

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-1014136	Date building consent issued:	02-May-2013
Street Address:	1334 Sandspit Road, Sandspit 0982		
Legal description:	Pt Allot 23 Psh Of Mahurangi (4.148HA)		
Building name:	Ablution Block		
Location of building within site/ block number:	N/A	Level or unit number:	N/A

THE OWNER

Name of owner:	Brian Phillip Morrison and Vanessa Anne Morrison and Brian & Vanessa Morrison Trustee Limited <i>(Include preferred form of address e.g. Mr, Miss, Dr if an individual)</i>		
Mailing address:	6 Brick Bay Drive RD 2 Warkworth 0982		
Street address/ Registered office:	1334 Sandspit Road, Sandspit 0982		
Telephone (home):	N/A	Telephone (work):	09 425 0011
Mobile:	021 0219 2676	Fax:	N/A
Email:	brianandvanessa@xtra.co.nz		

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

Full Name:	Bernard Joseph Kose		
Mailing address:	PO Box 23 Warkworth 0941		
Telephone (home):	N/A	Telephone (work):	09 425 7695
Mobile:	021 118 3462	Fax:	N/A
Email:	bkdesign@paradise.net.nz		

P004 01/07/10 V2

BUILDING WORK

The following building work is authorised by this building consent:

Replacement of an existing ablution block with a new modern system for the Sandspit Holiday Park.

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 required for the building.

See a list of the specified systems under the Building Consent Conditions/Documentation

Attachments

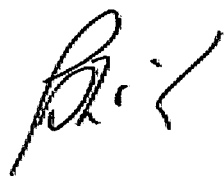
Copies of the following documents are attached to this building consent:

Other approvals required

The following other approvals/authorisation are required:

☒ Fire evacuation scheme under section 21A of the Fire Service Act 1975.

Signature:



Date: 02-May-2013

Name of Council:

Auckland Council

Print name: Ian McCormick

Position

Manager Building Control Operations

Date
granted:

02-May-2013

*For all building consent related queries, please contact the Building Helpdesk at the service area where your consent was processed.
NB: For consents processed in the Manukau area, please contact your chosen provider.*

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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.

Connections to wastewater services and water supply

You need to have an approval to connect to the public wastewater reticulation system from Watercare Services. You will need to contact Watercare Services before you make these connections. Similarly, your water supply is also from Watercare Services and you will need to make an application to them to obtain your water meter and water supply connection.

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).

Surveyor's certificate

If the location of the building is close to the boundary or side yard, or bulk and location control limits specified in the district plan, then confirmation may be required in the form of a surveyor's certificate. This should confirm that based on the set out of the foundation profiles, the building will comply with the district plan and the building consent plans in terms of bulk and location.

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.

Compliance with Compliance Schedule - New Building

The Building Act 2004 makes the owner of a building containing certain systems (specified systems), responsible for ensuring that the building and the systems within it meet minimum standards. The standards are set out in a document called a COMPLIANCE SCHEDULE which is issued by the Council at the same time as the Code Compliance Certificate. The Compliance Schedule lists the inspection, reporting and maintenance required for the specified systems installed as part of this building consent.

Please note that attached to this building consent is a schedule that identifies the specified systems and their associated performance standards to which they are intended to be installed.

Building Consent Attachments

Section 51 of the Building Act requires the building consent to be issued in the prescribed form (Form 5). This form refers to attachments and conditions. The conditions are in section 4 below.

The council is required to attach the following documents, if they are relevant, to this building consent

- Project Information Memorandum
- Development contribution notice
- Restrictions on the commencement of building work
- Compliance schedule application

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**Consent Issued subject to section 73 (Natural Hazard)**

This building consent is issued subject to a condition imposed under section 73 of the Building Act that the council will, on issuing consent, give notice to the Registrar-General of Land that the site is subject to the following natural hazard:

- inundation (including flooding, overland flow, storm surge, tidal effects, and ponding)

For your information: On receiving notice under section 73, the Registrar-General of Land will record an entry on the certificate of title to the land on which the building work is to be carried out that a building consent was granted under section 72, and the particulars of the natural hazard concerned.

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
Foundation	IFO
Concrete Block Concrete reinforcing	ICB
Concrete Floor Slab	ISF
Framing	IFG
Cavity Wrap	ICA
Cladding	ICL
Preline Building	IPB
Plumbing	IPP
Postline	IPL
Drainage	IDT

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.

