

Statement of Passing Over Information

This information has been supplied by the vendor or the vendor's agents and Professionals, Redcoats Limited is merely passing over this information as supplied to us. We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into this information.

To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

1/99 Waiwhetu Road, Waterloo

LIM REPORT

Buyer Disclosure:

Whilst there has been no flooding recorded at this property see page 27, we draw your attention to pages 6 – 8 Information about natural hazards that is required by section 44B



LAND INFORMATION MEMORANDUM

1/99 WAIWHETU ROAD WATERLOO

Produced by Hutt City Council

28/11/2025



Reference: LIM251457

S I Villamonte
1 / 99 Waiwhetu Road
WATERLOO 5011

Dear Sebastian Villamonte,

Land information memorandum for 1 - 99 Waiwhetu Road WATERLOO 5011

Please find enclosed your land information memorandum (LIM).

The LIM contains information Hutt City Council holds on record about the property and is required to provide in accordance with the requirements of section 44A of the Local Government Official Information and Meetings Act 1987, together with information it considers is relevant.

This LIM Report is an accurate representation of the information held on file and has been provided in good faith. It is not the result of any site visits. If you are unsure of what you are looking for, or how to read your LIM report, it is recommended you have your lawyer check it over with you.

While every care has been taken to ensure the information is correct, its accuracy cannot be guaranteed as third parties may have provided some of the details. Please also bear in mind the age of the building in assessing the comprehensiveness of this LIM. The older the building is, the greater the likelihood that alterations may have been made to it without the council having been informed, or that council's archives do not record the street address or legal description.

Hutt City Council accepts no liability for any errors in the report, in particular the exact location of property boundaries and private drains.

Other sources of information that may be of help include:

- Building inspectors: A building inspector can help to resolve questions about the building's structural soundness and the quality of workmanship. A register of independent building advisers can be found at the New Zealand Institute of Building Surveyors [website](#).
- Building consents and permits: More detailed information about building consents and building permits granted for work on the property can be viewed online for free using council's [Building Information Search](#) or at council's consents counter, 30 Laings Road, Lower Hutt.
- Council's plan for the city: The [Long Term Plan](#) outlines our priorities for the next 10 years, including what we plan to do. Council's [Annual Plan](#) is an operational look at the financial year ahead to ensure we're on track.
- The Proposed Lower Hutt District Plan was publicly notified on 6 February 2025. This is proposed to replace the current District Plan. The Proposed District Plan contains information, including new hazards and risks overlays, that may be relevant to this property. It is important to note that information from the Proposed District Plan has not been included in this LIM. Please refer to the District Plan section of this LIM for more information.
- Greater Wellington Regional Council: This council may hold information on the property. Ring 04 384 5708.
- Utilities: Electricity and gas companies may also hold information on the property.

Yours sincerely,
Claudia Collins
LIM Officer

Overview

PROPERTY ADDRESS

1/99 Waiwhetu Road WATERLOO

LEGAL DESCRIPTION

LOT 6 & 1/11 SHARE LOTS 12 & 13 DP 564476 RT 1005942

VALUATION NUMBER

1607429300

LAND AREA

183 m²

DEPOSITED PLAN

See the attached deposited plan.

Contact Us

For any queries relating to a specific section of the LIM report, please refer to the contact details below.

Department	Phone	Email
Rates	04 570 6666	rates@huttcity.govt.nz
Building Consents, Permits and Weathertight Homes	04 570 6666	building.enquiries@huttcity.govt.nz
Resource Consent	04 570 6781	resource.consents@huttcity.govt.nz
Monitoring and Enforcement	04 570 6666	enforcement@huttcity.govt.nz
District Plan	04 570 6666	district.plan@huttcity.govt.nz
Plumbing and Drainage	04 570 6666	contact@huttcity.govt.nz
Inflow or Trade Waste	04 560 1092	tradewaste@huttcity.govt.nz
Road and Traffic	027 491 0395	transportlimsandbuildingconsent@huttcity.govt.nz
Encroachments	027 491 0395	encroachments@huttcity.govt.nz
Building Warrant of Fitness, Swimming Pool, Earthquake prone building	04 570 6666	compliancefollowups@huttcity.govt.nz
Environmental Health	04 570 6666	environmental.health@huttcity.govt.nz
Archives	04 570 6666	archives@huttcity.govt.nz
Flooding (Inundation, Alluvion, Avulsion)	04 912 4400	info@wellingtonwater.co.nz
Flood modelling	0800 496 734	info@gw.govt.nz
Contaminated Sites	0800 496 734	info@gw.govt.nz
Liquefaction and Ground Shaking	0800 496 734	info@gw.govt.nz

Property details

Type	Description
Suburb	Waterloo
Ward	Central Ward
Rubbish Collection Day	Monday
District Plan – Activity Area	High Density Residential
District Plan – Flood Hazard Overlay	Inundation – Relevant. See Natural Hazard Section.
Tsunami Evacuation Zone	No Evacuation Tsunami Zone (Green Zone)
Exposure Zone (Sea spray)	NZS 3604:2011 – 4.2.3.2 Zone C: Medium
Wind Zone (Indicative only)	This land is in a medium wind zone in accordance with NZS 3604:2011.
Geological and Nuclear Sciences 1:50,000 Soil Type	Floodplain gravels. Medium grained.
Greater Wellington Regional Council Aquifer Depth	12 to 14m

1. Information about natural hazards that is required by section 44B

SECTION 44A(2)(A)

EROSION

Council holds no record of any erosion on the property.

CONTAMINATED SITES

It is recommended you check Greater Wellington Regional Council's [Selected Land Use Register \(HAIL database\)](#) to find out whether the property is recorded on the Selected Land Use Register (SLUR). If you have any questions please contact Greater Wellington Regional Council.

For further information, take a look at MFE's information <https://environment.govt.nz/facts-and-science/land/contaminated-land/>

WIND ZONE (INDICATIVE ONLY)

This land is in a medium wind zone in accordance with NZS 3604:2011.

FLOODING (INUNDATION, ALLUVION*, AVULSION**)

* The wash of the sea or of a river. **Sudden loss of soil from flood or from shift in course of stream.

Council holds no information about reported instances of flooding on the property.

Council records show flooding has been recorded in the area. Please see below the Hazard Map for the location of the flooding. This information is considered relevant by the council as per Section 44A(3) of the Local Government Official Information and Meetings Act 1987.

Council records show the property is in the 1 in 100 year flood area, as modelled by Wellington Water. This means the modelled flooding is predicted to have a 1% chance of occurring in any one year, 100 years from now. This modelling includes allowance for climate change. For more information, please see the Wellington Water website: <https://experience.arcgis.com/experience/789b67f52c1d409682d6f853e336bd31>

Flood risk modelling investigations are being compiled for Lower Hutt suburbs, including Wainuiomata, Stokes Valley and more. Please see the Wellington Water rainfall flood risk website [Wellington Water Maps](#). If you are having trouble accessing this website, or require further information, please contact Wellington Water on 04 912 4400.

EXPOSURE ZONES

NZS 3604:2011 – 4.2.3.2 Zone C: Medium

SLOPE STABILITY (SLIPPAGE, FALLING DEBRIS, EROSION AND SUBSIDENCE)

Council does not hold any records showing slippage on the property.

Technical Report

1. Entity/person who commissioned the report	Hutt City Council
2. Purpose of the report	To identify areas in the Hutt City district that are susceptible to slope failure, for the purpose of informing the Council on areas that may warrant particular controls in the District Plan in order to best manage slope stability issues in relation to land use planning and development.
3. Scope of the report	The report provides a district-wide appraisal of slope failure susceptibility in the Hutt City district. It includes a desk study and landslide susceptibility mapping. It provides an appraisal of the stability issues, and recommendations for measures to manage the effects of land instability hazards.
4. How to access the report	Slope failure susceptibility assessment
5. Title	Slope failure susceptibility assessment
6. Date	9 September 2021
7. Author	WSP New Zealand Limited

Name of person/entity that commissioned the report	Williams Corporation Ltd
Purpose of the report	LandTech Consulting Ltd. (LandTech) were engaged by Williams Corporation Ltd (our Client) to carry out a geotechnical investigation at 4 Collingwood Street & 99 Waiwhetu Road, Waterloo, Lower Hutt (the site). The geotechnical investigation is in support of the proposed construction of eleven residential units at the site.
Scope of the report	<p>The purpose of our geotechnical investigation was to assess soil conditions and potential geohazards.</p> <p>This is in order to provide a Structural Engineer with foundation recommendations for the construction of the residential units and accompany applications to the Hutt City Council for Consenting.</p> <p>The geotechnical investigation for the proposed residential development included the following:</p> <ul style="list-style-type: none"> • Review of the New Zealand Geotechnical Database (NZGD) and other relevant geological/ geotechnical data; • Site walkover inspection; • Intrusive field investigation (i.e. hand augerholes with in-situ strength testing); • Geotechnical assessment; and • Provision of this geotechnical report.
How to access the report	REPORTS - Geotechnical-..PDF
Title	Geotechnical Investigation – 124 – 130 Richmond Street, Petone
Date	9/11/2020
Author	LandTech Consulting Ltd

DISTRICT PLAN OVERLAY

This site is identified in the Flood Hazard Inundation overlay of the City of Lower Hutt District Plan. The District Plan imposes additional rules on subdivision, land use and development to sites identified by the overlay, including standards on minimum floor heights for new buildings and extensions to existing buildings.

More information is available in [Chapter 14H: Natural Hazards](#) of the District Plan

EARTHQUAKE HAZARDS

Information relating to liquefaction, ground shaking, active faults and slope failure can be found on Greater Wellington Regional Council's website

TSUNAMI

The property is not in a tsunami warning zone.

The zoning is based on a report compiled in 2016 entitled Hydrodynamic Inundation Modelling. To see the report, go to <https://wremo.nz/hazards/tsunami>

Hazard information

Greater Wellington Regional Council holds information on natural hazards relevant to the region. Greater Wellington's hazard information has been developed to help the public, local authorities and others manage risk and make informed decisions about their exposure to natural hazards.

Please note this information has been produced at a range of scales and may not be property specific. Local Council District Plans may hold more detailed hazard information and rules on how they are applied in your area. This information is periodically updated as new studies and modelling is carried out.

- Fluvial (river) flood hazard
- Coastal flood hazard
- Tsunami hazard
- Wildfire hazard
- Seismic hazard

<https://www.gw.govt.nz/your-region/emergency-and-hazard-management/lim-hazard-information/>

<https://gwrc.maps.arcgis.com/apps/instant/sidebar/index.html?appid=75aa3e03d9774863beb914805732f312>

Climate change has the potential to exacerbate some of these hazards. More information about future changes to the regional climate can be found on the Greater Wellington website:

<https://mapping1.gw.govt.nz/gw/ClimateChange/> and

https://mapping1.gw.govt.nz/GW/ClimateChange_StoryMap/#

Please contact Greater Wellington Regional Council at info@gw.govt.nz for more information.

For information on fluvial flood hazard please contact the Greater Wellington Regional Council's Flood Advisory Team <https://www.gw.govt.nz/your-region/emergency-and-hazard-management/flood-protection/flood-hazard-advice/>

Be prepared

If your home, or place of work is vulnerable to a natural hazard we advise that you are prepared, with enough supplies for 7 days and an effective emergency plan. For further guidance please visit the Wellington Regional Emergency Management Office for more information <https://www.wremo.nz/>. It is also recommended that you check that your insurance cover is appropriate for the hazards present.

2. Information identifying any special features or characteristics of the land concern.

SECTION 44A(2)(AA)

STREAMS/OPEN DRAINS

Any streams or open drains on the property are the responsibility of the property owner. This includes ensuring the water is free flowing, vegetation and erosion control, maintaining any retaining structures (or driveway culvert crossings) and fencing of the drain.

GEOLOGICAL AND NUCLEAR SCIENCES 1:50,000 SOIL TYPE

Floodplain gravels. Medium grained.

OVERLAND FLOW

No overland flow complaints reported or investigated.

SECONDARY FLOW PATH

No information is currently available

3. Private and public stormwater and sewerage drains

SECTION 44A(2)(B)

Information on private and public stormwater and sewerage drains are shown on the underground services map attached.

COUNCIL MAINS POSITIONS

Council records show the stormwater drain discharges from the property.

The property is connected to council's sewerage system.

PRIVATE PLUMBING AND DRAINAGE

There are plans (below) showing private drains on the property, although council cannot guarantee their accuracy. Only digging on site can confirm the pipes' precise position.

OTHER UNDERGROUND SERVICES

There are a number of services in Lower Hutt such as power and gas lines that are not owned or maintained by council. They may not be shown in the maps in this LIM Report. If you plan on digging on your property, it is recommended that you utilise the [BeforeUDig](#) service.

Note: Private drainage is the responsibility of the land owner up to and including the point of connection to the public sewer or drain.

INFLOW

No testing has taken place in the area of the property to establish whether stormwater is entering sewer pipes.

LATERAL PIPE REPLACEMENT PROGRAMMES

No information is currently available

TRADE WASTE

No information is currently available

4. Information council holds regarding drinking water supply to the land

SECTION 44A(2)(BB)

METERED WATER SUPPLY

Not Available

DRINKING WATER SUPPLY

The property is connected to council's potable water supply.

5. Information relating to any rates owing in relation to the land

SECTION 44A(2)(C)

The following rates are based on the capital value of the property at the start of the current financial year beginning 1 July 2025

Annual rates	\$5,285.03
Rates due and payable	\$0.00
Capital Value	\$770,000.00
Land Value	\$370,000.00
Rating Category	Residential - Ownership home units

6. Information concerning any consent, certificate, notice, order, or requisition affecting the land or any building on the land previously issued by the territorial authority (whether under the Building Act 1991, the Building Act 2004, or any other Act)

SECTION 44A(2)(D)

Note: if the land is part of a cross-lease title or unit title, consents and permits for the other flats or units may be included in this lim. If the land has been subdivided there may be consents and permits included that relate to the original property. It is recommended that the full property file is viewed and compared with the actual building and activities on the land to identify any illegal or unauthorised building works or activities.

SECTION 73 NOTICES

No information is currently available

RAPID BUILDING ASSESSMENTS

No information is currently available

FINANCIAL / DEVELOPMENT CONTRIBUTIONS

Financial and development contributions are relevant for recently subdivided land, new residential units or where there is further development of a site. If any financial or development contribution has not been paid, Council can recover outstanding amounts from a subsequent owner of the land.

