

Form 5

Building consent - BC222012

Section 51, Building Act 2004

The building

Street address of building: 43 Nicolau Avenue
Rolleston

Legal description of land where building is located: LOT 33 DP 535457

Building name:

Location of building within site/block number: 43 Nicolau Avenue
Rolleston

Level/unit number: 0

The owner

Name of owner: J Singh & I Kaur

Contact person:

Mailing address: 43 Nicolau Avenue
Rolleston 7678

Street address/registered office:

Phone number: Landline: Mobile: 0273911611

Daytime: No information provided

After hours: No information provided

Facsimile number: No information provided

Email address: jaspreetpadiala72@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 detached dwelling - single storey with 2 bedrooms

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:

- | | |
|-------------------------------------|----------------------|
| • Siting and Site Scrape Inspection | • Wastepipes |
| • Floor Slab | • Framing / Pre-wrap |
| • Post Wrap / Cavity | • Half High Brick |
| • Preline | • Internal Membrane |
| • Drainage | • Final |

Documents required

Floor Slab

- B1: Slab - Codemarked Slab- Concrete Batch Certificate

Framing / Pre-wrap

- B1: Truss Certification And As-built Documentation

Preline

- G12: Pipework pressure test documentation

Internal Membrane

- E3: Membrane Documentation And Installers PS3.

Drainage

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

Final

- 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

Signature: Mark Homan

Position: Building Surveyor Residential Processing

On behalf of: Selwyn District Council

Issue Date: 02 November 2022

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.

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 - Inspection: The installer of internal waterproofing membrane in all wet areas must ensure that the system is installed strictly in accordance with the manufacturer's specifications and follows installation instructions and system requirements. Membrane must be trafficable at the time of the inspection. A Waterproofing Construction Statement is to be completed and provided to the Building Inspector at the time of the internal membrane inspection.

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: J Singh & I Kaur, 43 Nicolau Avenue, Rolleston, 7678

A code compliance certificate for the building work referred to in the attached project information memorandum or building consent number BC222012 will not be issued until a development contribution of \$14,196.52 is paid. The development contribution must be paid to the Selwyn District Council.

Development contribution is required for the following reasons:

Family flat

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.

Megan Holdaway

Resource Consents Technical Advisor

On behalf of: Selwyn District Council

Issue Date: 15 September 2022