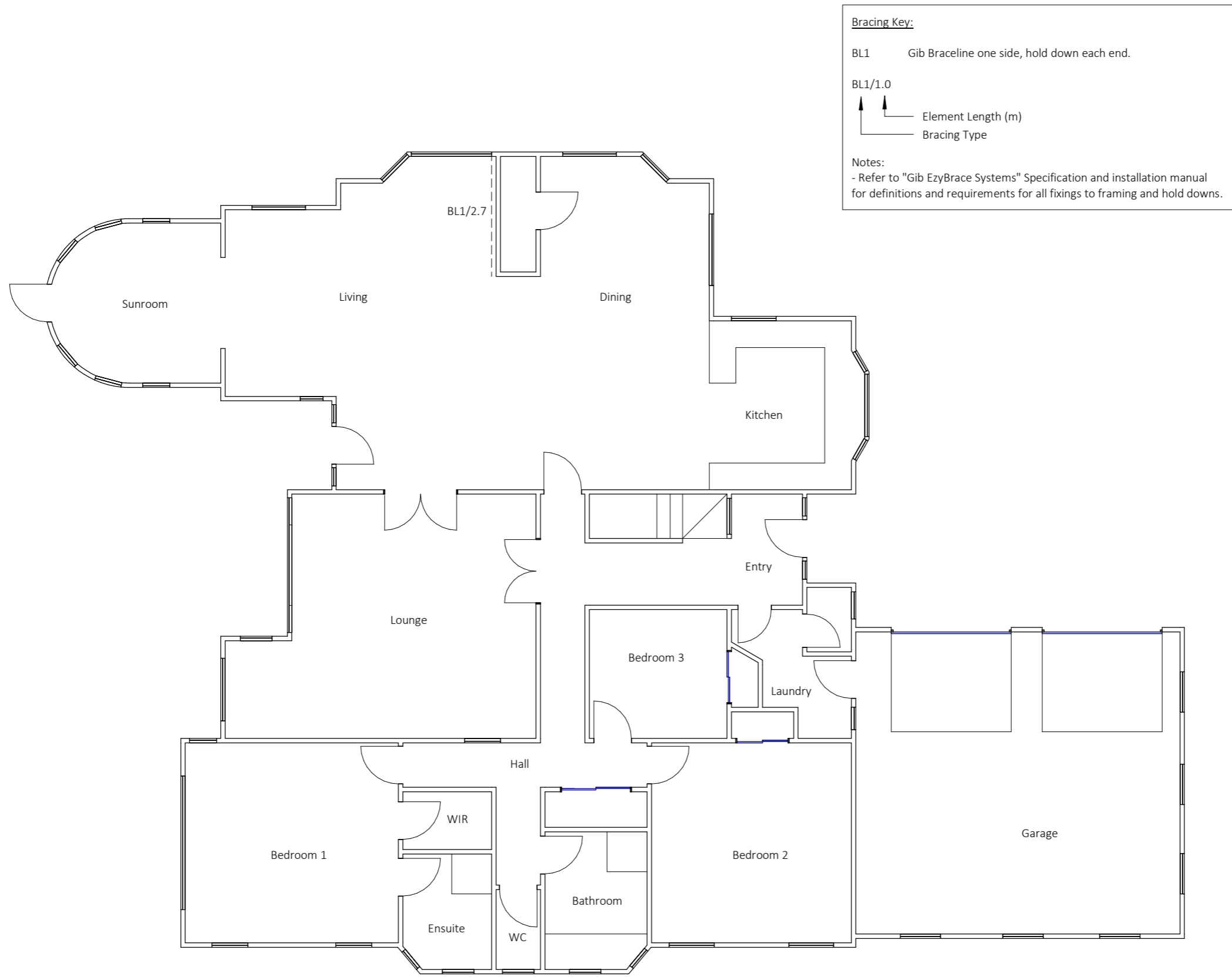
DESIGN: **SJW**

DRAWN: **BAT**

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**BAT : structures**



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ROLLESTON**

CLIENT:  
**Kent Croote**

PROJECT NUMBER:  
**25001**

SHEET NAME/NUMBER:  
**Proposed Floor Plan  
S.2**

SCALE: **1 : 100 @ A3**

ISSUE: **Consent Exemption**

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DESIGN: **SJW**

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**BAT : structures**

PROPOSED FLOOR PLAN | SCALE: 1 : 100