

BUILDING CONSENT - ABA-2018-2535

(Section 51, Building Act 2004)
Form 5

The building

Street address of building: 24 Tensing Street Dunedin

Legal description of land where building is located: LOT 7 DP 9489

Building Name: N/A

Location of building within site/block number:

Level/unit Number:

The owner

Name of owner: J H Blair

Contact person: J H Blair

Mailing address: 24 Tensing Street, Dunedin 9010

Street address/registered office:

Mobile: 027 633 1966

Landline:

Email address: mrjhblair@gmail.com

First point of contact for communications with the building consent authority: As above

Building work

The following building work is authorised by this building consent:

Add to Dwelling Conservatory, Demolish Chimney, Install Bi-Folding Doors and Lintel

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.

Compliance Schedule

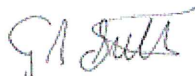
A compliance schedule is not required for the building.

Attachments

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

Project Consideration PCON-2018-654

List of required site inspections



Grant Sutton
Authorised Officer
On behalf of Dunedin City Council

Date: 17 January 2019

Project Consideration Summary

PCON-2018-654

Add to Dwelling Conservatory, Demolish Chimney, Install Bi-Folding Doors and Lintel
24 Tensing Street Dunedin

Departmental Information for this project is as follows

Building and Drainage

Except in the case of emergencies, any work with noisy equipment is to be carried out in accordance with the Construction Noise Standard NZS 6803:1999

Your attention is drawn to Clause F5 (**Construction and Demolition Hazards**) of the New Zealand Building Code. This site may require site fencing and hoardings, water hazard fencing, gantries or toeboards.

To comply with the New Zealand Building Code.

Water

Reticulation maps: A copy of the Council's water and a wastewater (foul sewage and stormwater) public infrastructure map are attached and shows the presents of DCC foul and stormwater sewers on-site and under the existing dwelling. The maps are also available on the Dunedin City Council website-water-services-map.

Restrictions on work near infrastructure: Prior to commencing any works, all Council-owned structures, pipes, and associated fittings within the subject property are to be located and, if necessary, protected by the applicant. No building or excavation shall occur within 2.5 metres of any Council water or wastewater infrastructure unless the written approval of Water and Waste Services has been given. At least 5 working days' notice of an intention to excavate must be given.

Watercourses: A review of the Council's GIS records does not show the presence of watercourses at the subject property. Not all watercourses within Dunedin City are recorded or known to the Council, therefore it is recommended that the applicant checks the site. For further information see the watercourse information sheet on the Dunedin City Council website-water course information.

Stormwater; concentrated by the roof can drain into the existing stormwater drain on-site. The as built drain plans, provided with the consent documents, details the location of the private drains on-site. The plans have been provided by a previous owner/agent. Its accuracy has not been verified and the position, level or existence of private drains is subject to verification on site by the owner of the land or their agent. Any drain not located or disconnected is responsibly of the owner or agent

Transport

Any damage to Council's Street Frontage will be reinstated at the Applicant's cost.

TEMPORARY TRAFFIC MANAGEMENT ON DUNEDIN CITY COUNCIL ROADS

In February 2014 the Dunedin City Council adopted the New Zealand Transport Agencies 4th edition of the Code of Practice for Temporary Traffic Management (COPTTM).

This is the standard by which traffic and pedestrians are managed at work and other event sites on roads and streets within the Dunedin City's jurisdiction. Accordingly it is the responsibility of every person or organisation that is carrying out work or other activity on Council roads to comply with these procedures, which includes the requirement to have a Temporary Traffic Management Plan (TMP) and for that plan to be prepared by a qualified Site Traffic Management Supervisor (STMS).

Contractors and other operators are reminded by Council of their responsibility to ensure that the worksite that they are on meets the requirements of the Local Road Supplement of COPTTM when that site is on a Council road or the work involves worksite equipment and or personnel working from the road.

The New Zealand Transport Agency is the road controlling authority for State Highways.

Further information may be obtained from Dunedin City Council Transportation Operations phone 03 477 4000.

Planning

The application is to carry out the following work: Add to Dwelling Conservatory, Demolish Chimney, Install Bi-Folding Doors and Lintel.

Dunedin currently has two district plans: the Operative Dunedin City District Plan 2006 (the "Operative District Plan", and the Proposed Second Generation Dunedin City District Plan (the "Proposed 2GP"). Until the Proposed 2GP is made fully operative, both district plans need to be considered in determining the activity status and deciding what aspects of the activity might require resource consent.

