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MARLBOROUGH DISTRICT COUNCIL

ISO 9001
Document Number
BCF0040-CI2593

22 October 2025

Consent No: BC231151
Ask For: Building Control

[redacted]

Dear Applicant

Building Consent - BC231151

We are pleased to forward your Building Consent. Provided there are no outstanding resource management issues, then work can commence at any time.

Please ensure that you read all of the attachments carefully because they contain important information.

This consent is issued under the Building Act 2004. You need to be aware of the following:

1. No changes to the consent can be made without prior approval. What has been approved must be built. Should you wish to change something talk to a Building Control Officer first. A new consent or an amendment may be needed.

2. If your project includes Restricted Building Work, it is an offence to carry out this work if you are not a Licensed Building Practitioner or the work is not being supervised by an LBP. If you change your LBP during the course of the project, you must notify Building Control immediately. Failure to do so could interfere with your inspection booking and cause issues at time of completion.

3. Council is required at the two-year anniversary of the date from when the Building Consent was granted to make the decision whether to issue the Code Compliance Certificate.

4. If this building consent pertains to a building that is intended to be occupied by the public, then it is unlawful for any occupation to take place before a Code Compliance Certificate is issued. It is extremely important that you understand this requirement and ensure that your builder and sub-contractors have the work fully completed so a Code Compliance Certificate can be issued before your occupation date.

5. The site copy of the approved documents must be on site at all times. Inspections may be refused if they are not on site when the inspector arrives.

6. When the project is complete, fill out the form “Application for Code Compliance Certificate” and return to Council. No certificate will be issued until this form is received. Note application forms can be obtained from the Council Office or from the Council website.

7. Ensure that all inspections listed in the consent are called for.

8. The invoice for this consent will be forwarded to the nominated fee payer for the project. Payment should be made as soon as possible. Inspections may not take place unless the fees are paid. The Code Compliance Certificate will not be issued unless the fees are paid in full.

9. If a wastewater confirmation statement has been requested, the appropriate person will need to complete and return the statement before Code Compliance Certificate is issued. If requested this document will need to be completed and returned before Code Compliance Certificate is issued.

10. If a statement of Thermal Performance for windows has been requested, a copy of the statement can be downloaded here. If requested this document will need to be completed and returned before Code Compliance Certificate is issued.

Road Damage

Council's policy is to recover costs from the property owner relating to damage to roads, vehicle crossings, footpaths and berms resulting from building or development projects. Any existing damage noted should be notified to Marlborough Roads prior to work commencing.

Electrical Code of Practice

It is the applicant's responsibility to ensure that the proposed building or structure complies with the clearances prescribed in the New Zealand Electrical Code of Practice for Electricity Safety Distances (NZECP34:2001) in relation to any electricity lines and, if necessary, to contact the line owner to determine whether the proposed building or structure will comply, prior to commencing any site activity or construction.

We wish you well with your building project.

Yours faithfully



DHYANOM GALA
BUILDING CONTROL MANAGER

BUILDING CONSENT

Section 51, BUILDING ACT 2004
FORM 5

MARLBOROUGH DISTRICT COUNCIL

ISO 9001
Document Number:
BCF0040-CI2593

Building Consent Number: BC231151 **Property Number:** 107502

The Building

Street Address of Building:
Lochmara Bay
Queen Charlotte Sound / Totaranui

Legal description of land where building is located:
LOT 11 DEEDS 95

Building name:

Location of building within site/block number:

Level/unit number:

The Owner

Name of Owner(s):
[redacted]

Contact Person: ***(If the owner is other than individual)***

Mailing Address:
[redacted]

Street Address/Registered Office:

Contact Details:
Phone Number:

Landline: _____ Mobile: [redacted]

Daytime: _____ After Hours: _____

Facsimile Number: _____

Email Address: [redacted]

Website: _____

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

☐ Owner/Contact person (*details as listed above)*

☑ Other: *(State full name, mailing address, phone number(s), facsimile number(s) and email address(es)*

Full Name:	Matz Architects (AKL)
Contact Person	
Mailing Address:	PO Box 91673 Victoria Street West Auckland
Phone Number(s):	
Facsimile Number(s):	
Email Address:	madison@matzarchitects.co.nz

BUILDING WORK

(1) The following building work is authorised by this building consent:

Boatshed

(2) 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)

(3) 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.

(4) This building consent is subject to the conditions below and listed on the attached sheet
[✓ *tick applicable option(s)*]

☐ (a) the building must be altered, removed, or demolished on or before the end of years from the date of issue of this consent (being the specified intended life of the building); and

☑ (b) Inspections required and Conditions of building consent

INSPECTIONS REQUIRED

Siting Inspection	1
Final Garage Shed Carport Pergola Inspection	1

ENGINEERS INSPECTION REQUIRED

Engineer's Inspections as per Monitoring Schedule	1

PRODUCER STATEMENTS/CERTIFICATES REQUIRED

Application for Code Compliance Certificate (Form 6)

PS4 and Inspection Report

CONDITIONS OF BUILDING CONSENT – BC231151

Important Note

Attached to this consent is a brochure and it includes very important information regarding your project. Please make sure that you take time to read the brochure right through and understand that the issue of the consent has placed obligations on the owner.

Conditions

This consent may contain conditions and if so, they are listed below. All conditions must be complied with.

Section 90

This 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.

"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

(1) A compliance schedule

☐ is required for the building –

☐ is not required for the building

(2) The compliance schedule must contain the following specified systems and comply with the performance standards for those systems required by the building code. The specified systems for the building are as follows:

ATTACHMENTS

Copies of the following document are attached to this building consent [✓ *tick applicable option(s)*]

☐	Development contribution notice (s36 notice)
☐	Certificate attached to project information memorandum (s37 certificate)

The following documents are attached to this application [✓ *tick applicable option(s)*]

☑	Plans
☑	Specifications
☐	Fee assessments (Assets and Services)
☑	Section 37
☑	Application for the Code Compliance Certificate
☑	Inspection Schedule
☑	Applicant/Owner Letter
☑	Brochure - Now You Have Your Building Consent
☑	Engineers Letter
☐	Other

Signature 

Position **BUILDING CONTROL GROUP MANAGER**

On behalf of **Marlborough District Council** Date: 22 October 2025