

ARATOHU Ā-RAUPAPA Whakamaheretia he wharenoho iti

Ka whakarato tēnei aratohu i ngā tohutohu ā-raupapa me ngā tukanga mō ngā wharenoho iti i whakatūria e ai ki te whakawāteatanga hanga whare. Ka whakamārama i ngā kawenga me ngā haepapa o ngā rōpū matua me te whakamārama hoki i ngā kokenga hirahira me ngā whai whakaarotanga.

KA WHAKATAU TE KAIPUPURI KI TE WHAKATŪ WHARENOHO ITI

1

Ka whakatau te kaupuri ki te whakatū i tētahi wharenoho iti (he nōhanga tūhake iti) ki tōna whenua. Ka rangahau ia i te ture whakaaetanga whakatū whare me ngā ara whakawāteatanga o te whakaaetanga whakatū wharenoho iti, ā, ka tīmata ki te kohikohi mōhiohio mō tōna papawhenua.



WHAKATAURITE UTU/WHAIHUA

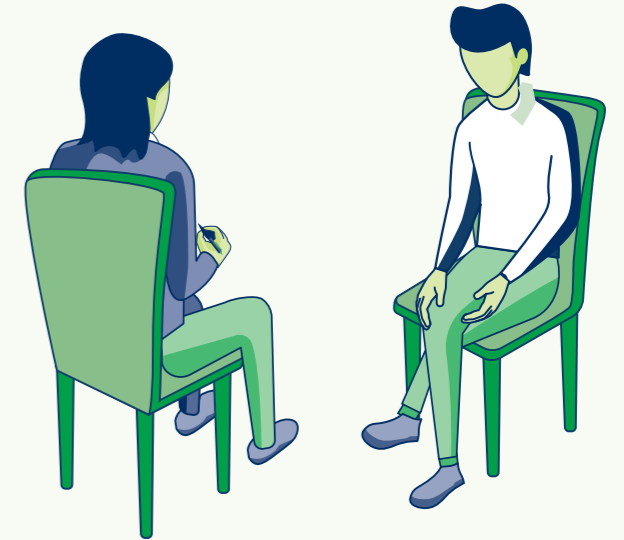
7

Ka whakataurite te kaupuri i ngā utu me ngā hua o te whakamahi i te whakawāteatanga wharenoho kuaia, tēnā i te rapu whakaaetanga whakatū whare, mō tana kaupapa. Ka āwhina te kaihoahoa LBP kia mārama ia ki ngā tūranga me ngā haepapa o ia rōpū kei roto, me ngā kawenga me ngā taunahatanga o te whai i te ara whakawāteatanga hanga wharenoho iti.

8

KUA WHAKAŪNGIA TE ARA WHAKAWĀTEA MŌ NGĀ WHARENOHO ITI

Ka wānanga te kaupuri me te kaihoahoa LBP i te ara e hāngai ana mō tēnei kaupapa. Ka whakatau te kaupuri ki te whakatū wharenoho iti mā te whai i te ara whakawāteatanga.



TIROHANGA TUATAHI A TE KAIPUPURI

2

Ka rangahau te kaupuri i ngā herenga o te Resource Management Act (RMA) mō tōna papawhenua mā te tiroiro ki te Manatū mō te Taiao (MfE) me te kaunihera ā-rohe kia mārama ki te National Environmental Standard for Detached Minor Residential Units (NES-DMRU) me ētahi atu mōtika whanaketanga e whakaaetia ana mō tō rātou wāhi.

KA OTI I TE KAIPUPURI TE HAURAPATANGA

3

Ka tiroiro te kaupuri mēnā me utu anō ia i ngā utu whanaketanga (DC). He rerekē te nui o te utu kei te āhua o te wāhi, ā, me te momo whare, nā reira ka tiroiro i te kaunihera ā-rohe he aha te utu mō te whakatū wharenoho iti. Ka whāia e te kaupuri te **rārangi taki haurapatanga** ki te tiroiro mēnā i hōhonu anō tana mahi rangahau.