The site is zoned Residential 1 in the Operative District Plan and General Residential 1 in the Proposed 2GP.

The plans provided with the building consent application indicate that the proposal will satisfy the relevant requirements of both District Plans and existing use rights can apply to any existing breaches.

Therefore, resource consent is not required.

It is noted that Council's aerial photography suggests that an existing garage is located within Road Reserve associated with State Highway 1.

JG 11/1/2019

Date printed: 11 January 2019



Dunedin City Council – Building Services

Record of Required Site Inspections

Address:

ABA#:

At least two working days' notice is required for each inspection
Building Services Inspection Booking Phone (03) 474-3306 or for mobile phones 0800-322-467
 Website access: <http://www.dunedin.govt.nz/council-online/online-forms/inspection-request>

If possible, please provide a working space to allow inspectors to set up their work stations.

An 'x' represents an indication of the required inspections.

It is possible that further inspections are necessary depending on the nature of the work.

All items will be reconsidered at time of the final inspection and prior to the issue of the CCC.

Building in Ground (BING)		
Elements Inspected		DCC Signature
	Resource Consent	
	Siting	
	Ground	
	Foundations	
	Piles	
	Floor Slab/ Suspended Concrete Slab	
	Finished Floor Levels	
	Secondary Flow Paths	

Sub Floor & Basement (SFBT)		
Elements Inspected		DCC Signature
	Block Work/ Foundation Block Work	
	Sub-Floor Framing	
	Sub-Floor Insulation	
	Sub-Floor Ventilation	

Exterior Framing & Pre-wrap (EFPW)		
Elements Inspected		DCC Signature
	Roof Framing	
	Truss Framing	
	Wall Framing	
	Floor Framing	
	Bracing	
	Structural Steel	

Exterior Pre-clad (EXPC)		
Elements Inspected		DCC Signature
	Building Wrap	
	Cavity, Battens & Flashings	
	Pre Plaster & Flashings	
	Half High Brick & Flashings	

Post Line (POST)		
Elements Inspected		DCC Signature
	Post Line Bracing	
	Fire Ratings	

Services in Ground (SING)		
Elements Inspected		DCC Signature
	Under Slab	
	Foul Water	
	Storm Water	
	Manholes Mud Tanks	
	As Built Drainage Plans	

Services Interior Pre-line (SIPL)		
Elements Inspected		DCC Signature
	Under Floor	
	Pre-line Water	
	Pre-line Soil & Waste	
	Pipe Insulation	

Water Proofing (WPIM)		
Elements Inspected		DCC Signature
	Basement Tanking	
	Waterproof Membranes	
	Installer Declaration Supplied	

Interior Framing & Pre-line (IFPL)		
Elements Inspected		DCC Signature
	Insulation Walls	
	Insulation Ceilings	
	Moisture Content %	
	Ceiling Framing	
	Air Seals	

	Building Final Residential (BFRS)		Building Final Commercial (BFCM)
	Elements Inspected		DCC Signature
	Roof & Flashings		
	Cladding Completed		
	Finished Ground Levels		
	Retaining Walls		
	Barriers/Pool Fencing		
	Stairs/Handrails		
	Smoke Alarms		
	Impervious Surfaces		
	Heating Appliance		
	Glazing		
	As Built Plans		
	Electrical Works Certificate		
	Records of Work (ROW)		
	Ventilation		
	Egress		
	Accessibility		
	Fire & Safety Features		
	Final Fire Ratings		
	Completion		

