

Blog ID: 275884

Author: Sally Blain

Created: 2022-02-28 07:36:39

Notes: blains has updated the complexity for this consent from "Unknown" to "R2 Complexity: Detached Dwelling"

Blog ID: 276239

Author: Mike Harry

Created: 2022-03-01 12:54:15

Notes: harrym has updated the complexity for this consent from "R2 Complexity: Detached Dwelling" to "R3 Complexity: Detached or Multi Unit Dwelling"

Blog ID: 276392

Author: Sara Azevedo

Created: 2022-03-01 17:08:38

Notes: Allocated to Shaun for NR checks

Blog ID: 276425

Author: Alex Grigg

Created: 2022-03-02 09:17:54

Notes: Property has a reticulated water connection available this is a restricted supply of 1 cubic metres per day with no firefighting service.; Engineering has no other reticulated services available
Crossing to private Right of Way

Blog ID: 276648

Author: Ross Savile

Created: 2022-03-03 09:09:08

Notes: MiniPim created for processing, file in application processing

Blog ID: 276657

Author: Natural Hazards

Created: 2022-03-03 09:19:34

Notes: Assets Input: Council has no current records to suggest that the land on which the proposed building work is to occur has been affected by natural hazards.

Blog ID: 276882

Author: Sara Azevedo

Created: 2022-03-03 18:25:11

Notes: I've sent a mail to Glen Stevens for geotech inputs.

Blog ID: 276888

Author: Sara Azevedo

Created: 2022-03-03 19:31:46

Notes: RFI

The proposed building does not comply with the following conditions:

â€¢ 17.7.3.1. Construction, alteration, or use of a building is a permitted activity that may be undertaken without a resource consent, if it complies with the following conditions:

(b) Any building that is constructed is not:

(i) a dwelling;

â€¢ 17.7.3.2 . (c) Only in relation to the construction of a dwelling or the use of a building for the purpose of a dwelling, and not an alteration, and except where any dwelling is connected to a reticulated water supply: â€¢ incorporating water mains fitted with fire hydrants; and â€¢ the closest fire hydrant is no more than 135 metres from the dwelling, the dwelling is EITHER (i) provided with a home fire-sprinkler system that is fitted with a reliable year-round water supply; OR (ii) provided with a water supply that is: â€¢ accessible to fire-fighting equipment; and â€¢ between 6 metres and 90 metres from the dwelling; and â€¢ on the same site as the dwelling (except where the specified volume or flow of water is in a pond, dam, or river that is within the required distances); and either â€¢ stores at least 45,000 litres; or â€¢ provides at least 25 litres per second for 30 minutes; AND (iii) connected to a reticulated supply that is

capable of supplying a potable water supply, or if such a supply is not available, the dwelling is supplied from: • a rainwater supply; or • a surface water source; or • a groundwater source that is both reliable and potable and, where stored on site, is at least 23,000 litres in volume.

• Condition (b) CN 9848633.2 : Landscape plans

• Condition (c) CN 9848633.2: Building colours

Please provide documents listed to proceed the application.

A resource consent will be needed as per 17.7.3.1. (b) (i).

Blog ID: 277089

Author: Sara Azevedo

Created: 2022-03-04 16:55:18

Notes: Glen Stevens inputs re Geotech requirements:

The proposed building is outside of the BLA described in the Consent Notice so will need a change to the CN. Since the original BLA was specified in the CN the property owner has had additional earthworks undertaken to modify the cut platform. These additional earthworks were undertaken under the supervision of Tasman Consulting Engineers Ltd (TCEL) , whom have provided certification of the new BLA (report dated 4 November 2021).

The original BLA did not meet the requirements of NZS3604 and the CN requires buildings to be located within the BLA and the foundations be subject to Specific Investigation and Design (SID) by a suitably qualified and experienced CPE. The recent certification of the new BLA identified an area suitable for building on under NZS3604. It also identified areas adjacent to the foot of the cut batter and top of the fill batter where building is not precluded, but foundations are to be subject to SID.

The application at hand is for the construction of a house that extends onto the areas adjacent to the batter slopes where the foundations are to be subject to SID. The applicant will need to provide Producer Statements to demonstrate this at building consent stage.

