

Form 5

Building consent - BC220230

Section 51, Building Act 2004

The building

Street address of building: 105 Redvale Road, Redwood Valley
Legal description of land where building is located: Lot 14 DP 476117
Building name:
Location of building within site/block number: 105 Redvale Road, Redwood Valley
Level/unit number: 0

The owner

Name of owner: Andrew Shepherd
Contact person: Andrew Shepherd
Mailing address: 90 The Ridgeway
Stoke
Nelson 7011

Street address/registered office:
Phone number: Landline: Mobile: 0279527930
Daytime: No information provided
After hours: No information provided
Facsimile number: No information provided
Email address: chocolateclown@gmail.com
Website: No information provided
First point of contact for communications with the building consent authority:
Michael Lynch (Tangata Homes); Mailing Address: PO Box 10
Takaka 7142; Mobile: 02108901830; Email: michael@tangatahomes.co.nz

Building work

The following building work is authorised by this building consent:
Construct new dwelling with internal access garaging

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.

- TCE Ltd:
 - Site scrape:
 - subgrade/strength
 - sub/base as per geotechnical report
- Vector Structural Ltd:
 - Foundation beams, pads and slabs
- Vector Structural Ltd:
 - 1. Bracing walls
 - 2. Floor, roof & ceiling diaphragms
 - 3. Wall framing above living room gable face
- Vector Structural:
 - Augered concrete piles

Copies of all site reports/records must be provided to the BCA as work proceeds for their records, please upload these to the correct building consent via the AlphaOne portal.

Inspections

The following inspections are required:

- Prepour
- Framing / Pre-wrap
- Preline
- Drainage
- Final
- Floor Slab
- Post Wrap / Cavity
- Post Line
- Retaining wall

Documents required

Prepour

- B1: Retaining wall - Construction monitoring records
- B1: Foundations - Construction monitoring records

Floor Slab

- B1: Slab - Construction monitoring records

Drainage

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

Final

- PS4
- ROW - Foundation
- ROW - Framing
- ROW - Roof Cladding
- ROW - Cladding
- G9: Energy works certificate

Compliance schedule

A compliance schedule is not required for this building.

Attachments

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

- Advice notes
- Form 4: Certificate attached to PIM

James Kane

Position: Building Technical Officer - Contractor

On behalf of: Tasman District Council

Issue Date: 05 May 2022

Advice notes

Section 84-88 - Restricted Building Work: As this 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 (Tasman District Council) with a record of work, in the prescribed form, detailing what restricted building work has been carried out or supervised.

Electrical Energy Works Certificate: The Building Consent Authority places full reliance of the issue of energy work certificates to verify that the installation and completion of electrical services comply with the provisions of New Zealand Building Code Clauses G9. Code compliance certificate will not be issued unless the energy works certificates identifies compliance with this specific code clause and/or appropriate NZS/AS Standard, and confirms compliance with this building consent.

Pressure Test Certificate: 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.

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.

Inspection Schedule: This sets out the required inspections for each building individually, the inspection charges however are based on both buildings being constructed and inspected at the same time. If inspected separately additional inspections will be charged accordingly.

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.

As-Built Truss Layout: An 'as built' truss layout, showing truss and top plate connectors, along with design verification data and lintel sizes outside the scope of NZS 3604 must be available on site at the Prewrap Inspection for the Building Consent Authority officer to collect to facilitate the inspection and retain for record purposes.

Site Safety: Please ensure all appropriate site safety measures are provided throughout the contract works to comply with NZ Building Code Clause F5 and all occupational safety and health requirements.

Form 4

Certificate attached to Project Information Memorandum

Section 37, Building Act 2004

RE: BC220230, Andrew Shepherd, 105 Redvale Road, Redwood Valley

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:

Resource Consent

The proposal does not comply with the following condition:

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;

A resource consent is required.

Title Interests

The proposal does not comply with relevant conditions of Consent Notice 9848633.2:

(b) Landscaping and statements

(c) Building finishing and colors

Potable Water Supply

Potable Water Supply requirement (h) from Consent Notice is not satisfied.

Tanks must be separated into storage of potable water and storage of non-potable to be used for toilet flushing, laundry facilities and other outdoor use. Both need to have an specific design to address the issue of reduce water pressure and shall include a 50 millimetre Camlock coupling for firefighting purposes.

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.

Sara Azevedo

Sara Azevedo

Consents Officer

On behalf of: Tasman District Council

Issue Date: 24 March 2022