Manufacturer's 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. Despite the fact that the full text of the specifically listed manufacturer's specification and those listed below, if any, are not included in the building consent documentation they are part of the approved building consent. 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 manufacturer's 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 manufacturer's 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
- A Certifying plumber Producer Statement PS3, including water test certificate

Engineering Producer Statement (PS4) - structural

Producer Statement Construction Review (PS4) is to be submitted by Hutchinson Consulting Engineers for the observation of the construction of the foundations, masonry walls, and roof beams; and certification that these comply with the design as approved by this building consent and the requirement of the New Zealand Building Code in respect to clause B1.

Geotechnical Producer Statement (PS4)

Producer Statement Construction Review (PS4) is to be submitted by Hutchinson Consulting Engineers for the observation of building platform earthworks and preparation (including excavation and hard-filling operations), and excavations for foundations, with certification that these meet the requirements and/or recommendations of the report by Hutchinson Consulting Engineers, referenced as LJ15567 and dated 24 July 2012.

Construction Producer Statement (PS3) Mechanical Ventilation

Producer Statement Construction (PS3) is to be submitted by contractor for the construction / installation of the mechanical ventilation and certification that those comply with the design as approved in this building consent.

Producer Statement (PS1)

The truss designer must submit a Producer Statement - Design at the framing inspection stage. Truss designer to take into account the girder truss point loads onto lintels.

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.

Energy Works Certificate – Gas (Producer Statement)

Provide an Energy Works Certificate, to certify that all Gas installations meet the requirements of Clause G11 (Gas as an Energy Source) of the New Zealand Building Code and the acceptable solutions.

5 ATTACHMENTS

Nil

List of approved specified systems included in the building consent



ATTACHMENT TO BUILDING CONSENT

Site address:

Building consent no:

Building name:

Highest fire hazard:
(Please circle)

Purpose group

Key to type of
compliance schedule:

Definition of terms:

1334 Sandspit Road, Sandspit 0982				
ABA-1014136				
Ablution Block			Intended use: Toilets, showers, kitchen	
①	2	3	4	Maximum occupancy: 10
IA			Risk group	—
☒ New building – new compliance schedule ☐ Existing building with compliance schedule – amended compliance schedule ☐ Existing building no previous compliance schedule - new compliance schedule				
New	A new system or feature is being installed into a new building or a compliance schedule is being applied for the first time, for an existing building which has specified systems installed in it			
Altered	A system or feature is being modified, altered or added to an existing building resulting in an amendment to an existing compliance schedule			
Removed	A system or feature is being removed from the building			

COMPLIANCE SCHEDULE INSPECTION, MAINTENANCE AND REPORTING PROCEDURES

Specified system	Inspection, maintenance & reporting standards (please list standard if not referenced)	System notification (tick as applicable)		
		New	Altered	Removed
1 Automatic systems for fire suppression				
1.1 Sprinkler system	☐ NZS4541:2007 ☐ NZS4515:2009 ☐ NFPA25 ☐	☐	☐	☐
1.2 Gas and foam flood or deluge systems; dry and wet fire extinguishing systems	☐ NFPA25 ☐	☐	☐	☐
2 Automatic or manual emergency warning systems for fire or other dangers				
2.1 Manual and automatic fire alarms; smoke / heat detectors; gas; radiation systems ☐ Audible ☐ Visual	☐ NZS4512:2010 ☐ NFPA25 ☐	☐	☐	☐
2.2 Automatic gas leak detection systems for the detection and measurement of combustible gases	☐ NZS5263:2003 ☐	☐	☐	☐
3 Electromagnetic or automatic doors or windows				
3.1 Automatic doors e.g. sliding or revolving doors Are doors interfaced with emergency warning system? ☐ Yes ☐ No	☐ NZS4239:1993 ☐	☐	☐	☐