So a change to the CN can be granted (not withstanding any other non-geotechnical matters). The new CN should include conditions requiring foundations to be Specifically Investigated and Designed (SID) by a suitably qualified Chartered Professional Engineer with experience in foundation design (as per the TCEL report). Obviously the new BLA needs to be big enough to accommodate the proposed dwelling.

Blog ID: 277090
Author: Sara Azevedo
Created: 2022-03-04 17:14:17
Notes: agent e-mailed requiring the register of the new BLA into the CN, as per Glen Stevens instructions.

Blog ID: 277926
Author: Sara Azevedo
Created: 2022-03-10 10:12:17
Notes: Agent sent new plans showing the original BLA:
Further to our phone conversation of today I have had a look at the current title, the surveyor's plan attached and the previously submitted site plan. I can confirm the original BLA is not being altered and that the red hatched area on the previous site was a SID zone added as a result of the final Geotech certification from TCEL.

Please accept my apologies because the existing BLA was not marked very clearly (it had been taken off the surveyor's plan) and I should have enhanced the notation before the consent plans were submitted.

Please find a revised Site Plan which now shows the existing BLA more clearly marked and with a red line and the SID zone now shown as blue hatch and clearly labelled SID zone.

I would be grateful if you could pass this to your geotechnical consultant and explain that the BLA is not deviating from that as shown on the title or the surveyor's plan.

Blog ID: 277946
Author: Sara Azevedo
Created: 2022-03-10 11:00:47
Notes: RFI agent reminding about the outstanding conditions. Resource consent is still needed.
New site plans submitted forwarded to Glenn Stevens to confirm compliance.

Blog ID: 278230
Author: Shaun Burton
Created: 2022-03-11 11:44:02

Notes: Natural Resource check complete. No further consents needed

Blog ID: 278593

Author: Sara Azevedo

Created: 2022-03-14 16:23:04

Notes: Agent replied and will apply for a resource consent.

Blog ID: 279307

Author: James Kane

Created: 2022-03-17 13:46:50

Notes: email from designer forwarded to Sara Azevedo

Blog ID: 279420

Author: James Kane

Created: 2022-03-18 09:17:08

Notes: For ground bearing assessment in Site Considerations checklist - some clarification is required in this area

Blog ID: 279474

Author: Sara Azevedo

Created: 2022-03-18 11:26:30

Notes: Agent wants to discuss the necessity of an specific RC for this lot.
Waiting for Katrina/Julie`s instructions.

Blog ID: 279485

Author: James Kane

Created: 2022-03-18 11:58:40

Notes: RFI 1 sent

Blog ID: 279724

Author: James Kane

Created: 2022-03-21 12:31:52

Notes: investigation and email reply to agent

Blog ID: 279739

Author: Sara Azevedo

Created: 2022-03-21 13:04:29

Notes: As per Katrina's instructions, and considering the resource consents available for this area are lapsed, a resource consent will be required.
Agent e-mailed by Katrina.

Blog ID: 280540

Author: Sara Azevedo

Created: 2022-03-24 12:15:36

Notes: Sara Azevedo added 'Inspections Resource Consent' block for the following reason: RMA Hold

Blog ID: 282985

Author: Renee Holmes

Created: 2022-04-07 12:05:22

Notes: Focus Consultancy PROGRESSIVE Invoice March 12.75hrs/\$1759.50

Blog ID: 285612

Author: James Kane

Created: 2022-04-26 13:46:47

Notes: additional response from designer - not relevant as this had been discussed with the owner.
disregard this RFI and response. All out standing items resolved

Blog ID: 285613

Author: James Kane

Created: 2022-04-26 13:50:01

Notes: Form 4 created - attach to BC

Blog ID: 285623

Author: James Kane

Created: 2022-04-26 14:01:25

Notes: James Kane added 'BC Issue Awaiting Invoice' block for the following reason: Invoice Due

Blog ID: 285624

Author: James Kane

Created: 2022-04-26 14:01:25

Notes: James Kane added 'CCC Issue Other' block for the following reason: CCC Not Ready

Blog ID: 285625

Author: James Kane

Created: 2022-04-26 14:01:25

Notes: James Kane added 'Inspections BC Not Granted/Issued' block for the following reason:
Building Consent can be granted and issued on payment of the appropriate fees and levies.

