

# Form 5 Building consent - BC220845

Section 51, Building Act 2004

### The building

Street address of building: 38 High Street

Leeston

Legal description of land where building is located: LOT 1 DP 577113

Building name:

Location of building within site/block number: 38 High Street

Leeston

Level/unit number: 0

#### The owner

Name of owner: RA Frampton & F Kalamorz

Contact person: Rebekah Frampton

Mailing address: 38 High Street

Leeston 7632

Street address/registered office:

Phone number: Landline: Mobile: 0276345355

Daytime: No information provided
After hours: No information provided
Facsimile number: No information provided

Email address: rebekah.frampton@gmail.com

Website: No information provided

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

## **Building work**

The following building work is authorised by this building consent: Construction of outbuilding - Garage, unlined, no sanitary facilities

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 71 - 73:** As the building is on land subject to a natural hazard specifically (erosion / falling debris / subsidence / inundation / slippage), the Building Consent Authority will on issue of the building consent, notify the consent to the Registrar-General of Land in accordance with section 73 of the 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 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 as work proceeds for their records. Please ensure the required documents listed on the Building Consent Form 5 are uploaded to the consent record via the customer portal (https://consents-sdc.abcs.co.nz/).

#### Inspections

The following inspections are required:

• Prepour

Post Wrap / Cavity

Drainage

Final

#### **Documents required**

Drainage

E1: Stormwater drain leakage test and as-built plans

# Compliance schedule

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A compliance schedule is not required for the building.

# **Attachments**

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

Advice notes

Signature: Delwyn Phillips

Position: Building Surveyor Residential Processing

On behalf of: Selwyn District Council

Issue Date: 16 June 2022

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#### **Advice notes**

**Design Engineer:** Council reserves the right to call on the project design engineer, at any time to inspect the fabrication and construction of the structure, referenced on the design drawings, to verify that the structure meets the relevant regulatory performance requirements and publicised standards. The design engineer will, following satisfactory inspection (including remedial actions and re-inspection), provide copies of the site inspection / instruction(s) and verify that the works have been completed / installed correctly.

This building consent will lapse and be 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.

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