

Form 5

Building consent - BC230719

Section 51, Building Act 2004

The building

Street address of building:	24 Westmoor Boulevard Rolleston
Legal description of land where building is located:	LOT 128 DP 573266
Building name:	
Location of building within site/block number:	24 Westmoor Boulevard Springston
Level/unit number:	0

The owner

Name of owner:	K Bhutani & M Puri
Contact person:	
Mailing address:	3/31 Buffon Street Waltham Christchurch 8023
Street address/registered office:	
Phone number:	Landline: Mobile: 0212405668
Daytime:	No information provided
After hours:	No information provided
Facsimile number:	No information provided
Email address:	kashishbhutani99@gmail.com
Website:	No information provided
First point of contact for communications with the building consent authority:	

Building work

The following building work is authorised by this building consent:

Construction of multi-unit dwelling - single storey with 3 bedrooms and attached garage and 2 bedrooms and attached garage - serviced as a single ownership lot.

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.

Conditions

This building consent is subject to the following conditions:

Section 90 - Inspections by Building Consent Authorities: (1) Every building consent is subject to the condition that agents authorised by the building consent authority for the purposes of this section are entitled, at all times during normal working hours or while building work is being done, to inspect-

- (a) land on which building work is being or is proposed to be carried out; and
- (b) building work that has been or is being carried out on or off the building site; and
- (c) any building.

(2) The provisions (if any) that are endorsed on a building consent in relation to inspection during the carrying out of building work must be taken to include the provisions of this section.

(3) In this section, inspection means the taking of all reasonable steps to ensure that building work is being carried out in accordance with a building consent.

Construction monitoring requirements

Please contact the following consultants directly to arrange the construction monitoring identified which they have been engaged to carry out.

- Constructure Structural Engineering:
Excavation inspection to verify ground conditions as per Firth Producer Statement Design Review document for wing wall and footing to Ribraft floor.

Copies of all site reports/records must be provided to the Building Consent Authority as work proceeds for their records. Please ensure the required documents listed on the Building Consent Form 5 are uploaded to the consent record via the customer portal (<https://consents-sdc.abcs.co.nz/>).

Inspections

The following inspections are required:

- | | |
|-------------------------------------|----------------------|
| • Siting and Site Scrape Inspection | • Prepour |
| • Wastepipes | • Floor Slab |
| • Framing / Pre-wrap | • Post Wrap / Cavity |

- Half High Brick
- Post Line
- Final
- Preline
- Drainage

Documents required

Wastepipes

- B1: Constructure Engineering - Excavation Monitoring Records

Floor Slab

- Concrete Batch Certificate Firth

Framing / Pre-wrap

- B1: Truss Certification - As Built Documentation

Post Wrap / Cavity

- Statement Of Thermal Performance For Windows And Doors

Preline

- G12: Pipework pressure test documentation

Drainage

- E1: Stormwater drain leakage test and as-built plans
- G13: As-builts, drainlayer details, pipework test

Final

- E3: Internal Membrane - Installation Record PS3 - Tiled Floors
- G9: Energy works certificate
- G10 & G11: Energy works certificate

Compliance schedule

A compliance schedule is not required for the building.

Attachments

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

- Advice notes
- Form 3: Development Contribution Notice
- Form 4: Certificate attached to PIM

Signature: Delwyn Phillips

Position: Building Surveyor Residential Processing

On behalf of: Selwyn District Council

Issue Date: 26 July 2023

Advice notes

Section 92 (2A) - Code Compliance Certificate Application - Restricted Building Work: An application for Code Compliance Certificate is required to be applied for within 24 months of the Building Consent issued date, please complete this within the AlphaOne system.

As the building work involves restricted building work, all licensed building practitioners who carry out or supervise restricted building work under this consent must on completion of the work provide the Owner and the Territorial Authority (Selwyn District Council) with a record of work, in the prescribed form (Form 6A), detailing what restricted building work has been carried out or supervised.

In accordance with S92 of the Building Act records of work must be included with the application for Code Compliance Certificate.

The records of building work may be submitted via the customer portal as follows:

Sign in;

Search for the appropriate project in My Applications;

Go to the Action menu by the application progress bar and select Upload Documents;

On the Miscellaneous document select attach file and upload your document.

Section 362T - Residential: This section of the Building Act requires that where a building contractor has carried out building work under a residential building contract then as soon as practicable after completion of the building work, the building contractor must provide in writing the information and documentation prescribed by regulations made under this Act to the following persons:

- the client; and
- the relevant territorial authority.

Persons failing to do so, commit an infringement offence and is liable to a fine not exceeding \$2,000.

Design Engineer: Council reserves the right to call on the project design engineer, at any time to inspect the fabrication and construction of the structure, referenced on the design drawings, to verify that the structure meets the relevant regulatory performance requirements and publicised standards. The design engineer will, following satisfactory inspection (including remedial actions and re-inspection), provide copies of the site inspection / instruction(s) and verify that the works have been completed / installed correctly.

Soakpit: Please provide confirmation from a registered drainlayer that adequate soakage and catchment calculation testing is achieved prior to the installation of the soakpit.

Section 36 - Development Contribution Notice: Attached to this consent is a development contribution notice issued by the Territorial Authority, in accordance with section 36 of the Building Act 2004. Please note that the code compliance certificate will not be issued unless the development contributions have been paid in full.

Siting and Site Scrape - Single Pour: Siting and site scrape

A site scrape inspection must be undertaken for single pour floor and raft floor systems prior to the laying of any hard fill/pods, as council will be unable to establish whether an effective site scrape has been completed at the waste pipe or pre-pour inspection. Failure to do so will result in an inspection fail, the possible removal of material/work done, and/or a notice to fix, and may lead to an infringement notice.

Fire Rated Construction - Building Owner: Fire rated construction is required to achieve 50 years durability. Regular maintenance may be required to ensure that this occurs. Please familiarise yourself with maintenance requirements and initiate the necessary steps to achieve this in a timely manner.

Additional dwelling, no subdivision:

Building consent has been processed for additional dwelling on a single section under one ownership. The arrangement of services, connections and vehicle access may not meet Council requirements as built for a future subdivision.

This building consent will lapse and be of no effect if the building work to which it relates does not commence within 12 months after the date of issue of the building consent.

Form 3

Development contribution notice

Section 36, Building Act 2004

To: K Bhutani & M Puri, 3/31 Buffon Street, Waltham, Christchurch, 8023

A code compliance certificate for the building work referred to in the attached project information memorandum or building consent number BC230719 will not be issued until a development contribution of \$11,641.15 is paid. The development contribution must be paid to the Selwyn District Council.

Development contribution is required for the following reasons:

Attached dwelling.

If the development contribution is not paid,-

(a) the Council may, under section 208(b) of the Local Government Act 2002, withhold the code compliance certificate that would be issued under section 95 of the Building Act 2004:

(b) the building consent authority, under section 94(4) of the Building Act 2004, must refuse to issue a code compliance certificate for the building work until it has received-

(i) evidence that the development contribution has been paid or made by the owner to the Council; or

(ii) a copy of a written agreement between the owner and the Council that the code compliance certificate may be issued:

(c) the Council may, under section 208(d) of the Local Government Act 2002, register the development contribution under subpart 5 of Part 3 of the Land Transfer Act 2017 as a charge on the title of the land in respect of which the development contribution was required.

For further information regarding this memorandum email development.contributions@selwyn.govt.nz, or contact the duty planner on (03) 347 2868.

Sandra McCormick

Planning Technical Advisor

On behalf of: Selwyn District Council

Issue Date: 12 May 2023