RESOURCE CONSENTS

Below is a list of resource consents (if applicable) that the council has issued from 1991 onwards under the Resource Management Act 1991. If there are any conditions, please refer to the Property File. The applicant should satisfy themselves as to whether all conditions of resource consents for this property have been met. To obtain Resource Consent documents you can search online for free using council's [Property search](#). It is important you ensure that the consent has been acted on and that each of the consent conditions are complied with, within the allocated timeframe (where applicable) from the decision date. The decision date is the date the resource consent was granted. You will find the consent conditions listed in the decision document. For more information on resource consents, click [here](#).

For dispensations council issued under the Town and Country Planning Act 1953, see the planning file references in the archives section.

Consent number	Description	Process	Decision date
RM200474	13 Lot subdivision and 11 dwellings	#Completed	17/03/2021

MONITORING AND ENFORCEMENT

A resource consent relates to a property, not its owner at the time the resource consent was granted. If a building or parcel of land is sold without having satisfied the conditions of a resource consent, it becomes the responsibility of the subsequent owner to arrange council inspections and ensure compliance with resource consent conditions. Work for which the council grants a resource consent must be largely complete within five years. For the first year, the council actively monitors a project. For the next four, it makes periodic checks. See the contact list to make inquiries about a property with an outstanding resource consent.

BUILDING PERMITS AND CONSENTS

The building card (also called “Building Permit Record” or “Drainage and Plumbing Register”), a copy of which is below, contains a list of all known building permits and building consents for the property up until the early 2000s, at which point the records were digitised. Borough councils may have issued some of these building permits before their amalgamation into Hutt City Council.

Below is a list of building consents (if applicable) issued from 1991 onwards, copies of the following are included in this section:

- Code compliance certificate (CCC)
- Floor plans
- Elevation drawings

Note: Building consents, and code compliance certificates came into existence with the passing of the Building Act 1991. Before then, councils issued only building permits. Building work carried out earlier than 1 July 1992 may quite legitimately have no code compliance certificate.

Consent Number	Approval Date	Description	CCC issued date
BC210093	15/03/2021	RBW – Residential – 3 Blocks – Block 1: Units A, B, C, D, Block 2: Unit: E, Block 3: Units: F, G, H, I, J, K	29/11/2021

For further information and copies of pre-1991 permits that may not be included in this report but held on file, you can search online for free using council’s [Property search](#).

Alternatively you can also order a copy of this information in electronic or hard copy format ([fees apply](#)):

- by phoning us on 04 570 6666/0800 HUTT CITY
- or sending an [email](#)
- or request in person from our team at the [council offices](#).

NOTICE TO FIX

No information is currently available

OWNER SUPPLIED INFORMATION

No information is currently available

CERTIFICATE OF ACCEPTANCE

No information is currently available

COMPLIANCE SCHEDULES (BUILDING WARRANT OF FITNESS)

No building warrant of fitness is needed for a single household residence unless it has a cable car. A building warrant of fitness is a statement from a building owner confirming that the specified system has been properly maintained.

If you’re unsure or require further information, please click [here](#) or contact the council on 04 570 6948.

FENCING OF SWIMMING POOLS

Under the Building Act 2004 residential pools capable of holding a depth of water of 40cm (400mm) or more are required to have barriers that restrict access by unsupervised children under 5 years of age to protect them from drowning. All residential pools (other than small heated pools, such as spa pools and hot tubs that don't follow the acceptable solutions for small heated pools), must be inspected every 3 years. For further information, please see [Safety guidance for pool owners | Building Performance](#)

EARTHQUAKE PRONE BUILDING

Hutt City Council has an Earthquake-prone Building Policy (the Policy), as required by the Building Act 2004. The policy can be viewed online at Council's website <http://www.huttcity.govt.nz/>

A building is not considered earthquake-prone for the purposes of the Act if it is used wholly or mainly for residential purposes unless:

- it is two or more storeys; and
- contains 3 or more household units.

There are circumstances where Council may require an assessment or reassessment to consider whether a building is earthquake prone. These may include changes to legislation, changes to the loading standard or where the Council receives further information.

Further information regarding the Building Act 2004 and the Policy is available at Council.

Not EQP:

New built Code Compliance Certificate (CCC) for BC210093 was issued 29/11/2021.

Please see the attached CCC in the Building Section of this LIM.

This building is not considered earthquake prone as it meets the current requirements of the NZ building code.

Based on this assessment, and/or any further information provided, the Council is satisfied that the building is not considered to be earthquake-prone under the Building Act 2004.

CO-SEISMIC SUBSIDENCE

For information on estimated subsidence of the valley floor during a Wellington Fault rupture, the GNS Science Report *Estimating co-seismic subsidence in the Hutt Valley associated with rupture of the Wellington Fault* is available to download from the following website <http://shop.gns.cri.nz/estimating-co-seismic-subsidence-in-the-hutt-valley-associated-with-rupture-of-the-wellington-fault>

DANGEROUS GOODS (FOR COMMERCIAL ONLY)

No information is currently available

HAZARDOUS SUBSTANCES (CONTAMINATED BUILDINGS)

No information is currently available

7. Information notified under section 124 of the Weathertight Homes Resolution Services Act 2006

SECTION 44A(2)(EA)

MATTERS RELATING TO THE WEATHERTIGHT HOMES RESOLUTION SERVICES ACT 2006

The Ministry of Business, Innovation and Employment has sent council no correspondence about the building(s) on the property as it relates to the Weathertight Homes Resolution Services Act 2006.

8. Information relating to the use to which the land may be put and any conditions attached to that use

SECTION 44A(2)(F)

Purchasers or those intending to develop the land should satisfy themselves that the land is suitable for any intended use or future development proposal. In addition to any site-specific limitations recorded below, general restrictions that apply across the region may be relevant to any development proposals on this property.

THE DISTRICT PLAN

The Resource Management Act 1991 requires Hutt City Council to prepare a District Plan to manage land use and development within its jurisdiction. It contains rules that may affect any development or land use you may be considering. Click [here](#) to view the District Plan online.

ACTIVITY AREA

The property is in the High Density Residential area of the city's District Plan.

For more information on the rules relating to this activity area please read the corresponding chapter of the District Plan. It should be read in conjunction with the plan's general and subdivision rules in chapters 11 and 14. (The full version of the District Plan can be found [here](#)).

SPECIFIC HEIGHT OVERLAY

No information is currently available

PROPOSED DISTRICT PLAN AND PROPOSED PLAN CHANGES

The District Plan is subject to ongoing monitoring and review throughout its lifetime.

There is a list of proposed changes and completed changes to the District Plan available [here](#).

The Proposed Lower Hutt District Plan was publicly notified on 6 February 2025. This is proposed to replace the current District Plan. The Proposed District Plan contains information, including new hazards and risks overlays, which may be relevant to this property. This includes coastal inundation, fault, flooding, liquefaction, tsunami, and slope assessment overlays. These overlays are nonspecific to any particular properties and are based on scientific information that will be subject to public consultation and a statutory process before they are finalised. It is important to note that information from the Proposed District Plan has not been included in this LIM. Please check the Proposed District Plan maps to determine how this property may be affected. The Proposed District Plan can be accessed [here](#)

HERITAGE BUILDINGS

The District Plan does not recognise there being any heritage buildings or structures on the property.

PROTECTED TREE

A covenant, resource consent condition or consent notice may protect vegetation. See the record of title and/or resource consent(s) for any information in this regard.

INFORMATION CONCERNING CAVEAT, BOND, ENCUMBRANCE, CONSENT NOTICE AND COVENANT

For any information concerning Caveats, Bonds, Encumbrances, Consent Notices or Covenants, please refer to the Record of Title for this property.

9. Information regarding the land which has been notified to council by another statutory organisation

SECTION 44A(2)(G)

No information is currently available.

10. Information regarding the land which has been notified to council by any network utility operator pursuant to the building act 1991 or building act 2004

SECTION 44A(2)(H)

Underground Services and District Plan maps are attached.

Please note: Height restrictions apply where overhead power lines cross the site. Works near water services utilities may require approval. Works near high-pressure Gas, Oil or LPG pipelines create risk of damage and must first be approved. Please contact the relevant Utility provider in your area for further information.

Any escape of gas or liquid from the pipelines is potentially dangerous and requires immediate action as soon as discovered (Dial 111 and ask for the Fire Service).

11. Other information relevant to the land

SECTION 44A(3)

RECORD OF TITLE INTERESTS

Please carefully check the property's record of title for any entry under section 74 of the Building Act 2004, or its predecessor section 36(2) of the Building Act 1991, as they relate to building on land subject to natural hazards, which may invalidate statutory natural disaster insurance. Clause 3(D) of the Earthquake Commission Act 1993 states that in these circumstances the commission may decline a claim in whole or part.

ENCROACHMENTS

Council records show there is no road reserve encroachment licence relating to the property.

ISOLATION STRIP

Council records do not show any isolation strips barring access to a legal road.

PLANNED AND LONG-TERM ROAD WORKS

The council's long-term community plan does not list any road projects in the immediate area of the property.

VEHICLE CROSSING

Council records show that there is no formal vehicle crossing to the property.

ROAD RESERVE GARDENS

1. Authorised Road Reserve Gardens

Where a property owner has obtained formal approval from Hutt City Council to install and maintain a garden within the road reserve (the land between the private property boundary and the formed edge of the roadway), the ongoing responsibility for maintaining the garden rests with the current property owner. This responsibility continues with any subsequent property owner(s) in the event of a change of ownership.

Approval is granted on the condition that the garden is maintained to a standard that is safe, tidy, and does not obstruct pedestrian or vehicle access, visibility, or infrastructure.

2. Unauthorised Road Reserve Gardens – where officer consider the unauthorised gardens may remain

Where a property owner has planted a garden within the road reserve without prior approval from Hutt City Council, the responsibility for ongoing maintenance remains with the property owner. This responsibility also passes to new owners if the property is sold.

Should future owners not wish to assume maintenance responsibilities, they are required to reinstate the road reserve area to grass or an approved standard at their own cost.

3. Clarification of Responsibility

Property owners are encouraged to contact the Transport Maintenance and Renewals Team at Hutt City Council to confirm whether the area in question is the responsibility of the Council or the adjoining landowner, and to discuss approval requirements or reinstatement processes if applicable.

For enquiries, please contact: contact@huttcity.govt.nz

4. Restoration of Road Reserve Gardens Following Underground Service Works

When underground services are installed or maintained, any road reserve areas of private or public gardens that are impacted by the works will be reinstated to grass only. This includes the removal or disturbance of existing

garden beds, plants, mulch, decorative features, or other landscaping elements, which will not be restored to their original condition. Instead, affected areas will be reseeded or covered with turf to establish a uniform grass surface.

NOISE CONTROL

Council has no record of having issued an abatement notice on the owner or occupant of the property for unreasonable noise under the provisions of section 322(1)(c) of the Resource Management Act 1991.

HEALTH ACT 1956 NOTICES

Council has issued no notices on the property under the provisions of the Health Act 1956.

LIQUOR LICENSING AND HEALTH REGISTRATIONS

Neither the Lower Hutt District Licensing Agency, or Alcohol, Regulatory and Licensing Authority has issued an alcohol licence for these premises.

OTHER LICENCES

There are no current licences recorded on this property. Further information regarding the Building Act 2004 and the Policy is available at Council.

1. Food Licences
2. Other Health Licences

NEIGHBOURING RESOURCE CONSENTS

The list below (if applicable) are neighbouring resource consents that have been applied for or granted within 50 metres of this property.

ARCHIVE FILE REFERENCES

Search Methodology

Council carries out searches of property-related files using the current street address, current and previous legal description (DP number) and any other search terms it can identify, such as owner or business names. Searches may exclude older files which have a greater likelihood of not recording the street addresses or legal descriptions.

In compiling your LIM document, the archives files may have been condensed to minimise the size of the document. If you want to view the complete, high resolution scan of the archive file it is available through our [website](#).

The Information Management Team could find no records relating to the property.

If you want to obtain a complete copy of an archive file, please contact the Information Management Team at the email address noted on the contact list at the top of the LIM report.

RUBBISH AND RECYCLING

Monday is the rubbish collection day for the property.

Every residential property in Lower Hutt has been provided with a red rubbish bin, a yellow recycling bin and blue glass crate. Households can also opt into receiving a green garden waste bin. Please visit our website for more information. If you have any enquiries, please call 04 570 6666 or email binchanges@huttcity.govt.nz.

Find out more about our bins, and what goes into them, on our website [Too Good to Waste](#). Hutt City Council and councils in the Greater Wellington Region have partnered on a campaign to help support communities to reduce

their waste. Please visit our joint council website and learn how to think differently about waste – from purchase to storage and transport, to reuse and repurpose so that we can work towards living lives that are waste free.

