

Building consent

Section 51, Building Act 2004
(Form 5 – Building (Forms) Regulations 2004)



Location of building (please tick)

To: ☐ Auckland ☐ Franklin ☐ Manukau ☐ North Shore ☐ Papakura ☒ Rodney ☐ Waitakere

THE BUILDING

Building consent number:

ABA-1012261

Date building consent issued:

20-Jun-2012

Street Address:

1334 Sandspit Road, Sandspit 0982

Legal description:

Pt Allot 23 Psh Of Mahurangi (4.148HA)

THE OWNER

Name of owner:

Brian Phillip Morrison and Vanessa Anne Morrison and Brian & Vanessa Morrison Trustee Limited

Mailing address:

6 Brick Bay Drive
RD 2
Warkworth 0982

Street address/
Registered office:

1334 Sandspit Road, Sandspit 0982

Telephone (home):

Telephone (work):

Mobile:

Fax:

Email:

brianandvanessa@xtra.co.nz

FIRST POINT OF CONTACT FOR COMMUNICATION (must be in New Zealand)

Full Name:

Greg Jones Plumbing Gasfitting & Drainlayers Ltd

Mailing address:

850 Matakana Road
RD 5
Warkworth 0985

Telephone (home):

09 425 0011

Telephone (work):

Mobile:

021 209 2676

Fax:

Email:

warkworth@laserplumbing.co.nz

P004 01-07/10 V2

BUILDING WORK

The following building work is authorised by this building consent:

Installation of new septic tank and pump station.

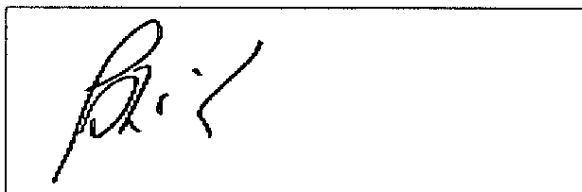
This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

The 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 conditions and advisory notes overleaf.

A Compliance Schedule is not required for the building.

Signature:



Date:

20-Jun-2012

Name of Council:

Auckland Council

Print name:

Ian McCormick

Position

Manager Building Control Operations

Date
granted:

19-Jun-2012

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1 INTRODUCTION

As the building owner you are advised to read the documentation associated with this building consent in detail. If there are details or issues that are not clear you should clarify these by contacting the council or seeking independent legal advice. As the building owner you have very significant procedural and legal obligations which need to be met in order for this building work to be properly completed and to enable a Code Compliance Certificate to be issued by council.

In addition to the building consent there may be other authorisations that you require under the District Plan, Bylaws, and standards set by infrastructure providers for services such as roads, wastewater, water supply and stormwater. Please ensure that these separate authorisations have been obtained prior to work commencing on site

Council has developed a building consent guidance document which provides information on your legal obligations and information that will assist you in successfully completing your building project

2 ADVICE NOTES

Booking Inspections

Please make sure that you call for the inspections identified in section 4 of the building consent documentation. It is advisable that you plan your inspections well ahead of time and book these inspections with as much notice as possible. It is possible that if insufficient notice is given, Council may not be able to schedule the inspection at your preferred time and this may cause construction delays.

Erosion and Sediment Control

Effective erosion and sediment control measures must be provided on site to ensure that the runoff from the construction minimises the discharge of silt or sediment as required by the erosion and sediment control plan of the Auckland Council (previously the ARC).

Notations on plans

Notations on the plans are as agreed to by you.

Consent documents to be held on site

As the building owner you must ensure that a full copy of the approved building consent is on site at all times, together with the previous inspection records so that the building inspector can undertake the inspections.

Durability

Clause B2 (section 2) of the Building Code compliance documents specifies the requirements relating to durability of specific building elements. Please note that many of these elements require regular maintenance to be undertaken to maintain the durability requirements, for the specified period, for these elements, as required by the building code..

3 BUILDING CONSENT CONDITIONS

NIL

4 ESTABLISHING BUILDING CONSENT COMPLIANCE

Demonstrating Compliance

In order for a Code Compliance Certificate (CCC) to be issued, Council needs to be satisfied on reasonable grounds that the building work complies with the building consent. To enable this to be achieved **you as the building owner**, have agreed to call for the following inspections and supply the following documentation, including producer statements.

Note;- The producer statements need to be provided in the format specified by Auckland Council, as outlined on the Auckland Council web site.

The following are the specific inspections required, to be carried out by council building inspectors and the documentation that is required for Council to be satisfied on reasonable grounds that the building work complies with the building consent as granted and issued.

Inspection type	Inspection code
Drainage	IDT
Residential Final	IF1

To enable the building inspector to undertake inspections, you should ensure that a full copy of the approved building consent is on site at all times, together with the previous inspection records. The Building Inspector may require additional inspections which will be discussed with you or the Builder.

Manufacturers Specifications

Products and systems incorporated in the building work proposed in this consent must be constructed as approved in this consent and in compliance with the manufacturer's specifications. The manufacturer's specifications are either contained in the approved building consent or are specifically listed by the applicant in the building consent application submitted.

The manufacturer's specifications listed above, if any, and listed by the applicant in the application must be the current version, relevant at the time the building consent was issued.

Note:-

- 1/ The drawings or details referenced in the manufacturers specification can not be substituted for the specifically approved drawing or details in this building consent.
- 2/ It is the responsibility of the consent holder that the manufacturers specifications relevant to this building project are on site and available for the building inspector during the inspection process. The manufacturers specification must be the version that was current at the time the building consent was issued.

