

Building Consent no:	BC220531
Applicant's name:	Moore Design
Owner's name:	Johnston Grove Limited
Site address:	6 Johnston Grove TAITA 5011 7 Johnston Grove TAITA 5011 8 Johnston Grove TAITA 5011 Unit 19 & 20
Issue date:	28 June 2022

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.

28 June 2022

Moore Design
417 Cuba Street
Alicetown
LOWER HUTT 5010

Sophie Fraser
Regulatory Services
T 04 570 6708
sophie.fraser@huttcity.govt.nz
Our reference: BC220531

Dear Sir/Madam,

Approval of building consent for 6 Johnston Grove TAITA 5011, 7 Johnston Grove TAITA 5011, 8 Johnston Grove TAITA 5011 – Unit 19 & 20 (BC220531)

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 22 June 2024, the council is required by section 93 of the same act to decide whether or not to issue the certificate.

Yours sincerely,



Sophie Fraser
Building Officer

BUILDING CONSENT

Issued under section 51 of the Building Act 2004



THE BUILDING

BUILDING CONSENT NO: BC220531

Street address of building: 6 Johnston Grove TAITA 5011, 7 Johnston Grove TAITA 5011, 8 Johnston Grove TAITA 5011

Legal description of land where building is located: LOT 4 DP 20665, LOT 7 DP 16208 WN20C/517, Proposed LOT 19 RMA 210356, LOT 20 RMA 210356

Building name: -

Location of building within site/block number: Block 7 – Southeast end of site

Level/unit number: two levels, Unit 19 & 20

THE OWNER

Name of owner: Johnston Grove Limited

Contact person: Adam Sirota & Mark Cook

Mailing address: 39 Rutherford Street HUTT CENTRAL 5010

Street address/registered office: As above

Landline:

Mobile: 022 044 2557

Daytime:

After-hours:

Fax:

Email: mark@palmerandcook.co.nz;

adam@palmerandcook.co.nz

Website:

First point of contact for communications with Hutt City Council: Cameron Moore c/- Moore Design

Ph: 04 566 5002

email: consents@mooredesign.nz

Address: 417 Cuba Street ALICETOWN

BUILDING WORK

The following building work is authorised by this building consent:

RBW - Housing - New multi-unit dwelling - 2 x new 2-bedroom two storey townhouses (Block 7)

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.
- (b) The council has granted a building consent for your proposal, and under section 75 of the Building Act 2004 has registered on the certificates of title of the lots on which you intend to build that you cannot sell or lease one or more of those lots separately.

COMPLIANCE SCHEDULE

A compliance schedule is not required for the building.

ATTACHMENTS

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

- Section 37 certificate



Sophie Fraser
Building Officer

On behalf of Hutt City Council
28/06/2022

Date: 28 June 2022

BUILDING CONSENT NOTES

Building:

Council infrastructure including footpaths, kerb and channel, damaged during construction, must be reconstructed to Council requirements on completion of work. **NOTE:** *Before commencement of any work within the legal road corridor, including the laying of services, application is to be made for a Corridor Access Request (CAR). A CAR request can be made through contacting BeforeUdig either on their website: www.beforeudig.co.nz <<http://www.beforeudig.co.nz> or 0800 248 344. Work must not proceed within the road reserve until the CAR has been approved, including the approved traffic management plan if required.*

Constructing, modifying or repairing a vehicle crossing requires separate Council approval, in addition to the approved resource/building consent. The vehicle crossing is to be constructed in accordance with Council's standards and codes. For more information click the following link <http://portal.huttcity.govt.nz/Record/ReadOnly?Tab=3&Uri=3702089> or contact the Transport Division via (04) 570 6881.

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.

A Chartered Professional Engineer (Structural field of practice) shall monitor the construction of the specific engineered design structural work and issue a (PS4) Construction Review Producer Statement together with supporting information to Hutt City Council at completion. The work shall be inspected/verified to EngNZ/ACENZ construction monitoring level CM3 including specifically inspecting the following (refer to the Engineer's specifications and inspection regime for detail):

1. Site subgrade - After site stripping (to be done by Geotechnical Engineer - not covered by CERTA)
2. Driven timber piles - Foundation pre-pour (Contractor to provide copy of pile sets to Engineer for review and approval prior to cutting off pile head to height)
3. Waffle slab -- Pre-pour
4. SED frames, 'L' shaped window & internal balustrade - Pre-line or prior to building in to such an extent that remediation work could not be carried out

Please liaise directly with your Engineer - CERTA Engineering Ltd - (phone: 04 566 8004, job#43685) - to coordinate appropriate times for the inspections. It is important to note that the inspections listed above are additional to those required by Hutt City Council. We will require a copy of the Engineer's site notes and PS4 as part of your application for a Code Compliance Certificate at the completion of the building work. The contractors are to give at least 48-hours prior notice to the Engineer of any required inspection and attend upon the Engineer for any inspection including offsite at the fabrication workshops by the Engineer or his nominated inspectors as specified or agreed. Contractors are to allow to supply the Engineer with any required material certificate/information or independent third-party inspection/testing certificates or Producer Statements at completion as specified.