CAMPING GROUNDS

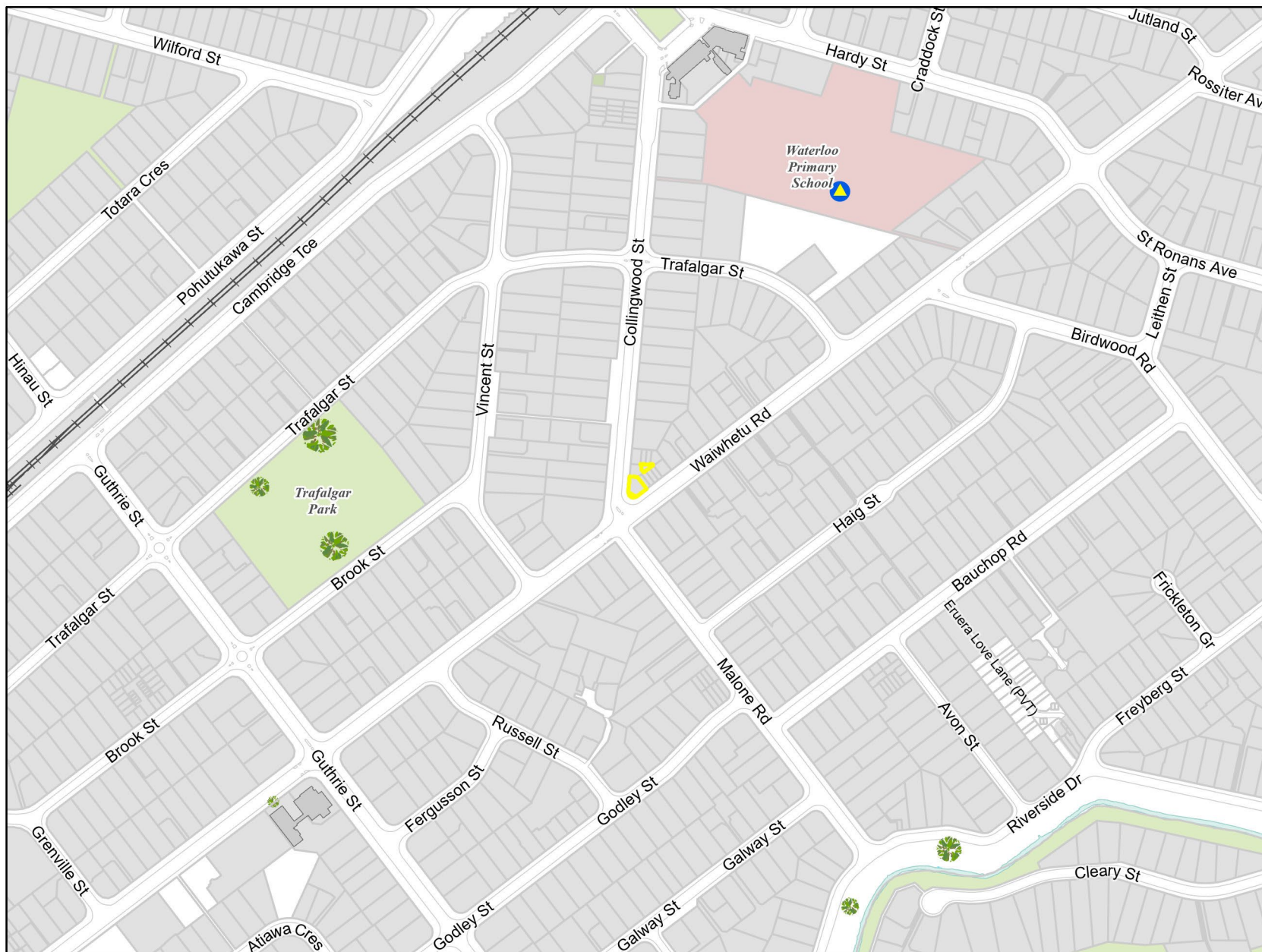
No information is currently available

CULVERT DISCHARGES

No information is currently available

The following pages contains maps showing:

Aerial (showing if applicable – LIM property, Easements, Contours, Reserves, Encroachments)
Underground Services
Hazards
District Plan
District Plan Overlay (if applicable)



- LIM Property
- Properties
- Building Outline 2021 (>1,000m²)
- Schools
- Reserve
- Waterbody
- Streams and Rivers
- +— Railway
- ▲ Community Emergency Hub



LOCALITY MAP

Scale: 1:5,000



- LIM Property
- Contours
- Properties
- Easements

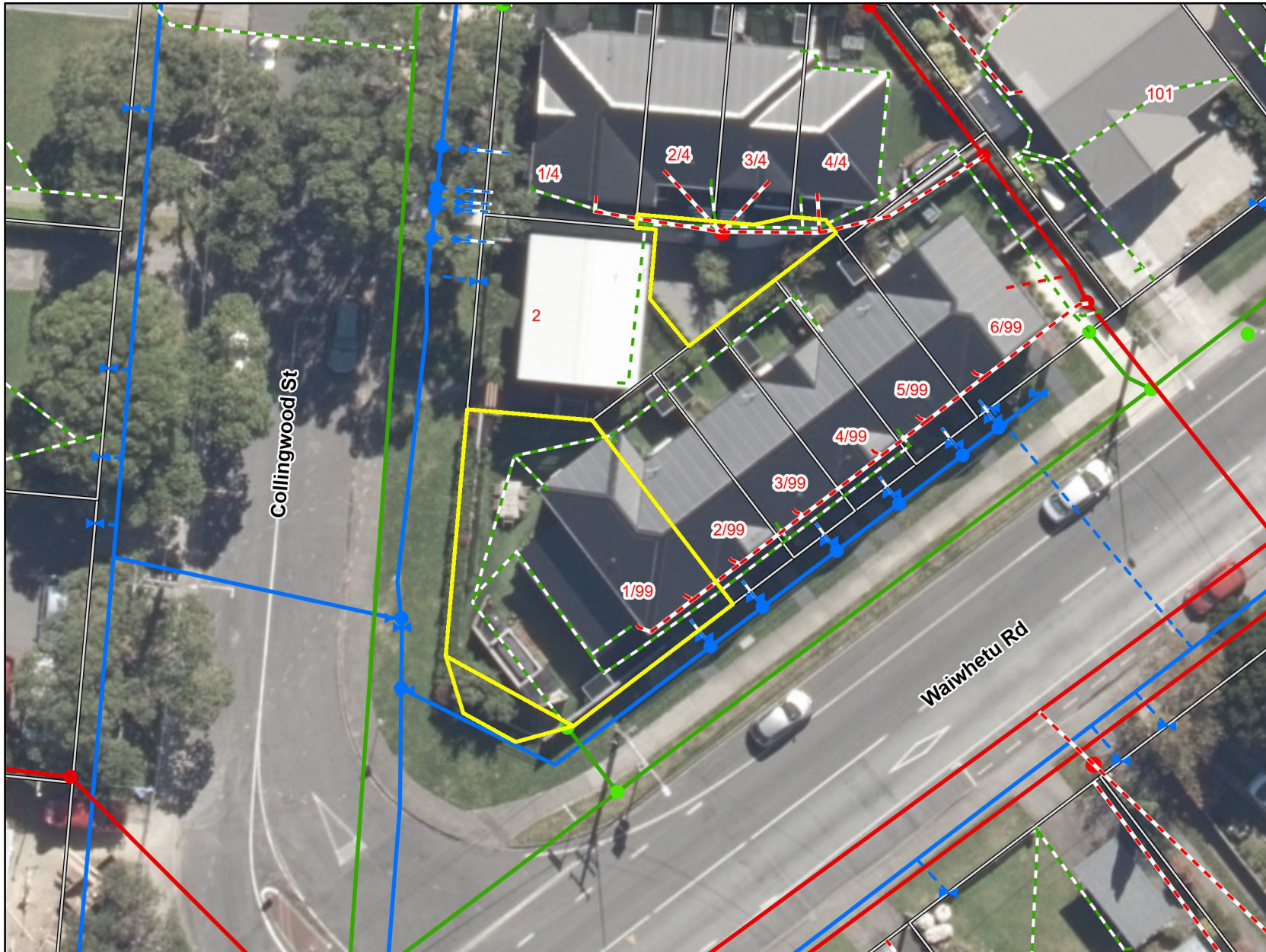


2025 AERIAL PHOTOGRAPH

Scale: 1:321

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



- LIM Property
- plumbing-ms**
- Properties
- Privately owned assets**
- Sewer Fixture
- Water Pipe
- Wastewater Pipe
- Storm Pipe
- Council owned assets**
- Water Fixtures
- Wasterwater Fitting
- Stormwater Fixture
- ⋈ Water Valve
- Water Pipe
- Wastewater Pipe
- Stormwater Pipe
- Service Connection

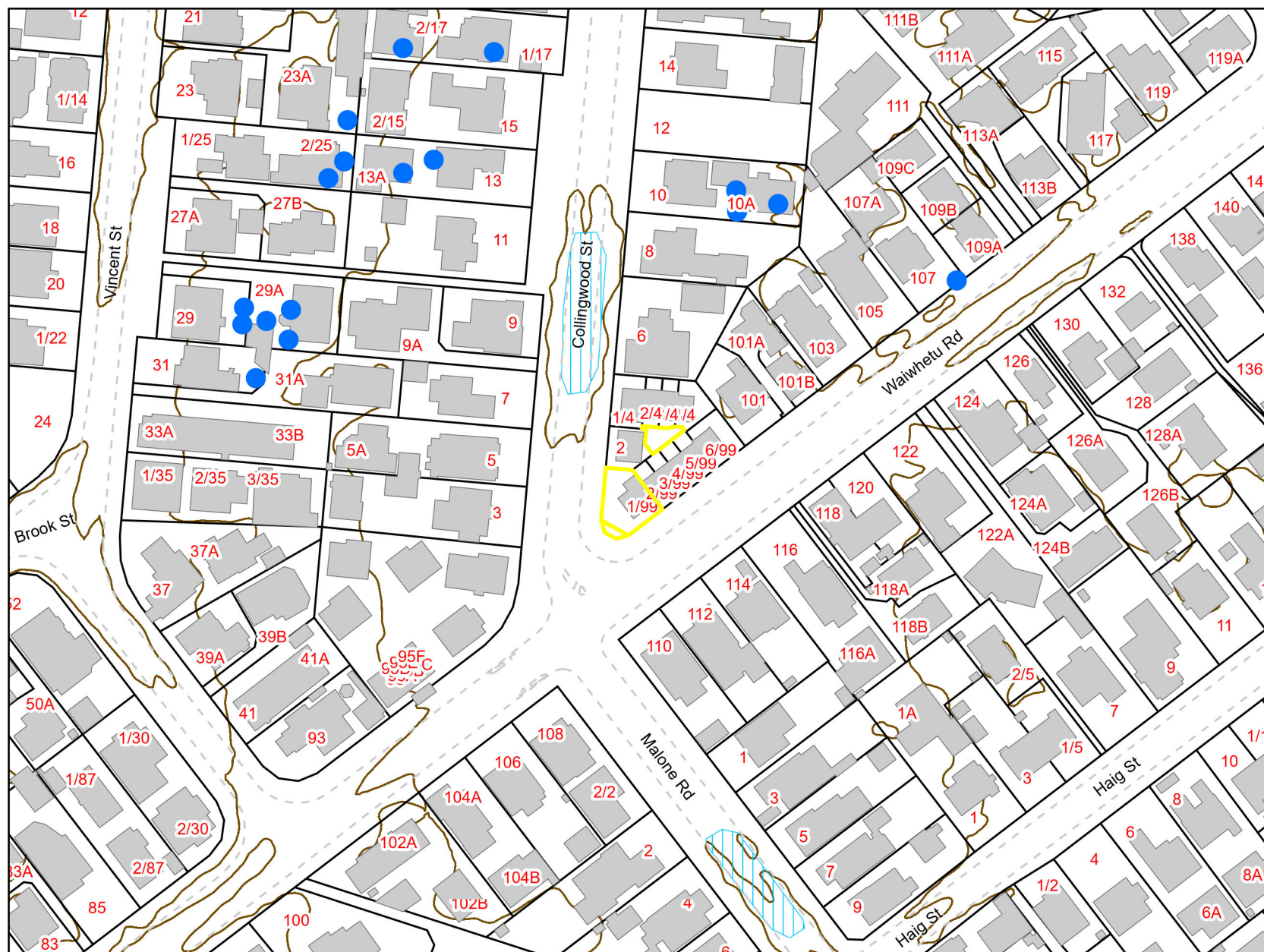


UNDERGROUND SERVICES MAP

Scale: 1:321

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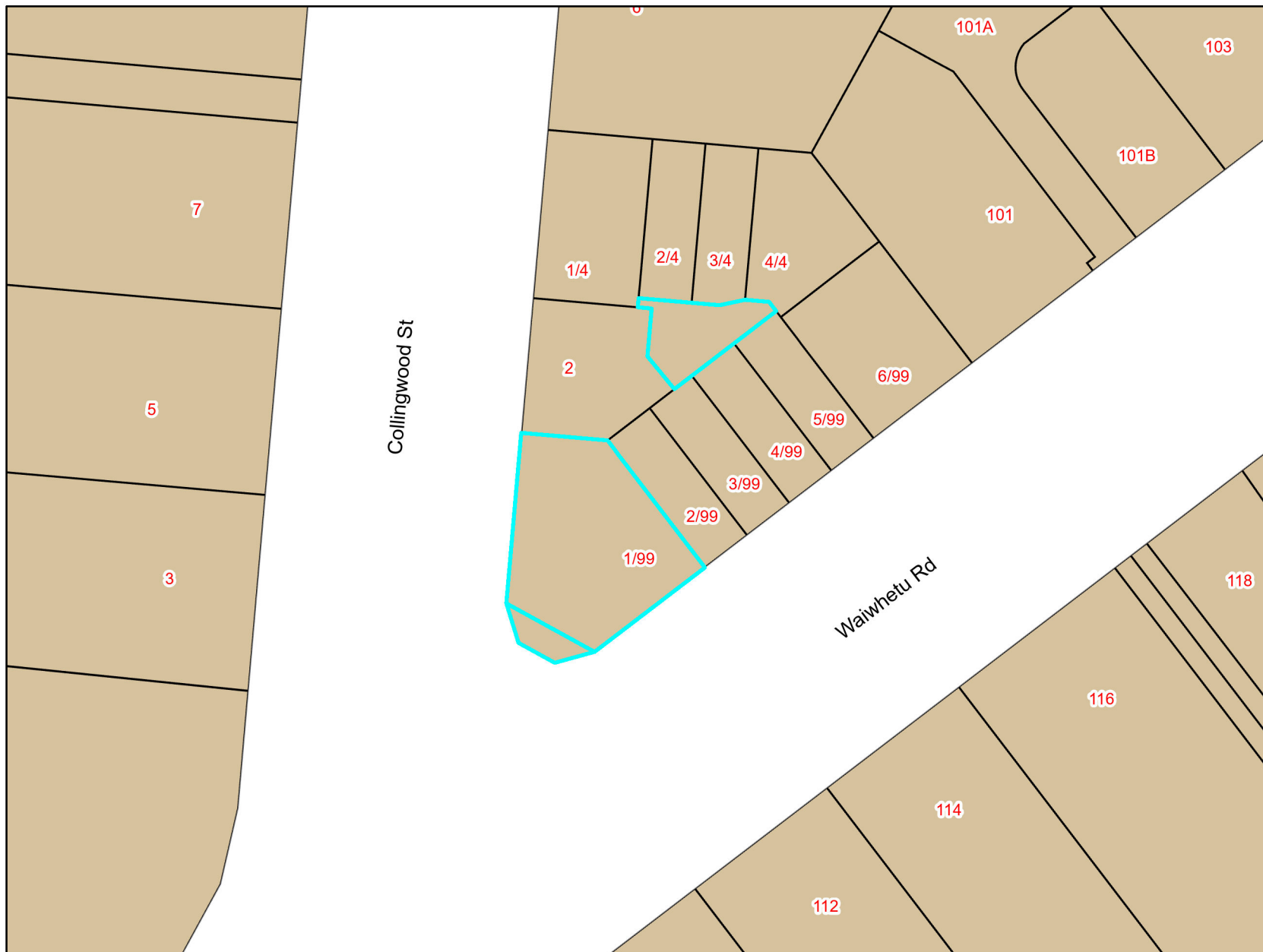
-  LIM Property
-  Contours
-  Properties
-  Building Outline (2025)
-  Kerblines
-  HCC recorded street flooding
-  HCC recorded flood incident



