



Form 5

Building Consent No: 2.2024.812.1

Section 51 Building Act 2004

Issued: 23 February 2025

The Building

Street address of building:	22C Campbell Street Geraldine 7930
Legal description of land where building is located:	LOT: 4 DP: 593446
Building Name:	N/A
Location of Building within site/block number:	N/A
Level/Unit number:	N/A

The Owner

Name of owner:	Roger Ernest Hallinan & Avis Hallinan
Contact person:	Care DMH Construction
Mailing address:	Nexia Christchurch Limited Level 4 - 123 Victoria Street Christchurch Central Christchurch 8013
Street address/registered office:	Nexia Christchurch Limited Level 4 - 123 Victoria Street Christchurch Central Christchurch 8013
Phone number:	0274336268
Landline:	N/A
Mobile:	0274336268
Daytime:	N/A
After hours:	N/A
Facsimile number:	N/A
Email address:	office@dmhconstruction.co.nz
Website:	N/A

First Point of Contact for Communications with the Building Consent Authority

Full name: Splice Design Limited
Mailing address: PO Box 20498 Bishopdale Christchurch 8093
Phone number: N/A
Mobile number: 0272189700
Email address: daniel@sdl.net.nz

Building Work

Intended use: Residential
The following building work is authorised by this consent: Erect Dwelling

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.

This building consent is subject to the following:

Conditions

Building Act 2004 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 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.

Compliance Schedule

A compliance schedule is not required for the building.

Inspections Required

No	Detail	Notes
1	Underslab Services	Provide installation pictures for correctly laid DPM
1	Floor Slab (Milestone)	In situ
1	Wall and Roof Framing (Milestone)	
1	Pre-Cladding - Wrap	
1	Foul and Stormwater Drainage (Milestone)	
1	Pre Line - Building (Milestone)	
1	Pre Line - Plumbing	
1	Post Line/Pre Stop	
1	Final Building - Residential	
1	Final Plumbing - Residential	
10	Total Inspections	

Engineer Inspections Required

Notes

Other Type 1 (Please specify)

M12 bolt for the extended rafter- Refer Engineers PS1

Documentation Required

Notes

Application for Code Compliance Certificate

Energy - Electrical Certificate

Drainage Plan

Statement of Thermal Performance for Windows & Doors

0.5

Notification to TDC of Every LBP engaged to carryout restricted building work before work commences

Stormwater Device Registration/Approval - stormwater@timdc.govt.nz

Soakpit to be registered prior to CCC.

Licensed Building Practitioner Forms Required	Notes
Designer 1	Gareth Carter
Carpenter 1	
Engineer 1	Denis Chernyshov
Foundation 1	
Roofer 1	

Note: Approved plans must be always on site (including for inspections).

Attachments

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

- NIL



Mark Stericker

Team Leader Approvals

On behalf of Timaru District Council

Date: 23 February 2025

Note: The Application for Code Compliance Certificate (CCC) (BA Form 6) should be completed as soon as possible following the completion of **all** building work. All required documentation must also be provided before the certificate can be issued. The Code Compliance Certificate application form is to be submitted using the Simpli Portal.



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Advice Notes

Building Advice Notes

Compliance with Consent

This building consent is permission to undertake building work in accordance with the approved plans and specifications. All work must comply with the provisions of the Building Code. Any alterations from the original plans and specifications must be approved via minor variation or amendment.

Endorsements

Endorsements on the plans and specifications form part of this approval.

Code Compliance Certificate

An application for Code Compliance Certificate must be made by the owner after all the building work to be carried out under the Building Consent is completed, as soon as practicable. The application for Code Compliance Certificate shall be in the prescribed form.

Lapse of Consent

This Building Consent lapses and is 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. An extension of time may be allowed subject to application through the consenting portal.

Siting

The owner of the property is responsible for the correct siting of buildings or additions in relation to boundary pegs.

Building Use

The building use is limited to that stated on the Building Consent. Any change of use would require a separate approval.

Qualified Plumber

Plumbing and drainage work is to be carried out by licensed trades persons only.

Fire Requirements

Domestic Smoke Alarm System Required - please refer to attachment on "Approved Plans". Designer has proposed for interconnected smoke alarm in accordance with NZS 4514:2021.