9

HOAHOA TUATAHI

Ka whakarite te kaihoahoa LBP i ngā mahere hoahoa mō te wharenoho iti. Ka whakarite kia whakaatu ngā mahere mēnā ka ū te wharenoho iti ki te whakawāteatanga. Ka whakaae te kaupuri ki te hoahoa, ā, ka rite ki te tono i tētahi PIM.



KA KŌWHIRIHIA HE KAIHOAHOA LBP

4

Ka toro te kaupuri ki te paetukutuku a te LBP ki te rapu i tētahi kaihoahoa LBP, ki te tiroiro rānei mēnā he LBP tūturu tana kaihoahoa. Ka hui tahi ki te whiriwhiri he aha tāna e hiahia ai ki te whakatū.



KA TIROIROHIA NGĀ HERENGA WHAKAWĀTEATANGA WHARENOHO ITI

6

Ka whiriwhiri te kaupuri me te kaihoahoa LBP i ngā herenga whakawāteatanga wharenoho iti, ngā herenga motuhake me te tukanga. Ka arotake ia i ngā mōhiohio kua kohia mō te papawhenua. Ka whiriwhiri te kaupuri me te kaihoahoa mēnā ka tutuki i te mahere hanga whare ngā herenga whakawāteatanga. E manawanui ana te kaupuri me te kaihoahoa ka uru mārika te tono ki roto i te hōkaitanga o te whakawāteatanga wharenoho iti.

KA KIRIMANATIA TE KAIHOAHOA LBP

5

Ka whakarato te kaihoahoa LBP i tētahi kirimana ki te kaupuri, ko tāna he hari kia tirohia e tētahi rōia, ā, ka waitohua e ngā taha e rua te kirimana.



ARATOHU Ā-RAUPAPA Hoahoatia he wharenoho iti

Ka whakarato tēnei aratohu i ngā tohutohu ā-raupapa me ngā tukanga mō ngā wharenoho iti i whakatūria e ai ki te whakawāteatanga hanga whare. Ka whakamārama i ngā kawenga me ngā haepapa o ngā rōpū matua me te whakamārama hoki i ngā kokenga hirahira me ngā whai whakaarotanga.



1

KA TUKUA HE TONO TAUĀKĪ MŌHIOHIO KAUPAPA (PIM)

Ka tirohia e te kaupupuri whare te paetukutuku a te kaunihera ki te whakaū me pēhea te tono i tētahi PIM wharenoho iti, he aha ngā mōhiohio e hiahiatia ana ki te tautoko i te tono, ā, he aha hoki te utu. Ka whakakīhia he tono mā te tomokanga tuihono a te kaunihera, te whakarato i ngā mōhiohio e hiahiatia ana, me te utu i te utu PIM.

2

KUA TAE TE TONO PIM

Ka whiwhi te kaunihera i te tono PIM mō tētahi wharenoho iti.



3

KA TIROHIA E TE KAUNIHERA (TA) TE TONO PIM

Ka tono te kaunihera i tētahi tono PIM ki tana pūnaha, ka tiroiro mēnā i tutuki ngā mōhiohio here katoa. Ka whakarārangiā te tono kia tukatukahia, ā, ka tīmata te wā 10-rā mahi hei tukatuka.



4

KA TUKATUKAHIA E TE KAUNIHERA TE PIM

Ka arotake te kaunihera i te tono PIM me ngā mōhiohio taunaki ki te titiro mēnā he whare hou, tūhake, 70 mita pūrua, iti iho rānei, ā, kotahi te papanga, o te wharenoho iti. Ka tirohia ngā herenga o te RMA (mahere paetata, ā-rohe hoki), ngā ture ā-rohe, ā, mēnā rānei ka tūpono pā kinotia te whenua i ngā pūmate taiao, kotahi, neke atu rānei. Ka uru ki ngā mōhiohio i tirohia ngā āhuatanga motuhake o te whenua, ngā taipitopito o ngā pūnaha tūāpapa pēnei i te wai ua, te wai roke rānei, mēnā kei roto ēnei mea i te wāhi whakatū, ā, he aha ngā whakamanatanga e hiahiatia ana ki te whakahono ki ēnei mea. Ka aromatawai te kaunihera i te wharenoho iti hei mahi e whakaaetia ana i raro i te RMA.