HAZARDS MAP

Scale: 1:1,500







- LIM Property
- Properties
- Road
- High Density Residential



DISTRICT PLAN

Scale: 1:464

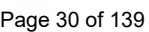


-  LIM Property
-  Properties
-  Flood Inundation



DISTRICT PLAN: FLOOD HAZARD OVERLAY

Scale: 1:821





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



R.W. Muir
Registrar-General
of Land

Identifier **1005942**
Land Registration District **Wellington**
Date Issued 23 December 2021

Prior References
WN20D/560 WN39B/99

Estate Fee Simple
Area 183 square metres more or less
Legal Description Lot 6 Deposited Plan 564476
Registered Owners
Sebastian Ignacio Villamonte and Gisela Jessamine de la Villa

Estate Fee Simple - 1/11 share
Area 44 square metres more or less
Legal Description Lot 12 Deposited Plan 564476
Registered Owners
Sebastian Ignacio Villamonte and Gisela Jessamine de la Villa

Estate Fee Simple - 1/11 share
Area 13 square metres more or less
Legal Description Lot 13 Deposited Plan 564476
Registered Owners
Sebastian Ignacio Villamonte and Gisela Jessamine de la Villa

Interests

Subject to Part IV A Conservation Act 1987 (affects part Lots 6, 12 and 13 DP 564476 formerly Lot 2 DP 21750)

Subject to Section 241(2) Resource Management Act 1991 (see DP 564476)

12167894.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 23.12.2021 at 9:32 am (affects Lot 6 DP 564476)

Subject to a right to convey water and gas over Lot 12 DP 564476 marked PC, a right to convey electricity over Lot 6 DP 564476 marked WF and XA, over Lot 12 DP 564476 marked PC and over Lot 13 DP 564476 marked SN, a right to a party wall over Lot 6 DP 564476 marked G, a right to convey telecommunications over Lot 12 DP 564476 marked PC, a right to drain water over Lot 6 DP 564476 marked SM, XA and WF, over Lot 12 DP 564476 marked PC and over Lot 13 DP 564476 marked SN and a right to drain sewage over Lot 12 DP 564476 marked PC all on DP 564476 created by Easement Instrument 12167894.5 - 23.12.2021 at 9:32 am

Appurtenant to Lot 6 DP 564476 is a right to convey electricity, a right to a right of way on foot, a party wall and an overhang eave maintenance and a right to drain water and sewage created by Easement Instrument 12167894.5 - 23.12.2021 at 9:32 am

The easements created by Easement Instrument 12167894.5 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey telecommunications over Lot 6 DP 564476 marked WF and over Lot 12 DP 564476 marked PC on DP 564476 in favour of Chorus New Zealand Limited created by Easement Instrument 12167894.6 -

23.12.2021 at 9:32 am

Subject to a right (in gross) to convey gas over Lot 12 DP 564476 marked PC on DP 564476 in favour of Powerco Limited created by Easement Instrument 12167894.8 - 23.12.2021 at 9:32 am

Land Covenant in Covenant Instrument 12378184.2 - 15.2.2022 at 3:07 pm (Affects Lot 6 DP 564476)

12375302.4 Mortgage to Westpac New Zealand Limited - 17.2.2022 at 3:09 pm



RM number: RM200474
Date: 17 March 2021
Applicant: Williams Corporation Limited
Agent: Glen Cooper - Ity
Address: PO Box 2313
Wellington
Attention: Glen Cooper

Dan Kellow
Environmental Consents
Dan.kellow@huttcity.govt.nz
Our reference: RM200474

APPROVAL OF RESOURCE CONSENT FOR A 13 LOT SUBDIVISION AND ASSOCIATED LAND USE FOR 11 DWELLINGS AT 4 COLLINGWOOD STREET AND 99 WAIWHETU ROAD (LOT 1 DP21750 & LOT 2 DP21750)

Council granted consent for the following reasons:

- Because the proposed buildings all comply with external bulk and location development standards with abutting residential sites, except for the small recession plane breach, the amenity of abutting neighbouring sites is retained to an acceptable extent.
- The proposal has been assessed by Council's consultant urban design advisor who considers it will achieve the outcomes of the Medium Density Design Guide.
- The proposed landscaping along the Waiwhetu Road frontage will help to soften and integrate the appearance of the development.
- The proposal will result in eleven new dwellings on a site previously accommodating two dwellings therefore contributing positively to the housing supply in Lower Hutt.
- A Council subdivision engineer assessed the proposal and concluded it can meet the necessary engineering standards, subject to the conditions shown below.
- Conditions imposed on the consent under section 108 and 220 of the Resource Management Act 1991 will control, mitigate and remedy any environment effects caused by the subdivision.
- Council considers the proposal to be consistent with section 106 of the same act.
- The property does not appear on Greater Wellington Regional Council's selected land use register as a contaminated site or as having been the site of a verified hazardous activity. As a result, Council considers the likelihood of earthworks uncovering contamination at the site to be negligible.
- The proposal is consistent with the policies and objectives of the city's District Plan.

- Council has given due regard to the New Zealand Coastal Policy Statement, any national, regional or proposed regional policy statement and any other regulations in reaching its decision. Council considers there are no other relevant matters that need to be dealt with.
- The proposal is consistent with the purposes and principles of Part II of the Resource Management Act 1991.

1. PROPOSAL

The applicant is seeking land use and subdivision consent for a proposed multi-unit development at 4 Collingwood Street and 99 Waiwhetu Road, Waterloo. The proposal is for 11 two-storey residential units. A block of six units will front Waiwhetu Road, a block of four units will be adjacent to the northern boundary with access from Collingwood Street and a detached single dwelling will be accessed from Collingwood Street. Seven units will have one bedroom, three units will have two bedrooms and one unit will have three bedrooms.

The general details of the proposal are:

- There will be a common area in the centre of the site.
- Two car parking spaces are being provided and these are located in the same position as the existing vehicle crossing and car parking spaces.
- The car parks are for units A and K and are in the form of car pads located adjacent to the external boundary with no driveway areas within the site
- The block fronting Waiwhetu Road will be located 2.35m from the road boundary with pergola structures located adjacent to the road boundary. The front yards will accommodate a screened bin storage area along with landscaping.
- The single dwelling will be set back 3m from Collingwood Street.
- The block of four units will be set back 3m from Collingwood Street, 3.5m from the north western boundary and 2.8m from the northern boundary.
- Landscaping and fencing plans have been submitted and these should be referred to for details of planting which includes the southern corner of the site as well as fencing.

The details of the proposed allotments are as follows:

- Lot 1 – will be a front Lot with land size of 116m² and frontage of 13.5m. This Lot will contain an end of terrace two-bedroom dwelling, one car parking space, a pedestrian RoW and will have outdoor spaces on the Collingwood Street frontage and at the rear adjacent to the northern boundary. The outdoor spaces are 12m² and 19m². The front yard is 3m deep and is accessed from the main living area. The rear yard is 3.5m x 3.5m and this area contains bin storage and a washing line.
- Lots 2 and 3 - are middle Lots of 55m² accessed from a pedestrian path. The Lots will contain one-bedroom dwellings, no car parking space and will have the primary outdoor space (15m²) at the rear adjacent to the northern boundary. The front yards are 2.8m deep and contain a screened bin storage area.
- Lot 4 – is 91m² and will contain an end of terrace single bedroom dwelling accessed via a pedestrian path, no car parking space, and will have its primary outdoor space of 53m² adjacent to the rear (northern) and eastern boundary.
- Lot 5 - is 107m² and will contain a detached two-bedroom dwelling with frontage to Collingwood Street. Outdoor space (38m²) is provided on the western and eastern side of the dwelling. The front yard is 3m deep and 9m wide. A screened bin storage area is located in the rear yard as well as a washing line. A pedestrian path provides access to the dwelling via the southern elevation.

- Lot 6 – is a 184m² corner site and will contain a 3-bedroom dwelling. The primary outdoor space is 118m² and extends around the dwellings on the eastern, southern and western elevations. Access to the site is from Waiwhetu Road.
- Lot 7 – 10 - are 55m² and 56m² sites accommodating single bedroom dwellings with 16m² rear yards. Front yards contain a screened bin storage and landscaping areas.
- Lot 11 – is a 123m² site with a two-bedroom end of terrace dwelling and car pad. The site has 43m² of outdoor living area around the northern side of the site. The front yard contains landscaping and bin storage is located in the rear yard.

A small communal courtyard is proposed in the centre of the site as well as landscaped area at the southern end of the application site.

The proposal includes earthworks in order to create suitable building platforms. The earthworks involve fill up to 0.6m in height with a volume of 200m³. In addition, there may be up 120m³ of earthworks required to scrape the site and 155m³ for earthworks for the installation of services. A Geotechnical Investigation Report accompanies the application and this should be referred to for full details regarding the earthworks.

2. SITE DESCRIPTION

The application site is located at 4 Collingwood Street and 99 Waiwhetu Road, Waterloo. The site is a corner site that currently accommodates two semi-detached dwellings.

The site is legally described as Lot 1 DP 21750 and Lot 2 DP 21750 and held within record(s) of title WN20D/560 and WN39B/99. There are no interests on the title which are considered to be of relevance to this assessment.

The site is located within the General Residential Activity Area of the District Plan. There are no site-specific notations within the District Plan which relate to the application site.

The surrounding sites are similarly zoned and typically contain single detached dwellings, however there is a trend towards residential intensification – particularly rear infill development.

The sites to the immediate north are 101 Waiwhetu Road and 6 Collingwood Street. These sites both contain single storey dwellings. The dwelling on no. 6 is located close to the common boundary with the outdoor living area in the north eastern corner of the site. No.101 has a car pad adjacent to the eastern corner of the site with the dwelling positioned approximately 3m from the boundary.

To the west across Collingwood Street are infill sites at 5, 7 and 9 Collingwood Street. To the east across Waiwhetu Road are residential sites with infill having occurred at no's 116 and 118.

The site is located within walking distance of Woburn neighbourhood shops and Woburn Rail Station (~ 500m away).

3. RELEVANT PLANNING RULES AND REGULATIONS

The District Plan is the appropriate planning instrument with which to assess the proposal.

District Plan

The site is situated within the General Residential Activity Area of the City of Lower Hutt District Plan. Rules relating to this activity area are contained within chapters 4A, 11 and 14.

Land use

The proposal requires resource consent for the following District Plan non-compliances:

- Restricted Discretionary Activity under Rule 4A 4.2.1 (b) as the proposal involves the establishment of more than 2 dwellings within each of the two legally separate Records of Title.
- Restricted Discretionary Activity under Rule 4A 4.2.2 (b) as the proposal involves the establishment of dwellings that will breach 40% coverage once the subdivision is implemented. Site coverage ranges from 35% to 62%.
- Restricted Discretionary Activity under Rule 4A 4.2.4 (b) Recession Plane – Unit D has a recession plane breach of 0.38m at the north eastern corner of the roof.
- Restricted Discretionary Activity under Rule 4A 4.2.5 (b) Yards – as a pergola structure which frames the entrance to proposed units E – K will encroach within the minimum 3m front yard and the front elevation of units F – K are set back 2.35m, instead of 3m, from the front boundary.
- Restricted Discretionary Activity under Rule 4A 4.2.7 (b) (Outdoor Living Space) as the outdoor living spaces for each of the proposed dwellings, except Unit F, will not comply with the requirement for a minimum size of 50m² and minimum dimension of 4m (Rule 4A 4.2.7 (b)).
- The proposal does not comply with the Transport Chapter standards due to the car pad on Lot 11 not having space that allows vehicles to manoeuvre and leave the site in a forward direction. (Rule 14A 5.1(b)).

Gross site coverage will be 40.47% and permeable surface area will be 43%.

Subdivision

- Restricted Discretionary under rule 11.2.3(a) due to the earthworks being greater than 50m² and non-compliance with the transport chapter for access.
- The applicant has applied for a Discretionary Activity under Rule 11.2.4 (a) for subdivision that does not comply with the standards and terms for a Controlled Activity under Rule 11.2.2.1 in respect of allotment design standards as neither site size or allotment size comply and a compliant dwelling has not been demonstrated for each site. I concur with this assessment.

Overall activity Status

The application bundled the application stating that overall, the proposal has a Discretionary Activity status. I do not agree with this assessment. Landuse and subdivision applications and subsequent decisions are distinct and secondly the district plan does not have a Discretionary Activity (nor Non-Complying) status for a breach of development standards in the General Residential Activity Area. Consequently, I consider the landuse activity requires a resource consent with a Restricted Discretionary activity status and the subdivision requires subdivision consent with a Discretionary activity status.

National Environmental Standards

The proposal does not require assessment under any National Environmental Standards. The site has no known history of any activity that is on the HAIL register.

4. PERMITTED BASELINE

The permitted baseline allows a consent authority to disregard environmental effects that are the same as could arise from a permitted development.

The District Plan does not allow subdivision which creates new lots as a permitted activity. Therefore, there is no relevant permitted baseline for the subdivision component of the resource consent application.

The District Plan does allow for up to two double-storey dwellings, and accessory buildings to be established on site as a potential permitted activity subject to compliance with the development standards and permitted activity conditions of the District Plan. The relevant development standards include maximum site coverage (40%), minimum yards (3m front yard and 1m side and rear yards), recession planes (2.5m high at the boundary and a 45° inward angle), maximum height (8m), minimum provision of outdoor space (50m² with a minimum 4m dimension), stormwater detention and minimum permeable surface coverage (30%). Further to the development standards, compliance is also required with the District Plan general rules including the transport standards and earthworks (which allow a maximum 50m³ volume with a maximum change to ground level of 1.2m).