You are required to supply Council the following completed and signed PS3 Construction Producer Statements or other noted documentation at completion with your Code Compliance Certificate application certifying all the work has been completed in accordance with the consent documents and the NZ Building Code:

- From the piling contractor for all the driven timber piles (you are also to supply a copy to the structural Engineer).

All work must be in accordance with clause F5 of the NZ Building Code, which requires you to safeguard people from injury and to protect neighbouring property from any damage, and in accordance with clause F2 which requires you to safeguard people from injury and illness caused by exposure to hazardous building materials.

Planning:

Refer the attached Building Act 2004 section 37 certificate and any related prior correspondence with the Council Planning department - the project does not comply with the rules of the District Plan and cannot proceed without a Resource Consent, however, the council is processing a resource consent application for work at the property. All building work must be in accordance with the conditions of that resource consent if, and when one is granted.

Plumbing & Drainage:

All plumbing work (waterfitting and sanitary plumbing) must be done by an Authorised Person under the Plumbers, Drainlayers and Gasfitters Act 2006, the work must be supervised and inspected by a Licensed or Certifying Plumber.

All drainage work must be done by an Authorised Person under the Plumbers, Drainlayers and Gasfitters Act 2006, the work must be supervised and inspected by a Licensed or Certifying Drainlayer. The position of any existing drains is to be accurately located and proven clear of construction prior to work commencing. You must submit an accurate "as-laid" drainage plan at completion (the plan must show the buildings, site boundaries, fixtures, pipe locations/type/ size/material, key features/inspection points and key set-out dimensions and invert levels or depths). The plan must be signed off by the Licensed or Certifying Drainlayer and state their name, registration number and date.

Please Note: this Building Consent only covers the "private" hydraulic services work within and serving each of the new houses/units/lots (including the drain leads to the shared drainage pipes or the water supply leads and isolator valves from the shared rider main supply) as per this Building Consent plans, all the shared common services subdivision work is subject to the conditions of the Resource Consent and associated Resource Consent engineering conditions, and is required to be inspected and approved by the Council's subdivision Engineer. All work on, and connections to Council owned public hydraulics network infrastructure is subject to Wellington Water Ltd approvals, conditions and inspections as the public Network Utility Operator. All work to public hydraulic infrastructure must be completed in accordance with the Wellington Water Regional Specification for Water Services (Dec 2021 ver-3.0) and allow for inspections as required by Wellington Water Ltd.

Environmental Health:

All building work must comply with construction noise standard NZS6803:1999 (please refer to the Construction Noise guide enclosed with the consent documents). You must ensure that any activity causing vibration does not result in that vibration being discernible beyond the boundaries of the property. The proposed works involve driven piles, earthworks, vibratory rollers and/or demolition works which are unlikely to meet this requirement. It is therefore recommended that you contact the Council's Environmental Health Team on 04 570 6666 to discuss the construction method and ways to minimise any noise and vibration disturbance to the surrounding properties

Other legislation:

You must ensure you comply with the Local Government Act 2002, the Health Act 1956, the Hazardous Substances and New Organisms Act 1996, the Health and Safety at Work Act 2015 and Hutt City Council bylaws, including particularly the Hutt City Council Water Supply Bylaw 2010, Hutt City Council Drainage Bylaw 2016 and the Hutt Valley Trade Wastes Bylaw 2016.

INSPECTIONS

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.
- Brick veneer: Call for an inspection when you have veneer at half height and all flashings are in place.
- Fire walls: Call for an inspection after installing fire-rated walls, but before concealing them. You must seal any penetrations (by pipes or wiring, for example) to the same fire rating as the walls themselves.
- Pre-line building: Call for an inspection after the building exterior is weathertight and you have installed structural components (including bracing), insulation and fire-rated systems, but before lining the walls.
- Pre-line plumbing: Call for an inspection when the plumbing has been installed and a plumber is ready to subject it to a pressure test.
- 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 8 inspection visits have been paid for. Additional inspection visits will be charged and must be paid before the Code Compliance Certificate can be issued.

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 - BC220531. 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.

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
- A PS4 - Producer Statement (Construction review) from the engineer with copies of inspection reports/ site notes
- A PS3 - Producer Statement (Construction) – driven piles

Issued by:



Sophie Fraser
Building Officer