

Form 5

Building consent - BC220881

Section 51, Building Act 2004

The building

Street address of building:	2 Rapere Street Rolleston
Legal description of land where building is located:	LOT 663 DP 546564
Building name:	
Location of building within site/block number:	2 Rapere Street Rolleston
Level/unit number:	0

The owner

Name of owner:	HK Lo & SPJ Lee
Contact person:	Harry Lo
Mailing address:	109a Suva Street Upper Riccarton Christchurch 8041
Street address/registered office:	
Phone number:	Landline: Mobile: 0210224346
Daytime:	No information provided
After hours:	No information provided
Facsimile number:	No information provided
Email address:	harrykhlo@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 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 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:

- Siting and Site Scrape Inspection
- Floor Slab
- Post Wrap / Cavity
- Preline
- Final
- Wastepipes
- Framing / Pre-wrap
- Half High Brick
- Drainage

Documents required

Framing / Pre-wrap

- B1: Truss certification

Preline

- G12: Pipework pressure test documentation

Drainage

- E1VM1: Soakpit Percolation Test And Construction Statement
- E1: Stormwater drain leakage test and as-built plans
- 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
- Project Information Memorandum (PIM): BC220881
- Form 3: Development Contribution Notice

Signature: Zoei Craigie

Position: Building Surveyor Residential Processing

On behalf of: Selwyn District Council

Issue Date: 01 June 2022

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 36 - Development Contribution Notice: Attached to this consent is a development contribution notice issued by the Territorial Authority, in accordance with section 36 of the Building Act 2004. Please note that the code compliance certificate will not be issued unless the development contributions have been paid in full.

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.

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

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.

Project information memorandum

Section 34, Building Act 2004

Application

PIM Number: 220881P
Owner: HK Lo & SPJ Lee
C/- Joe Jun
18 Squadron Road
Wigram
Christchurch 8042
Issue Date: 18 May 2022

Project

Description: Construction of detached dwelling - single storey with 4 bedrooms and attached garage
Intended use: 2.0 Housing: 2.0.2 Detached Dwelling
Location: 2 Rapere Street
Rolleston
Legal description: LOT 663 DP 546564
Valuation number: 2405774400

Building work can proceed following formal notification of Building Consent Approval being received from the Selwyn District Council Building Consent Authority and approvals being obtained from the agencies identified in this Project Information Memorandum.

This project information memorandum does NOT constitute a building consent.

"Land concerned" means the land on which the proposed building work is to be carried out; and includes any other land likely to affect or be affected by the building work.

"Special feature of the land concerned" includes, without limitation, potential natural hazards, or the likely presence of hazardous contaminants, that -

- a) are likely to be relevant to the design and construction or alteration of the building or proposed building; and
- b) is known to the Territorial Authority; and
- c) is not apparent from the District Plan under the Resource Management Act 1991.

Planning

Heritage status of the building

Building work associated with this project will not be affecting land or structures that have heritage status. The rules relating to heritage items do not apply to this property.

Protected trees

The council is not aware of any trees associated with this site. Therefore rules relating to protected trees do not apply to this property.

Special features of the land concerned

Special feature(s) of the land concerned are: The Council is undertaking a District Plan Review and through this process the Council has obtained and holds information showing that this property may be susceptible to flooding from the Selwyn River and/or in heavy rainfall events. The two reports are outlined below and can be found at <https://apps.canterburymaps.govt.nz/SelwynNaturalHazards/>:

- a. ECan report R19/41 – Selwyn River/Waikirikiriri floodplain investigation. The report identifies areas that may be affected by flooding from the Selwyn River/Waikirikiriri.
- b. DHI Water and Environment Ltd report – Regional Policy Statement Modelling for SDC – District Plan. The report identifies areas that may be affected by flooding in heavy rainfall events in the Selwyn District.

For more information please contact the Selwyn District Council: phone: 0800 SELWYN (735 996), email contactus@selwyn.govt.nz or visit 2 Norman Kirk Drive, Rolleston.

Other information

Living zone Z has rules relating to fencing height and position. Compliance with these rules has not been able to be established as no information regarding fencing has been included in your building consent application. Please refer to the Rule 4.13.1 Building and Street Scene in the Township Volume of the District Plan. This can be found on our website www.selwyn.govt.nz

Please contact the Planning Department on 03 347 2868 to determine if your proposed fencing compliance prior to finalising your fencing design.

The Selwyn District Council notified the Proposed Selwyn District Plan on 05 October 2020. This means that this Project Information Memorandum has taken into account compliance with the current Operative Selwyn District Plan and the Proposed Selwyn District Plan as at May 2021.

However, when the Council makes decisions on the Proposed District Plans the rules that apply to this proposal may change.

The Proposed District Plan can be viewed in ePlan format at www.selwyn.govt.nz/proposeddeplan
Alternatively a summary guide which outlines the key changes between the proposed and operative plans and more information about the District Plan Review process can be found at www.selwyn.govt.nz/districtplanreview

The property owner is responsible for arranging with a contractor the construction of a vehicle entranceway from the edge of the kerb or sealed road edge to the property boundary.

