

Form 5

Building Consent No 24009002

Section 51, Building Act 2004

The Building

Street address of building: 7 Whitehaven Street, Weston
Legal description of land where building is located: Lot: 4 DP: 585523
Building Name: NA
Location of building within site: Main Dwelling
Level/unit number: NA

The Owner

Name of owner: Harley Robert Allen & Shannon Marie Burgess
Mailing address: 8 Charles Street, Weston, Oamaru, 9401
Phone number: 027 693 3483
Email address: shannonmburgess@outlook.com

First point of contact for communications with the building consent authority

Name: A1 Homes
Mailing address: 15 Nairn Street, Kaikorai, Dunedin 9010
Phone number: 034454789
Email address: joanne.courtney@a1homesotago.co.nz

Building Work

The following building work is authorised by this building consent:

Construction of a 4 bedroom, 2 bathroom dwelling with media room and attached garage.

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This building consent is subject to the following conditions:

Sec 90 This building consent is subject to the condition that agents authorised by the building consent authority for the purposes of Building Act 2004 section 90 are entitled, at all times during normal working hours or while building work is being done, to inspect land and buildings.

This building consent is subject to the following advice notes:

Boundary pegs are to be identified at site inspection. If they are not identifiable on site, a Building Location Certificate will be required from a registered Cadastral Surveyor to confirm building location is in accordance with the consent. This will be required before concrete is poured. Please produce this to the building inspector in order to pass the applicable inspection.

Once building work related to this consent has been completed and you have uploaded the required documentation via Objective Build Portal you may apply for the Code Compliance Certificate by going to

www.build.objective.com , then select supporting application. Select the consent from the list and then select Code Compliance Certificate - Form 6.

Approved plans and documentation must remain on site for all inspections.

Please note that braced and anchor piles/poles or footing starters must be braced in position over the holes/footings at the time of inspection. NOTE: This does not include ordinary piles.

Please NOTE:

The issue of a building consent does not, of itself,—

- (a) relieve the owner of the building or proposed building to which the building consent relates of any duty or responsibility under any other Act relating to or affecting the building or proposed building; or
- (b) permit the construction, alteration, demolition, or removal of the building or proposed building if that construction, alteration, demolition, or removal would be in breach of any other Act.

Adequate steps must be undertaken for the control of storm water and sediment during construction. Failure to comply may lead to enforcement action being taken under the Building Act 2004.

During construction of this project the builder in charge of the site shall carry out a site hazard evaluation. If at any stage a specific hazard to the public presents itself, builder shall ensure safety to the public by erecting site fences to prevent public access, in keeping with section F5 of the New Zealand Building Code, safety of life and property must be strictly observed.

Compliance Schedule

A compliance schedule is not required for the building.

Attachments

Copies of the following documents are attached to this building consent:

- Project Information Memorandum/Building Consideration Certificate No. 24009002-P



Matthew Haywood
Building Control Officer

On behalf of: Waitaki District Council

Date: 25 July 2024

Required Items for Building Consent No 24009002 to be uploaded to Objective Build

Inspections Required

No	Detail	Notes
1	Foundation - Concrete Footings	
1	Blockwork	
1	Underslab Services	
1	Floor Slab	
1	Wall and Roof Framing	
1	Pre-Cladding - Wrap	

1	Foul and Stormwater Drainage	
1	Pre Line - Building/Plumbing	
1	Post Line Bracing	
1	Final - Residential	
10	Total Inspections	

Documentation Required

Electrical certificate

As-built drainage plan

Glazing statement of thermal performance

Design statement & Asbuilt plan (truss manufacturer)

Design statement (frame manufacturer)

Engineer's ground bearing report

???? Subject to ground bearing RFI

Licensed Building Practitioner Forms Required

Designer 1

Uros Plajh

Carpenter 1

Foundation 1

Brick & Blocklayer 1

Roofer 1

Project Information Memorandum 24009002-P

Section 34, Building Act 2004

The Building

Street address of building: 7 Whitehaven Street, Weston
Legal description of land where building is located: Lot: 4 DP: 585523
Parcel: 8446683

The Owner

Name of owner: Harley Robert Allen & Shannon Marie Burgess
Mailing address: 8 Charles Street, Weston, Oamaru 9401

The Agent

Name of agent: A1 Homes
Mailing address: 15 Nairn Street, Kaikorai, Dunedin 9010

Building Work

Construction of a 4 bedroom, 2 bathroom dwelling with media room and attached garage.

This Project Information Memorandum is issued under section 33 of the Building Act 2004. A Building Consent needs to be applied for and approved before any work commences.