Notification of LBP's carrying out restricted building work

Section 87 States - Owner must notify names of licensed building practitioners engaged in restricted building work

(1) Before restricted building work commences under a building consent, the owner must give the building consent authority written notice of the name of every licensed building practitioner who—

(a) is engaged to carry out, or supervise, the restricted building work under the building consent; and
(b) was not stated in the application for the building consent under section 45(1)?(e).

(2) After any restricted building work commences under a building consent, the owner must give the building consent authority a written notice if—

(a) a licensed building practitioner ceases to be engaged to carry out, or supervise, the restricted building work under the building consent; or

(b) another licensed building practitioner is engaged to carry out, or supervise, the restricted building work.

(3) The notice under subsection (2) must—

(a) state that 1 or both of the circumstances specified in subsection (2)?(a) and (b) apply; and

(b) be given as soon as practicable; and

(c) name the other licensed building practitioner concerned (if any).

Timaru District Council Bylaw Chapter 2/238 (Obstruction/Shingle & Debris)

No person shall permit, allow or cause any shingle, earth, building rubble, or any other material to spill onto so as to cause a nuisance or danger or remain on any footpath, road or other public place.

Electricity Network Company

Caution: Survey your proposed building site for existing overhead and underground power wires.

Contact your Electricity Network Company regarding safe clearances from buildings and structures before construction.

Engineer Construction Monitoring

Identified within your consent is specific engineering design and an agreed level of construction monitoring (inspections) by a suitably qualified engineer.

You are required to provide a copy of each inspection carried out by the engineer (including any site instructions and or photos), to the BCA as soon as is reasonably practicable after the inspection has been carried out. Please refer to your building consent (inspections required) for the types of engineer inspections.

All inspection documentation is to be uploaded through the consent portal (documentation tab or request upload) for the BCA to assess and determine whether the work complies with the consent, thus completing the inspection process (Pass or Fail).

Acceptance Statement for Producer Statements PS1

Timaru District Council thanks you for providing a Producer Statement PS1 dated 07/02/2025, signed by Denis Chernyshov and issued by SMC Design Studio. The PS1 relates to building consent application BC: 2.2024.812.1 at 22C Campbell Street Geraldine 7930.

Producer Statements do not have an express statutory status under the Building Act 2004 but remain widely used in New Zealand as a means of establishing compliance with the New Zealand Building Code and Building Act 2004.

Timaru District Council acknowledges that Denis Chernyshov, who is suitably qualified and relevantly experienced, believes on reasonable grounds that the proposed building work will comply with the relevant provisions of the Building Code if constructed in accordance with the drawings, specifications and other documents provided or listed with the PS1. The Council is prepared to rely on the technical assurances given in the PS1 but does not accept the 'note' that purports to limit the design firm's liability to a maximum amount of \$200,000.

Timaru District Council also expects SMC Design Studio to hold professional indemnity insurance at a level sufficient to respond to a claim in the event of defective design.

Inspection Invoicing

Number of inspection types identified (10), number invoiced (09) reduced due to ability to do concurrent inspection types at one visit

Planning Advice Notes

Complies with District Plan

The site is zoned Residential 1 in the Operative Timaru District Plan. The proposed building work does comply based on the information submitted with the application.

Accords with Land Use Consent

The proposed building work is in accordance with Land Use Consent No.102.2025.8.1. Consent was granted on the 31 January 2025 for infringed recession planes at the western boundary.

Consent Notices

Consent notices pursuant to section 221 of the Resource Management Act 1991 have been registered against the site's title which requires:

"Storm water generated on these Lots by built development and hardstand areas, including the formed driveway, shall be contained before discharge to ground on-site. Storm water management shall be designed to limit discharge from the new allotment to a pre-development discharge rate of a 1 in 10-year return period, 24-hour rainfall event".

"All buildings used for residential purposes located on these lots shall have a minimum finished floor height above natural ground level of 300 mm".

The consent notices are required to be complied with on an ongoing basis unless an approval by the Timaru District Council is given to remove it.

Flooding

The Timaru District Council's Hazard Register identifies that part or all of the site may be subject to the risk of flooding. To obtain further information regarding the site's susceptibility to flooding, please contact Timaru District Council's Drainage and Water at stormwater@timdc.govt.nz

Proposed District Plan:

The Timaru District Council is currently undergoing a review of the current District Plan, which was made operative in 2005. The purpose of the District Plan Review is to review the current provisions of the Operative District Plan (2005) which may include introducing new or amended provisions/zoning to ensure that land use and subdivision in the Timaru District continues to be effectively provided for and managed.