5

KA TUKU PIM TE KAUNIHERA

Ka tuku te kaunihera i tētahi PIM, me ngā mōhiohio āpiti ki te PIM i roto i te 10-rā mahi o te whakaae ōkawa ki te tono. Ka tuku te kaunihera i te pānuitanga e whakaū ana i te nui o ngā DC hei utu mō te kaupapa, me te whakaū kia rite te utu i ēnei i roto i te 20 rā mahi o te otinga o te wharenoho iti. Ka whakahoutia te rārangi papanoho a te kaunihera kia uru ko te tukunga o te PIM ki runga, me te tuhi anō i te aromatawaitanga o te marohitanga, ā, me te kī anō me oti te wharenoho iti i roto i te rua tau o te tukunga o te PIM.

6

KA MĀRAMA KI TE ANGAWĀ O TE KAUPAPA

Ka whiwhi te kaupupuri i te PIM me ngā mōhiohio āpiti. Ka mārama rāua me tutuki te kaupapa i roto i te rua tau o te rā tuku i te PIM. Ka whakarite i tā rāua kaupapa kia tutuki ngā mahi katoa i taua angawā.



7

KA AROTAKE TE KAIHOAHOA I TE PIM

Ka tuku te kaupupuri i te PIM ki te kaihoahoa, māna e arotake. Ka tuhia e te kaihoahoa he rerekē te wāhi takoto o te paipa parakaingaki ki tērā kei runga i ngā mahere tuatahi. Ka kōrerotia tēnei e te kaihoahoa ki te kaupupuri, ā, ka whakaae kia panonitia te mahere ki te whakaata i ngā mōhiohio o te PIM.

9

KUA RAPUA HE WHAKATAUNGA UTU MŌ NGĀ MAHI WHAKATŪ

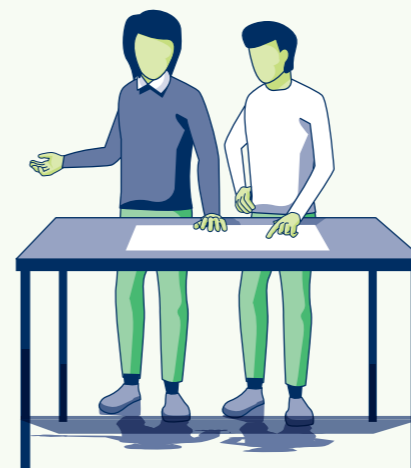
Ka kōwhiri te kaupupuri i tētahi tikanga whakahaere kaupapa, ā, ka toro atu ki te paetukutuku LBP ki te rapu i tētahi kāmura LBP ki te whakatū i te wharenoho iti. Ka tūtaki ia ki te kāmura whai tohu, tautōhito ki te hanga whare, ā, e mārama ana ki te Tikanga Hanga Whare me ngā herenga whakawāteatanga wharenoho iti. Ka wānanga rāua i te kaupapa nei, ā, ka rau whakataunga utu te kaupupuri mō ngā mahi hanga.



8

KA OTI TE TIWHIKETE MAHI

Ka tārei te kaihoahoa i ngā mahere hanganga katoa me ngā taipitopito i runga anō i ngā mahere tuatahi, me ngā mōhiohio i tukua ki te PIM, tae atu ki ngā mōhiohio āpiti a te PIM. Ka tirohia hoki ngā aratohu a MBIE mō ngā herenga whakawāteatanga wharenoho iti mō te hoahoatanga, me te whakarite i te ūnga o te wharenoho iti ki ēnei, tae atu ki te Tikanga Hanga Whare o Aotearoa. Ka whakamahi te kaihoahoa i te **rārangi tiroiro o ngā herenga hoahoa whare** ki te whakaū i tēnei. Ka whakakīhia he **Tiwhikete Mahi** (CoW) me te tuku i tēnei, tae atu ki ngā mahere me ngā taipitopito ki te kaupupuri.



10

KUA MĀRAMA KI NGĀ TIKANGA TIAKI KIRITAKI

Ka tirohia e te kaupupuri he aha ngā tikanga tiaki kiritaki e wātea ana. Ka mārama me whai tauāki whāki ngā mahi, he rārangi tiroiro arowhānui me tētahi kirimana ōkawa, i te mea he nui ake te uara o ngā mahi hanga i te \$30 mano.



