

Building Consent no:	BC180994
Applicant's name:	Design Group Stapleton Elliott Ltd
Owner's name:	Yiwen Huang, Xia Zhao, JN Trustees Ltd
Site address:	190 High Street (1st Floor), HUTT CENTRAL 5010
Issue date:	09 September 2019

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.

09 September 2019

Design Group Stapleton Elliott Ltd
PO Box 39345 Wellington Mail Centre
LOWER HUTT 5045

David Putter
Environmental Consents
DDI: (04) 570 6910
David.Putter@huttcity.govt.nz
Our reference: BC180994

Dear Sir/Madam,

Approval of Building Consent for 190 High Street, HUTT CENTRAL 5010 (BC180994)

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**

A copy of the approved plans and specifications must be kept on site at all times during building work and made 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 16 August 2021, 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 'D. Putter', with a long horizontal flourish extending to the right.

David Putter
Building Officer

BUILDING CONSENT

Issued under section 51 of the Building Act 2004



THE BUILDING

Street address of building: 190 High Street, HUTT CENTRAL 5010

Legal description of land where building is located: Pt LOT 2 BLOCK V DP 1306

Building name: Amazing Five Restaurant

Location of building within site/block number: whole site

Level/unit number/work location: two storey, work to entire 1st Floor & part Ground Floor

THE OWNER

Name of owner: Yiwen Huang, Xia Zhao, JN Trustees Limited

Mailing address:

Huang Family Trust C/- Ada Huang

33 Waiwhetu Road

WAIWHETU 5010

Street address/registered office: as above

Contact person: Ada Huang

Landline: 04 528 4604

Mobile: 021 039 1843

Fax: -

Email: adaxhuang@hotmail.com

First point of contact for communications with Hutt City Council: architect Will Duncan C/- DesignGroup Stapleton Elliot Ltd, PO Box 39345 Wellington Mail Centre, LOWER HUTT 5045,

BUILDING WORK

The following building work is authorised by this Building Consent:

BC180994 - COMMUNAL RESIDENTIAL (Community Service): Mainly internal alterations to 1st Floor – convert to hostel type accommodation with 12no. new bedrooms each complete with Ensuite bathroom, communal Laundry & Storage rooms, new fire & acoustic rated walls (Gib on timber framing type), new ceilings and strap/insulate/line walls, structural steelwork seismic strengthening, roofing alterations & replace windows; new finishes & services incl upgrade building to Type-4/5 fire alarm.

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.

COMPLIANCE SCHEDULE

A Compliance Schedule is not required for the building. The Compliance Schedule must contain the following specified systems and comply with the performance standards for those systems required by the Building Code:
- See Draft Compliance Schedule CS1622 attached.

David Putter

Building Officer, Environmental Consents

On behalf of Hutt City Council

Date: 09 September 2019

BUILDING CONSENT NOTES

Building:

You are required to apply for, and have a Certificate for Public Use issued in accordance with section-363 of the Building Act 2004 prior to commencing works onsite, and all work must be done in accordance with the conditions of that certificate.

You are to exclude the public from the worksite for the duration of this consent. All work must be in accordance with clause F5 of the NZ Building Code, which requires you to safeguard people from injury, illness or loss of amenity, and to protect neighbouring property from damage. You must maintain any site fencing/barriers/hoardings, warning signs and safety precaution measures in place and secure the worksite from unauthorised access for the duration of this consent. All access and exit routes outside the secured work area must be kept clear at all times. All building work must comply with construction noise standard NZS6803:1999. Any disruption or isolation to services (power, water, drains, HVAC, fire alarms, sprinklers, etc) affecting parts of the premises outside the work areas must be agreed prior with the local occupants or building management and done afterhours. Any disruption or isolation to the fire alarm systems must be done afterhours and in accordance with NZS4512:2010 part-7 Precautions.

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 IPENZ/ACENZ construction monitoring level CM2 including specifically inspecting the following:

- 1. Structural steelwork:** all structural steelwork and associated connections prior to closing in or concealing.

Wherever possible, you should arrange for your structural Engineer – Silvester/Clark Consulting Engineers Ltd - phone: (04) 473 8361 to co-ordinate inspections with the Council's inspector. 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 off-site at the fabrication workshops by the Engineer or his nominated inspectors. Contractors are to allow to supply the engineer with any required material certificate or independent third party inspection/testing certificates as specified or any PS3 Construction Producer Statements at completion as listed following.

