

Application for a Building Consent and/or Project Information Memorandum

Section 33 or section 45, Building Act 2004

Send or deliver your application to: Hutt City Council, Building Approvals Office,
Private Bag 31912, Hutt City. For enquiries, phone (04) 5706 666.

Council Use Only:

Application #

BC 090438.

Property ID

Application

I request that you issue a ☒ Project Information Memorandum ☒ Building Consent for the building work described in this application.

Consent/Project Information Memorandum to be ☐ Mailed ☒ Collected

The Building

[Project Location]

PIM 090421

Street address of building:

190 High Street
Lower Hutt

Legal description of land where building is located:

[state legal description as at the date of application and, if subdivision is proposed include details of relevant lot numbers and subdivision consent]

Part Lot 2
DP 1306

Building name:

Location of building within site: [include nearest street access]

High Street

Number of levels: [include ground level and any levels below ground]

2

Level/Unit Number: [if applicable]

Area:

Existing floor area: 418 m²

New floor area: —

Total floor area: 418 m²

Current, lawfully established, use: [include number of occupants per level and per use if more than 1 level]

Ground Floor shops
First Floor offices - presently vacant
Summer City

Year first constructed: [insert year, approximate date is acceptable
e.g. c 1920s or 1960-1970]

1961

The Project

Description of the building work [provide sufficient description of building work to enable scope of work to be fully understood]

Fit out ground floor as a bar/cafe (Stage 1), with new stairs
+ lift to first floor restaurant (Stage 2)

Will the building work result in a change of use of the building?

☒ Yes ☐ No

Estimated value of the building work on which the building levy will be calculated (including goods and services tax):

[state estimated value as defined in section 7 of the Building Act 2004]

\$ 395,000

If yes, provide details of the new use:

Bar/cafe to ground floor
Restaurant to first floor (Stage 2)

List building consents previously issued for this project (if any):

[list who issued the consent, the date of issue and the consent number]

Intended life of the building if less than 50 years:

Does the building or site have any cultural heritage significance, or is it a marae?

[refer to District Plan] ☐ Yes

☒ No

The Owner

[must be completed for all applications and all details must be the owners]

Name of Owner: [include preferred form of title, eg, Mr, Miss, Dr if an individual and the contact persons name if a company, trust or similar]

Mr James Thwaites, Water Hog Ltd Mr Clarence John Nicholl

Owner's mailing address:

Upper Hill

Street address/Registered office:

180 High Street
Lower Hill

Owner's contact details:

Landline:

Mobile: 021-190-1008

Facsimile number: 570 0487

Email: james.thwaites@gmail.com

After hours:

Proof of ownership: [please attach one of the following as evidence, as appropriate to the circumstances]

☒ Copy of certificate of title, no more than 3 months old ☐ Lease ☐ Agreement for sale and purchase

Agent

[only required if application is being made on behalf of the owner]

Name of Agent: [include the contact persons name if a company, trust or similar]

Water Hog Ltd

Agent's mailing address:

180 High St
Lower Hill

Street address/Registered office:

Agent's contact details:

Landline:

Mobile: 021 190 1008

Facsimile number: 04570 0487

Email: James.thwaites@gmail.com

After hours:

First point of contact

☒ Owner ☐ Agent ☐ Other

Phone

Signed by the owner

OR

Signed by the agent [on behalf of, or with authority from, the owner]

Signature:

Name:

Date:


James Thwaites
15/05/09

Signature:

Name:

Date:


JJB Thwaites
15/05/09

Privacy Information

The information you have provided on this form is required so that your building consent application can be processed under the Building Act 2004. The Council collates statistics relating to issued building consents and has a statutory obligation to regularly forward these to Statistics NZ. The Council stores the information on a public register which must be supplied (as previously determined by the Ombudsman) to whomsoever requests the information.

Under the Privacy Act 1993 you have the right to see and correct personal information the Council holds about you.

Council use only:

Contacts

[Provide all details where relevant]

Designer/Architect:

Business/name: _____
 Address: _____
 Daytime: _____ Mobile: _____
 After hours: _____ Facsimile: _____
 Registration/qualification: _____

Structural Engineer:

Contact/name: Mark Mariman
 Address: 15 Denver Grove, Upper Hutt
 Daytime: 526-7952 Mobile: 0274526795
 After hours: -a- Facsimile: 526 7954
 Registration/qualification: BE (Civil), MUPENZ

Engineer (identify practice college):

Business/name: _____
 Address: _____
 Daytime: _____ Mobile: _____
 After hours: _____ Facsimile: _____
 Qualification/college: _____

Plumber:

Business/name: _____
 Address: _____
 Daytime: _____ Mobile: _____
 After hours: _____ Facsimile: _____
 Registration/qualification: _____

Builder:

Business/name: _____
 Address: _____
 Daytime: _____ Mobile: _____
 After hours: _____ Facsimile: _____
 Registration/qualification: _____

Drainlayer:

Business/name: _____
 Address: _____
 Daytime: _____ Mobile: _____
 After hours: _____ Facsimile: _____
 Registration/qualification: _____

