



CUSTOMER GUIDE TO DAIRY SHEDS



Your guide to applying for Building Consent.

- Content and quality of documentation required.

For further information please contact:

Westland District Council

Building Department

36 Weld Street

Private Bag 704

Hokitika

Phone: 03 756 9010

Fax: 03 756 9045

E-mail: council@westlanddc.govt.nz

Preliminary Design Information

If requested we can give you the wind, snow and earthquake loads which will be required by the Engineer of your site. To obtain this information call our Building Compliance Officers on telephone 756 9010 with your Valuation Number, or Lot and DP numbers.

Sanitary Facilities

A toilet will be required in the new shed if the only other available facilities are some distance away and are not immediately available to persons working at the shed. If this is your situation, effluent disposal design will be required as part of the Building Consent application. Regional Council (West Coast Regional Council) also assess these plans and approve the discharge. Any drainage design must be capable of meeting West Coast Regional Council discharge standards.

An effluent holding tank can be used but must be of a suitable size, and be emptied on a regular basis by a licenced operator.

Water Reticulation

You must provide a plan of the Dairy Shed and a plan of the property showing details of water reticulation and the necessary provision for backflow prevention to protect any potable water supply. This is to avoid interconnection between troughs, irrigation lines or dairy shed wash down, to the supply of potable water. We need to know what is on the property and what is proposed.

Testing of Building Pads

All building pads to be covered by Chartered professional who will issue a PS4, for your to provide to Council with your Building Consent application.

All results are to be submitted with the building consent application.

Standard of Documentation

All documentation submitted with your application must be accurately drawn to an appropriate scale for the job, be fully dimensioned and detail all materials to be used.

Specifications for the building work are also required, the specification should further define the building work including details of all materials to be used, finishes, and equipment to be installed. The specification must be specific to the projects, it is not acceptable to simply state 'installed to manufacturers instructions', as in many cases product manufactures have several installation options. Likewise it is not acceptable to make statements such as 'fixed in accordance with manufactures instructions' as fixing types vary depending on wind loads and often more than one fixing option is provided in the standard. Also if you intend to use an alternative proprietary fixing which is an alternative solution the Building Consent Authority must know exactly what they are approving and can assess your project appropriately.

Building Consent Application Checklist

- Complete Building Consent Application Form.
- A current copy of the Certificate of Title or Sale and Purchase Agreement for the property.
- A complete site plan showing the proposed position of the dairy shed in relation to legal boundaries and other buildings on the site.
- A complete floor plan showing all exterior walls/partitions and identifying any facilities.
- Elevations
- Cross sections through the shed detailing the proposed construction type and materials to be used including:-
 - Foundation and pit details
 - Structural frame and cladding details
 - Rotary platform foundation details (where applicable)
- Silo details.
- Provisions for disposal of storm water and any other drainage work is identified on the documents. This includes both human and animal effluent.
- Water reticulation and protection devices, including installation instructions for the proposed protection devices.
- Written specifications.
- Engineers PS4 covering building pad.
- Engineers verification for structural design.
- *Three copies of all relevant information needs to be submitted with all applications (four copies if the owner is different to the builder).*

Useful websites

Certified Builders Association of NZ Inc (CBANZ)
www.certified.co.nz

Registered Master Builders Federation Inc (RMBF)
www.masterbuilder.org.nz

New Zealand Institute of Architects (NZIA)
www.nzia.co.nz

Architectural Designers NZ Inc (ADNZ)
www.adnz.org.nz

Association of Consulting Engineers (ACENZ)
www.acenz.org.nz

BRANZ Ltd
www.branz.co.nz

NZ Institute of Quantity Surveyors Inc (NZIQS)
www.nziqs.co.nz

NZ Institute of Surveyors (NZIS)
www.surveyors.org.nz

Department of Building and Housing (DBH)
www.dbh.govt.nz
Downloads of Building Act and Building Code information

Institution of Professional Engineers (IPENZ)
www.ipenz.org.nz

NZ Institute of Building Surveyors Inc (NZIBS)
www.buildingsurveyors.co.nz

Consumers' Institute of New Zealand
www.consumerbuild.org.nz