The Timaru District Council publicly notified the Proposed District Plan on 22nd September 2022. There are certain rules in the Proposed District Plan that have immediate legal effect from the date of notification. The proposal has been assessed against these rules:

*** RULES THAT HAVE IMMEDIATE LEGAL EFFECT:**

- No rules are applicable

*** OTHER RULES THAT EFFECT THIS PROPERTY:**

- Flood Assessment Area
- General Residential Zone

The Proposed Timaru District Plan is subject to change at any time. Further rules will come into legal effect and/or become fully operative at the close of submissions, the release of decisions and the resolution of appeals. Your building/structure needs to comply with these rules at the time of construction/building work. You should check with the Council whether any changes have occurred since the date this PIM / Building Consent has issued. The information provided with this PIM / Building Consent on District Plan requirements is applicable as at the date this PIM / Building Consent is issued: there may be changes to the District Plan rules following the release of this PIM / Building Consent that may affect this site and surrounding properties. If this is the case, your building/structure must comply with such change of rules at the time of construction/building work otherwise a resource consent must be obtained prior to construction/building work. If this generates any uncertainty it would be prudent during this transition period for an application to be made for a certificate of compliance under section 139 RMA with the PIM / Building Consent. To find out more on the Proposed District Plan, its status, and how it applies to your property, please refer to the links below:

Link to the Information on the Proposed District Plan review and its status :
[Timaru.govt.nz/pdp](http://timaru.govt.nz/pdp)

Link to find out the zoning and rules in the Proposed District Plan :
<http://timaru.isoplan.co.nz/ePlan>

Link to the Certificate of Compliance application form:
<https://www.timaru.govt.nz/services/planning/certificates-of-compliance#:~:text=A%20Certificate%20of%20Compliance%20is,permitted%20by%20the%20District%20Plan>

Roading Advice Notes

Urban Residential Entry - Vehicle Crossings and Works on Road

No works shall be carried out on the public road area without an approved Services Consent, approved Traffic Management Plan and a Corridor Access Request (CAR). It is recommended that issues relating to property access (including relocation of existing street trees or other services) be discussed with Council before detailed building drawings are completed.

A Services Consent and CAR must be in place prior to commencement of work for the following:

- Modification or change of use of an existing vehicle crossing (including extension for Right of Way purposes and upgrade to comply with current Council Standards)
- Proposed installation of new vehicle crossing.
- Removal of any redundant/obsolete vehicle crossing(s) and subsequent reinstatement to kerb and channel, roadmarking, and grass berm, where applicable.

Works must be carried out only by a Council Infrastructure Approved Contractor.

Damage Caused to Roothing Infrastructure

In accordance with Timaru District Consolidated Bylaws, Chapter 10, Clause 1003: The applicant shall also be responsible for any damage caused to the road, footpath, roadmarking, paved or planted areas that may occur during the course of the work. Repair works to the roading infrastructure must be carried out only by a Council Infrastructure Approved Contractor.

Water Advice Notes

Existing Water and Sewer Connections

There are existing connections to the public water and sewer networks within this property. If the existing connections require realignment or cannot be utilised, an approved Services Consent is required for new connections to the public infrastructure.

For further information on the water supply please refer to Council's website:
www.timaru.govt.nz/water-supplies

Infrastructure Advice Notes

Location of Existing Services

Council can provide information regarding Council Infrastructure that is the most accurate on record, via the beforeudig website: www.beforeudig.co.nz

Infrastructure Services installed to the Property Boundary

Infrastructure services of water and sewer to this property were installed in conjunction with Services Consent 60.2023.267.1.

Provided only a single residential dwelling is to be constructed, and the existing laterals installed by the developer are to be utilised, a Services Consent is not required. The property will be rated in accordance with the Rating Powers Act upon completion of construction of the dwelling.

If the vehicular access is gained via the access installed by the developer no further action is required. If a crossing is still to be installed or the developer installed crossing requires alteration and/or extension an application is required to be applied for and consent granted prior to physical works being carried out.

Stormwater Engineers Advice Notes

Stormwater Discharged to Soakpits

It is noted that stormwater is to be discharged to soakpits.

This is required to be registered through a Stormwater Discharge Certificate. Please see our website for an application form and further information: www.timaru.govt.nz/sdc