



FORM 5 BUILDING CONSENT

Section 51, Building Act 2004

Building Consent Number: EBC-2020-11226/0

THE BUILDING

Street Address of Building

44C Cabbage Tree Bay Road, Opononi 0473

Building Name:

Level/unit number:

Legal description of land where building is located:

Lot 3 DP 346802

Location of Building within site / block number:

THE OWNER

Name of Owner:

George Albert Svenson

Mailing Address:

77 Pataua North Road, RD 5, Whangarei.

Street Address / Registered Office:

Contact Person Name:

George Svenson

Phone Number:

Landline:

Mobile:

020 407 92406

Daytime:

After Hours:

Facsimile Number:

Email Address:

19bgas79@gmail.com

Website:

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

Paul Hayman

Mailing Address:

C/- Cadplanz, PO Box 250, Kaeo 0448

Phone Number:

Landline:

Mobile:

09 407 9816

027 450 5471

Email Address:

info@cadplanz.co.nz;

Website:

BUILDING WORK

The following building work is authorised by this building consent:

Foundations for Relocatable Dwelling and Sleep Out and Install an Onsite Wastewater System

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.





THIS BUILDING CONSENT IS SUBJECT TO THE FOLLOWING CONDITION(S)

**Section 90 Inspections by the Building Consent Authority**

Agents authorised by the Building Consent Authority are entitled to inspect, at all times during normal working hours or while building work is being done. Inspection means the taking of all reasonable steps to ensure that building work is being carried out in accordance with this building consent. The required inspections are attached to this document.

**COMPLIANCE SCHEDULE**

A compliance schedule is not required for the building.

A compliance schedule is required for the building. The compliance schedule must contain the following specified systems and comply with the performance standards for those systems required by the building code:

**ATTACHMENTS**

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

- Project information memorandum
- Development contribution notice
- Notification of requirement to obtain Resource Consent (Form 4)
- Advice notes, producer statements, certificates and inspections required for this consent

Dr Dean Myburgh  
General Manager, District Services  
Far North District Council (Building Consent Authority)  
08-Oct-2019

Position:  
On behalf of:  
Date:





## Section A – Advice Notes

### Planning Advice Notes

- Council does not enforce private covenants or lease conditions however you may wish to seek independent legal advice, as these conditions can be enforced.

### Documentation

Please read all documentation associated with this building consent in detail, documentation includes:

- the building consent, which lists building consent conditions and any attachments, if applicable
- a schedule of the inspection requirements for this project; and
- advice on any documentation that maybe required for example, producer statements and certificates

### Booking inspections

Please make sure that you call for the inspections identified in section B of this documentation. It is advisable that you plan your inspections well ahead of time and book these inspections with as much notice as possible. If insufficient notice is given, Council may not be able to schedule the inspection at your preferred time and this may cause construction delays.

### Consent documents on site

Please ensure that a complete set of the approved building consent documents is on site at all times. Plans must be printed to the original scale submitted for building consent and be collated into a set.

### Changes during construction

If you wish to make changes during construction, you will either have to apply for an amendment or a minor variation.

An amendment is something that materially affects compliance (e.g. structural changes) whereas a minor variation is a small change (e.g. changing the brand of insulation).

Amendments must be applied for in the same manner as if it were a building consent. Minor variations can be approved on site.

### Water meter; waste water and storm water connections

If you require a water meter or connection to Council services, you must seek approval from Councils Infrastructure Department. Application forms are available on our website at: <https://www.fndc.govt.nz/services/forms-and-pamphlets-index/water-wastewater-and-refuse>





## Section B - Schedule of Inspections

The following inspections have been identified as required for this building project:

