

2 March 2022

Don Cowie Draughting & Design Service
20 Waimarie Street
Nawton
Hamilton 3200

Dear Sir/Madam

Consent Number: 2021/43914/1

Project Description: New 2 Storey Dwelling with Att Garage and Sparthern Single Large SFH

Project Address: 2/136 SH 26 RD 6 Hamilton 3286

Legal Description: LOT: 2 DP: 556335

Please find attached a copy of your building consent, your next steps are:

Please keep your approved documentation on the building site for the inspector to view.

Please read the advisory notes and conditions (if any), in particular the requirements for inspection.

To arrange inspections, please phone 07 838 6677 between 8:00 am to 4:45 pm. Please quote your consent number when making the booking.

Your final step after the completion of the building work is to apply for a Code Compliance Certificate. An application form can be downloaded from www.buildwaikato.co.nz

We look forward to assisting you with this building project.

If you have any queries please contact us on building@hcc.govt.nz.

Yours faithfully



Cory Lang
Building Control Manager
Municipal Offices
Garden Place, Hamilton
www.buildwaikato.co.nz

Important advisory notes.

Please read these carefully as they may impact upon your project.

Building Control

Please be aware you need to start your building work within 12 months of your building consent being issued, or your consent will lapse. If you need an extension, you can apply to the Building Unit before the 12 month timeframe is up. If the consent has lapsed and you still want to do the work, you will have to re-apply for a new consent.

You have to make an Application for Code Compliance Certificate to the Building Unit once the building work is complete.

If you do not make an Application for Code Compliance Certificate before two years from when your building consent was granted, (or any further period agreed with the Building Unit) the Building Unit will decide whether to issue a Code Compliance Certificate.

Please check with the local Network Utility Operators as to where your services are located prior to any site works, i.e. Telecom, Wel Energy and Gas.

Please be aware that producer statements provided from non-CPENG engineers, or individuals not registered as approved producer statement authors may not be accepted. A list of approved authors can be found at www.buildwaikato.co.nz

You are required to obtain a Memorandum (Record of Building Work) from all Licensed Building Practitioners who carry out the construction of Restricted Building Work. The Memorandum (Record of Building Works) must be provided to the Council with the application for Code Compliance Certificate. A Record of Building Work Form can be downloaded from <http://www.buildwaikato.co.nz>

The following Licensed Building Practitioners have not been notified to Council:

Carpenter, Roofer, Foundation.

- Until written notification of these Licensed Building Practitioners has been received no work can commence on site. You will not be able to book inspections.
- If you change Licensed Building Practitioners during construction you are required to notify council in writing which Licensed Building Practitioners are no longer engaged, or newly engaged.
- A Notification Form can be downloaded from <http://www.buildwaikato.co.nz>

Smoke alarms shall be located on the escape routes on all levels within the household unit. On levels containing the sleeping spaces, the smoke alarms shall be located either:

- In every sleeping space, or
- Within 3.0m of every sleeping space door. In this case the smoke alarms must be audible to sleeping occupants on the other side of the closed doors.

Smoke alarms shall comply with at least one of the following standards:

- UL 217, ULC S531, AS 3786, BS 5446 Part 1, and be fitted with a hush button.

The following documents need to be provided to the Building Consent Authority to certify that the building work complies with the approved plans and specifications.

- A pressure test producer statement is required from the licensed plumber.
- An as laid drainage plan is required from the licensed drainlayer.
- Verification is required that the water proofing membrane is in accordance with the building consent, a producer statement/memorandum from the installer may be accepted.

Parks and Open Spaces

No street tree shall be removed, pruned or damaged, and no works, storage of materials, cement/concrete washings and leaching of chemicals, trenching or alteration of soil grade shall occur within the dripline/root protection zone of any street tree without the prior approval from the Manager, Parks and Open Spaces Unit, or nominee.

Planning Guidance

Under the Hamilton City Operative District Plan:

- Rule 4.4.6g(iv) – Part of the proposed deck (where it is greater than 1m in height) will enter the 5m setback from the western boundary.
- Rule 4.4.6f – The proposed dwelling and upper floor balcony will enter the 6m setback from the Waikato Riverbank and Gully Hazard Area. This is because the location of the gully hazard area overlay is closer to the dwelling than what is shown on the site plan (it is approximately 7.2m from the bend along the boundary). Consequently, the dwelling does infringe the 6m setback from the gully hazard area overlay.

www.legislation.govt.nz – Building Act 2004, Sections 45, 45A, 48-51

- Rule 25.14.4.1h – Access is proposed off of the legal road (which appears to be a paper road), the width of the crossing will be greater than 5.5m in width. It is noted that the previous subdivision and land use consent (10/2017/9093/1) had shown that the site will gain access via the Right of Way.
- Please demonstrate that the service area will be screened from the legal road by a 1.8m high timber fence (Rule 4.4.11).
- Please confirm and demonstrate that the water supply will be adequate for fire-fighting purposes and for the estimated domestic consumption as required by Rule 25.13.4.4d.

As this resource consent will or may materially affect the building work to which the attached Project Information Memorandum and/or Building Consent relates, until it has been granted no building work may proceed.