Within these provisions it is considered the application site could potentially accommodate four two-storey dwellings as a potential permitted activity. This permitted baseline is considered relevant to the assessment of effects related to the building form, but less so for the effects related to the concentration of residential density. A permitted baseline drawing has been provided by the applicant which shows four compliant semi-detached dwellings across the two Lots that make up the application site. I agree that this is a relevant permitted baseline.

5. NOTIFICATION ASSESSMENT

Council must assess any resource consent application under section 95 of the Resource Management Act 1991 to determine whether a resource consent application should be notified. The Resource Management Act 1991 details a four step process that must be

followed, and triggers or precludes notification of applications in certain circumstances. The sections below follow the four step process for public notification (under section 95A) and limited notification (under section 95E).

5.1 - PUBLIC NOTIFICATION STEPS – SECTION 95A

Pursuant to section 95A of the Resource Management Act, this section follows the 4 step process to determine if public notification is required.

Step 1 - Public notification is mandatory in certain circumstances

Public notification is mandatory in certain circumstances.

Has the applicant requested public notification?	No
Is public notification required under s95C?	No
Is the application made jointly with an application to exchange recreation reserve land under s15AA of the Reserves Act?	No

Public notification is not mandatory under step 1.

Step 2 - Public notification is precluded in certain circumstances

If public notification is not required under step 1 it may be precluded in certain circumstances (unless special circumstances apply under step 4).

Are all activities in the application subject to a rule in a Plan or National Environmental Standard precluding public notification?	No
Is the application for one or more of the following (but no other) activities? <ul style="list-style-type: none"> ▪ A controlled activity ▪ A boundary activity with a restricted discretionary, discretionary or non-complying activity status 	No

Public notification is not precluded under step 2 for the landuse proposal due to the non-boundary activity breaches and the subdivision proposal is not a controlled activity.

Step 3 - Public notification is required in certain circumstances

Step 3 sets out criteria where public notification must be undertaken in certain circumstances. Accordingly, an assessment under step 3 is required for the landuse and subdivision proposal.

Landuse proposal

When considering the effects of a proposal under 95D the effects on any persons who own or occupy land adjacent to the application site must be disregarded. No's 3, 5, 6, 7, 9 Collingwood Street and 97, 101, 110, 112, 114, 116A and 118 Waiwhetu Road are adjacent to the application site so only person(s) owning or occupying sites beyond these are considered below.

In regard to potential adverse effects due to building bulk and density of development the separation distance and screening provided by the dwellings on the adjacent sites named above mean adverse effects are less than minor on the wider environment. Gross site coverage at 40.47% is only 0.47% above the permitted baseline which equates to 5m² of

coverage. The scale of the proposed dwellings have been demonstrated by the applicant to be similar to what could be erected without requiring resource consent and a permitted baseline form of development will arguably present greater bulk due to the long facades and orientation as demonstrated within the AEE. The permitted baseline comparison is valid and when applied the bulk and location related effects are less than minor on the wider environment. Overall, bulk and relation effects on the sites beyond adjacent sites are less than minor.

The proposal includes two car parking spaces and there will inevitably be demand for on street car parking despite the proximity to public transport. As required by the National Policy Statement on Urban Development a minimum number of car parking spaces are not required by the District Plan and the landuse rule framework does not allow consideration of any effects beyond those listed for restricted discretionary activities. Accordingly, the effects of on street car parking are not able to be considered.

Overall, the proposal is not considered to result in adverse effects beyond adjacent sites that are minor or more than minor for the reasons given above.

Step 4 – Public notification is required in special circumstances

If public notification is not required under step 3 it may still be warranted where there are special circumstances.

Do special circumstances exist that warrant public notification?	No
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Special circumstances have been defined as circumstances that are unusual or exceptional, but may be less than extraordinary or unique. The resource consent application is for a multi-unit development for eleven new dwellings and associated subdivision within the General Residential Activity Area. It is noted that the proposed development results in a number of infringements of District Plan development and subdivision standards, however, the District Plan is considered to provide clear policy direction and assessment matters related to the proposal and it is considered that public notification of the proposal will not reveal any new information relevant to determination.

On this basis, it is not considered necessary to publicly notify the application due to special circumstances.

Conclusion

Public notification is not required.

5.2 - LIMITED NOTIFICATION STEPS - SECTION 95B

As determined in section 5.1, public notification is not required. Pursuant to section 95B of the Resource Management Act, a 4-step process must therefore be followed to determine if limited notification is required.

Step 1 – Certain affected groups/persons must be notified

Limited notification is mandatory for certain groups/persons.

Are there affected customary rights groups?	No
---	----

Are there affected customary marine title groups (for accommodated activities)?	No
Is the proposal on or adjacent to, or may affect, land that is subject to a statutory acknowledgement and whether the person to whom the statutory acknowledgement is made affected under section 95E?	No

Limited notification is not required under step 1.

Step 2 – Limited notification is precluded in certain circumstances

Limited notification to any other persons not referenced in step 1 is precluded in certain circumstances (unless special circumstances apply under step 4).

Are all activities in the application subject to a rule in a Plan or National Environmental Standard precluding limited notification?	No
Is the application for either or both of the following, but no other activities: <ul style="list-style-type: none"> ▪ A controlled activity (other than a subdivision) under the District Plan ▪ An activity prescribed by regulations made under s360H(1)(a)(ii) precluding limited notification (if any) 	No

Limited notification is not precluded under step 2.

Step 3 – Certain other persons must be notified

Step 3 sets out criteria where limited notification must be undertaken in certain circumstances.

If limited notification is not precluded under step 2, limited notification is required for any persons found affected under s95E.

Are any of the following persons 'affected' under s95E? <ul style="list-style-type: none"> ▪ For 'boundary activities' an owner of an allotment with an 'infringed boundary' ▪ In the case of any activity prescribed under s360H(1)(b), a prescribed person in respect of the proposed activity. 	No (see below assessment)
For all other activities, are there any affected persons in accordance with s95E?	No (see below assessment)

In accordance with s95E are there any affected persons?

Section 95E(3)(a) stipulates that those individuals who give written approval to a proposal cannot be considered to be an affected person/s. No persons have given written approval.

In accordance with section 95E, I have considered whether the proposal could adversely affect any other persons. I consider there to be no affected persons as the potential environmental effects will be less than minor for the following reasons:

6 Collingwood Street

The adjacent property at 6 Collingwood Streets adjoins the northern boundary of the application site. The dwelling on no.6 is built very close to the boundary with the outdoor living area located away from the boundary.

Units A – D will screen units E – J from no.6 so the full scale of the development will not be visible from within no.6.

Units A to D are located 3.4m from the common boundary and comply with the recession plane standard in relation to this boundary.

A development within the permitted baseline could present a similar amount of bulk and be located closer to the common boundary resulting in potentially greater bulk and location related adverse effects in addition to shading and privacy effects. In regard to overlooking because the proposal is within the permitted baseline any privacy effects are considered to be similar or less when compared to what could occur under a compliant development. Nevertheless, all four units have a bedroom on the northern elevation with modest sized windows which helps to mitigate the perception of overlooking given that bedrooms are not primary living areas and to a certain extent are not occupied at all hours.

Overall, the bulk of the proposed development is considered comparable to the permitted baseline concept of four large double storey dwellings. However, the physical break up in building bulk between the three groups of units is considered to further reduce the bulk and dominance effects on persons owning and/or occupying no. 6 when compared to this permitted baseline.

Further to this, the proposal has been assessed by Council's consultant urban design advisor, Alistair Upton. Mr Upton generally supports the proposal in regard to effects on external amenity.

The outdoor living spaces of Units A – D are adjacent to the boundary although A and D have additional outdoor spaces that do not adjoin the boundary. Units B, C and D are single bedroom and this means the number of people occupying the sites will be one or two and this limits the amount of noise that people occupying these sites and using the outdoor areas may generate. Unit A's outdoor living space on the western side of the site is a more useable space than the northern yard due to bin storage occupying part of the northern yard and it is likely this space may be preferred by occupants. In combination, the low number of occupants of any one unit, the additional yards for Units A and D and the permitted baseline, which allows outdoor living areas of larger dwellings to be located along the northern boundary, means adverse effects due to noise and disturbance resulting from the intensity of development and use of outdoor living areas will be less than minor.

Given the above reasons it is considered that the visual amenity and bulk effects of the proposed development on persons owning or occupying no 6 will be less than minor.

101 Waiwhetu Road

The adjacent property at 101 Waiwhetu Road is located 3m from the boundary. Units D and K are the end of terrace units located closest to the boundary with Unit D being 2.7m off the boundary and Unit K being 4.4m from the boundary. Between these units is outdoor living areas.

There is a small recession plane breach on the northern corner of Unit D. This unit is located to the west of no. 101 so shading effects are limited to late afternoon. The breach is small at 0.387m high by 0.86m long and does not extend along the roof significantly due to the breach occurring at the corner of the roof. There are no windows within the area of breach so privacy effects are within the permitted baseline. The applicant has provided shading drawings which demonstrate that shading caused by the proposal is largely limited to after 5pm in summer. At this time most of the shading would largely fall on the existing close boarded boundary fence and vegetation within no. 101. A dwelling within the permitted baseline could be built 1m from the boundary and just within the recession plane that extends along the full length of the boundary adjacent to no. 101. This form of development would result in more significant shading because of the long length of building adjacent to the boundary. Because of the limited period where shading would fall onto no. 101, the small size of the breach and high boundary fence any shading effects are considered to be less than minor.

There are no other boundary related infringements to the shared boundary with no. 101. The physical separation between Units D and K and the orientation of the proposal means the means the bulk of the development will not be apparent from no. 101 and therefore the intensity of the development will not result in adverse effects. With only two Lots adjoining the boundary with no. 101 and private open spaces adjacent to the boundary the proposals adverse bulk, location and intensity effects will be no more than a development within the permitted baseline.

The car pad for Unit K is in the same location as an existing car port so the use of this part of the site for a car pad, and a lack of ability to manoeuvre on the site, will not result in any adverse effects that are different from the current situation.

When the permitted baseline is taken into account it is considered the potential adverse effects of visual amenity, bulk and dominance, and shading will be less than minor on persons at 101 Waiwhetu Road.

General effects upon all other persons

The proposal is considered to be consistent with the outcomes of the Medium Density Design Guide in regard to external design and appearance.

All other persons who own or occupy adjacent sites are separated by the width of Collingwood Street or Waiwhetu Road and this means there is at least 20m from the front boundary of the application site to the front boundary of the adjacent sites. In many cases there is an additional several metres to the dwellings within these sites. Landscaping is proposed within the front yards which will add visual amenity to the street elevation and the pergolas add depth to the proposal. The variety of materials used for the dwellings break up the appearance of the Units.

The car pads are not prominent when viewed from the public realm and are located in the same position as existing car parking spaces. In addition, the physical separation from neighbouring sites mean any adverse effects on character, streetscape and residential amenity values on any persons will be less than minor.

The potential adverse construction effects are potentially noise and disturbance and additional traffic during the construction process. Dust nuisance could occur if earthworks are not managed appropriately. The application states that sediment control will be installed to comply with Erosion and Sediment Control Guidelines for Small Sites.

The construction works are not expected to be any more significant than what could occur if a permitted development was constructed. Accordingly, construction related effects can be disregarded under the permitted baseline.

Any other site is considered to be sufficiently separated from the application site resulting in adverse effects being less than minor.

The adverse effects of the non-physical subdivision elements (excluding earthworks and parking) will be less than minor as the subdivision proposal is linked to the landuse consent and effectively provides legal boundaries around the proposed dwellings. I have already assessed the effects relative to parking and earthworks above. The landuse consent is assessed below with the proposed dwellings considered to be acceptable and the adverse effects of the proposal considered to be less than minor.

In relation to car parking it is acknowledged that the lack of supply of car parking spaces in medium density developments is a concern that has been raised with Hutt City Council. The District Plan cannot require a minimum number of car parking spaces due to the National Policy Statement on Urban Development preventing this and the activity status of the landuse consent (Restricted Discretionary) means only those matters to which council has discretion can be assessed and car parking is not one of them.

Earthwork related effects on all persons.

In relation to earthworks, once completed, they will produce less than minor changes to the existing topography of the site and it will remain generally flat following the completion of development. In terms of amenity effects the applicant will operate site works in accordance with a construction management plan which includes sediment control measures to be retained on site for the duration of works. On this basis I consider that any potential adverse effects on all persons in terms of natural features and topography will be less than minor.

Stormwater control

The proposal will provide a stormwater retention tanks to mitigate the effects of potential stormwater runoff. This was considered acceptable from Wellington Water Limited (WWL) in mitigating the potential adverse effects of stormwater runoff. As such it is considered that the potential effects on the local stormwater system from the proposed development will be less than minor.

All other persons and properties not identified above are considered to be sufficiently separated and screened from the application site whereby any potential adverse effects will be less than minor.

Limited notification is not required under step 3.

Step 4 – Limited notification is required under special circumstances

If limited notification is not required under step 3, limited notification may still be warranted where there are special circumstances.

Do special circumstances exist that warrant notification of any persons to whom limited notification would otherwise be precluded?	No
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For the reasons outlined under step 4 in section 5.1 above I do not consider there to be any special circumstances that warrant limited notification of this proposal.

Conclusion

Limited notification is not required.

5.3 - NOTIFICATION DECISION

In accordance with the notification steps identified in section 5, the application shall proceed on a non-notified basis.

6. DETERMINING THE APPLICATION

Section 104 requires, when considering a resource consent application, that Council must, subject to Part 2, have regard to any actual or potential effects on the environment; any measure agreed or proposed by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any negative effects; any relevant provisions of a National Environmental Standard; other regulations; a National Policy Statement; a New Zealand Coastal Policy Statement; a Regional Policy Statement or proposed Regional Policy Statement; a plan or proposed plan; and any other matter the consent authority considers relevant and reasonably necessary to determine the application.

6.1 - ASSESSMENT OF ACTUAL OR POTENTIAL EFFECTS ON THE ENVIRONMENT UNDER S104(1)(A)

Subdivision design and layout

The proposed allotments will not comply with the allotment design standards for shape and size. However, land use consent has been sought concurrently for the proposed dwellings, which found the proposal would, on balance, suitably achieve urban design outcomes.