Blog ID: 285626

Author: James Kane

Created: 2022-04-26 14:01:25

Notes: James Kane added 'Inspections Other' block for the following reason: RMA has not been completed

Blog ID: 285627

Author: James Kane

Created: 2022-04-26 14:02:12

Notes: Additional RFI 0.5 hours

Blog ID: 285640

Author: Sally Blain

Created: 2022-04-26 14:43:33

Notes: Sally Blain removed 'BC Issue Awaiting Invoice' block for the following reason: Invoiced

Blog ID: 285641

Author: Sally Blain

Created: 2022-04-26 14:43:51

Notes: Sally Blain removed 'Inspections Other' block for the following reason: RMA complete at the time of invoicing

Blog ID: 285642

Author: Sally Blain

Created: 2022-04-26 14:44:54

Notes: Sally Blain added 'BC Issue Awaiting Payment' block for the following reason: Awaiting payment - time tracked:0.85 hours building support time 21.13 hours processing time 9.00 inspections 30.98 Total building consent hours

Blog ID: 285643
Author: Sally Blain
Created: 2022-04-26 14:47:16
Notes: Sally Blain added 'CCC Issue Other' block for the following reason: Please email building support when CCC application is received so charges can be checked

Blog ID: 286731
Author: Nikii Steele
Created: 2022-05-03 14:51:53
Notes: Nikii Steele removed 'BC Issue Awaiting Payment' block for the following reason: Paid in full

Blog ID: 286733
Author: Nikii Steele
Created: 2022-05-03 14:54:30
Notes: Confirming if S75 applies as it is showing on the Form 5

Blog ID: 287114
Author: Renee Holmes
Created: 2022-05-05 10:49:29
Notes: Form 5: Building Consent 1 was unlocked for the following reason: James Kane to remove S71-73 as should not be on here

Blog ID: 287116
Author: James Kane
Created: 2022-05-05 10:54:23
Notes: James Kane added 'BC Issue Awaiting Invoice' block for the following reason: Invoice Due

Blog ID: 287117
Author: James Kane
Created: 2022-05-05 10:54:23
Notes: James Kane added 'CCC Issue Other' block for the following reason: CCC Not Ready

Blog ID: 287118
Author: James Kane
Created: 2022-05-05 10:54:23
Notes: James Kane added 'Inspections BC Not Granted/Issued' block for the following reason:
Building Consent can be granted and issued on payment of the appropriate fees and levies.

Blog ID: 287119
Author: James Kane
Created: 2022-05-05 10:54:23
Notes: James Kane added 'Inspections Other' block for the following reason: RMA has not been completed

Blog ID: 287129
Author: Renee Holmes
Created: 2022-05-05 11:02:50
Notes: Renee Holmes removed 'CCC Issue Other' block for the following reason: Duplicate

Blog ID: 287130
Author: Renee Holmes
Created: 2022-05-05 11:03:24
Notes: Renee Holmes removed 'Inspections Other' block for the following reason: RMA completed at time of invoicing

Blog ID: 287131
Author: Renee Holmes
Created: 2022-05-05 11:03:33
Notes: Renee Holmes removed 'Inspections BC Not Granted/Issued' block for the following reason:
Duplicate

Blog ID: 287132
Author: Renee Holmes
Created: 2022-05-05 11:03:40
Notes: Renee Holmes removed 'BC Issue Awaiting Invoice' block for the following reason: Invoiced

Blog ID: 287134
Author: Renee Holmes
Created: 2022-05-05 11:05:04
Notes: Renee Holmes removed 'Inspections BC Not Granted/Issued' block for the following reason:
BC is now granted and issued

Blog ID: 287135
Author: Renee Holmes
Created: 2022-05-05 11:05:11
Notes: Renee Holmes added 'CCC Issue Other' block for the following reason: CCC Not Ready

Blog ID: 287136
Author: Renee Holmes
Created: 2022-05-05 11:05:26
Notes: Renee Holmes removed 'CCC Issue Other' block for the following reason: Duplicate