City Infrastructure

In the central city a number of buildings facilitate under veranda lighting. These lights are part of a reticulated system connected to the larger street lighting network.

Applicants must contact Wel networks 0800 800935 and the City Transportation Unit 8386699 before any such under veranda lighting is modified or removed.

Applicants will need to ensure adequate disconnection occurs and alternative power sources/circuits are provided.

For approval of activities within the Road Corridor (i.e. outside of the property boundary) that relate to your consent you must complete a Corridor Access Request (CAR).

For details of this process please visit <https://www.hamilton.govt.nz/our-services/transport/permissionsapprovals/Pages/Corridor-Access-Requests.aspx>

City Transportation

Kerb and channel, footpaths and grassed areas must be protected whilst work is undertaken on the site. You may be charged for any damage that is done to the berm in front of your property, or any berm that is damaged by you or your contractors accessing your site.

Where catch pits are located in the vicinity of a temporary crossing point, the consent holder is responsible for ensuring that the grate is kept clear at all times.

Where storm water runoff from the site is flowing to the road kerb and channel, or to an adjacent waterway, the consent holder is required to provide adequate silt control measures. Where material from the site is found to be causing a hazard on a road, the consent holder is required to remove the material as soon as possible. If this is not undertaken, Council will undertake to clear the hazard, the cost of which will be sought from the Consent holder.

City Safe

Noise from construction activity can be intrusive on neighbouring land uses, particularly residential. To minimise this impact, any construction activity involving significant emission of noise should be limited to between 07:30am and 06:00pm during the day, and not at all on Sundays and public holidays.

If installing an air conditioning unit on the outside of a building, make sure that noise from the unit will not impact on your neighbour. This noise can have a significant impact, particularly at night-time in a residential area. If it is likely there will be an impact then consider relocation of the unit to another area, or the use of a permanent barrier or enclosure (e.g. a small well-constructed wall around the unit) to screen the noise.

Form 5
Building Consent No: 2021/43914
Section 51, Building Act 2004

The Building

Street address of building: 2/136 SH 26 RD 6 Hamilton 3286
Legal description of land where building is located: LOT: 2 DP: 556335
Building name: N/A
Location of building within site/block number: NA
Level/unit number: NA

The Owner

Name of owner: Martin Joseph Cameron
Contact person: Don Cowie
Phone number(s):
Landline: N/A
Mobile: 022 444 4334
Mailing address: 136 State Highway 26
 RD 6
 Hamilton 3286
Daytime: N/A
After hours: N/A
Facsimile number: N/A
Email address: N/A
Website: N/A
Street address/Registered office: 20 Waimarie Street,
 Nawton, Hamilton
 3200

First point of contact for communications with the building consent authority:

Name: Don Cowie Draughting & Design Service
Mailing address: 20 Waimarie Street
 Nawton
 Hamilton 3200
Phone number(s):
Landline: 07 847 8864
Mobile: 027 604 1392
Daytime: 027 604 1392
Facsimile number: N/A
Email address: dcowie_design@hotmail.com

Building Work

The following building work is authorised by this building consent:

Description of the building work: New 2 Storey Dwelling with Att Garage and Sparthern Single Large SFH
Intended Life: >50 years
Value of Work: \$600,000.00

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:

Inspections:

The following inspections must be carried out. Please ensure you quote the building consent number when requesting an inspection.

- Excavation, Siting and Foundation Inspection
 - *Please ensure all boundary pegs are clearly visible*
- A Sub-Floor/Pre-Floor Building Inspection
- A Sub-Floor/Pre-Floor Plumbing Inspection
- A Pre-Wrap/Structural Framing Inspection is required.
 - *Please ensure that no wall claddings, roof claddings or building wraps are fitted.*
- A Pre-Line Building Inspection
- A Pre-Line Plumbing Inspection
- A Post-Line Inspection.
 - Please ensure that:*
 - *all linings are fixed off.*
 - *no skirting or cornice is fitted.*
- A Cladding Inspection.
- A Drainage Inspection.
 - *Please ensure that the drainage is under test at the time of inspection.*
- A Final Building Inspection.
- A Final Plumbing/Drainage Inspection.

Third Party Inspections/Certifications

The following documents from third parties need to be provided to the Building Consent Authority to certify that the building work complies with the approved plans and specifications.

- An energy works (gas) certificate is required from the licensed gas fitter.
- An energy works (electrical) certificate is required from the licensed electrician.
- Verification is required that the sand pad compaction is in accordance with the specific design, a producer statement (PS4) from the engineer may be accepted.
- Verification is required that the foundations/floor is in accordance with the specific design, a producer statement (PS4) from the engineer may be accepted.
- Verification is required that the block work/tilt slab is in accordance with the specific design, a producer statement (PS4) from the engineer may be accepted.
- Verification is required that the beams/lintels/structure is in accordance with the specific design, a producer statement (PS4) from the engineer may be accepted.
- Verification is required that the stormwater system is in accordance with the specific design, a producer statement (PS4) from the engineer may be accepted.

Compliance Schedule

A compliance schedule is not required for the building.

Attachment

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

- Section 37 Certificate attached to Building Consent and/or Project Information Memorandum



Signature:

Position: Building Control Manager

On behalf of: Hamilton City Council

Date: 2 March 2022