Head Contractor/Site Manager:

Business/name: _____
 Address: _____
 Daytime: _____ Mobile: _____
 After hours: _____ Facsimile: _____
 Registration/qualification: _____

Other:

Business/name: _____
 Address: _____
 Daytime: _____ Mobile: _____
 After hours: _____ Facsimile: _____
 Registration/qualification: _____

Attachments

The following documents are attached to this application if required/necessary: [tick boxes applicable]

Plans and specifications [list]

- ☐ Project information memorandum
- ☐ Development contribution notice
- ☐ Certificate attached to project information memorandum
- ☐ Disposal of stormwater and wastewater
- ☐ Building work over any existing drains or sewers or in close proximity to wells or water mains
- ☐ Other matters known to the applicant that may require authorisations from the territorial authority

[specify]

Project Information Memorandum

[For project information memorandum only – delete this section if this is an application for building consent only]

The following matters are involved in the project:

[tick boxes applicable]

- ☐ Subdivision
- ☐ Alterations to land contours
- ☐ New or altered connections to public utilities
- ☐ New or altered locations and/or external dimensions of buildings
- ☐ New or altered access for vehicles
- ☐ Building work over or adjacent to any road or public place
- ☐ Disposal of stormwater and wastewater
- ☐ Building work over any existing drains or sewers or in close proximity to wells or water mains
- ☐ Other matters known to the applicant that may require authorisations from the territorial authority

[specify]

Building Consent

[Delete this section if this is an application for a project information memorandum only]

The following plans and specifications are attached to this application:

[tick boxes applicable]

- ☒ specifications
- ☒ calculations
- ☒ plans
- ☒ producer statement
- ☐ other _____ please specify

[All plans and specifications must meet the minimum requirements set out in the regulations or required by the building consent authority]

The building work will comply with the building code as follows:

Clause [which of the following clauses will be involved in the proposed work?]	Means of compliance [refer to the relevant compliance document(s) or detail of alternative solution in the plans and specifications]	Proposed Inspections [state means of inspection. Note PS4s or certification may be required]
☒ B1 Structure	☒ B1/AS2 ☐ NZS 3604 ☐ NZS4203 ☐ NZS4229 ☐ Other _____ [specify]	☒ Council ☒ Engineer ☐ Other _____ [specify]
☒ B2 Durability	☐ B2/AS1 ☐ NZS3101 ☐ NZS3602 ☒ NZS3604 ☐ Other _____ [specify]	☒ Council ☐ Engineer ☐ Other _____ [specify]
☒ C1-4 Fire	☒ C/AS1 ☐ Other _____ [specify]	☒ Council ☒ Engineer ☐ Other _____ [specify]
☒ D1 Access routes	☒ D1/AS1 ☐ NZS4121 ☐ Other _____ [specify]	☒ Council ☐ Engineer ☐ Other _____ [specify]
☐ D2 Mechanical installations for access	☐ D2/AS1 ☐ NZS4332 ☐ EN81 ☐ EN115 ☐ Other _____ [specify]	☐ Engineer ☐ Other _____ [specify]
☐ E1 Surface water	☐ E1/AS1 ☐ AS/NZS3500.3 ☐ Other _____ [specify]	☐ Council ☐ Other _____ [specify]
☒ E2 External moisture	☒ E2/AS1 ☐ Specific design and testing ☐ Other _____ [specify]	☒ Council ☐ Other _____ [specify]
☒ E3 Internal moisture	☒ E3/AS1 ☐ Other _____ [specify]	☒ Council ☐ Other _____ [specify]
☐ F1 Hazardous agents on site	☐ F1/AS1 ☐ Other _____ [specify]	☐ Council ☐ Other _____ [specify]
☐ F2 Hazardous building materials	☐ F2/AS1 ☐ NZS4223 ☐ Other _____ [specify]	☐ Council ☐ Other _____ [specify]
☐ F3 Hazardous substances etc.	☐ F3/AS1 ☐ Other _____ [specify]	☐ Council ☐ Other _____ [specify]
☒ F4 Safety from falling	☒ F4/AS1 ☐ FSP Act ☐ Other _____ [specify]	☒ Council ☐ Other _____ [specify]
☐ F5 Construction and demolition hazards	☐ F5/AS1 ☐ Other _____ [specify]	☐ Council ☐ Other _____ [specify]
☒ F6 Lighting for emergency	☒ F6/AS1 ☐ Other _____ [specify]	☒ Council ☐ Other _____ [specify]

The building work will comply with the building code as follows: (continued)