Producer Statements (General)

The following documentation is required to demonstrate compliance with the New Zealand Building Code before a Code Compliance Certificate is able to be issued:

- Submission of the required producer statements and certificates, listed below, to the council
- A producer statement from a Certifying drain layer, including the as-built drainage plan

Producer Statement (PS3) Septic Tank Demolition

Producer Statement Construction (PS3) is to be submitted by the demolition contractor confirming that the septic tank(s) has to be emptied with the contents transported to an approved disposal facility and that the roof or lid of the septic tank was removed or collapsed and the tank filled with compacted clean fill.

Wastewater Engineering Producer Statement (PS4)

Producer Statement, Construction Review (PS4) is to be submitted by Peter Gearing Engineer (URS NZ Ltd) for the observation of the construction of the on site wastewater treatment and disposal system, and certification that these meet the requirements of the building consent and the Auckland Council Air Land and Water Plan and Technical Publication TP58.

Wastewater Construction Producer Statement (PS3)

Producer Statement Construction is to be submitted by a Certifying Drain layer for the construction of the on site wastewater treatment and disposal system, and certification that the construction meets the requirement of this building consent.

Maintenance agreement for the on going maintenance of the wastewater treatment plant and the disposal system is to be enclosed with this producer statement

An "as-built plan", showing the location of each component of the treatment and land disposal system is to be enclosed with this producer statement.

Energy Works Certificate – Electrical (Producer Statement)

Provide an Energy Works Certificate, to certify that all electrical installations meet the requirements of Clause G9 (Electricity) of the New Zealand Building Code and the acceptable solutions.

5 ATTACHMENTS

NIL

Code compliance certificate

Section 95, Building Act 2004
(Form 7 – Building (Forms) Regulations 2004)



THE BUILDING

Building consent number:	ABA-1012261	Date building consent issued:	20 June 2012
Street Address of building:	1334 Sandspit Road, Sandspit 0982		
Legal description of land where building is located:	Pt Allot 23 Psh Of Mahurangi (4.148HA)		
Building name:	N/A		
Location of building within site/block number:	N/A	Level or unit number:	N/A
Currently, lawfully established use: [include number of occupants per level and per use if more than 1]	Ancillary		
Year first constructed:	2012		

THE OWNER

Name of owner:	Brian Phillip Morrison and Vanessa Anne Morrison and Brian & Vanessa Morrison Trustee Limited		
Mailing address:	6 Brick Bay Drive RD 2 Warkworth 0982		
Street address/ registered office:	1334 Sandspit Road, Sandspit 0982		
Phone Number: Landline:	N/A	Mobile:	N/A
Daytime:	N/A	After hours:	N/A
Facsimile No:	N/A		
Email address:	N/A		
Website:	N/A		

FIRST POINT OF CONTACT FOR COMMUNICATION (Must be in New Zealand)

Full name:	Greg Jones Plumbing Gasfitting & Drainlayers Ltd		
Mailing address:	850 Matakana Road RD 5 Warkworth 0985		
Street address/ registered office:	850 Matakana Road, RD 5, Warkworth 0985		
Phone Number: Landline:	09 422 9051	Mobile:	021 424 6846
Daytime:	09 422 9051	After hours:	N/A
Facsimile No:	09 422 9058		
Email address:	warkworth@laserplumbing.co.nz		

BUILDING WORK

The following building work is authorised by this building consent:

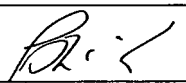
Installation of new septic tank and pump station.

CODE COMPLIANCE

The building consent authority named below is satisfied, on reasonable grounds, that:

☒ The building work complies with the building consent.

On behalf of Auckland
Council:



Date issued:

12 June 2015

Print name:

Ian McCormick

Position:

Manager, Building Control

Auckland Council, Private Bag 92300, Auckland 1142

Important information about the maintenance of your building

New Zealand is one of the few countries in the world that requires buildings and building components to last for specified minimum periods as part of legislation. It is therefore important that normal maintenance is carried out on buildings to ensure they meet legislative requirements.

Normal maintenance is defined as work that is necessary to achieve the expected durability periods for each building component. The frequency and nature of that maintenance will depend on the material or system, its geographical location and position within the building, and may involve the replacement of some components, which are subject to accelerated wear.

The Building Code (B2/AS1, clause 2) states that it is the responsibility of the person specifying (designing) the building elements to determine normal maintenance requirements. This information is usually contained within the specifications attached to your building consent. Maintenance requirements are often based on manufacturer's recommendations and may include the periodic inspection of elements that are not readily visible without special effort (e.g. access to the roof or sub-floor spaces).

Normal maintenance tasks include, but are not limited to:

- Regularly washing down external surfaces, especially those subject to wind driven salt spray
- Regularly cleaning internal surfaces, especially those subject to moisture (bathrooms, laundries, etc)
- Ensure your home / building is well-ventilated; open windows and clean air-extraction systems
 - Dampness encourages mould and mildew which can harm your health
- Ensure ground levels are maintained around the building and kept well below the cladding
 - Don't block subfloor ventilators or weep holes in brick veneer, they are there for a reason
 - Remove all moss, dirt, overgrown vegetation and obstacles
- Removing and cleaning water traps in showers to remove hair and other foreign matter
- Re-coating or painting interior and exterior surface finishes
- Replacing sealant, seals and gaskets in joints
- Replacing valves, washers and similar high-wearing components in service equipment and other building elements
- Cleaning and replacing filters in building services
- Cleaning out gutters and spouting
- Cleaning out cess pits and cut-off drains
- Regular servicing of boilers, cooling towers, lifts, escalators, emergency lighting and fire protection equipment
- Regular servicing of heating, ventilation and air-condition systems
- Cleaning and maintaining signs for access, escape routes, emergency equipment and hazardous areas

Maintenance does not include replacing or upgrading building elements to meet the demands of new technology or to increase the environmental expectations of users.

For more information about maintenance, please refer to the Consumer build website at <http://www.consumerbuild.org.nz/publish/maintenance.php>