The outdoor living areas for most of the proposed dwellings will not meet the minimum 50m² size or dimension required by the District Plan. It is considered that these spaces will be suitably functional for the number of bedrooms each unit contains and the spaces are orientated for good sunlight access.

Six of the seven one-bedroom units have a square rear yards of approximately 16m² in addition to the front yards where screened bin storage is accommodated. The orientation of the development means the small yards will receive good amounts of sunlight and given the units are single bedroom only their size is considered to provide the minimum acceptable level of amenity for future occupants.

There is no guidance within the district plan or the MDDG on the appropriate size of ground level outdoor living spaces relative to the number of bedrooms. Unit 4 is a one-bedroom unit

and has a 50m² rear yard. The three two-bedroom units have outdoor spaces of 31m², 38m² and 43m² all of which are well positioned for sunlight and access. The three-bedroom unit has a large yard of 118m². Councils urban design consultant, Alistair Upton supports the proposal and has stated *“I support the applicant’s assessment that the provided outdoor living areas are sufficient in area and quality for the intended use, irrespective of the level of access to other public amenities.”* I concur with Mr Upton’s assessment and consider the outdoor spaces provided are adequate.

In regard to the car parking spaces the applicant notes they are located in the same position as the existing car parking, they serve single dwellings and still require the need for reverse manoeuvring. The applicant’s opinion is that any district plan non-compliance, which in this case is solely related to reverse manoeuvring onto Waiwhetu Road, benefits from existing use rights and I agree that s10 of the RMA does apply in this situation. Accordingly, the car parking arrangement is considered acceptable.

The three rear units will all have suitable pedestrian access to Collingwood Street via the 1.2m wide pedestrian path. Accordingly, the proposed allotments are considered to be a suitable size and shape for their intended residential use.

Residential amenity and streetscape

The overall bulk and form of the development is considered to be anticipated by the District Plan, noting that the proposal only just breaches gross site coverage (40.47%) and has only a very small recession plane breach. The front yard non-compliances are for a small open-framed structure over the entry path for proposed Units A, E - K and the front yard setback being 2.4m instead of 3m for Units F – K. It is noted the front setback development standard for CRD is 2m so the proposal is consistent with this anticipated form of development on larger sites. This non-compliance is not expected to contribute to adverse effects upon the streetscape due to the small size and open nature of the pergola structure and the planting that will occur within the front yards, particularly on the Waiwhetu Road frontage. Proposed plantings within the front yard are expected to contribute to the amenity of the streetscape and to soften the visual effect of the front block.

Pedestrian activity will be more than could reasonably be expected from a permitted baseline development, however it is noted that this activity will be intermittent and transitory in nature and is not likely to result in significant adverse effects. For the above reasons the potential adverse effects on residential amenity and the streetscape will be acceptable.

Traffic effects

No car parking spaces are required by the district plan but two spaces are being provided within the proposal for two of the two-bedroom units. It is considered that there is sufficient capacity to accommodate car parking on Collingwood Street and Waterloo Road given sites in the area have on site car parking resulting in on-street car parking being available. It is noted that the site is located in close proximity to various public transport opportunities including Waterloo Rail Station which would potentially attract potential owners/occupiers that do not own or are reliant upon private vehicles. While it is acknowledged that the proposal has the potential to adversely affect parking availability in the area it again needs to be stated that the

District Plan no longer requires car parking and the land use component of this application does not provide discretion to consider the effects on parking.

The car parking spaces provided meet sightline standards as demonstrated by Drawing No. 340 which the applicant provided in response to a further information request.

Accordingly, the potential adverse traffic effects are considered to be acceptable.

Engineering matters

A subdivision engineer has assessed the proposal and concluded it can meet the District Plan's engineering standards, provided it adheres to certain conditions. Post assessment by Council's Subdivision Engineer the stormwater tanks were increased to 5000L which is an acceptable size. I agree with this assessment and have accepted those conditions, which are included in this consent.

Earthworks effects

Proposed earthworks involve scraping the site and minor filling up to 0.6m. The application includes a Geotechnical Investigation Report which recommends a sediment control system is installed to deal with wind erosion of exposed and stockpiled soil materials in particular. The GIR states all earthworks are to be carried out in accordance with NZS 4431:1989 Code of Practice for Earth Filling for Residential Development.

The proposal will not adversely affect site stability as the fill level is low at a maximum of 0.6m but mostly less than 0.4m as shown on Proposed Cut/Fill Contours Plan. The applicant proposes to undertake erosion and sediment control in accordance with Greater Wellington Regional Council's guidelines as set out in the Construction Management Plan. All earthworked areas will be covered by buildings, paving or landscaped areas by works completion. There are no known features of historical or cultural significance associated with the site. For the above reasons potential adverse effects associated with earthworks will be acceptable.

Site contamination

The site is not listed as a contaminated site in Greater Wellington Regional Council's selected land use register or as having been the site of a verified hazardous activity and a search of Council records shows that there is no information to indicate that a HAIL activity or industry is, has, or is more likely than not to have been undertaken on the site.

Protecting significant sites

The application site is not an identified site of significance within the District Plan. As a result, I consider any effects on sites of significance to be negligible.

Natural hazards

The application site is not identified within the Wellington Faultline Special Study Area. The proposal is only within the 1:440-year flood area. Council's subdivision engineer has reviewed the proposal and has not indicated that an increase in finished floor levels is required from what is proposed. It is therefore considered that potential mitigation will be suitably mitigated and potential adverse effects associated with natural hazard risk are acceptable.

Regionally significant network utilities

The site is not near any other regionally significant network utilities. Any potential adverse effects on regionally significant network utilities are therefore considered to be acceptable.

Positive effects

The supply of eleven additional dwellings will increase housing supply and variety and provide for economic well-being, which are considered to be positive effects.

Conclusion

I consider the actual or potential effects on the environment to be acceptable for the reasons outlined above.

6.2 - ASSESSMENT OF THE RELEVANT PROVISIONS OF THE DISTRICT PLAN UNDER S104(1)(B)

Design guide assessment

Alastair Upton, Council's consultant urban design advisor, has provided a peer review assessment of the proposal against the District Plan's *Medium Density Design Guide*. Mr Upton's final assessment, dated 20 January 2021, is held on file and should be read in conjunction with this report.

I adopt Mr Upton's urban design review which included the following comments in relation to the changes the applicant proposed along the Waiwhetu Road frontage following concerns raised in the first urban design review;

"I have had a look at the proposed changes along the Waiwhetu Street frontage including the amended landscape plans. I am satisfied that these changes are adequate to address any concerns around the visual impact of the bins and balance the need for visual connection to the street with internal privacy along that edge."

The concluding comments within the peer review were:

Overall, this the proposal is a well-integrated design response that responds well to the surrounding urban context, provides adequate outdoor living areas suitable for the proposed dwelling scale and type, and overall meets the relevant design guide criteria.

Information supplied is sufficient to undertake a design guide assessment.

I have considered how the relevant design elements relate to the outcomes sought in the design guide, and no design changes are sought.

There are therefore no urban design guide matters that should prevent consent being granted for this proposal.

Taking account of the above I consider the urban design outcomes of the proposal will be acceptable overall.

Esplanade strips and reserves

The subject site does not contain any watercourses, nor is it located within the Coastal Marine Area. No esplanade strips or reserves are therefore required.

Objectives and policies of the District Plan

I consider the proposal is consistent with the relevant District Plan objectives and policies identified below:

Chapter 4A – General Residential Activity Area

- *Objective 4A 2.1 – Residential Activities are the dominant activities in the General Residential Activity Area.*
- *Objective 4A 2.2 – Housing capacity and variety are increased.*
- *Objective 4A 2.3 – Built development is consistent with the planned low to medium density built environment and is compatible with the amenity levels associated with low to medium density residential development.*
- *Objective 4A 2.4 – Built development provides high quality on-site amenity for residents as well as high quality residential amenity for adjoining properties and the street.*
- *Objective 4A 2.5 – Built development is adequately serviced by network infrastructure or addresses any network infrastructure constraints on the site.*
- *Objective 4A 2.6 - Built development is located and designed to manage significant risk from natural hazards.*
 - *Policies 3.1-3.2, 3.4-3.11 & 3.12*

The proposed residential development will increase the capacity and diversity to the city's housing stock. Although there will be an increased residential density due to the proposed eleven dwellings, it is considered the proposal is consistent with the amenity levels associated with medium density residential development. The outdoor living areas are an appropriate size for the number of bedrooms in each unit and the proposal can be suitably serviced by network infrastructure.

Chapter 11 – Subdivision

- *Objective 11.1.1 – Allotment design standards*
 - *Polices: (a)-(b)*
- *Objective 11.1.2 – Engineering standards*
 - *Policy: (a)*
- *Objective 11.1.3 – Natural hazards*
 - *Policy: (b)*

The proposal will not comply with allotment design standards for size and shape, however each of the proposed allotments will be suitable for their intended residential use and can be suitably serviced by network infrastructure.

Chapter 14A – Transport

- *Objectives: 14A 3.1 & 3.5*
 - *Policies: 14A 4.2, 4.3, 4.4, 4.6 & 4.7*

Pedestrians will be able to safely access the site and the vehicle crossing onto Waiwhetu Road is essentially remaining unchanged with no change to the access arrangement which

benefits from existing use rights. The applicant has demonstrated that sight lines from this car pad are compliant with the relevant standard.

14H – Natural Hazards

- *Objective 14H 1.1.1 – Risk associated with natural hazards*
 - *Policy: (d)*

Council's subdivision engineer has reviewed the proposed and not required minimum floor level or other natural hazard related conditions.

14I – Earthworks

- *Objective 14I 1.1 – Natural character*
 - *Policies: (a)-(b)*
- *Objective 14I 1.2 – Amenity, cultural and historical values*
 - *Policies: (a)-(d)*

Proposed earthworks will be low in height such that they will be sympathetic to the natural topography of the site. All earthworked areas will be covered by buildings or landscaping. There are no known features of historical or cultural significance associated with the site.

Due to the above assessment I consider the proposal to be consistent with the relevant District Plan objectives and policies identified above.

6.3 - ASSESSMENT OF THE RELEVANT PROVISIONS OF OTHER STATUTORY PLANNING DOCUMENTS UNDER S104(1)(B)

The NPS-UD came into effect on the 20th August 2020 and is highly relevant to this proposal. The NPS-UD replaces the National Policy Statement on Urban Development Capacity 2016 (NPS-UDC), but maintains and builds on some of its policies. It requires local authorities to open up more development capacity so that more homes can be built in response to demand. The NPS-UD provides direction to make sure capacity is provided in places that are close to jobs, community services, public transport and other amenities our communities enjoy.

The NPS-UD recognises the national significance of:

- Intensification - a requirement for local authorities to enable greater intensification of housing in areas of high demand.
- Removal of minimum car parking rates from district plans.
- Providing sufficient development capacity to meet the needs of people and communities and future generations in urban environments.

Providing for intensification under the NPS-UD:

The NPS-UD sets an objective for councils to enable greater intensification of housing in areas of high access or demand and where there is the greatest evidence of benefit. Areas with good access to the things people want and need, such as, city centres, metropolitan centres, town centres, jobs and community services, and good public transport services. These factors are indicators of the best areas for development and intensification. Under this national level policy statement councils are instructed to reduce constraints on development in

these locations and enable building heights and densities that reflect the relative demand for use, and the level of accessibility from planned or existing active transport.

Council is required to give effect to the objectives and policies of this document in their resource management decision making.

The proposal is for subdivision around eleven proposed dwellings on the subject site. The subdivision will result in the efficient use of urban zoned land and the utilisation of existing infrastructure and buildings. The subdivision will support the viability of community services such as shops, schools and public transport systems in the area and provide for the economic and social wellbeing of the applicant and future residents. The proposed subdivision and dwellings will positively contribute to the housing availability and choice and go some way to addressing the demand. The proposed subdivision and landuse is consistent with the NPS-UD.

I consider that there are no other relevant provisions of national environmental standard, other regulations, national policy statement, New Zealand Coastal Policy Statement or regional policy statement or proposed regional policy statement that regard must be had.

6.4 – PURSUANT TO S104(1)(C) ARE THERE ANY OTHER MATTERS RELEVANT AND REASONABLY NECESSARY TO DETERMINE THE APPLICATION?

I consider there are no other matters relevant and reasonably necessary to determine the application.

6.5 - PART 2 OF THE RESOURCE MANAGEMENT ACT

I consider the proposal meets Part 2 matters of the Resource Management Act 1991.

6.6 - IN ACCORDANCE WITH S106 A CONSENT AUTHORITY MAY REFUSE SUBDIVISION CONSENT IN CERTAIN CIRCUMSTANCES

A consent authority may refuse subdivision consent or may grant a subdivision consent subject to conditions if it considers that there is significant risk from natural hazards or sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision.

The application site is not identified as being within the Wellington Fault Study Area. The site is also not within any of the floodplains mapped by Greater Wellington Regional Council. Each proposed lot will have sufficient legal and physical access to Waiwhetu Road or Collingwood Street.

I considered that there is no reason to refuse subdivision consent under s106 of the RMA.

6.7 - SUBSTANTIVE DECISION

In accordance with s104B I have considered the application for a subdivision as a discretionary activity and have decided to grant the application subject to conditions under s108 and s220.

In accordance with s104C I have considered the application for a landuse consent as a restricted discretionary activity and have decided to grant the application subject to conditions under s108.

7. CONDITIONS OF RESOURCE CONSENT

In accordance with s108 and s220 of the Resource Management Act, resource consent has been granted subject to the following conditions:

Subdivision

1. That the proposal is carried out substantially in accordance with the information and approved plans submitted with the application and held on file at Council.