11

KA KŌWHIRIA HE KĀMURA LBP

Ka kōwhiri te kaupupuri i tētahi kāmura LBP me te whakaae anō ki te utu o te kaupapa, me te wā me utu i ngā nama, ā, ka tuku te kāmura i tētahi **tauāki whāki me tētahi rārangi tiroiro arowhānui kua oti nei te whakakī**. Ko tā te kaupupuri me tana rōia he whakarite kei ā te kāmura ngā kaupapahere inihua tika, me te whiriwhiri he aha ngā pūtāhui e pā ana ki ngā mahi whakatū.

12

KA WAITOHUA TE KIRIMANA

Ka tono te kaupupuri i tana rōia ki te whakarite i tētahi kirimana mō ngā mahi. Ka waitohu te kaupupuri me te kāmura i te kirimana.

13

KUA RITE TE INIHUA WHAKATŪ ME TE TAHA PŪTEA

Ka whakarite te kaupupuri i te inihua whakatū whare me te taha pūtea, ka tuku i ngā mōhiohio e tika ana ki te kaituku pūtea, hei whakaū i te ūnga o ngā mahi hanganga ki ngā herenga whakawāteatanga me te Tikanga Hanga Whare.

14

KUA TOHUA HE KAIWHAKAHAERE WĀHI MAHI

Ka whakamahi e te kaupupuri te **rārangi tiroiro haurapatanga** hei āwhina kia mārama ia ki āna haepapa me te tukanga kia mōhio ia me aha. Ka tohua he kaiwhakahaere wāhi mahi me ngā tohu tika, me ngā wheako tika hoki ki te whakahaere i te kaupapa me te whakarite kia pai te haere o ngā mahi.



15

KA RIRO MAI NGĀ WHAKAAETANGA KAUNIHERA

Ka riro i te kaupupuri ngā whakaaetanga e tika ana i te kaunihera mō ngā mahi, hei tauira, ngā hononga ki ngā ratonga whatunga tūāpapa (NUO).

BUILDING PERFORMANCE



ARATOHU Ā-RAUPAPA Hangaia he wharenoho iti

Ka whakarato tēnei aratohu i ngā tohutohu ā-raupapa me ngā tukanga mō ngā wharenoho iti i whakatūria e ai ki te whakawāteatanga hanga whare. Ka whakamārama i ngā kawenga me ngā haepapa o ngā rōpū matua me te whakamārama hoki i ngā kokenga hirahira me ngā whai whakaarotanga.

KA TĪMATA NGĀ MAHI HANGANGA

1

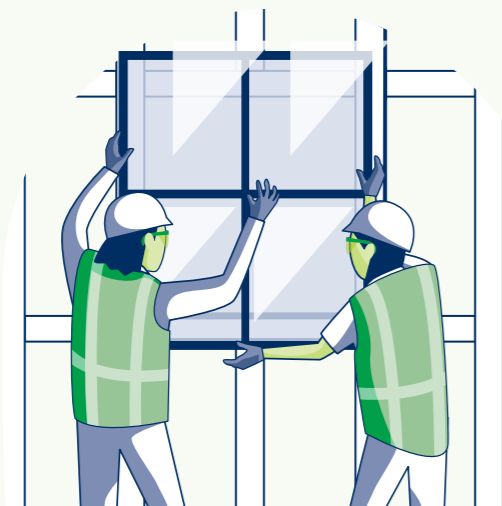
Ka tukua ki te kāmura LPB ngā mahere, ngā taipitopito me te PIM. Ka whakahaeretia ngā mahi hanganga, ka tuhia, ā, ka whakaūngia, e ai ki ngā mahere me ngā taipitopito, ka whakarite hoki kia ū katoa ngā mahi ki te whakawāteatanga o ngā wharenoho iti me te Tikanga Hanga Whare.



