



Waitaki

DISTRICT COUNCIL
TE KAUNIHERA Ā ROHE O WAITAKI
Growing strong communities.

Address: 20 Thames Street, Oamaru 9400
Private Bag 50058
Oamaru 9444

Phone: 03 433 0300

Web: www.waitaki.govt.nz

Building Consent Exemptions - Pole Shed

Introduction/Explanation

The Council may permit certain building work to be exempt from the building consent process under Schedule 1, Part 1 section 2 of the Building Act 2004.

You must complete this form if you want to apply for an exemption in respect of farm buildings. The purpose of this application is to give you the opportunity to undertake low risk building work at minimal cost. **We recommend that you check whether your proposed building work may be exempt with a Building Control Officer prior to lodging the application.** The application fee is non-refundable.

When you make this application you undertake to carry out all work in a manner that addresses the purposes of the Building Act 2004 and that the work complies with the requirements of the New Zealand Building Code and any other relevant legislation.

Please note that Council retains an overriding discretion to approve or decline any application for an exemption.

This application form must be accompanied by your application documentation as detailed in the attached checklist.

For further information about exempt building work please refer to Waitaki District Council website www.waitaki.govt.nz

You will be notified in writing of the Council decision.

No Work can commence until written confirmation is received.

THE BUILDING

Address/Rapid Number:

Legal Description:

Lot:

DP:

Sec No:

BLK No:

VAL No:

ML No:

Blk Name and No:

THE OWNER

Name:

Phone:

Mobile:

Email:

Street Address:

Mailing Address:

Preferred means of contact:

Mobile Phone Email Post

THE AGENT

Name:

Phone:

Mobile:

Email:

Street Address:

Mailing Address:

Preferred means of contact:

Mobile Phone Email Post

DESIGNER DETAILS

Name:

Phone:

Mobile:

Email:

Street Address:

Mailing Address:

Preferred means of contact:

Mobile Phone Email Post

CONTRACTOR DETAILS

Name:

Phone:

Mobile:

Email:

Street Address:

Mailing Address:

Preferred means of contact:

Mobile Phone Email Post

BUILDING WORK

Description of Building Work:

Building Use:

EVIDENCE OF OWNERSHIP PROVIDED

	Yes	No
Certificate Of Title:	<input type="checkbox"/>	<input type="checkbox"/>
Sales of Land Agreement:	<input type="checkbox"/>	<input type="checkbox"/>
Lease Deed:	<input type="checkbox"/>	<input type="checkbox"/>
Other:	<input type="checkbox"/>	<input type="checkbox"/>
Council to Obtain Certificate of Title <i>NB: there is an additional charge for this service</i>	<input type="checkbox"/>	<input type="checkbox"/>

FARM BUILDING OWNER ASSESSMENT

- | | Yes | No |
|--|--------------------------|--------------------------|
| • Is the building used by the property owner solely to store or house implements or goods related directly to farming activities on this property? | <input type="checkbox"/> | <input type="checkbox"/> |
| • Is the building intended for farm use only? | <input type="checkbox"/> | <input type="checkbox"/> |
| • Will the building be constructed in the Rural Zone (as defined by the District Plan)? | <input type="checkbox"/> | <input type="checkbox"/> |

- Does the building meet the relevant District Plan criteria?
(Please refer to the Planning Criteria page 5)
- Is the building designed by a Chartered Professional Engineer?
- Is the building less than or equal to 150 square meters in total?
- Is the building single storey?
- Is the building constructed using one of the following: timber pole, timber framed portal, steel framed portal?
- Does the site plan and/or building design adequately allow for:
 - The ground/soil conditions at the site of the proposed building work?
 - The wind zone at the site of the proposed building work?
- I confirm there will be no sanitary or drainage facilities or fixtures in the building
- I confirm the building will not be used for human habitation

*NB. Where 'No' appears; this means that the exempt work does not fall within the criteria and will be declined. It is important the application is filled out correctly as the application fee is **non-refundable** if exemption declined.*