COMPLIANCE SCHEDULE INSPECTION, MAINTENANCE AND REPORTING PROCEDURES

Specified system		Inspection, maintenance & reporting standards (please list standard if not referenced)	System notification (tick as applicable)		
			New	Altered	Removed
3.2	Access controlled doors (swipe card, key pad, sensor-delayed egress, etc)	☐ NZS4239:1993 ☐	☐	☐	☐
3.3	Interfaced fire or smoke door or windows (electromagnetic door holders)	☐ AS4178:1994 ☐ NZS4232:1988 ☐ NZS4520:2010 ☐	☐	☐	☐
4	Emergency lighting systems	☐ AS/NZS2293.2:1995 ☐ NZS6104:1981 ☐	☐	☐	☐
5	Escape route pressurisation systems	☐ AS1851.6:2005 ☐ AS1668.1:1998 ☐	☐	☐	☐
6	Riser mains for use by fire services	☐ NZS4510:2008 ☐	☐	☐	☐
7	Automatic backflow preventers connected to a potable supply	☐ AS/NZS2845:2010 ☐	☐	☐	☐
8	Lifts, escalators, travelators or other systems for moving people or goods within a building				
8.1	Passenger carrying lifts	☒ NZS4332:1997 ☐ EN81:2003 ☐	☐	☐	☐
8.2	Goods or service lifts	☐ NZS4332:1997 ☐ EN81:2003 ☐	☐	☐	☐
8.3	Escalators and moving walks	☐ EN115:2008 ☐	☐	☐	☐
9	Mechanical ventilation or air-conditioning systems Cooling tower installed ☐ Yes ☒ No Interfaced with fire alarm ☐ Yes ☒ No	☐ AS/NZS3666.2:2011 ☒ AS1668.2 ☒ NZS4303	☒	☐	☐
10	Building maintenance units or other devices providing access to the exterior of a building	☐ BS6037.1:2003 ☐ AS/NZS1891.4:2009 ☐	☐	☐	☐
11	Laboratory fume cupboards	☐ AS2243.8:2006 ☐ NZS7203:1992 ☐	☐	☐	☐
12	Audio loops or other assistive listening systems				
12.1	Audio loop	☐ AS60118.4:2007 ☐ NZS4121:2001 ☐	☐	☐	☐

COMPLIANCE SCHEDULE INSPECTION, MAINTENANCE AND REPORTING PROCEDURES

Specified system		Inspection, maintenance & reporting standards (please list standard if not referenced)	System notification (tick as applicable)		
			New	Altered	Removed
12.2	FM radio frequency systems and infrared beam transmission	☐ AS60118.4:2007 ☐ NZS4121:2001 ☐	☐	☐	☐
13	Smoke control systems				
13.1	Mechanical smoke control	☐ AS/NZS 1668.1:1998 ☐ AS1851:2005 ☐	☐	☐	☐
13.2	Natural smoke control	☐ AS/NZS1668:1998 Part 1 ☐ AS1851:2005 ☐	☐	☐	☐
13.3	Smoke curtains	☐ AS/NZS1668:1998 Part 1 ☐ AS1851:2005 ☐	☐	☐	☐
14	Emergency power systems for, or signs relating to, a system or feature in any of the specified systems 1 - 13				
14.1	Emergency power systems installed for the purpose of supplying power to any of the specified systems 1 - 13	☐ NZS6104:1981 ☐	☐	☐	☐
14.2	Signs for all systems	☐ NZS4121:2001 ☐	☐	☐	☐
15	Any or all of the following systems and features, so long as they form part of a building's means of escape from fire, and so long as those means also contain any or all of the systems or features specified in clauses 1 to 6, 9 and 13:				
15.a	System for communicating spoken information intended to facilitate evacuation	☐ NZS4512:2010 ☐ AS1851:2005 ☐	☐	☐	☐
15.b	Final exits	☐ AS/NZS2293.2:1995 ☐ NZS4121:2001	☐	☐	☐
15.c	Fire separation	☐ NZS4520:2010 ☐ NZS4232:1998 ☐	☐	☐	☐
15.d	Signs for communicating information intended to facilitate evacuation; and such signs as required by: - the NZBC (all systems); and - S.120 of the Act	☒ NZS4121:2001 <i>FS/AS1</i>	☒	☐	☐
15.e	Smoke separation	☐ AS/NZS1668.1:1998 ☐	☐	☐	☐
16	Cable cars	☐ NZS5270:2005 ☐	☐	☐	☐

Code compliance certificate

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



THE BUILDING

Building consent number:	ABA-1014136	Date building consent issued:	2 May 2013
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]	Commercial		
Year first constructed:	2014		

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:	6 Brick Bay Drive, RD 2, Warkworth 0982		
Phone Number: Landline:	09 425 8610	Mobile:	N/A
Daytime:	09 425 8610	After hours:	N/A
Facsimile No:	N/A		
Email address:	brianandvanessa@xtra.co.nz		
Website:	N/A		

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

Full name:	Jared Morrison - Sandspit Holiday Park		
Mailing address:	1334 Sandspit Road RD 2 Warkworth 0982		
Street address/ registered office:	1334 Sandspit Road, Sandspit 0982		
Phone Number: Landline:	09 425 8610	Mobile:	021 174 8336
Daytime:	09 425 8610	After hours:	N/A
Facsimile No:	N/A		
Email address:	sandspit@xtra.co.nz		

BUILDING WORK

The following building work is authorised by this building consent:

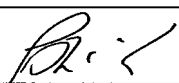
Replacement of an existing ablution block with a new modern system for the Sandspit Holiday Park.

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:

23 September 2015

Print name:

Ian McCormick

Position:

General 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>