Approved plans:

- Subdivision Scheme Plan reference 130 IF Rev D by Envivo dated 04/03/21
- Proposed Contours Plan reference 210 Rev BC1 dated 01/02/21
- Proposed Cut/Fill Contours Plan reference 220 Rev BC1 Dated 01/02/21
- Proposed Erosion and Sediment Control Plan reference 230 BC1 dated 01/02/21
- Erosion and Sediment Control Details reference 240 Rev BC1 dated 01/02/21

Please note:

- *The dwelling and landscape plans are intertwined with the approved subdivision.*

2. That the consent holder pays Council an engineering fee to meet the cost of work carried out by Council subdivision engineer in assessing, inspecting, testing and approving water, sewer and stormwater services, access or any other aspect of the proposal so assessed by the engineer or any representatives of the engineer (as distinct from work which must be monitored as a result of any building consent). That fee is **2.87** percent of the consent holder's construction costs (including GST) and is calculated using a scale of engineering fees based on the number of new lots created. The minimum fee is **\$150.00**, irrespective of whether any construction work is necessary. Payment is necessary before or at the time of applying for a section 224(c) certificate.
3. That the consent holder takes into account the **LandTech Consulting** report titled ***Geotechnical Investigation Report for Proposed Residential Development 4 Collingwood Street & 99 Waiwhetu Road, Waterloo, Lower Hutt***, dated 9 November 2020 and follows any recommendations it contains, when undertaking all earthworks. If appropriate, Council will register a consent notice on records of title, as allowed for under

section 221 of the Resource Management Act 1991, to ensure any future earthworks satisfy this condition.

4. That the consent holder compacts all earthworks fill areas generally in accordance with the Code of Practice for Earth Fill for residential Development (NZS4431:1989). A completion certificate from a suitably qualified and experienced engineer stating the earthworks have been completed to a satisfactory standard is to be provided at time of application for 224c certification. Where the completion report identifies any limitations or specific requirements such as specific foundation design, consent notices in accordance with section 221 of the Resource Management Act 1991, are to be registered on the record of title of affected lots accordingly.

Please note:

- Before building any retaining walls subject to traffic loading (or other surcharge) or are more than 1.5 metres high, the consent holder must obtain a building consent. The consent holder must submit a design prepared by a chartered professional engineer with the building consent application, followed by a producer statement on completion of the walls.
5. That the consent holder undertakes all earthworks (including for trenching purposes) in such a way that no sediment leaves the site or enters streams or the stormwater system; and that the consent holder installs and maintains sediment control measures in compliance with Greater Wellington Regional Council's erosion and sediment control guidelines (issued in June 2006).
 6. That the consent holder paves, metals, re-grasses, hydro-seeds or plants all areas exposed by earthworks, trenching or building work as soon as possible after excavation or, at the latest, within a month of completing earthworks to the satisfaction of Council subdivision engineer; and that the consent holder repeats any seeding or planting that fails to become fully established within 12 months of the completion of earthworks.
 7. That the consent holder ensures all earthworks are carried out in a way that prevents dust blowing beyond site boundaries. Control measures may include use of a water cart, limiting the vehicle speed to 10 kilometres an hour, applying water to exposed or excessively dry surfaces, or applying a coating of geotextile, grass, mulch or the like.
 8. That the consent holder ensures vehicles and machinery leaving the site do not drop dirt or other material on roads or otherwise damage road surfaces; and that if such spills or damage happen, the consent holder cleans or repairs roads to their original condition, being careful not to discharge the material into any stream, stormwater system or open drainage channel in the process. (The term "road" includes footpaths, vehicle crossings and berms.)
 9. That the consent holder constructs the common pedestrian private-way.
 10. That the consent holder renews the existing concrete vehicle crossings for lots 1 and 11 in accordance with Council's codes and standards.

That the consent holder installs and connects the reticulation as necessary to provide separate minimum 100mm NB sewer and stormwater service leads for each residential lot to discharge to the public mains (or to the road kerb in the case of stormwater) and

adjust existing services where necessary; all in accordance with Council's codes and standards. **Please note:**

- All stormwater and sewer (and water) reticulation services shall be designed and constructed in accordance with the '*Regional Standard for Water Services*', the '*Regional Specification for Water Services*' and the '*Approved Products Register*', including all associated amendments. Copies of the latest version of these documents are available on the following website:
<https://wellingtonwater.co.nz/contractors/technical-information>.
- It is now Council policy that only existing sewer and stormwater laterals less than 25 years old can be utilised for a new dwelling or new vacant lot, otherwise they are to be renewed or sealed off at the mains if not replaced in the same location.
- In the case of a rear section, any new services are to be laid beyond a shared right-of-way section of the access leg and not just to the road boundary.

11. The consent holder ensures that the development is designed to be stormwater neutral so that the stormwater runoff from the fully developed site is no more than existed prior to the development. As such, **either:**

- A suitably qualified engineer is to be engaged to provide a stormwater design report for the suitable disposal of stormwater from the site, including the design of the proposed stormwater attenuation within ponding areas, oversized pipes or tanks, etc. **or:**
- The installation of an appropriately-sized (based on the house roof area) detention tank on each lot is undertaken at the time of building. The tank sizing and installation is to be in accordance with the Wellington Water's guidelines: ***Managing Stormwater Runoff – The use of raintanks for hydraulic neutrality***, which can be obtained from the following website:
<https://www.wellingtonwater.co.nz/your-water/land-development/stormwater-neutrality-and-wastewater-control/>.

In accordance with section 221 of the Resource Management Act 1991, a consent notice shall be placed on the record of title of the affected lots including details of the size of the storage pipes, tank or pond, the size of the discharge pipe (orifice) and maintenance requirements.

Please note:

- Any proposed privately-shared detention systems are to be installed prior to applying for section 224(c) certificate.
- All new downpipes are to discharge to the proposed attenuation systems.

12. That the consent holder supplies water reticulation as necessary and supplies separate minimum 20mm NB connections for each residential lot that meets Council's code for domestic supply and the fire-fighting capability required under the New Zealand Fire Service code of practice (SNZ PAS 4509:2008).

Please note:

- All water (and stormwater and sewer) reticulation services shall be designed and constructed in accordance with the '*Regional Standard for Water Services*', the '*Regional Specification for Water Services*' and the '*Approved Products Register*', including all associated amendments. Copies of the latest version of these documents are available on the following website:
<https://wellingtonwater.co.nz/contractors/technical-information>.
 - It is now Council policy that only existing laterals of polyethylene material can be utilised for a new dwelling or new vacant lot. All existing non-polyethylene laterals, including the tobies, are to be renewed and sealed at the main if not replaced in the same position.
 - The consent holder must apply for new water connections at the customer services counter of Council Building, 30 Laings Road, Lower Hutt. These applications are processed by Wellington Water Ltd., which is a Council-controlled company in charge of Council water and drainage assets. Their contact person is Chandra Koswatta (ph. 04 912 4534). Wellington Water Ltd. may impose special requirements or conditions for new connections depending on, among other things, the existing reticulation system's condition and layout, flow rates, pressure zones and proposed future work. It is important the consent holder makes an application early in the design or construction phase. Council recommends that the consent holder makes this application before submitting engineering plans to Council subdivision engineer.
 - In the case of a rear section, any new services are to be laid beyond a shared right-of-way section of the access leg and not just to the road boundary.
13. That the consent holder submits a copy of the approved water connection application form (signed by Wellington Water Ltd.) when applying for the section 224(c) certificate.
14. That the consent holder severs all abandoned cross-boundary services, including any water, sewer and stormwater pipes. Abandoned pipes within the property are to be sealed at the junction with the "live" pipe and at all ends (including where the line is broken through). In addition, where abandoned pipes have the potential to act as a cross-boundary field drain they are to be sealed at the boundaries. Abandoned property laterals (connections from the main or kerb) are to be severed and sealed at the main or kerb.

Please note:

- **The positions of sealing of abandoned lines are to be shown on the final as-built plan.**
15. That the consent holder submits engineering plans for the above construction work to Council subdivision engineer for approval; that the plans provide information on the materials to be used, including the size, type and class of pipes, as well as indicate pipe gradients; and that all this work is carried out in accordance with the approved plan.

Please note:

- This condition is necessary (even for minor works) as the engineering approval letter will list further engineering requirements in regard to Corridor Access Requests, pipe materials, inspections, as-built information, etc.

- Engineering approval of the proposed services and access up to the individual lot boundaries is completely separate from any approval given under building consent and must be requested prior to installation, irrespective of any building consent being issued.
16. That the consent holder appoints a representative to carry out the design and supervision of construction work, as well as certification upon completion, as provided for by clause 1.7.1 of NZS 4404:2010; and that the consent holder submits the name, contact details and experience of the representative to Council subdivision engineer for approval before or at the time of submitting engineering plans. The consent holder must document the representative's experience in a resume and show the relevance of that experience to the works and services required under this consent. The certification must include confirmation that the materials, installation and testing meet Council's codes and standards.
 17. That the consent holder appoints a suitably qualified contractor or contractors to complete the works to the approved design; and that the consent holder submits to Council subdivision engineer the name, contact details and experience of the contractor(s) at the time of submitting engineering plans for approval or at least in advance of commencing the construction works. The approved contractor(s) must give a minimum of 48 hours' notice to Council subdivision engineer before starting work.
 18. That the consent holder provides underground telephone and electrical services to each lot in accordance with the specifications and requirements of the relevant authority.
 19. That the consent holder provides Council with written confirmation from Chorus (or the equivalent network supplier) and Wellington Electricity Lines Ltd that they are satisfied with the supply of their utilities to each lot.
 20. That the consent holder provides Council with written confirmation from a surveyor or suitably qualified engineer that all existing services have been adjusted so they are contained within the lot (or are protected by an appropriate easement) and that the ends of all abandoned lines have been sealed in accordance with council requirements, or alternatively that the consent holder provides Council with written confirmation from a surveyor or suitably qualified engineer that no such adjustments and sealing are necessary.
 21. That the consent holder provides appropriate easements for public and private services where necessary, with the easements shown as a memorandum of easement on the land transfer title plan. The consent holder must show easements for public services on a plan with a minimum three-metre width centred over the service, or twice the depth of the trench, whichever is greater; show Council as the grantee in gross; and engage a lawyer at the consent holder's expense to prepare easement documents. Please note that, in accordance with the Regional Standard for Water Services, the easement width shall be an increased where there is more than one service within that easement.

Please note:

- **Any required easements in gross are to be shown as a memorandum on the land transfer title.**

22. That the consent holder provides appropriate easements of pedestrian rights of way, shown as a memorandum of easements on the land transfer title plan; and that the consent holder engages a lawyer at the consent holder's expense to prepare easement documents.
23. That the consent holder moves all buildings clear of the new boundaries before applying for a section 224(c) certificate.
24. That, at the time of requesting a section 224(c) certificate, the consent holder provides a schedule of assets detailing each item to be transferred to Council ownership as part of the subdivision process; and that the consent holder supplies a full description of the item, material type, size, length, area, volume, et cetera, following the format set out in Council form RAS-FORM-014.

Please note:

- Within private rights of way and property the assets to vest in Council generally include:
 - o Street-lighting & cables (when required by Council).
 - o Sewer mains (of 150mm dia. and above) and manholes, **but not individual laterals.**
 - o Stormwater mains (of 300mm dia. and above) and manholes, **but not individual laterals, sumps and leads.**
 - o Watermains of 100mm dia. and above, including valves and hydrants and individual laterals up to and including the tobies off the main only, **but not ridermains or individual laterals off ridermains.**
 - Within road reserve the assets to vest in Council generally include:
 - o All roads, footpaths, berms, vehicle crossings, street-lighting and cables, signage, sumps and leads.
 - o All sewer and stormwater mains and manholes, **but not individual laterals.**
 - o All watermains, ridermains valves and hydrants, **together with individual laterals up to and including the tobies.**
25. That the consent holder sets out the value of services to be taken over by Council to enable the creation of a buyer-created tax invoice, with the details provided to be in accordance with Council buyer-created tax invoice form RAS-FORM-015.
26. That, in accordance with section 221 of the Resource Management Act 1991, Council registers a consent notice on the record of title of the affected lots to ensure future owners are aware that the properties share private sewer and stormwater drains.
27. That, in accordance with section 221 of the Resource Management Act 1991, Council registers a consent notice on the record of title of each lot to ensure any dwellings built on these lots have foundations designed by a chartered professional structural or geotechnical engineer; and that the design and details of these foundations are submitted as part of any building consent applied for on these lots.
28. That, in accordance with section 221 of the Resource Management Act 1991, Council registers a consent notice on the record of title of each lot to ensure that future owners are

aware that, due to the integrated nature of this development, the dwellings thereon must be built in accordance with condition (1) of the land use consent being: substantially in accordance with submitted plans. This consent notice may not apply if all of the dwellings have been substantially constructed prior to 223/224 being issued.

29. That the consent holder meets the cost of registering consent notices.
30. That the consent holder provides Council with the as-built plan, certified by a surveyor or engineer, showing, where applicable, the levels and alignment of all the mains and the location of all service connections (and, if applicable, new work within private property) relative to the lot boundaries.

Earthworks

31. If Taonga (treasure or prized possessions, including a natural resource, having tangible or intangible value and being irreplaceable in a spiritual sense) is discovered in any area or if any skeletal remains or similar material are uncovered, the applicant or the applicant's representative are to contact Ngati Toa Rangatira (through Te Runanga o Te Rangatira Incorporated), Port Nicholson Block Trust Heritage New Zealand and Hutt City Council. All work in that area is to cease until a site inspection is carried out by Ngati Toa and Port Nicholson Block Trust representatives and Council staff and approval to continue is given by the Team Leader, Resource Consents.
32. That the consent holder ensures all earthworks are carried out in a way that prevents dust blowing beyond site boundaries. Control measures may include use of a water cart, limiting the vehicle speed to 10 kilometres an hour, applying water to exposed or excessively dry surfaces, or applying a coating of geotextile, grass, mulch or the like.
33. That the consent holder undertakes all earthworks (including for trenching purposes) in such a way that no sediment leaves the site or enters streams or the stormwater system; and that the consent holder installs and maintains sediment control measures in compliance with Greater Wellington Regional Council's erosion and sediment control guidelines (issued in June 2006).
34. That the consent holder paves, metals, re-grasses, hydro-seeds or plants all areas exposed by earthworks, trenching or building work as soon as possible after excavation or, at the latest, within a month of completing earthworks to the satisfaction of Council's subdivision engineer; and that the consent holder repeats any seeding or planting that fails to become fully established within 12 months of the completion of earthworks.
35. That the consent holder ensures vehicles and machinery leaving the site do not drop dirt or other material on roads or otherwise damage road surfaces; and that if such spills or damage happen, the consent holder cleans or repairs roads to their original condition, being careful not to discharge the material into any stream, stormwater system or open drainage channel in the process. (The term "road" includes footpaths, vehicle crossings and berms.)
36. All construction works (and associated activities such as earthworks) shall be undertaken in accordance with the Construction Management Plan submitted with the application.

