Form 5
Building consent - BC260549
Section 51, Building Act 2004

The building

Street address of building:	115 Solihull Drive Rolleston
Legal description of land where building is located:	LOT 61 DP 624732
Building name:	
Location of building within site/block number:	115 Solihull Drive Rolleston
Level/unit number:	0

The owner

Name of owner:	I Shephard Interiors Limited
Contact person:	Ian Shephard
Mailing address:	20 Izone Drive Rolleston 7614
Street address/registered office:	
Phone number:	Landline: Mobile: 021461886
Daytime:	No information provided
After hours:	No information provided
Facsimile number:	No information provided
Email address:	admin@ishephardhomes.co.nz
Website:	No information provided

First point of contact for communications with the building consent authority:
Karen Van Der Mespel; Mailing Address: 100 Lake Terrace East
Mount Gambier 5290; Mobile: 0061433467730; Email: karenvandermespel@gmail.com

Building work

The following building work is authorised by this building consent:
Construction of detached dwelling - single storey with 4 bedrooms and attached garage

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 for their records as work proceeds.

Inspections
The following inspections are required:

- Siting and Site Scrape Inspection
- Wastepipes
- Framing / Pre-wrap
- Pre-plaster
- Drainage
- Prepour
- Floor Slab
- Post Wrap / Cavity
- Preline
- Final

Documents required
Wastepipes

- G12: Pipework pressure test documentation
- G13: Underslab plumbing as-built & plumbers details

Floor Slab

- B1: Slab - Construction monitoring records

Framing / Pre-wrap

- B1: Truss certification

Post Wrap / Cavity
- H1: Statement Of Thermal Performance For Windows And Doors

Preline
- G12: Pipework pressure test documentation

Drainage
- E1VM1: Soak Pit Percolation Test And Construction Statement
- E1: Stormwater drain leakage test and as-built plans
- G13: As-builts, drainlayer details, pipework test

Final
- Record Of Work - Foundations
- Record Of Work - Carpentry
- Record Of Work - Wall Cladding Systems
- Record Of Work - Roof Cladding
- Record Of Work - AAC Panel Installation
- 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:

- Approved plans and specifications
- Advice notes

Signature: Ben Dallimore

Position:
On behalf of: Selwyn District Council
Issue Date: 07 April 2026

Advice notes

Section 92 - Application for Code Compliance Certificate: Section 92 – Application for Code Compliance Certificate
An owner must apply for a Code Compliance Certificate as soon as practicable after the building work is completed. Please complete the application within the AlphaOne system and upload the relevant documentation to ensure a code compliance decision can be made by the BCA.

Section 92 (2A) – Restricted Building Work
Where the building work involves restricted building work, the owner must include records of work provided by all licensed building practitioners who carried out or supervised restricted building work under this consent. Records of work must be in the prescribed form (Form 6A), detailing what restricted building work has been carried out or supervised. The records of building work must be submitted via the customer portal against the relevant consent.

Section 92 (3 and/or 3A) – Modular Components
Where the building work involves the manufacture of and/or use of a modular component the code compliance certificate application must be accompanied by a current manufacturers certificate for that component.

Section 92 (4) – Energy Work (Electricity and/or Gas)
Where the building work involves energy work in relation to the granted building consent the owner must include any energy works certificates relating to the energy work.

If no application for a Code Compliance Certificate is made within 24 months of the date on which the building consent was granted, the BCA will make a Code Compliance Certificate decision in accordance with Section 93.

Section 362T - Residential: This section of the Building Act requires that where a building contractor has carried out building work under a residential building contract then as soon as practicable after completion of the building work, the building contractor must provide in writing the information and documentation prescribed by regulations made under this Act to the following persons:

- the client; and
- the relevant territorial authority.

Persons failing to do so, commit an infringement offence and is liable to a fine not exceeding $2,000.

Developer covenants may apply to the section you own: Please be aware that Council does not check any covenants on the record of title that may have been placed by the Developer that may restrict further subdivision and/or other matters.
Enforcement of the covenants may be by any affected party under a civil action. Please seek appropriate legal advice if your record of title shows covenants.

Onsite requirements: Please note for an inspection to proceed:
• Ensure that there is suitable signage in place to help our inspectors find your site, particularly in rural or remote areas.
• The Building Inspector must have full and safe access to inspect all the required elements of the building work (eg; scaffolding, fall restraint, scissor lift, etc) such as flat roofs, chimney back flashings, internal gutters, etc.
• You must have the approved building consent documents available on site that are clearly legible for the inspector to reference (ie; hard copy in good condition or on a device minimum A4 paper size).
• Someone must be onsite if your building is occupied or where a site induction is required by the contactor.

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.

Building Location Certificate - May be Required: Council reserves the right to request a building location certificate to confirm that the building has been placed / set-out in accordance with the approved building consent documents and district plan.

Required Documents: It is essential that required documents are provided as work proceeds as this information is relied on to confirm compliance of the building work.
Throughout the construction phase of the building work approved under this building consent, the Building Inspector may place a BLOCK on Inspections until outstanding required documents are received and reviewed by Council. Please ensure that required documents are uploaded within AlphaOne promptly when available to avoid any delays in resolving issues. No further inspections will be able to be booked until the BLOCK is removed.

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.

Final Inspection: As part of the final inspection, locations of all smoke alarms throughout the building will be checked. This includes viewing each alarm and activating the alarms to confirm functionality.

Plaster systems: Written verification and supporting documentation to confirm the exterior plaster cladding system has been completed in accordance with the manufacturers specifications or where solid plastering has been used NZS 4251, should be supplied to the owner to submit with their documentation for code compliance certificate application.

Waterproofing System Verification: The Building Consent Authority will not undertake inspection of this waterproofing membrane application, as it involves minor work. However, verification will be required from the

installer of the internal tanking systems to certify that the system has been installed in accordance with the building consent and manufacturer specifications.

Soakpit: Please provide confirmation from a registered drainlayer that adequate soakage and catchment calculation testing is achieved prior to the installation of the soakpit.