

Building Consent no:	BC201569
Applicant's name:	Prime Designs
Owner's name:	Kelson Heights Limited
Site address:	64 Waipounamu Drive KELSON 5010
Issue date:	13 January 2021

# BUILDING CONSENT

## CONSENT HOLDER PLEASE NOTE:

- You must keep these plans and specifications on site during construction and make them available to council officers on request.
- You must ensure all work complies with the enclosed documents.
- You must ensure that the owner (if you are not that person) and anyone undertaking any work on site are aware of all consent conditions.

## INSPECTIONS

- Inspection bookings are subject to availability. **Phone 04 570 6754 to book an inspection.**
- You must ensure a council inspector approves any work listed in the enclosed inspection schedule before you cover over or close up the work.
- You must ensure safe access for inspectors to carry out their work.

### OBLIGATION TO COMPLY WITH OTHER LAWS

You must carry out all work in accordance with your building consent, as set out in the Building Act 2004 and Building Regulations 1992. The issuing of 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. Nor does the issuing of this building consent permit the construction, alteration, demolition or removal of a building or proposed building if such work would be in breach of any act.

All work shall comply with the New Zealand Building Code.

13 January 2021

Prime Designs  
3 Jupiter Grove  
Trentham  
UPPER HUTT 5018

Rachel Marr  
Environmental Consents  
T <direct dial number>  
[Rachel.Marr@huttcity.govt.nz](mailto:Rachel.Marr@huttcity.govt.nz)  
Our reference: BC201569

Dear Sir/Madam,

**Approval of building consent for 64 Waipounamu Drive KELSON 5010 (BC201569)**

I am pleased to advise that, acting under delegated authority from Hutt City Council, I have approved your building consent application at the above address. Your copy is attached.

Please take the time to read this document carefully and in full before starting any work. You should pay particular attention to the list of inspections set out in the consent - each inspection is compulsory. **Note: Inspection bookings are subject to availability**

You must keep a copy of the approved plans and specifications on site during building work and make them available to council staff on request.

The consent is issued under section 51 of the Building Act 2004, which obliges you to carry out your work in accordance with the plans and specifications submitted in your application. Providing you do that, I am satisfied your building will meet the performance rules of the building code.

There are several important legal things you should know about this building consent:

1. It neither gives nor implies any right beyond the legal boundaries of your land. You must get the permission of affected owner(s) to carry out any work beyond those boundaries.
2. It does not affect any duty or responsibility under any other act relating to your building project.
3. It does not allow you to construct, alter, demolish or remove the building if such actions would breach any other act.

You should be aware that this building consent lapses if you do not start work within 12 months of the date shown at the end of your consent document.

A final point: Section 92 of the Building Act 2004 requires you to apply for a code compliance certificate as soon as practicable after completing work. (The certificate confirms you have built in compliance with your building consent and the building code.) If you do not apply for a certificate within two years of the date the building consent was granted, namely by 13 January 2023, the council is required by section 93 of the same act to decide whether or not to issue the certificate.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'm m', followed by a long horizontal stroke and a small upward tick at the end.

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Rachel Marr  
Building Officer

# BUILDING CONSENT

Issued under section 51 of the Building Act 2004



## THE BUILDING

**BUILDING CONSENT NO: BC201569**

Street address of building: 64 Waipounamu Drive KELSON 5010  
 Legal description of land where building is located: LOT 1 DP 91313  
 Building name:  
 Location of building within site/block number:  
 Level/unit number:

## THE OWNER

Name of owner: Kelson Heights Limited

6-8 Meachen Street

SEAVIEW 5010

Contact person:

Mailing address:

Street address/registered office:

Landline:

Mobile:

Daytime: 0800 374 329

After-hours:

Fax:

Email: C/- ashlee.g@fridayhomes.co.nz

Website:

First point of contact for communications with Hutt City Council: Prime Designs

Ph: 04 528 8405 email: admin@primedesigns.co.nz; luke@primedesigns.co.nz; michael@primedesigns.co.nz

## BUILDING WORK

The following building work is authorised by this building consent:

### **RBW - Residential - New Dwelling with attached garage (Lot 5 Milford)**

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). 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.

This building consent is subject to the following conditions:

- (a) Council, as a building consent authority is entitled, at all times during normal working hours or while building work is being done, to inspect the land, any building and the building work that has been or is being carried out on or off the building site.

## COMPLIANCE SCHEDULE

A compliance schedule is not required for the building.

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Rachel Marr

Building Officer

On behalf of Hutt City Council

Date: 13<sup>th</sup> January 2021

## **BUILDING CONSENT NOTES**

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### **Building:**

Your project involves restricted building work. You should not start any building work until you have supplied the council with the names, licence numbers and other details of every licensed building practitioner who will carry out or supervise restricted building work on your site. Such a person may be a carpenter, roofer, external plasterer, bricklayer, blocklayer or foundations specialist.