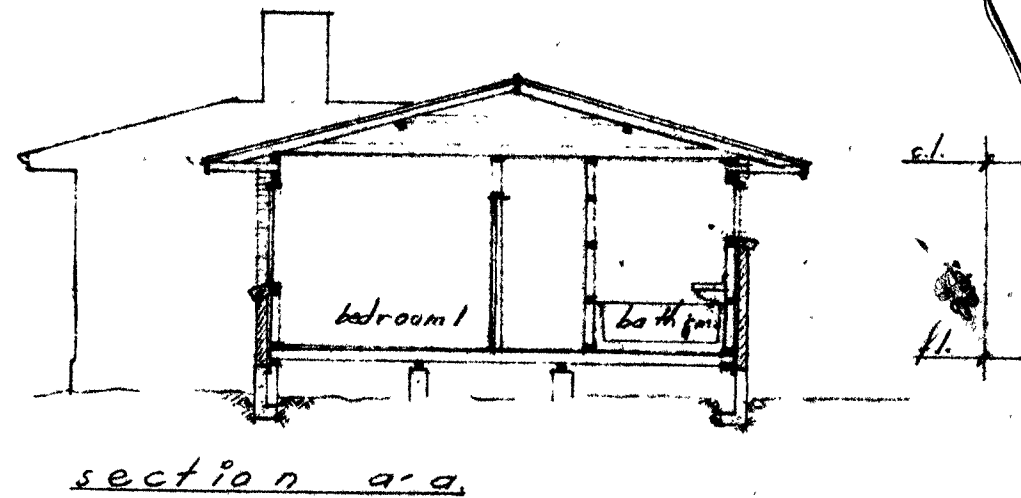
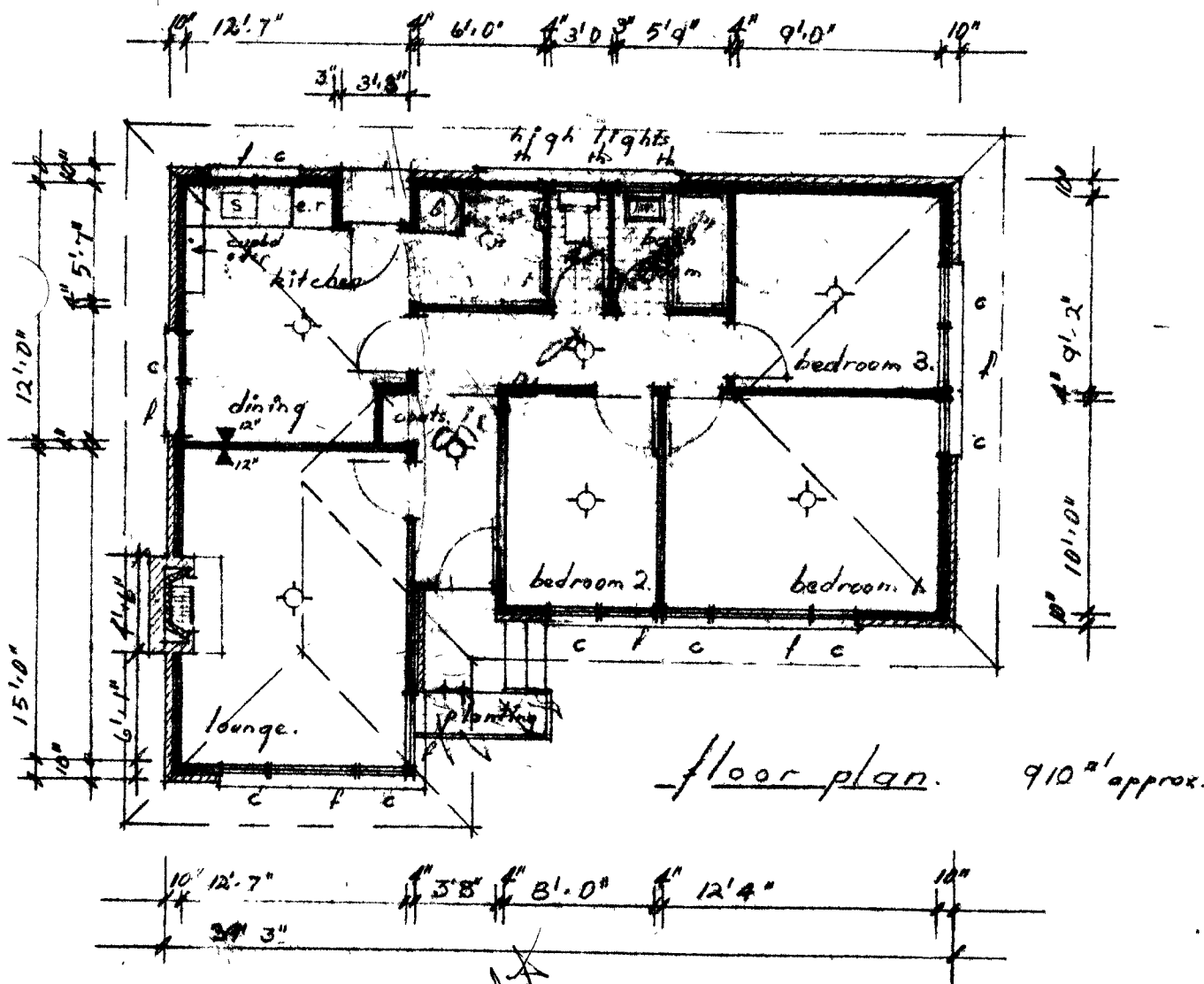
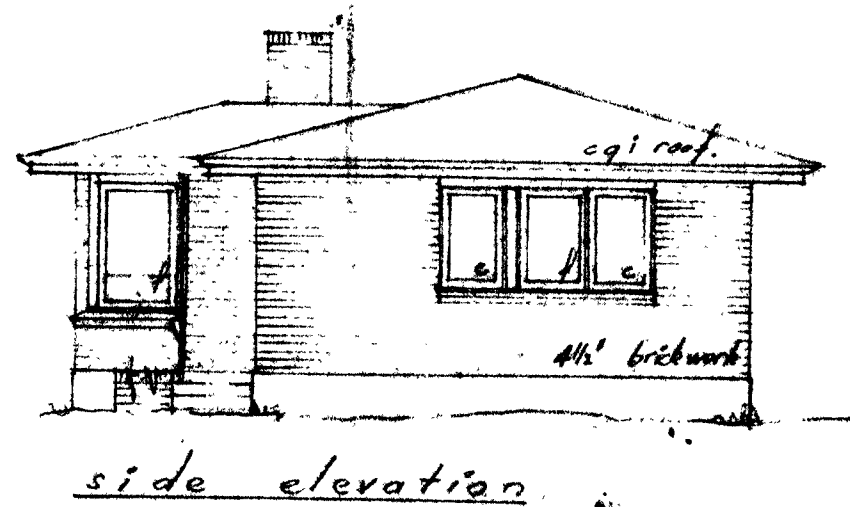
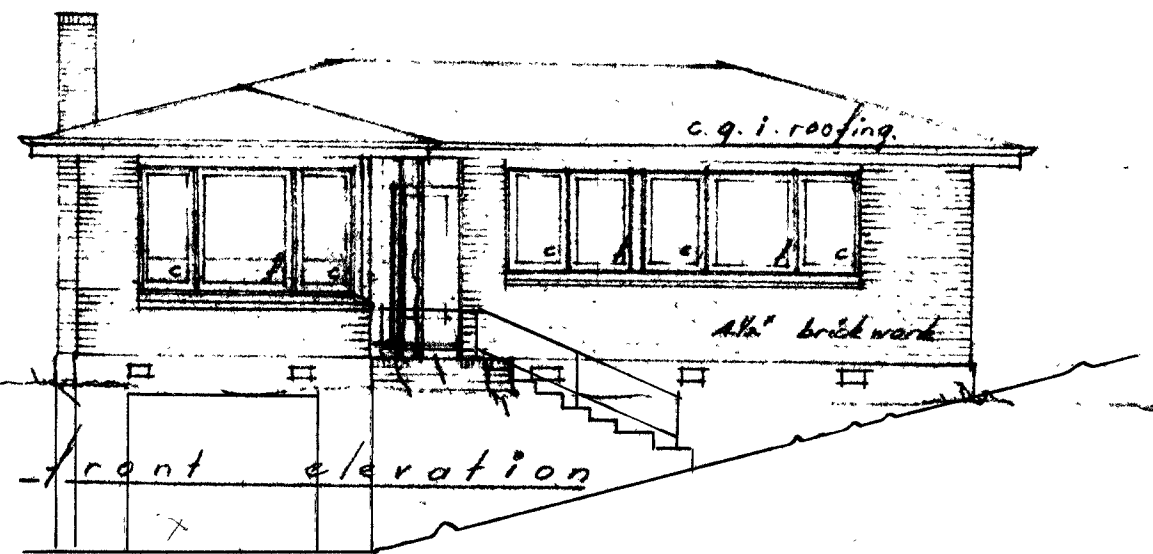
	Services Final Residential (SFRS)		Services Final Commercial (SFCM)
	Elements Inspected		DCC Signature
	Flashings & Penetrations		
	Guttering		
	Down Pipes		
	Septic Tanks		
	Impervious Surfaces		
	Glazing		
	Sanitary Fixtures & Appliances		
	Ventilation		
	Smoke Alarms		
	Solar Heating		
	Heating Appliance		
	Hot Water Cylinder		
	Tempering Device		
	Back Flow		
	Grease Traps		
	Oil Interceptors		
	Electrical Works Certificate		
	Gas Certificate		
	As Built Plans		
	Completion		