Clause [which of the following clauses will be involved in the proposed work?]	Means of compliance [refer to the relevant compliance document(s) or detail of alternative solution in the plans and specifications]	Proposed Inspections [state means of inspection. Note PS4s or certification may be required]
☒ F7 Warning systems	☒ F7/AS1 ☐ AS/NZS1668 ☐ NZS4512 ☐ NZS4515 ☐ Other _____ [specify]	☒ Council ☐ Engineer ☐ Other _____ [specify]
☒ F8 Signs	☒ F8/AS1 ☐ Other _____ [specify]	☒ Council ☐ Other _____ [specify]
☒ G1 Personal hygiene	☒ G1/AS1 ☐ Other _____ [specify]	☒ Council ☐ Other _____ [specify]
☐ G2 Laundering	☐ G2/AS1 ☐ Other _____ [specify]	☐ Council ☐ Other _____ [specify]
☐ G3 Food preparation and prevention of contamination	☐ G3/AS1 ☐ Other _____ [specify]	☐ Council ☐ Other _____ [specify]
☒ G4 Ventilation	☒ G4/AS1 ☐ AS1668.2 ☐ Other _____ [specify]	☒ Council ☐ Other _____ [specify]
☐ G5 Interior environment	☐ G5/AS1 ☐ Other _____ [specify]	☐ Council ☐ Other _____ [specify]
☐ G6 Airborne and impact sound	☐ G6/AS1 ☐ Other _____ [specify]	☐ Council ☐ Other _____ [specify]
☐ G7 Natural light	☐ G7/AS1 ☐ Other _____ [specify]	☐ Council ☐ Other _____ [specify]
☒ G8 Artificial light	☒ G8/AS1 ☐ NZS6703 ☐ Other _____ [specify]	☒ Council ☐ Other _____ [specify]
☒ G9 Electricity	☒ G9/AS1 ☐ Other _____ [specify]	By certification only
☐ G10 Piped services	☐ G10/AS1 ☐ NZS5261 ☐ Other _____ [specify]	By certification only
☐ G11 Gas as an energy source	☐ G11/AS1 ☐ Other _____ [specify]	By certification only
☒ G12 Water supplies	☒ G12/AS1 ☐ AS/NZS3500.2 ☐ AS/NZ3500.5 ☐ Other _____ [specify]	☒ Council ☐ Other _____ [specify]
☒ G13 Foul water	☐ G13/AS1 ☒ AS/NZS3500.2 ☐ BS5572 ☐ Other _____ [specify]	☒ Council ☐ Other _____ [specify]
☐ G14 Industrial liquid waste	☐ G14/AS1 ☐ Other _____ [specify]	☐ Council ☐ Other _____ [specify]
☐ G15 Solid waste	☐ G15/AS1 ☐ Other _____ [specify]	☐ Council ☐ Other _____ [specify]
☒ H1 Energy efficiency	☒ H1/AS1 ☐ NZS4218 ☒ NZS4243 ☐ ALF Design Manual ☐ NZS4214 ☐ Other _____ [specify]	☒ Council ☐ Other _____ [specify]

Waiver/modification to NZ Building Code required for following parts of code:

Compliance Schedule

[Delete this section if this is an application for a project information memorandum]

The following specified systems are existing, being altered, added to, or removed in the course of the building work:

	Existing	New	Altered	Added	Removed
☐ There are no specified systems in the building	☒	☐	☐	☐	☐
Cable Car (including to individual dwelling)	☐	☐	☐	☐	☐
Automatic systems for fire suppression (for example, sprinkler systems)	☐	☐	☐	☐	☐
Electromagnetic or automatic doors or windows (for example, ones that close on fire alarm activation)	☐	☐	☐	☐	☐
Automatic or manual emergency warning systems for fire or other dangers	☐	☒	☐	☐	☐
Emergency lighting systems	☐	☒	☐	☐	☐
Escape route pressurisation systems	☐	☐	☐	☐	☐
Riser mains for Fire Service use	☐	☐	☐	☐	☐
Any automatic back-flow preventer connected to a potable water supply	☐	☐	☐	☐	☐
Lifts, escalators, travelators or other systems for moving people or goods within buildings (Stage 2)	☐	☒	☐	☐	☐
Mechanical ventilation or air-conditioning systems	☐	☒	☐	☐	☐
Means of escape from fire	☐	☒	☐	☐	☐
Building maintenance units for providing access to the exterior and interior walls of buildings	☐	☐	☐	☐	☐
Emergency power systems for, or signs relating to, a system or feature specified	☐	☒	☐	☐	☐
Safety barriers	☐	☒	☐	☐	☐
Means of access and facilities for use by persons with disabilities which meet the requirements of section 118	☐	☒	☐	☐	☐
Hand-held hose reels for fire fighting	☐	☐	☐	☐	☐
Such signs as are required by the Building Code or by section 120	☐	☒	☐	☐	☐
Laboratory fume cupboards	☐	☐	☐	☐	☐
Audio loops or other assistive listening systems	☐	☐	☐	☐	☐
Smoke control systems	☐	☐	☐	☐	☐

Address where compliance schedule will be held:

190 High Street, Lower Hutt

The maximum number of occupants that the building is designed for is:

300 to ground floor + 166 to first floor

The following Councils developed this form in partnership: Kapiti Coast District, Porirua City, Wellington City, Hutt City, Upper Hutt City.



DISCLOSURE STATEMENT

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