HE MOROKI TE MAHI AROTURUKI I NGĀ HANGANGA

2

Ka whakahaeretia e te kaiwhakahaere wāhi mahi LBP ngā aroturuki hanganga i te roanga o te wā hanganga. Ka aroturukihia ngā mahi i ngā wāhanga matua, ki te whakarite i tana ū ki ngā mahere me ngā taipitopito, ngā herenga whakawāteatanga me te Tikanga Hanga Whare.



KA AROTURUKIHIA TE HŌTAKA MAHI

4

Ka whaiwhai haere te kaiwhakahaere wāhi mahi LBP me te kaupupuri i ngā kokenga o te kaupapa ki te whakarite i te ūnga o te mahi hanganga ki te angawā, arā, kia oti i te rua tau.



KUA WHAKAAETIA NGĀ REREKĒTANGA, KA WHAKAHOUTIA NGĀ MAHERE

3

Ka mahi tahi te kaupupuri me te kaihoahoa ki te whakatau i ngā rerekētanga wāhi mahi, ki te whakarite kia tautuku ngā mahi ki te Tikanga Hanga Whare me ngā herenga whakawāteatanga wharenoho iti. Ka whakahou te kaihoahoa i ngā mahere me ngā taipitopito ki te hanga i tētahi mauhanga tika rawa o ngā mahi hanganga.

KA WHAKATŌROATIA NGĀ ANGAWĀ PIM

5

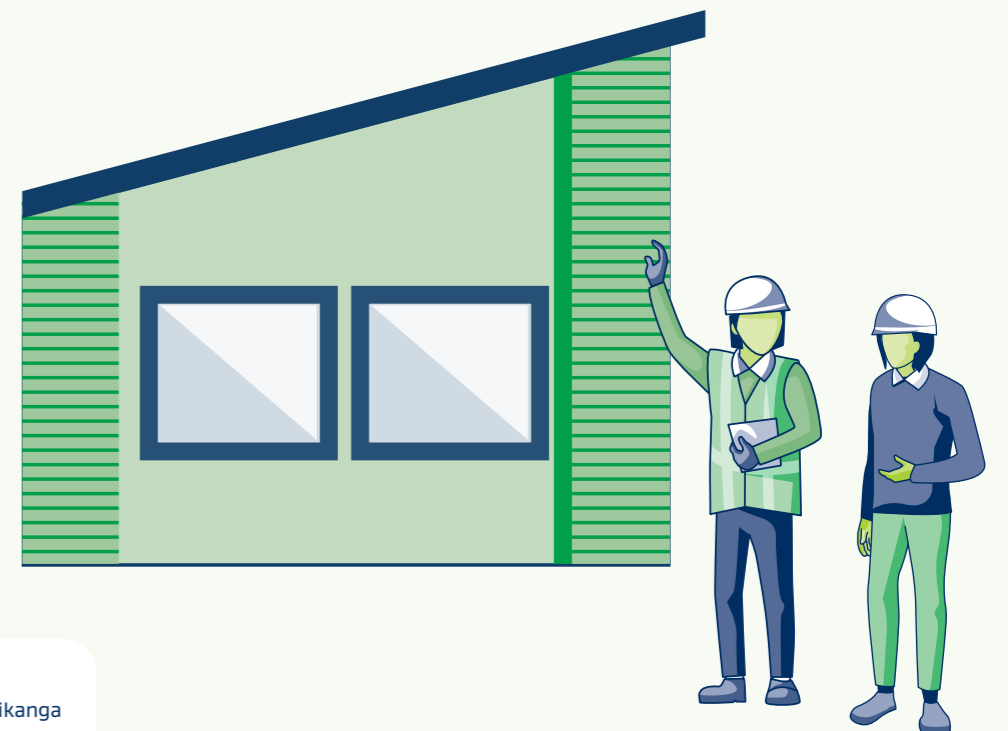
Ka mārara te kaupupuri me tono rawa i tētahi wā tāpiri ki te angawā o te rua tau, atu i te rā i tukua te PIM, hei whakaoti i ngā mahi hanga, ki te tōroatia ngā mahi, ā, me te tohipa i te angawā.



