

Building Consent no:	BC220517
Applicant's name:	Prime Designs
Owner's name:	Kelson Heights Limited
Site address:	LOT 76 – 77, 64 Waipounamu Drive KELSON 5010
Issue date:	17 May 2023

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.

17 May 2023

Prime Designs
3 Jupiter Grove
Trentham
UPPER HUTT 5018

Ellie Stevens
Regulatory Services
T 560 1098
Ellie.Stevens@huttcity.govt.nz
Our reference: BC220517

Dear Sir/Madam,

Approval of building consent for LOT 76 – 77, 64 Waipounamu Drive KELSON 5010 (BC220517)

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 1 August 2024, 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 black ink, appearing to read 'Ellie Stevens', with a horizontal line above the first few letters.

Ellie Stevens
Building Officer

BUILDING CONSENT

Issued under section 51 of the Building Act 2004



THE BUILDING

BUILDING CONSENT NO: BC220517

Street address of building: 64 Waipounamu Drive KELSON 5010
 Legal description of land where building is located: LOT 101 DP 566107
 Building name: LOT-76 and 77
 Location of building within site/block number: central of site
 Level/unit number: two storey building

THE OWNER

Name of owner: Kelson Heights Limited

6-8 Meachen Street, SEAVIEW 5010

Contact person: Ashlee Gaskin-Robertson

Mailing address:

Street address/registered office:

Landline:

Mobile:

Daytime: 0800 374 329

After-hours:

Fax:

Email: ashlee.g@fridayhomes.co.nz

Website:

First point of contact for communications with Hutt City Council: Nicola Ruddle of Prime Designs, 3 Jupiter Grove
 Trentham UPPER HUTT 5018, Ph: 04 528 8405, email: admin@primedesigns.co.nz

BUILDING WORK

The following building work is authorised by this building consent:

RBW - Housing – New 2 storey multi-residential dwelling containing 2 units with 3 bedrooms and attached garages each, 3 wall cladding types (Lot 76 & 77)

Linea weatherboards, Stria panel, Abodo Vulcan and corrugated Colorsteel roofing. SED Firth RibRaft foundations, trusses by truss manufacturer. Services to be connected include foul water, stormwater, water supply

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.

Ellie Stevens
 Building Officer

On behalf of Hutt City Council

Date: 17 May 2023

BUILDING CONSENT NOTES

Building:

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. All building work must comply with construction noise standard NZS6803:1999

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.

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 (Geotech) 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 CM2 including specifically inspecting the following (refer to the Engineer's specifications and inspection regime for detail):

- Site Soil Verification

Please liaise directly with your Engineer -Cameron Rogers of Macro Ventures(Phone: 022 487 5171, Email: trishn@macroventures.co.nz, Ref# P0246) to coordinate appropriate times for the inspections.

A Chartered Professional Engineer (structural) 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 CM2 including specifically inspecting the following (refer to the Engineer's specifications and inspection regime for detail):

1. Slab pre-pour inspection (Ribraft)
2. Bracing system (Portal Frame)

Please liaise directly with your Engineer - Howell Tungol (Phone: 022 170 2257, howell.tungol@vecta.co.nz, Ref# P0211) 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. 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.

Planning:

The council has granted a resource consent, and the proposal can proceed in accordance with the conditions of the consent - RM180513. In particular you are to:

- Notify the council Resource Consent Monitoring unit at least two days prior to commencing works onsite, phone: 04 560 1044 or email: enforcement@huttcity.govt.nz.
- Take measures to control site run-off and sediment, protect existing water courses or stormwater drainage and prevent blown dust or dirt outside the worksite and prevent dirt or debris being deposited on the roadway.

Plumbing and Drainage :

Please Note: this Building Consent only covers the "private" hydraulic services work within and serving each of the new units 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 infrastructure must be completed in accordance with the Wellington Water Regional Specification for Water Services (May 2019 ver-2.0) and allow for inspections as required by Wellington Water Ltd.

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 new water supply connections and tobies require a completed Water Connection Application form (CAP-FORM-564) to be lodged with Hutt City Council. All work to, or new connections to Council water mains must be undertaken only by Wellington Water Ltd approved contractors.

You must submit an accurate “as-built” sanitary plumbing plan of the upper levels at completion (the plans must show the building, rooms/layout, fixtures, pipe locations/type/size/material and key features/vents/stacks/inspection points/etc). The plan must be signed off by a Certifying Plumber and state their registration number.

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. Where required as part of the Wellington Water Ltd approval for connection to public drains you shall allow for their inspectors to attend onsite and for any conditions imposed as part of their approval. Where required 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 a Licensed or Certifying Drainlayer and state their registration number

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).

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.
- 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 - BC220518. 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
- Energy works certificates for all electrical work – Electrical Certificate of Compliance and Electrical Safety Certificate(s)
- Record(s) of work from relevant LBP's (Memorandum)

The following documents are required under section 94 of the Building Act 2004

- A PS4 - Producer Statement (Construction review) from the engineer with copies of inspection reports/ site notes
- Construction Producer Statement (PS3) from the structural steelwork contractor

Issued by:



Ellie Stevens
Building Officer