You are required to supply the following PS3 Construction Producer Statements or other noted information at completion certifying the work has been completed in accordance with the consent documents and the NZ Building Code:

- From the main building contractor.
- From the structural steelwork contractor (you are also to supply a copy to the structural Engineer).
- From the passive fire protection installer (for all fire-rated separations or construction and any penetrations through fire-rated separations).
- From the roofing contractor.
- From the emergency lighting installer.
- From the heating, ventilation & air-conditioning contractor.
- A NZS4512:2010 Appendix-J type Completion Certificate from an approved fire alarm system contractor for the building Type-4/5 system including certification from an independent third party accredited inspection body.

Planning:

The project complies with District Plan rules and can proceed without a Resource Consent.

Plumbing and Drainage:

All plumbing 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 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 are required to install a new testable backflow prevention device (complying to AS/NZS2845:2010 and HCC Water Supply Bylaw 2010 part-10) to the water supply as per the plans and specifications complete with suitable isolator valves. The backflow preventor must be installed in a location and manner to suit the application and allow future access as per NZBC G12/AS1 parts-3.6 & 3.7. This work must be done by a Licensed or Certifying Plumber, and inspected and tested by an approved IQP for Compliance Schedule Specified System-7. You are required to submit a test certificate for the installed backflow prevention system at completion together with details of the backflow device and an updated as-built site plan if the consented location has changed.

You are required to submit a PS3 Construction Producer Statement certifying the work has been completed in accordance with the consent documents and the NZ Building Code for all the new waterfitting and sanitary plumbing work from a Certifying Plumber at completion including stating their registration number. You must submit an accurate "as-built" drainage plan for the 1st Floor at completion (the plan must show the building & layout, fixtures, pipe locations/type/size/material, key features/stacks/inspection points/venting/etc). The plan must be signed off by the Certifying Plumber and state their registration number.

All gasfitting 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 Certifying Gasfitter. The Certifying Gasfitter must submit a Gas Safety Certificate and as required a gas Certificate of Compliance at completion.

Compliance Schedule:

Refer to the attached Draft Compliance Schedule CS1622. Note: the existing Compliance Schedule CS1622 is to remain in effect in the interim until the new schedule is adopted, you are to maintain the current inspection, maintenance and reporting regime for the Building Warrant of Fitness.

Health and Trade Waste:

Health and Trade Waste sections have reviewed this application and have no comment.

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 and Hutt City Council bylaws, including 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:

- **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.
- **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.)

Repair damaged footpaths and roads: Remember to repair any damage you have caused to kerbs, footpaths and road crossings in the course of construction work before booking your final inspection. The Council will not issue a Code Compliance Certificate unless you have completed this work.

Contact us: When you ring to book an inspection, be ready with your Building Consent number - **BC180994**. 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
- Confirmation of the draft Compliance Schedule (signed and dated)
- Energy works certificates (for all electrical and gas work – Electrical & Gas Certificates of Compliance and related Electrical & Gas Safety Certificate(s))
- A PS3 Construction Producer Statement from the Certifying Plumber
- Backflow preventer test certificate from an approved IQP
- An "as-built" drainage plan of the upper floor
- A PS4 Construction Review Producer Statement from the structural Engineer with copies of inspection reports/ site notes
- A PS3 Construction Producer Statement from the main building contractor
- A PS3 Construction Producer Statement from the structural steelwork contractor
- A PS3 Construction Producer Statement from the roofing contractor
- A PS3 Construction Producer Statement for the installation of passive fire rating systems
- A PS3 Construction Producer Statement from the heating, ventilation and air-conditioning system contractor

- A PS3 Construction Producer Statement from the emergency lighting installer
- A NZS4512 compliance certificate from the fire alarm system contractor including third party certification from an approved ASC

Issued by:

A handwritten signature in black ink, appearing to read 'D. Putter', with a long horizontal flourish extending to the right.

David Putter
Building Officer

Date: 09 September 2019



DISCLOSURE STATEMENT

1. The following information has been supplied to Capital Commercial (2013) Limited ("Bayleys") to be made available for distribution on the vendor's behalf to potential purchasers to assist purchasers with their due diligence and to use at the purchaser's discretion.
2. Bayleys and the Vendor do not warrant the accuracy or completeness of the information and recommends that all recipients undertake their own due diligence, obtain their own reports to their satisfaction and seek independent advice prior to committing to purchaser.