

Form 5

Building consent - BC190130

Section 51, Building Act 2004

The building

Street address of building: 278 Meeanee Road
Meeanee
Napier 4112

Legal description of land where building is located: Lot 13 Deeds Plan 96

Building name:

Location of building within site/block number: 278 Meeanee Road
Meeanee
Napier 4112

Level/unit number:

The owner

Name of owner: Judith Stones

Contact person:

Mailing address: 278 Meeanee Road
Meeanee
Napier 4112

Street address/registered office:

Phone number: Landline: Mobile: 021 026 19835

Daytime: No information provided

After hours: No information provided

Facsimile number:

Email address: m.jstones@xtra.co.nz

Website: No information provided

First point of contact for communications with the building consent authority:
Gordon Sanson (Chango Limited t/a Homeworx); Mailing Address: 336 Meeanee Road
Meeanee
Napier 4112; Phone: 06 843 8834; Email: gordon@homeworx.co.nz

Building work

The following building work is authorised by this building consent:

New secondary 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.

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.

Compliance schedule

A compliance schedule is not required for the building.

Inspections

The following inspections are required:

- | | |
|-------------------------------------|----------------------|
| • Siting and Site Scrape Inspection | • Prepour |
| • Wastepipes | • Floor Slab |
| • Framing / Pre-wrap | • Post Wrap / Cavity |
| • Preline Plumbing | • Preline Building |
| • Post Line | • Drainage |
| • P+D final | • Building Final |

Ring the inspection line on 8351545 to make your inspection bookings.

Documents required

Prepour

- Form 6a - LBP record of building work - Foundations

Framing / Pre-wrap

- Form 6a - LBP record of building work - Carpentry

Building Final

- E2: Wall cladding - Product & installer warranties
- E2: Roof cladding - Product & installer warranties
- G9: Energy works certificate

Copies of all site reports/records must be provided to the Building Consent Authority as work proceeds for their records, please forward these to 190130@napier.abcs.co.nz referencing the building consent number.

Attachments

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

- Advice notes / Endorsements
- Form 4: Certificate attached to PIM

Signature: Sarah Pryor

Position: Building Consents Officer

On behalf of: Napier City Council

Issue Date: 08 April 2019

Advice notes / Endorsements

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.

As-Built Truss Layout - An 'as built' truss layout, showing truss and top plate connectors, along with design verification data and lintel sizes outside the scope of NZS 3604 must be available on site at the Prewrap Inspection for the Building Consent Authority officer to collect to facilitate the inspection and retain for record purposes.

Hazardous Materials - As with any construction project there is a likelihood that some materials used may potentially emit quantities of gas, liquid, radiation or solid particles i.e. glues, paints, dust or particles from insulation etc. that could be harmful. Please ensure spaces remain well ventilated and clean to mitigate potential build-up or concentration of these.

Site Safety - Please ensure all appropriate site safety measures are provided throughout the contract works to comply with NZ Building Code Clause F5 and all occupational safety and health requirements.

Electrical Energy Works Certificate - The Building Consent Authority places full reliance of the issue of energy work certificates to verify that the installation and completion of electrical services comply with the provisions of New Zealand Building Code Clauses G9. Code compliance certificate will not be issued unless the energy works certificates identifies compliance with this specific code clause and confirms compliance with this building consent.

Smoke alarms - Compliant and operating smoke alarms with hush facility shall be installed within 3 metres of every bedroom and on every level of the dwelling.

Form 4

Certificate attached to Project Information Memorandum

Section 37, Building Act 2004

RE: BC190130, Judith Stones, 278 Meeanee Road
Meeanee
Hawkes Bay
Napier
4112

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 resource consent due to the following District Plan infringements:

Section 34.21 - Density:

The proposal does not satisfy the Density provisions of the Napier City Council plan. Resource consent approval is required to enable a secondary dwelling on a site less than 5000m².

Section 34.24 - Site Coverage:

The proposal does not satisfy the Site Coverage provisions of the Napier City Council plan. It appears that the proposal will be unable to comply with site coverage. Please provide calculations of all buildings on site as viewed from above.

Section 34.35 - Transport:

Please show a notional garage or garage and additional visitor carparking space for the supplementary. Please also show a notional garage/garage and visitor parking space can be provided for the main dwelling. Please note the notional garage spaces would need to be added to the site coverage calculations.

As these District Plan infringements will or may materially affect the building work to which the attached project information memorandum or building consent relates, 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.

Bridget Nicholson
Resource Consents Planner
On behalf of: Napier City Council
Issue Date: 01 March 2019