

Form 5

Building consent - BC240357

Section 51, Building Act 2004

The building

Street address of building:	25 Kersey Avenue Darfield
Legal description of land where building is located:	LOT 27 DP 596077
Building name:	
Location of building within site/block number:	25 Kersey Park Darfield
Level/unit number:	0

The owner

Name of owner:	Today Homes
Contact person:	
Mailing address:	PO Box 8043 Riccarton Christchurch 8440
Street address/registered office:	
Phone number:	Landline: 033416460 Mobile:
Daytime:	No information provided
After hours:	No information provided
Facsimile number:	No information provided
Email address:	brendon@todayhomes.co.nz
Website:	No information provided
First point of contact for communications with the building consent authority:	
Today Homes; Mailing Address: PO Box 8043 Riccarton Christchurch 8440; Phone: 033416460; Email: brendon@todayhomes.co.nz	

Building work

The following building work is authorised by this building consent:

Construction of detached dwelling - single storey with 4 bedrooms 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.

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.

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:

- Preconstruction meeting / Inspection
- Wastepipes
- Framing / Pre-wrap
- Half High Brick
- Drainage
- Siting and Site Scrape Inspection
- Floor Slab
- Post Wrap / Cavity
- Preline
- Final

Documents required

Floor Slab

- Concrete Batch Certificate Required For Codemarked Floor Slab - Allied

Framing / Pre-wrap

- B1: Truss certification

Post Wrap / Cavity

- Statement Of Thermal Performance For Windows And Doors From Joinery Supplier

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 Waterproofing Membrane Product PS3 Bath Cradle
- G9: 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 4: Certificate attached to PIM

Signature: Ghislaine Warren

Position: Senior Building Surveyor Residential Processing

On behalf of: Selwyn District Council

Issue Date: 19 March 2024

Advice notes

Section 92 - Application for Code Compliance Certificate: Section 92 – Application for Code Compliance Certificate

An owner must apply for a Code Compliance Certificate as soon as practicable after the building work is completed and within 24 months of the date of granting of the Building Consent. Please complete the application within the AlphaOne system and upload the relevant documentation to ensure a code compliance decision can be made by the BCA.

Section 92 (2A) – Restricted Building Work

Where the building work involves restricted building work, the owner must include records of work provided by all licensed building practitioners who carried out or supervised restricted building work under this consent. Records of work must be in the prescribed form (Form 6A), detailing what restricted building work has been carried out or supervised. The records of building work must be submitted via the customer portal against the relevant consent.

Section 92 (3 and/or 3A) – Modular Components

Where the building work involves the manufacture of and/or use of a modular component the code compliance certificate application must be accompanied by a current manufacturers certificate for that component.

Section 92 (4) – Energy Work (Electricity and/or Gas)

Where the building work involves energy work in relation to the granted building consent the owner must include any energy works certificates relating to the energy work.

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.

Onsite requirements: Please note for an inspection to proceed:

- Ensure that there is suitable signage in place to help our inspectors find your site, particularly in rural or remote areas.
- The Building Inspector must have full and safe access to inspect all the required elements of the building work (eg; scaffolding, fall restraint, scissor lift, etc) such as flat roofs, chimney back flashings, internal gutters, etc.
- You must have the approved building consent documents available on site that are clearly legible for the inspector to reference (ie; hard copy in good condition or on a device minimum A4 paper size).

- Someone must be onsite if your building is occupied or where a site induction is required by the contractor.

Ground Bearing: Confirmation of suitability of ground bearing conditions to support imposed loads will be required at time of inspection and before commencement of pouring of any concrete.

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.

Waterproofing System Verification: The Building Consent Authority will not undertake inspection of this waterproofing membrane application, as it involves minor work. However, verification will be required from the installer of the internal tanking systems to certify that the system has been installed in accordance with the building consent and manufacturer specifications.

Section 37 - RMA: This consent is issued subject to section 37 of the Building Act 2004. A resource consent is required under the Resource Management Act 1991 for district plan non-compliance and has not yet been obtained. Until this approval has been received from the relevant Territorial Authority no building work may proceed OR building work may only proceed to the extent stated on the Form 4 certificate.

Construction changes to be advised to the BCA that may result from satisfying a Resource Consent requirement.

Your building consent has been issued with a Section 37 Certificate that advises Resource Consent under the Resource Management Act (RMA) is required as a separate application to this building consent. It is common that, after Section 37 notices are issued, there are revisions made to the plans and specifications in order to show compliance with the RMA, or compliance with specific conditions of a Resource Consent. Please note: Any proposed changes shown in any revised documents that may relate to satisfying these requirements are not approved by the BCA until they are provided by the owner or agent as an application for a minor variation, or as an application for amendment to this building consent. An assessment must be made regarding their impact on compliance with the building code.

Please note: It is a requirement that the completed work matches the documented consent at BCA inspections, and for a Code Compliance Certificate to be issued. Documented minor variations and amendments allow for this.

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 4

Certificate Attached to Project Information Memorandum

Section 37, Building Act 2004

RE: BC240357, Today Homes, 25 Kersey Avenue
Darfield

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:

1) The consent notice registered on the Record of Title states "Prior to the occupation of any dwelling, the realignment of the Creyke Road/West Coast Road (SH73) intersection has begun, with approved temporary traffic management measures operating".

A final inspection block will be placed on this application to comply with the above condition.

2) Based on the plans submitted with this application the proposed vehicle crossing does not comply with Rule TRAN-R4, Rule Requirement TRAN-REQ4. Rule Requirement TRAN-REQ4 states that vehicle crossings shall comply with TRAN-TABLE4-Vehicle crossing distances from intersections. Where the boundaries of the site do not enable any vehicle crossing to conform to the distances set out in TABLE4, a single vehicle crossing may be constructed in the position which most nearly complies. A distance of 1m from the furthest site boundary is advised as being the most complying position. Building work should not proceed until either: the vehicle crossing can be amended to comply; or a resource consent is obtained. Please contact the Council's Planning Department for more information on applying for a resource consent.

Please Note: Developer covenants are not administered by the council. Please check your covenants before commencing building.

As the above District Plan non-compliances have been identified, building work should not proceed until either: the application is amended to comply; or a resource consent is obtained.

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

For further information regarding this memorandum please contact the Council's Planning Department via planning.technical@selwyn.govt.nz or calling the duty planner on 0800 SELWYN (735 996).

Wendy Green

Planning Advisor

On behalf of: Selwyn District Council

Issue Date: 14 March 2024