	Heating Appliance Final (HEAF)		
	Elements Inspected		DCC Signature
	Heating Appliance		
	Hot Water Cylinder		
	Tempering Device		
	Smoke Alarms		
	Roof & Flashings		
	Roof Framing		
	Records of Work (ROW)		
	Completion		

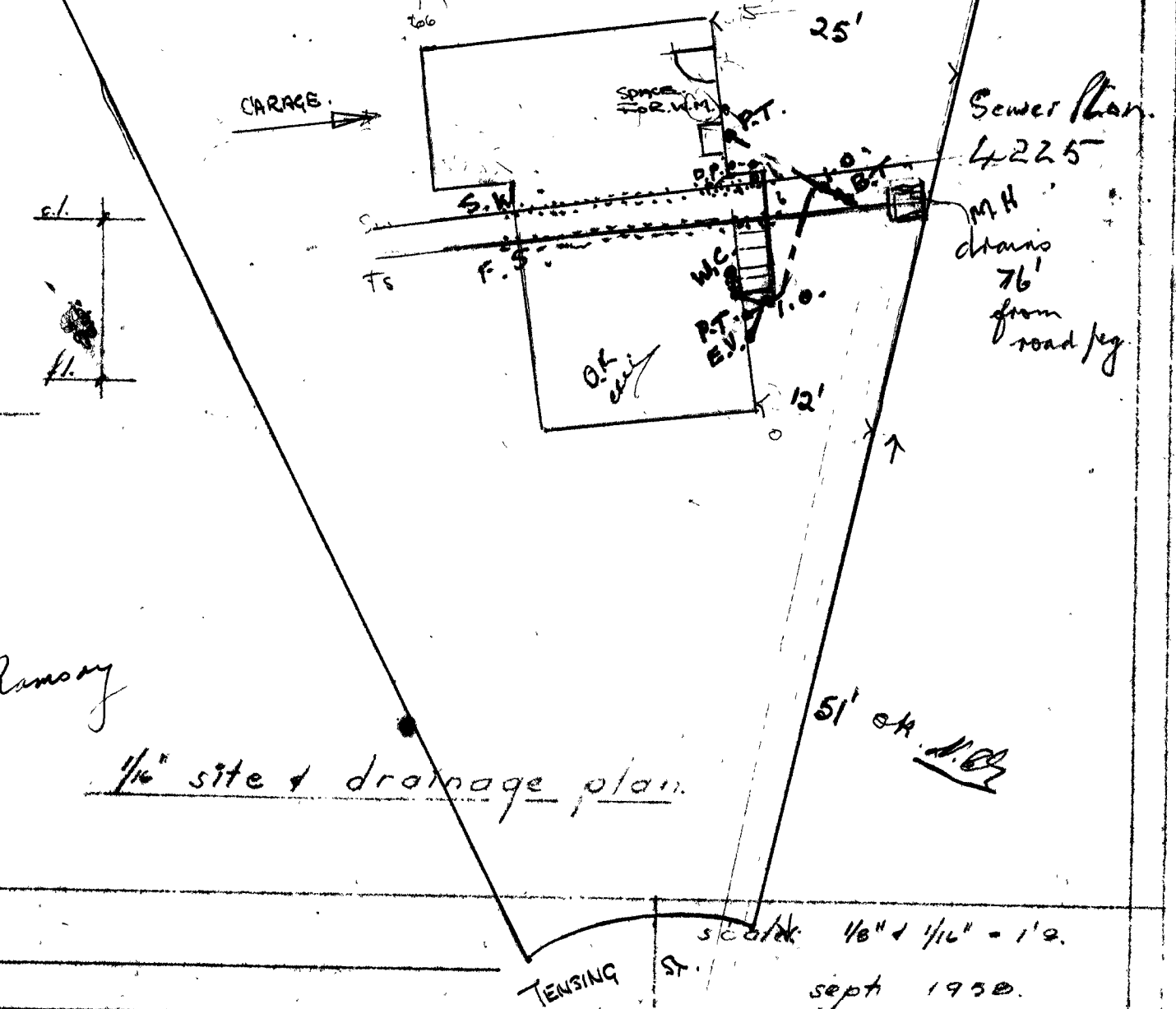
	Producer Statements	
	Elements Inspected	DCC Signature

	Certificates of Compliance	
	Elements Inspected	DCC Signature

	General Comments



- LEGEND**
- Existing Drains
 - New Foul Drains
 - New Stormwater Drains



stone & moore ltd. builders
House no. 5.a.

proposed residence for Mr. J. Ramsay
Tensing St. no 7.

scale 1/8" = 1' 2"
Tensing St.
sept 1950.