- RBW** **Restricted Building Work – no LBP details provided**  
Please note this building consent involves restricted building work. As the Trade Licensed Building Practitioners (LBPs) details were not provided on the Building Consent application, an inspection block has been initiated and no inspections can be booked until the LBPs who carry out the restricted building works are identified. Once Council has received written confirmation of the nominated LBPs, the inspection block will be lifted and an inspection may be booked. As soon as the work is completed, the LBP is required to provide a copy of their memorandum (record of work) to the owner and Council.
- 209B** **Bored Pile Foundation**  
To check soil conditions and the size (diameter) and depth of footings before concrete is poured. Piles/posts must be on site.  
**Note:** If you are unable to locate survey pegs a Registered Land Surveyor's certificate will be required and must be provided at time of inspection.
- 222A** **Wall and Roof Framing**  
To check; hold down straps, bolts, wall and roof framing members; truss fixings, wall and roof bracing tie downs; wall framing; beams and lintels; plywood substrates for membranes including falls and outlets.  
**Note:** This inspection is carried out prior to building wrap being fitted.
- 226A** **Cladding**  
To check the installation of the cladding system; junctions between different claddings, flashings, etc., to ensure that the exterior of the building is weathertight.
- 229A** **Preline Building**  
To check the building is weathertight, proprietary connections for bracing elements installed and moisture content below 18%, prior to fixing any internal linings and to check the installation of all wall, ceiling and mid-floor insulation (thermal and acoustic) prior to installing interior linings.  
**Note:** Cladding must be completed; windows installed and building completely weathertight. All services (electrical and plumbing) complete.
- 229B** **Preline Plumbing**  
To check pipe work is under test (water supply and soil wastes); pressure test to be on at time of inspection.  
**Note:** This inspection may be included with the Preline Building inspection.
- 229C** **Insulation**  
To check that all insulation has been friction fitted and is the correct R-value.





237A

**Post Line (bracing)**

To check the nailing of all bracing elements nailed prior to installation of architraves, skirtings and cornices prior to any stopping.

**Note:** Includes nailing of diaphragm ceilings and floors.

241A

**Drainage (conventional)**

To check that all stormwater and sewer drains have been laid to the correct fall and are under test prior to backfilling trenches.

**Note:** An as-built plan is required for all work at time of inspection.

241B

**Stormwater Soakage, Soak Pit, Soak Hole**

To check the location and installation of any stormwater soakage trench, pit or hole for correctness against the design.

241D

**Effluent Disposal System, Septic Tank, Effluent Field**

To check the correct system installed, location, filters, dripper lines, surface water interception drains in place and field correct size for design.

306A

**Final Inspection - Residential**

To check that all construction associated with the building consent has been completed; this includes painting and decorating; floor coverings; fixtures; fittings; electrical work; heating appliances; smoke alarms; etc. Ground levels established; driveways formed and landscaping completed.

**Note:** Electricity must be connected at time of inspection.

306E

**Final Inspection – On Site Wastewater Disposal System**

To check the completed installation of the effluent system; alarms and planting. Maintenance contracts to be in place, if applicable.

306F

**Final Inspection – Accessory Buildings**

To check that all construction associated with the building consent has been completed; this includes the connection of spouting and downpipes and establishment of ground levels.





## Section C – Documentation required

The following producer statements, testing certificates and warranties are required to confirm compliance during construction:

### Energy Works Certificate - Electrical

The electrician is required to submit an energy works certificate certifying that all electrical installations meet the requirements of Clause G9 (Electricity) of the New Zealand Building Code and the Electrical Regulations.


### Energy Works Certificate - Gas

The gas fitter is required to submit an energy works certificate certifying that all gas installations meet the requirements of Clause G11 (Gas as an Energy Source) of the New Zealand Building Code and the Gas Regulations.

### Geotechnical (PS4)

Producer statement construction review (PS4) is to be submitted by the geotechnical engineer for the observation and construction of the building platform, including site excavations, the installation of any sub-soil drainage and placement of compacted fill as necessary to form the building platform. Confirmation is also required that the work complies with the design approved by this building consent and meets the requirements and/or recommendations of the geotechnical report submitted at building consent.

### PS3 – Other

 Certified drain layer to provide a signed commissioning statement and maintenance plan prior to the final inspection by council.





RECORD OF INSPECTIONS FOR EBC-2020-11226/0

Applicant Name: George Albert Svenson
Project: Foundations for Relocatable Dwelling and Sleep Out and Install an Onsite Wastewater System
Address: 44C Cabbage Tree Bay Road, Opononi 0473

- Please refer to the attached Form 5 document for a list of inspections required for this project.
This document will be collected at the final inspection and retained on Council files.

Building conditions, inspections, advice notes and documentation requirements have been discussed with the Owner / Agent / Builder / Other

Date: 30/10/2019 Print Name & Initial: GEORGE SVENSON Role: owner

Table with 6 columns: Inspection Date, Inspection Code, Result, Inspection Sheet ID#, Comments, Inspectors Initials. Contains handwritten entries for inspections on 30/10/19, 2/12/19, 2/12/19, 2/12/19, and 23/10/20.