This Project Information Memorandum is subject to the following conditions and advice notes:

BUILDING

Wind Zone = Medium

Snow Region and loading = N4, 0.9kPa

Sea Spray = No

Provisions for building over/adjacent to road or public place may include: Hoardings

Demolition provisions may include: Not Applicable

Site affected by hazardous contaminants Site subject to: Unknown

Site known to be affected by natural hazards (Sec 72 required): No

Liquefaction Susceptibility: Domain A

Building sited over 2 or more titles (Sec 75 required): No

Licenses required to operate, subject to Building Consent being granted: Not Applicable

Earthquake prone building (Sec 133AT): No

Access and facilities for people with disabilities: No

Building PIM Comments:

`Good Ground` in accordance with NZS3604-11 will need to be demonstrated with the consent application.

PLUMBING

Drains in Common: Unknown

Wells: Unknown

Existing Septic Tanks: NA

Resource consent required from Regional Authority for effluent disposal: NA

COMMERCIAL

Accessible toilets: NA

Grease Traps: NA

Other Relevant information:

PLANNING

The Heritage New Zealand Pouhere Taonga Act 2014 makes it unlawful for any person to modify or destroy the whole or any part of an archaeological site without the prior authority of Heritage New Zealand. An archaeological site is defined as any place (including buildings) that was associated with pre-1900 human activity. If you wish to do any work that may affect an archaeological site, you must obtain an authority from Heritage New Zealand before you begin. This is the case regardless of whether the works are permitted or a consent has been issued under the Resource Management Act 1991. For further information contact your nearest Heritage New Zealand office or email archaeologist@heritage.org.nz

ROADING

Land stability issues are unknown. Geotechnical advice is strongly recommended to confirm solid stability and ground conditions.

Flooding on the site is unknown however it is possible that in a high intensity rainfall event, surface flooding may occur. Ensure adequate drainage around the property including allowance for any possible flooding from neighbouring properties, the road reserve, watercourses, stormwater channels and higher ground. Ensure any drainage and stormwater channels on the property are clear and maintained ensuring stormwater is discharged adequately.

A Consent Notice registered against this property's title requires the owner to construct a new vehicle crossing to access the site. It is recommended that all vehicle crossings off right of way vehicle access be designed in accordance with the Waitaki District Council Specifications. Council is not responsible for any on-going maintenance or repair of vehicle crossings that lead into private right of ways.

Any damage to the adjacent roading infrastructure is to be reinstated and repaired at the landowner/developers cost. This includes but is not limited to road, footpaths, kerb and channel, water tables, vehicle crossings, streetlights and street furniture.

Roading Development Contributions will not be required on this building consent application as Roding DCs were assessed at time of subdivision. Any future applications made will be assessed separately. If you wish to know more about Development Contributions, please visit www.waitaki.govt.nz for the criteria as per the 2021 Development Contributions and Financial Contributions Policy.

Overgrown vegetation protruding from private property into the road reserve and any roadside vegetation deemed to be private is to be maintained by the landowner. Grass berms and/or plantings on the roadside adjoining the property including any pest plants (i.e. gorse and broom) and shelterbelts/hedges are to be maintained by the landowner. Any pest plants within the property are to be kept at least 10 metres clear of the road reserve boundary.

Stormwater Disposal to Private System: Stormwater from any buildings and impervious areas within the site must be collected and attenuated to comply with NZS 4404:2010 Chapter 4 Stormwater prior to discharge across the boundary, ensuring there is no increase to pre-development discharge flows beyond the boundary. The system shall be designed to at least meet the 10% Annual Exceedance Probability with a Return Period of 10 years.

WATER AND WASTE WATER

There is an existing on-demand water connection to this property from the Oamaru water supply. This is considered a potable supply. No Development Contributions are payable for water supply on this application.

There is an existing connection to the public sewerage system for this property. No Development Contributions are payable for wastewater disposal on this application. The sewer lateral is a private pipe to the point of connection at the public sewer main.

All storm water disposal shall be undertaken in a manner approved by Council's Building Control and/or Roding units. No Development Contributions are payable for storm water disposal.

Attachments

Nil

A handwritten signature in dark ink, appearing to read 'M Haywood', is written over a faint, light-colored circular stamp.

Matthew Haywood
Building Control Officer

On behalf of Waitaki District Council
Date: 11 July 2024



Parcel information is sourced from both LINZ and GVI. Please report any errors to council@waitaki.govt.nz

0 9.33 18.66 27.99 m
1cm = 9.33 m

This information is made available in good faith but its accuracy is not guaranteed. Waitaki District Council accepts no liability for any error.

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