A vehicle crossing information pack can be obtained from the Assets team on 03 347 2857 or visit www.selwyn.govt.nz.

Development Contributions payable under this building consent due to dwelling with four or more bathrooms, including ensuites, broken down as follows:

Water - \$586.00
Wastewater - \$1,383.00
Reserves - \$2,750.00
Roding - \$347.00
TOTAL - \$5,066.00

For further enquiries regarding the proposed project contact the Planning department planning.information@selwyn.govt.nz or 03 347 2868.

Building

Special features of the land concerned

Special feature(s) of the land concerned are: Council does not hold site specific information on subsoil classifications or ground bearing capacities. The owner will need to supply a copy of the site subsoil investigations to verify that 'Good Ground' can be achieved on the site and to determine the subsoil classification in accordance with NZS1170.

Verification of site investigation data will need to be submitted as part of the documentation for building consent.

The definition of 'Good Ground' can be found in the definitions section of the New Zealand Building Code Handbook. Appropriate test methods are detailed in either NZS3604, or NZBC B1/VM4.

Residential stormwater in this area is covered by a Global Stormwater Discharge Consent issued by

Environment Canterbury. Any discharge must comply with requirements in this consent. Refer to the Environment Canterbury website for further details - www.ecan.govt.nz.

Adequate stormwater soakage may not be available at depths less than 5 metres. Percolation testing in accordance with E1/VM1 will be required to determine that adequate soakage is achievable.

The Listed Land Use Register (LLUR) does not currently have any information listed about hazardous activities and industries on this property.

If there are any investigations underway on this site, this information regarding investigations relating to the site can be accessed by contacting Environment Canterbury on 0800 324 636 or via <http://llur.ecan.govt.nz/Public/>.

For further enquiries regarding the proposed project contact the Building department bca@selwyn.govt.nz or 03 347 2839.

Infrastructure Utilities

Details of existing stormwater or wastewater systems relating to proposed building work

There are existing wastewater utility services available on, or adjacent to, the site of the proposed building work.

Wastewater

Council sewerage scheme is available to this site for connection.

Stormwater

Stormwater from the roof(s) is to be disposed of to the ground via a soak hole. This property may be located within an area covered by an Environment Canterbury stormwater consent. It is the responsibility of the property owner to contact Environment Canterbury to ensure that any activity undertaken on site complies with the relevant consent conditions. For further information contact Environment Canterbury customer services on 0800 324 636 or visit their website www.ecan.govt.nz.

Water

Rolleston water supply is available but not connected. The supply is metered.

Advice note: Please ensure that the toby box is not buried or covered over during the building or landscaping process. Any plantings must be kept a minimum of 0.5 metres away from the toby box to avoid problems with

maintenance or access in the future.

For further enquiries regarding the proposed project contact the Assets department
water.services@selwyn.govt.nz or 03 347 2857.

NOTE

The information supplied in this project information memorandum is specific to the building project to which this application relates. It reflects Selwyn District Council's current understanding of information relevant to this project, based on information provided and currently held on Council files and records. No property inspection or title search has been undertaken. Note that further relevant information may come into the Council's possession subsequent to the date of issue.

Selwyn District Council has used its best endeavours to ensure that all information provided in this project information memorandum is correct and complete in all material respects. As a result the Council is not in a position to warrant that the information is complete or without error, and accepts no liability for any inaccuracy in, or omission from this information.

In the event that a material error or omission can be proven, the Council's liability, whether in contract or in tort will be limited to the fee paid by the applicant of this project information memorandum to Council to obtain this report.

Should you find any incorrect or omitted information contained within this document please contact Council on (03) 347 2800 with the details to enable the property file to be updated.

Form 3**Development contribution notice**

Section 36, Building Act 2004

To: HK Lo & SPJ Lee, 109a Suva Street, Upper Riccarton, Christchurch, 8041

A code compliance certificate for the building work referred to in the attached project information memorandum or building consent number BC220881 will not be issued until a development contribution of \$5,066.00 is paid. The development contribution must be paid to the Selwyn District Council.

Development contribution is required for the following reasons:

Large residential dwelling

If the development contribution is not paid,-

(a) the Council may, under section 208(b) of the Local Government Act 2002, withhold the code compliance certificate that would be issued under section 95 of the Building Act 2004:

(b) the building consent authority, under section 94(4) of the Building Act 2004, must refuse to issue a code compliance certificate for the building work until it has received-

(i) evidence that the development contribution has been paid or made by the owner to the Council; or

(ii) a copy of a written agreement between the owner and the Council that the code compliance certificate may be issued:

(c) the Council may, under section 208(d) of the Local Government Act 2002, register the development contribution under subpart 5 of Part 3 of the Land Transfer Act 2017 as a charge on the title of the land in respect of which the development contribution was required.

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

Rachel Sugrue

Resource Consents Technical Advisor

On behalf of: Selwyn District Council

Issue Date: 11 May 2022

Services Map