PLANNING REQUIREMENT

- | | Rural
General | Rural
Scenic |
|--|--------------------------|--------------------------|
| • Which Zone is your property in? | <input type="checkbox"/> | <input type="checkbox"/> |
| | Yes | No |
| • Is your building less than 10m high? | <input type="checkbox"/> | <input type="checkbox"/> |
| • Is your building more than: | | |
| a. 20m from State Highway? | <input type="checkbox"/> | <input type="checkbox"/> |
| b. 15m from other road? | <input type="checkbox"/> | <input type="checkbox"/> |

• If your pole shed houses animals is it 30m minimum from neighbours? Yes No

• Is your pole shed further than 6m from neighbours? Yes No

Is your pole shed: Yes No

• within 20m of a waterway? Yes No

• above 900m of altitude? Yes No

• in a significant coastal landscape? Yes No

• in an outstanding or natural landscape? Yes No

• Within a significant or natural feature? Yes No

• Will your site works require more than 100m³ of excavation or 50m²? Yes No

• Will there be any clearance of indigenous bush as part of the site works preparation? Yes No

ROADING REQUIREMENT

Vehicle Access Yes No

• Is there an existing vehicle crossing to the property which is fully compliant with the Waitaki District Plan (Rule 12.2.2)? Yes No

• Will you be using a compliant vehicle crossing for vehicle access to the pole shed? Yes No

If you have answered No to the above, please complete and Application for Vehicle Crossing form and submit to Council for processing

Development Contributions Yes No

• Will the pole shed be used for a commercial or industrial activity? (Including but not limited to vehicle repairs, commercial storage, manufacturing, sale/hire if goods/services and an office). Yes No

• Will the pole shed be used for the purposes of a dairy industry activity? Yes No

DECLARATION

I/We formally request Waitaki District Council to accept this “Application for Exemption for a Farm Building” for the building work described in this document.

I/We acknowledge that the Council will not issue a Building Consent, undertake inspections or issue a Code Compliance Certificate for the building work described in this application.

I/We acknowledge that the Council will also not accept any liability associated with construction techniques, materials or workmanship, or siting of the building in relation to property easements or network utility operators services

I/We declare that the building work described in this application will be carried out in accordance with the requirements of the Building Act 2004, the Building Code and any other relevant legislation.

I/We acknowledge that if the Council grants an exemption, it will be conditional on the completed work complying with the requirements of the Building Act 2004, the Building Code and any other relevant legislation.

If **I/we** are granted an exemption, we are aware the exemption is for the building work the subject of this application. If **I/we** decide to build something else, be it of lesser quality, different design, or some other significant variation, then the Council has not exempted us from the need to obtain building consent for that work.

OWNERS NAMES (S): _____

SIGNATURES (S): _____

DATE: _____

EXEMPTION FEE

The exemption fee is **non-refundable** if the application is declined.
The exemption fee is payable upon lodgement of the application form.

You will be notified in writing of the Council Decision.

No work can commence until written confirmation is received.

COUNCIL USE ONLY

A report was adopted by Council in September to consider granting exemptions for farm buildings.

It is adopted that Rural property owners will not need building consent for farm type buildings that meet specified criteria.

Applicants granted an exemption will not be issued with a Code Compliance Certificate.

The building is to be solely used for the storage or housing of implements, plant, vehicles and/or goods and/or livestock directly

related to farming activities or items owned by the occupier of the property; and,

- The building is intended for farm use only; and,
- The building is constructed in a Rural Zone (as defined by the district plan); and,
- The building meets relevant District Plan criteria; and,
- The building is designed by a Chartered Professional Engineer; and,
- The building is less than or equal to 150 square metres in total; and,
- The building is single storey; and,
- The building is constructed using one of timber pole, timber framed portal or steel framed portal; and,
- The site plan and/or building design adequately allow for the ground/soil conditions and the wind zone at the site of the proposed building work; and,
- There will be no sanitary or drainage facilities or fixtures in the building; and,
- The building will not be used for human habitation

Check all of the above have been supplied before granting an exemption

Exemption Granted	Yes	No
	<input type="checkbox"/>	<input type="checkbox"/>

Building Control Officer Signature

Building Control Officer Name

Date: