

Building Consent - BC130229



Section 51, Building Act 2004

The Building

Street address of building: Lot 84 of S/D of Lot 1500 DP 456110 Dynes Road, Rolleston

Legal description of land where building is located: LOT 1500 DP 456110

Building name:

Location of building within site/block number: Lot 84 Dynes Road, Rolleston

Level/unit number:

The Owner

Name of owner: M S Bailey & T Liu

Contact person:

Mailing address: 82 Chartwell Street, Burwood , Christchurch

Street address/registered office:

Phone number: Landline: 3832419 Mobile: 0274221013

Facsimile number:

Email address: m.bails009@gmail.com

First point of contact for communications with the council/building consent authority: Olivia Yee

Building work

The following building work is authorised by this building consent:

3 Bedroom Domestic Dwelling with Study and Attached Garage - 201.99

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:

An i¹/₂as built i¹/₂ truss layout, showing truss and top plate connectors, along with design verification data and lintel sizes outside the scope of NZS 3604 must be submitted to the Selwyn District Council Building Consent Authority for approval prior to the pre-wrap inspection being booked.

Upon completion of the building work Energy Work Certificates for the following items shall be provided to the owner to submit with their documentation for Code Compliance Certificate application, for the following:-

• Gasfitting

• Electrical work

Upon completion of the building work the Plumber shall provide a Pressure Test Certificate to the owner to submit with their documentation for Code Compliance Certificate application.

Endorsements

No endorsements have been specified.

Inspections

The following inspections are required:

- Prepour - Piles, Foundations, Slab
- Subfloor - Drainage
- Pre-wrap

- Post Wrap
- Half high Brick (211)
- Preline Plumbing (205a)
- Preline Building
- Post Line
- Drainage
- Final

Construction Monitoring Requirements

Construction Monitoring is not required.

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 number [insert number]
- Development contribution notice
- Certificate attached to project information memorandum

Rangi George

Building Consent Officer

On behalf of: Selwyn District Council

Issue Date: 11 Apr 2013

Project Information Memorandum

130229P

Section 34, Building Act 2004

Application

Owner	M S Bailey & T Liu	Number	130229P
	Stonewood Homes	Issue Date	26 Feb 2013
	Po Box 11036	Formally Received Date	14 Feb 2013
	Sockburn		
	Christchurch 8443		

Project

Description	3 Bedroom Domestic Dwelling with Study and Attached Garage - 201.99
Intended Life	Indefinite, but not less than 50 years
Intended Use	Unknown
Estimated Value	\$272090
Location	Lot 84 of S/D of Lot 1500 DP 456110 Dynes Road, Rolleston
Legal Description	LOT 1500 DP 456110
Valuation Number	2405526004

Building work can proceed following formal notification of Building Consent Approval being received from the Selwyn District Council Building Consent Authority and approvals being obtained from the agencies identified in this project information memorandum.

This Project Information Memorandum does NOT constitute a Building Consent.

Assets Department Comments

All queries relating to Utilities should be directed to the Asset Department Phone 347 2857.

Sewer:

Council sewage scheme is available to this site on completion of the s224 Certificate.

It is intended that reticulated water supply and sewerage will be available on completion of the subdivision.

No completion certificate for this subdivision has been issued at present. If the dwelling is occupied prior to water supply and sewerage being available this will be deemed a dangerous or insanitary building pursuant to Section 123 of the Building Act 2004.

Stormwater:

Stormwater from the roof(s) is to be disposed of to ground via a sealed system

This property may be located within an area covered by an Environment Canterbury stormwater consent.

It is the responsibility of the property owner to contact Environment Canterbury customer services to ensure that any activity undertaken on site complies with the relevant consent conditions.

Water Supply:

Council water supply available on completion of the s224 certificate. The supply is metered. The application fee is \$57.50. Form posted to owner.

Entranceways:

Form and seal vehicle entranceway minimum 3.5 metres, maximum 6.0 metres wide between the property boundary and the edge of seal (urban).

Any damage to council footpaths and berms within the road reserve shall be at the applicants cost to repair.

The site is the subject of a conditional consent for subdivision. At the date of this memorandum, compliance with the conditions of the subdivision has not been confirmed by the developer or verified and accepted by the District Council.

Planning Department Comments

Buildings Compliance : Planner - Amy Pankhurst

Resource Consent Required? Required

Based on the plans and details submitted with this application, this building does not comply with the relevant provisions of the Partially Operative District Plan and resource consent is required.

The non compliances are as follows:

- This building does not comply with the minimum setback distance from road boundaries for a permitted activity in the Partially Operative District Plan. A setback distance of 5.5 metres from the road boundary is required to comply.
- Building work should not proceed until either: the siting is amended to comply; or a resource consent is obtained for the non-complying siting.
- Although the s224 certificate has not been issued for this subdivision RC125454 has been granted to allow building on this lot prior to the 224 being granted.
- Please note: Rules relating to fencing apply in the Living Z zone. As no information regarding fencing has been included in your building consent application the Planning Department has been unable to determine compliance with these rules. Please refer to the Rule 4.13.1 Building and Street Scene in the Township Volume of the Plan, or contact the Planning Department to determine your proposed fencing complies prior too finalizing your fencing design.

Planning Notes:

Please note that the vehicle crossing serving any new dwelling or principal building is required to be formed and sealed/metalled to Council standards or a resource consent will be required. This requirement also relates to any new vehicle crossing regardless of whether or not it serves a dwelling/principal building.

A council officer will undertake an inspection within a month of the issue of the Code Compliance Certificate for the principal building/dwelling to ascertain whether the vehicle crossing requirements have been complied with. If compliance has not been met the

Council will discuss with the consent holder how compliance is to be met but has the discretion to arrange for the work to be undertaken and to invoice the owner accordingly.

Activity:

Activity: Domestic Dwelling

Zoning:

Previous resource consents granted/refused for this property?

Land Features:

Land Features: N/A

Designations: N/A

Heritage Items: N/A

Registered by the New Zealand Historic Places Trust (NZHPT):

N/A

Special Land Features: N/A

Other Information:: N/A

Bulding Department Comments

Building Control Officer: - Tiffany Peard

Site Constraints:

The following design parameters shall be used for buildings on the proposed construction site:

	NZS3604:2011	AS/NZS1170:2002
Wind Region	A	A7
Snow Zone	N4	Region N4 (Sub-Alpine)
Earthquake	Zone 2	z Factor = 0.3
Exposure Zone	Zone B	-
Approximate Altitude (amsl)	40m	
Land Technical Classification	Unclassified	

Special Land Features:

Council does not hold site specific information on subsoil classifications or ground bearing capacities. Therefore the applicant will need to carry out on site subsoil investigations to verify that 'Good Ground' can be achieved on the site and to determine the subsoil classification in accordance with NZS1170. Verification of site investigation data will need to be submitted as part of the documentation for Building Consent.

The definition of 'Good Ground' can be found in the Definitions section of the NZ Building Code Handbook, and appropriate test methods are detailed in either NZS3604, or NZBC B1/VM4.

Other Information:

None known.

Form 4

Certificate Attached to Project Information Memorandum

Section 37, Building Act 2004

To: M S Bailey & T Liu, 82 Chartwell Street, Burwood , Christchurch

Restrictions on commencing building work under the Resource Management Act 1991

The building work referred to in the attached project information memorandum or building consent is also required to have the following resource consents under the Resource Management Act 1991:

This building does not comply with the minimum setback distance from road boundaries for a permitted activity in the Partially Operative District Plan. A setback distance of 5.5 metres from the road boundary is required to comply.

Building work should not proceed until either: the siting is amended to comply; or a resource consent is obtained for the non-complying siting.

Although the s224 certificate has not been issued for this subdivision RC125454 has been granted to allow building on this lot prior to the 224 being granted.

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As these resource consents will or may materially affect the building work to which the attached project information memorandum or building consent relates, until they have been granted no building work may proceed.

Failure to comply with the requirements of this notice may result in legal action being taken against you under the Resource Management Act 1991.

Tiffany Peard

Customer Service Officer

On behalf of: Selwyn District Council

Issue Date: 19 Feb 2013