Form 5
Building consent - BC212449
Section 51, Building Act 2004

The building

Street address of building:	27 Palmer Avenue Rolleston
Legal description of land where building is located:	Lot 516 of S/D of Lot 3000 DP 555938
Building name:	
Location of building within site/block number:	27 Palmer Avenue Rolleston
Level/unit number:	0

The owner

Name of owner:	RW2020 Ltd
Contact person:	
Mailing address:	368 West Melton Road RD 5 Christchurch 7675
Street address/registered office:	
Phone number:	Landline: Mobile: 0274310635
Daytime:	No information provided
After hours:	No information provided
Facsimile number:	No information provided
Email address:	info@wendelbornproperty.co.nz
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:
4 bedroom domestic dwelling with attached single 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.

Construction monitoring requirements
Please contact the following consultants directly to arrange the construction monitoring identified which they have been engaged to carry out.

- Andy Hall - Davie Lovell-Smith Ltd:
  Carry out the site scrape excavation inspection

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:

- Wastepipes
- Framing / Pre-wrap
- Pre-plaster
- Drainage
- Floor Slab
- Post Wrap / Cavity
- Preline
- Final

Documents required

Wastepipes

- B1: GeotechEngineer - Site Inspection Notice - Site Scrape

Framing / Pre-wrap

- B1: Truss Certification - As Built Documentation

Preline

- G12: Pipework pressure test documentation

Drainage

- E1VM1: Soak Pit Construction Statement
- G13: As-builts, drainlayer details, pipework test

Final

- G9: Energy works certificate

Compliance schedule

A compliance schedule is not required for the building.

Attachments

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

- Advice notes
- Form 4: Certificate attached to PIM

Signature: Mike Collett
Position: Building Control Officer
On behalf of: Selwyn District Council
Issue Date: 06 December 2021

Advice notes

Section 92 (2A) - Code Compliance Certificate Application - Restricted Building Work: An application for Code Compliance Certificate is required to be applied for within 24 months of the Building Consent issued date, please complete this within the AlphaOne system.
As the building work involves restricted building work, all licensed building practitioners who carry out or supervise restricted building work under this consent must on completion of the work provide the Owner and the Territorial Authority (Selwyn District Council) with a record of work, in the prescribed form (Form 6A), detailing what restricted building work has been carried out or supervised.
In accordance with S92 of the Building Act records of work must be included with the application for Code Compliance Certificate.

The records of building work may be submitted via the customer portal as follows:
Sign in;
Search for the appropriate project in My Applications;
Go to the Action menu by the application progress bar and select Upload Documents;
On the Miscellaneous document select attach file and upload your document.

Section 37 - RMA: This consent is issued subject to section 37 of the Building Act 2004. A resource consent is required under the Resource Management Act 1991 for district plan non-compliance and has not yet been obtained. Until this approval has been received from the relevant Territorial Authority no building work may proceed OR building work may only proceed to the extent stated on the Form 4 certificate.

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.

S223/S224 - Subdivision not completed: As the building is being built in a subdivision that is yet to be completed, verification that the sewer and water supply systems in the subdivision are fully operational is required before connection to these systems may occur. A Certificate under Section 224 of the Resource Management Act is provided, or approval is obtained from the Council Subdivision Engineers.
A CCC will not be issued until these services have been confirmed and approved, if you intend to occupy prior to the confirmation of services being installed a temporary holding tank with alarm and service contract will be required. These details must be submitted along with your Code compliance certificate application.

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.

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.

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.

Form 4
Certificate Attached to Project Information Memorandum

Section 37, Building Act 2004

RE: BC212449, Rw2020 Ltd, 27 Palmer Avenue
Rolleston

Restrictions on commencing building work under the Resource Management Act 1991

The building work referred to in the attached project information memorandum or building consent is also required to have the following resource consents under the Resource Management Act 1991:
The section 224 certificate in relation to the subdivision that will create this lot has not yet been issued. This means that the Council has not yet approved the construction of the infrastructure (such as roads, water supply and sewerage) that will serve this lot. Until this infrastructure is approved by the Council, the proposed dwelling will not comply with District Plan rules requiring connection to reticulated water supply and sewerage infrastructure or access to a formed legal road. Until the section 224 certificate is approved and the new lots are created, the proposed dwelling would also breach the District Plan rules that limit the number of dwellings per allotment to one.

Therefore, a section 37 notice has been placed on your building consent, meaning you cannot commence construction until the section 224 certificate has been issued. Once the subdivision is approved pursuant to section 224 of the Resource Management Act 1991, the resource consents team will review your building consent and lift the section 37 notice.

As these resource consents will or may materially affect the building work to which the attached project information memorandum or building consent relates, until they have been granted no building work may proceed.

Failure to comply with the requirements of this notice may result in legal action being taken against you under the Resource Management Act 1991.

For further information regarding this memorandum contact the duty planner on (03) 347 2868, or email planning.info@selwyn.govt.nz.

Liana Hills
Assistant Resource Management Planner
On behalf of: Selwyn District Council

Issue Date: 13 October 2021