KA TUKUA NGĀ TUHINGA KATOA KI TE KAIPUPURI E TE KĀMURA

6

I te otinga haere o ngā mahi, ka whakakī TuHINGA MAHI ngā kāmura LBP e whai wāhi ana ki te kaupapa mō ngā mahi hanganga whakahere, nāna i mahi, nāna rānei i āta tirotiro. Ka tukua ēnei ki te kaupupuri whare me te kaunihera nāna te PIM i tuku. Ka whiwhi hoki te kaupupuri whare i ngā tiwhikete i te ringarehe mātanga (kaimahi hiko me te kaimahi kōrere wai).



ARATOHU Ā-RAUPAPA Te whakaoti wharenoho iti

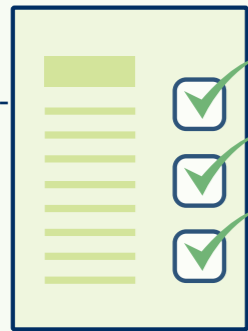
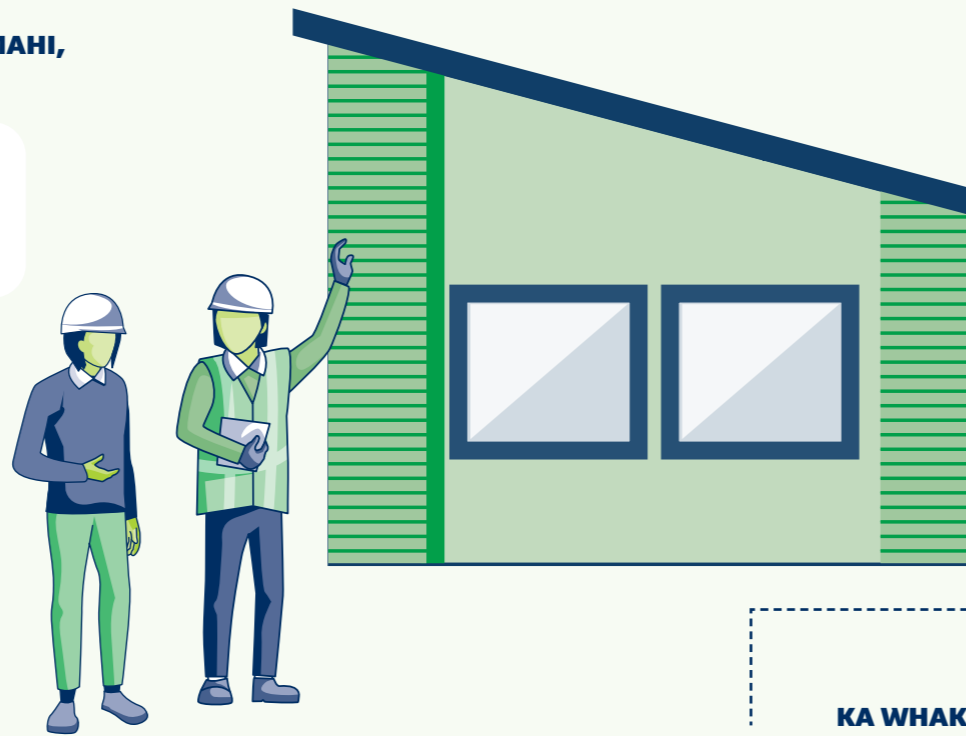
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1 KUA OTI NGĀ MAHI HANGANGA KI TE WĀHI MAHI, KUA WHAKARATOA NGĀ TUHINGA HERENGA

Ka tuku te kaihoahoa i ngā mahere whakamutunga, ka noho hei mauhanga whakamutunga o te wharenoho iti kua oti te hanga. Ka whakarato te kaihoahoa i te Tiwhikete Mahi hei tāuhi i ngā mahere whakamutunga.

2 KA WHAKARATOA NGĀ MŌHIOHIO TIAKI WHARE

Ka whakarato te (ngā) kāmura i ngā mōhiohio tiaki whare, me ngā tārua o ngā pūtāhui hāngai ki te kaupupuri. Ka mārama te kāmura ki āna taunahatanga anamata o ngā tōrōkiri.



3 TE OTINGA

Kua whiwhi te kaupupuri i ngā mauhanga katoa, ā, kua 'oti' katoa ngā mahi hanganga. Ka whakamahia e te kaupupuri te **rārangi tiro tiro whakaoti** ki te whakaū mēnā kei a ia ngā mōhiohio katoa e tika ana.