If any of the nominated licensed building practitioners is replaced in the course of construction work, you must notify the council as soon as possible - and ideally before the original licensed building practitioner carries out or supervises any restricted building work.

You must collect a record of building work from each licensed building practitioner and submit this paperwork with your application for a code compliance certificate once building work is complete.

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### **Planning:**

The project complies with District Plan rules and can proceed without a resource consent.

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### **Plumbing:**

All work must be carried out by, and certified by, a licensed plumber, drain layer or gasfitter.

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### **Other legislation:**

You must ensure you comply with the Local Government Act 2002 and Hutt City Council bylaws.

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## INSPECTIONS

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### The following inspections are required:

- Site Inspection: Call for an inspection when you have identified or had a surveyor put in boundary markers, so the inspector can identify the set-out of the building and any retaining wall(s). (Inspection not required if you have a surveyor's report showing the set-out.)
- Pre-slab building (concrete slab): Call for an inspection when you have placed all the damp-proof membrane, sealed all overlaps and penetrations, and installed reinforcing mesh using sufficient chairs in the correct places.
- Pre-slab plumbing (concrete slab): Call for an inspection after you have installed all underground plumbing and drainage pipes but before backfilling and installing the damp-proof membrane and reinforcing mesh.
- Pre-wrap: Call for an inspection after you have completed roof and wall framing, including any exterior sheet bracing, but before installing building wrap (building paper, RAB board or ply).
- Pre-clad: Call for an inspection after you have installed building wrap, window and door flashing tape, cavity systems (where applicable) and flashing systems, but before installing joinery or before installing roof cladding.
- Weather tightness (monolithic cladding systems): Call for an inspection after you have installed the exterior cladding, the flashings are in place and you have fitted air seals to openings, but before applying the coating system.
- Wet-area membranes, decks, roofs and shower areas: Call for the first inspection after you have installed outlets and flashings, but before you apply the membrane. Call for the second inspection after you have applied the membrane.
- Post-line: Call for an inspection after you have installed interior linings, but before you plaster-stop and fit skirtings and scotias.
- Drainage: Call for an inspection after you have installed sewer and stormwater pipes and they are under test, but before you backfill. (For demolition work call after capping the services.) You must have ready for the inspector a scaled "as-laid" drainage plan.
- Final inspection: Prepare for a final inspection by completing all work, passing all inspections, and submitting a code compliance certificate application, ensuring you enclose all necessary certificates and guarantees. The council will call to set an inspection time.

**Please note that 08 inspection visits have been paid for. Additional inspection visits will be charged and must be paid before the Code Compliance Certificate can be issued.**

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## Important information about inspections

**Book every inspection:** It is vital you arrange an inspection at each stage listed above. This is a condition of your building consent. If you continue on without one, it is quite likely the council will later make you undo work in order to make an inspection possible (for example, removing plasterboard from interior walls, in the case of a pre-line inspection, so bracing, insulation and moisture content can be checked). Failure to get an inspection will also delay – and could jeopardize – your code compliance certificate. Council, as a building consent authority is entitled, at all times during normal working hours or while building work is being done, to inspect the land, any building and the building work that has been or is being carried out on or off the building site.

**Engineering inspections:** When your building involves an engineer (whether for structural, fire design, mechanical or geotechnical work), the council recommends that you co-ordinate that person's site inspections, where applicable, with those by the council inspector. An inspection by an engineer does not cancel your obligation to call a council inspector if the work relates to the compulsory inspections listed above. Engineers must provide a PS4 producer statement confirming the work they have overseen complies with the submitted designs, as well as supplying site inspection notes detailing the type of inspection, what was inspected, where it was inspected and the extent of that inspection.

**Be thorough:** Before ringing to book, make sure you have completed every aspect of the stage you want inspected. If there is unfinished work, the inspector will have to return – and you will face an extra inspection fee. (You will not get a code compliance certificate until you have paid outstanding fees.)

**Contact us:** When you ring to book an inspection, be ready with your building consent number - BC201569. The council will need to know your name, phone number and the type of inspection you want. Inspection bookings are subject to availability. **Phone 04 570 6754** between 8am and 5pm Monday to Friday to book an inspection.

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## **Final inspection and code compliance certificate:**

When you finish building work, the council will carry out a final inspection and – providing the work complies with the building consent – issue a code compliance certificate. This is a formal statement, issued under section 95 of the Building Act 2004, confirming that you have carried out work in compliance with your building consent. You are legally required to apply for this certificate when you finish work. An application form for Code Compliance Certificate is enclosed. Complete this at the end of building work and submit it to the council, along with copies of the following documents:

- A completed application for code compliance certificate
- An energy works certificate (for gasfitting and electrical work)
- Record(s) of work from relevant LBP's (Memorandum)

The following documents are required under s94 of the Building Act 2004

- An "as-laid" drainage plan with dimensions
- Texture coating certificate(s)
- Compaction certificate and PS4

Issued by:



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Rachel Marr  
Building Officer

13 January 2021