

21 April 2022

Andrew Shepherd
90 The Ridgeway
Stoke
Nelson 7011

Dear Andrew Shepherd

REQUEST FOR FURTHER INFORMATION

REFERENCE: BC220230

LOCATION: 105 Redvale Road, Redwood Valley

PROJECT: Construct new dwelling with internal access garaging

Your building consent application has been assessed and the following information or clarification is required in order to demonstrate compliance with the Building Act 2004.

The 20 day statutory clock is currently suspended awaiting a full response to all items below:

Main Building

Site Considerations

- Provide confirmation of datum point levels from the surveyor (notes on sheet 1.01 state 'assumed datum' - provide confirmation)

7/4 - Not Resolved - Designers Response (DR):

Please find a copy of the surveyor's topographical plan attached. The surveyor's plan is not to form part of the consent documentation because all of the info from the surveyor's plan has been transferred to the Site Plan. Once the surveyor has established RLs back to a known NZVD2016 point for various points and site features, then an 'assumed' datum can be given to a marked fixed point on site (in this case the stake indicated). From the RL (or given level) assigned to this stake the FFL will be set. The datum point the surveyor has used is located in the road and over 7m higher than the stake on site. Therefore using the assumed datum makes setting the FFL so much easier. This should be basic set-out/surveying knowledge.

The datum point the surveyor has used was from a BM up in Redvale Road & is outside the range that is possible to show on the pdf.

Re-assess/Clarification: The surveyor's topographical plan has not been provided.

- The water tanks are located outside of the BLA (refer Land Transfer plan). Please provide more justification as to how this complies with the requirements of the consent notice

7/04 - DR: The consent notice, which has since lapsed, does not discuss the location of the tanks. See copy of consent notice attached and copy of Sara Azavedo's email dated 24.3.22.

Response to next RFI : The tanks have now been relocated to be fully within the BLA. Refer to revised B1.01.

STILL TO CHECK

Water Tanks are currently located partially outside of the BLA. If these are to remain here, SID will be required. Please note that a revision to the consent notice may also be necessary

DR: The tanks have now been relocated to be fully within the BLA. Refer to revised B1.01.

Miscellaneous - Other

Point (0) of the consent notice states that buildings should be located at least 3m back from the top of the fill slope. This does not appear to have been achieved - please clarify and revise where necessary

B1: Walls, Wall bracing, Posts, Beams

- Provide confirmation of lintel and beam spans from Truss manufacturer (design summary etc)

- The beam to wall connection detail on sheet 5.02 indicates that the connection is as per SED details - Please clarify where this SED detail is.

Provide information on the column to alfresco connection (or clarify where this is located)

Roof Structure

design aligns with table 10.10

E2: Roof Cladding - General

Please clarify which roofing underlay will be used as data sheet provided is for covertek 401 and the BRANZ appraisal is for covertek 403

E2: Wall Cladding - General

Clarify what Building wrap is proposed as specs for more than 1 product have been provided (covertek 403,

watergate plus)

Provide information on proposed cavity battens (treatment, castellation, separation layers etc)

E2: Wall Cladding Systems

Provide product compliance information for the James Hardy cladding system (BRANZ appraisal etc)

G12: Water Supply

- Provide specific design for the storage of potable water supply to address the issue of reduced pressure as required by point (h) of the consent notice

- Show how point (h) (i) of the consent notice is being complied with

G13: Foul Water

Remove notes on site plan that indicate that the sewer connection is to an on site WW system

Ensure all items are addressed in a single response, and that this includes:

- A covering note outlining the response to each item
- Revised documents that clearly identify changes (e.g. referenced by revision clouds and document versions)
- Files that are in PDF format and to scale
- Only provide information specifically relating to this project

Please respond to this request within 20 working days or we may refuse to grant the consent. If you have any questions please contact me on 03 543 8400.

The 20 day statutory clock will be re-started when all the items above have been fully addressed.

You may receive requests for further information from other areas of Council, and these should be addressed separately to this request.

Yours sincerely

James Kane

James Kane

Building Technical Officer - Contractor
On behalf of **Tasman District Council**