



1 June 2023

Our reference: BC220528.02

Moore Design  
417 Cuba Street  
ALICETOWN 5010

Dear Sir or Madam

**Approval of Amendment to Building Consent: BC220528.02**  
**Amendment description: RBW - Amendment 2 - Housing - Modification to C.3.3 sought where the relevant south boundary be taken from the far boundary to the driveway/access Lot. Changes to requirements for fire rated windows/walls**

I am pleased to advise that I have approved your application to amend your building consent for 7 Johnston Grove TAITA 5011.

Please take the time to read carefully and in full the uploaded amendment, which spells out the amendment I have approved.

You are obliged by the Building Act 2004 to carry out your work in accordance with these amended plans and specifications, just as you are with the other plans and specifications in your building consent.

I am satisfied your building will comply with the building code if you follow all of the approved documentation.

Please contact me, on 04 570 6713, or by email at [lyall.huizer@huttcity.govt.nz](mailto:lyall.huizer@huttcity.govt.nz) if you have any questions.

Yours sincerely

Lyall Huizer  
Building Officer

**The amendment must be kept with your original building consent documents**

**BUILDING CONSENT**

Section 51, Building Act 2004

**THE BUILDING**


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Street address of building: 7 Johnston Grove TAITA 5011

Legal description of land where building is location: LOT 7 DP 16208 WN20C/517

Building name: Main building

Location of building within site/block number: Block 7

Level/unit number: Unit 3 of block 7

**THE OWNER**


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Name of owner: Johnston Grove Limited

Contact person (complete if applicable):

Mailing address: 39 Rutherford Street, HUTT CENTRAL 5010

Street address/registered office: 7 Johnston Grove TAITA 5011

Contact phone number: 0800 024 508

Contact mobile number: 022 044 2557

Daytime contact phone number: n/a

After hours contact phone number: n/a

Landline contact phone number: n/a

Facsimile number: n/a

Contact email address: mark@palmerandcook.co.nz; adam@palmerandcook.co.nz

Website (if applicable)

First point of contact for communication with the Hutt City Council/Building Consent Authority (BCA) is the Agent: Cam Moore of Moore Design

Moore Design  
 417 Cuba Street, ALICETOWN 5010  
 04 566 5002  
 consents@mooredesign.nz; cam@mooredesign.nz;  
 admin@mooredesign.nz; shaun@moorede

## **BUILDING WORK**

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The following building work is authorised by this building consent:

### **RBW - Amendment 2 - Housing - Modification to C.3.6 sought where the relevant south boundary be taken from the far boundary to the driveway/access Lot. Changes to requirements for fire rated windows/walls**

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.

## **STANDARD CONDITIONS**

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This building consent is subject to the following conditions:

- 90 Agents authorised by the building consent authority for the purposes of section 90 of the Building Act 2004 are entitled, at all times during normal working hours or while building work is being done, to inspect:
- (a) land on which building work is being or is proposed to be carried out; and
  - (b) building work that has been or is being carried out on or off the building site; and
  - (c) any building.
- 67 Territorial authority may grant building consent subject to waivers or modifications of building code
- (1) A building consent authority that is a territorial authority may grant an application for a building consent subject to a waiver or modification of the building code.
  - (2) A waiver or modification of the building code under subsection (1) may be subject to any conditions that the territorial authority considers appropriate.
  - (3) The territorial authority cannot grant an application for a building consent subject to a waiver or modification of the building code relating to access and facilities for people with disabilities.

A Modification to C3.6 has been granted, this modification applies only to the external walls of unit 3 that are within 1m of the Southern lot boundary

## **COMPLIANCE SCHEDULE**

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A compliance schedule is not required for the building.

## ATTACHMENTS

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Attachments:

- Stamped plans and specifications
- Advice notes
- Project information memorandum number
- Development Contribution Notice
- Certificate attached to project information memorandum (Section 37 certificate)

Signature:



Name: Lyall Huizer

Position: Building Officer

On behalf of Hutt City Council

Date: 1/06/2023

# REQUIRED ITEMS

To accompany the Building Consent Document

**Building Consent: BC220528.02**

## Advice Notes:

This Building Consent should be read in conjunction with the following advice notes:

## Building

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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, block layer 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.

All work must be in accordance with clause F5 of the New Zealand 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 (please refer to the Construction Noise guide enclosed with the consent documents).

## Plumbing and Drainage

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All plumbing work (water fitting 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.

## Subdivision

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Please note: this building consent only covers the "private" hydraulic services work within and serving each of the new houses/units/lots 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 Limited 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 Limited.

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 Limited 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.

## Other Legislation

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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 by-laws, including particularly the Hutt City Council Water Supply Bylaw 2010, Hutt City Council Drainage Bylaw 2016 and the Hutt Valley Trade Wastes Bylaw 2016.

**Note: No additional Council (BCA) inspections required.**

**Note: No additional documents are required to accompany your application for code compliance certificate.**

**A printed copy of all approved plans and specifications must be kept with the building consent. Our building officers need access to the site and plans and specifications before they can carry out an inspection.**

1/06/2023