4 KA TUKUA NGĀ TUHINGA KI NGĀ RŌPŪ WHAI PĀNGA

Ka tukua e te kaupupuri ngā mauhanga ki te kaunihera i roto i te 20 rā mahi o te rā i oti ai ngā mahi. Ka whakamōhio hoki te kaupupuri i te otinga o ngā mahi ki ētahi atu rōpū whai pānga, hei taurira, te kaiinihua me te kaitaurewa pūtea.



5 KA WHAKAHOUTIA TE PIM, Ā, KA UTUA NGĀ DC

Ka whiwhi te kaunihera i ngā mauhanga, ā, ka whakahou i te mauhanga PIM kei te kōnae papanoho, e tohu ana i te rā oti. Ka whakaū kua eke te wā utu DC, ā, ka utua ēnei e te kaupupuri.

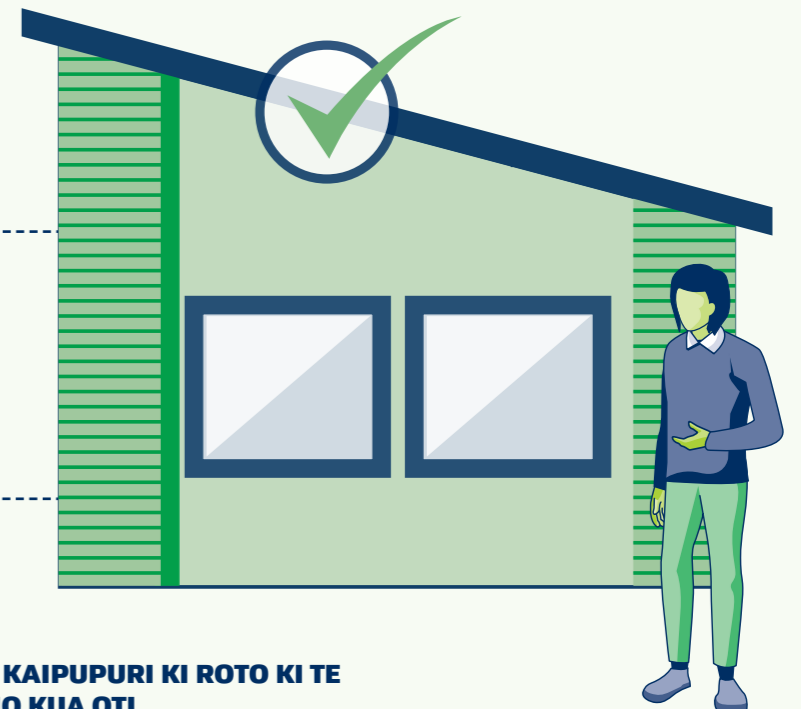


6 KA KUHU TE KAIPUPURI KI ROTO KI TE WHARENOHO KUA OTI

Ka kuhu, ā, ka tiaki hoki te kaupupuri i te wharenoho kua oti te hanga.

7 KA WHAKAHOUTIA TE MAUHANGA WHARENOHO ITI

Ka whakahou te kaunihera i te mauhanga kōnae papanoho mō te wharenoho ITI, ka whakuru hoki i ngā mōhiohio mō ngā tono Tauākī Mōhiohio Whenua anamata.



8 NGĀ WHAKAREREKĒTANGA, WĀWĀHI WHENUA, HOKONGA ANAMATA RĀNEI

Kia oti te whakatū i te wharenoho, ka whāia e te kaupupuri te tukanga noa o te whakarerekē, te wāwāhi whenua, te hoko rānei i tētahi 'whare tū'.

9 KA WHAKAMAHIA NGĀ MAUHANGA WHAKAOTI

Ka whakamahi te kaunihera i te PIM me ngā mauhanga whakaoti nā te kaupupuri i tuku, ā, me ngā mauhanga e puritia ana e ia mō te wharenoho, i te wā e aromatawai ana i ētahi atu tono ki te whakarerekē, te wāwāhi, te panoni rānei i te whakamahinga o te whare.