Reserve Contributions

37. The consent holder shall pay a contribution to Council's Reserves Purchases and Development Account at Council's standard rate of 5.5% of the value of the nine additional residential allotments or capped at \$10,000 per allotment whichever is the lesser. The amounts required will be determined on the basis of a market value assessment from a registered valuer. It is the consent holder's responsibility to instruct the valuer and supply Council with this assessment. The amount to be paid will be determined when the consent holder submits the qualified valuer's assessment.

Amalgamation

38. The amalgamation condition must be expressed on the survey plan as follows:

"That Lots 12 and 13 (Common) hereon be held together and held as to eleven undivided one eleventh shares by the owners of Lots 1 – 11 hereon as tenants in common in the said shares and that individual records of title be issued in accordance therewith (CSN Request 1700813)"

Land use

1. That the proposal is carried out substantially in accordance with the information and approved plans submitted with the application and held on file at Council:
 - Site Plan BC 1.1 dated 3/2/21
 - Landscape Plan for Consent Rev 7 dated 4/03/21
 - Fencing Plan Rev 7 dated 4/03/21
 - Architectural Plans RC 2.0, 2.1, 4.0, 4.1, 4.2, 4.3 all dated 21/12/2020
 - Construction Management Plan - page 107 – 117 AEE
2. That the consent holder advises Council (or 04 560 1044) at least two working days before any work starts on site; and that the consent holder also supplies the name, phone number and address of the main contractor and, if applicable, the same details for the earthworks company.

Important notes:

- When given notice of a start date, a compliance officer will suggest an on-site meeting to run through a checklist of things to make sure the project runs as smoothly as possible. This service is included in the resource consent application fee. Using it could avoid difficulties later on. Please note that additional monitoring visits will be charged at \$170 per hour.
- Notification of work commencing is separate to arranging building inspections.

Note: Conditions 1 and 2 address essential administrative matters.

3. The proposed landscaping for each unit within a block must be implemented within six months of that block being constructed. Any plants that fail to establish within the first 12 months of planting must be replaced.

Note: it is acknowledged that some flexibility may be provided with respect to external boundary fencing depending on any limitations, or otherwise, in line with Fencing Act procedures and requirements, which are outside of Councils control.

Processing Planner:



Dan Kellow
Environmental Planner (contractor)

Peer reviewer:



Stephen Dennis
Principal Resource Consents Planner

Application lodged: 13 January 2021
Application approved: 17 March 2021
Working Days: 24

8. NOTES:

- The subdivision resource consent is subject to payment of a development contribution fee. Payment of this fee is required before receiving section 224(c) certification. See quote below.

Residential			
		Fee per lot	Total fee
Number of additional lots	9		
Roading & Traffic	<input checked="" type="checkbox"/>	69.50	625.54
Water Supply	<input checked="" type="checkbox"/>	57.24	515.17
Wastewater	<input checked="" type="checkbox"/>	3,828.12	34,453.11
Stormwater	<input checked="" type="checkbox"/>	217.82	1,960.35
Total		4,172.69	37,554.17
Total fee			\$37,554.17
GST			\$5,633.13
Total contribution payable			\$43,187.30

Catchment

- ☐ Western Hills
☒ Valley Floor
☐ Stokes Valley
☐ Wainuiomata
☐ Eastbourne
☐ Rural

- In accordance with section 357 of the Resource Management Act 1991, the consent holder is able to object to the conditions of the consent. The consent holder must submit reasons in writing to Council within 15 working days of the date of this decision.
- The consent lapses, in accordance with section 125 of the Resource Management Act 1991, if the proposal is not given effect to within five years, that is, by 17 March 2026.
- The consent applies to the application as approved by Council. The consent holder should notify Council if there are changes to any part of the plans. Council may require that the consent holder submits a new resource consent application.
- The proposal has been assessed against the requirements of the city's District Plan. Bylaws may apply to the proposal that may require separate approval from Council before starting any site works. See huttcity.govt.nz for a full list of bylaws.
- The proposal has not been checked for compliance with the Building Act 2004. No associated building work should start without first getting a building consent.
- The consent is not a licence to create adverse effects such as unwarranted dust, noise or disruption. It does not change the legal duty to avoid, remedy or minimise such effects. Council may enforce the provisions of the Resource Management Act 1991 if the consent holder fails to meet this obligation.
- Failure to comply with an abatement notice may result in Council imposing an infringement fine or initiating prosecution.
- Advice note from Heritage New Zealand: The property has, or is likely to have been occupied prior to 1900. Any disturbance of land or damage or destruction of any building or structure associated with human activity prior to 1900, may require an archaeological authority from Heritage New Zealand under the Heritage New Zealand Pouhere Taonga Act 2014. Please contact Heritage New Zealand for further information.
- 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: 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 consent. The vehicle crossing is to be constructed in accordance with Council's standards and codes. For more information contact the Transport Division via (04) 570 6881 or click the following link:
<http://portal.huttcity.govt.nz/Record/ReadOnly?Tab=3&Uri=3702089>



CLIENT:
WILLIAMS CORPORATION LTD

PROJECT:
4 COLLINGWOOD STREET
LOWER HUTT

PLAN SET:
CIVIL ENGINEERING DRAWINGS


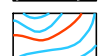

ISSUE:
BUILDING CONSENT

DATE:
17TH FEB 2021

REFERENCE:
1561-01

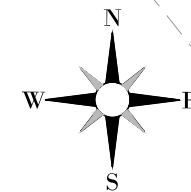
DRAWING INDEX		
DRAWING	REVISION	NAME
1561-01-101	BC1	PROPOSED DEVELOPMENT PLAN
1561-01-210	BC1	PROPOSED CONTOUR PLAN
1561-01-220	BC1	PROPOSED CUT/FILL CONTOUR PLAN
1561-01-230	BC1	PROPOSED EROSION AND SEDIMENT CONTROL PLAN
1561-01-240	BC1	EROSION AND SEDIMENT CONTROL DETAILS
1561-01-300	BC1	PROPOSED PAVEMENTS LAYOUT PLAN
1561-01-340	BC1	SIGHTLINES PLAN
1561-01-400	BC3	PROPOSED DRAINAGE LAYOUT PLAN
1561-01-420	BC3	PROPOSED STORMWATER LONG SECTIONS
1561-01-430	BC1	PROPOSED WASTEWATER LONG SECTIONS
1561-01-500	BC1	WATER & SERVICES LAYOUT PLAN

LEGEND:

-  INDICATES EXISTING CONTOURS SHOWN AT 0.2m INTERVALS
-  INDICATES PROPOSED CONTOURS SHOWN AT 0.2m INTERVALS
-  INDICATES EXTENT OF PROPOSED EARTHWORK

NOTES:

- EXISTING CONTOURS ARE FROM HG SITE SURVEY UNDERTAKEN IN NOV 2020.
- PROPOSED CONTOURS SHOWN ARE FINISHED GROUND LEVELS.



LOT 1
DP 546655

LOT 3
DP 546655

COLLINGWOOD ST

WAIWHETU RD

RESOURCE CONSENT

GRANTED
17/03/2021

HUTT CITY COUNCIL



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REVISIONS:			
REV	NOTES	BY	DATE
P1	PRELIMINARY	VJ	26/11/20
RC1	ISSUED FOR RESOURCE CONSENT	JWM	17/12/20
BC1	ISSUED FOR BUILDING CONSENT	JWM	01/02/21

PROJECT:
WILLIAMS CORPORATION LTD
4 COLLINGWOOD STREET
LOWER HUTT




TITLE:

PROPOSED CONTOURS PLAN

 **ENVELOPE ENGINEERING**
LAND
STRUCTURE
MANAGE
LEVEL 1, 68 DIXON STREET, TE ARO, WELLINGTON 6011
W W W . E N V E L O P E - E N G . C O . N Z

DESIGNED: VJ	DRAWN: VJ	REVISION:
CHECKED: --	DATE: 01/02/2021	210
SCALE A1: 1:100	SCALE A3: 1:200	Page 67 of 139
STATUS: BUILDING CONSENT	PROJECT No: 1561-01	BC1

LEGEND:

-  INDICATES CUT CONTOURS (MAX HEIGHT = 0m, VOLUME = 0m³)
SHOWN AT 0.2m INTERVALS
-  INDICATES FILL CONTOURS (MAX HEIGHT = 0.6m, VOLUME = 200m³)
SHOWN AT 0.2m INTERVALS
-  INDICATES EXTENT OF PROPOSED EARTHWORK AREA = 1,000m²

NOTES:

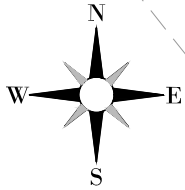
- EXISTING CONTOURS ARE FROM HG SITE SURVEY UNDERTAKEN IN NOV 2020.
- CUT/FILL CONTOURS SHOWN ARE THE DIFFERENCE BETWEEN EXISTING GROUND LEVEL AND FINISHED GROUND LEVELS.

COLLINGWOOD ST

WAIWHETU RD

LOT 1
DP 546655

LOT 3
DP 546655



RESOURCE CONSENT

GRANTED
17/03/2021

HUTT CITY COUNCIL



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REVISIONS:

REV	NOTES	BY	DATE
P1	PRELIMINARY	VJ	26/11/20
RC1	ISSUED FOR RESOURCE CONSENT	JWM	17/12/20
BC1	ISSUED FOR BUILDING CONSENT	JWM	01/02/21

PROJECT:

WILLIAMS CORPORATION LTD
4 COLLINGWOOD STREET
LOWER HUTT

TITLE:


PROPOSED CUT/FILL CONTOURS PLAN




LEVEL 1, 68 DIXON STREET, TE ARO, WELLINGTON 6011
W W W . E N V E L O P E - E N G . C O . N Z

DESIGNED: VJ	DRAWN: VJ	REVISION:
CHECKED: --	DATE: 01/02/2021	BC1
SCALE A1: 1:100	SCALE A3: 1:200	
STATUS: BUILDING CONSENT		
PROJECT No: 1561-01	DRAWING No: 220	


LEGEND:




INDICATES EXISTING CONTOURS
SHOWN AT 0.1m INTERVALS



INDICATES EXTENT OF PROPOSED EARTHWORKS



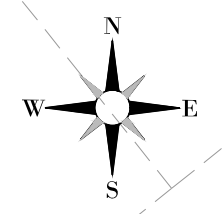
INDICATES SILT FENCE



INDICATES FLOW DIRECTION

NOTES:

- EXISTING CONTOURS ARE FROM HG SITE SURVEY UNDERTAKEN IN NOV 2020.
- ALL EROSION AND SEDIMENT CONTROL TO BE IN ACCORDANCE WITH GREATER WELLINGTON REGIONAL COUNCIL EROSION & SEDIMENT CONTROL GUIDELINES.
- REFER TO SHEET 1561-01-240 FOR DETAILS.



RESOURCE CONSENT
GRANTED
17/03/2021
HUTT CITY COUNCIL



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REVISIONS:			
REV	NOTES	BY	DATE
P1	PRELIMINARY	VJ	26/11/20
RC1	ISSUED FOR RESOURCE CONSENT	JWM	17/12/20
BC1	ISSUED FOR BUILDING CONSENT	JWM	01/02/21

PROJECT:
WILLIAMS CORPORATION LTD
4 COLLINGWOOD STREET
LOWER HUTT

TITLE:

PROPOSED EROSION AND SEDIMENT CONTROL
PLAN



ENVELOPE ENGINEERING
LAND
STRUCTURE
MANAGE

LEVEL 1, 68 DIXON STREET, TE ARO, WELLINGTON 6011
W W W . E N V E L O P E - E N G . C O . N Z

DESIGNED: VJ	DRAWN: VJ	REVISION:
CHECKED: --	DATE: 01/02/2021	
SCALE A1: 1:100	SCALE A3: 1:200	
STATUS: BUILDING CONSENT		
PROJECT No: 1561-01	DRAWING No: 230	Page 69 of 139

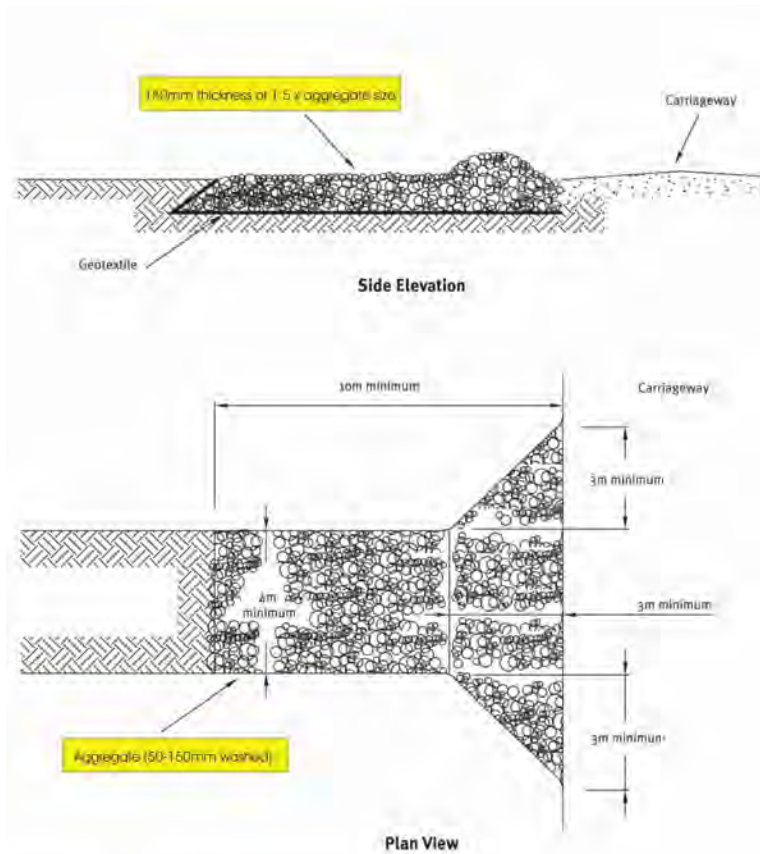
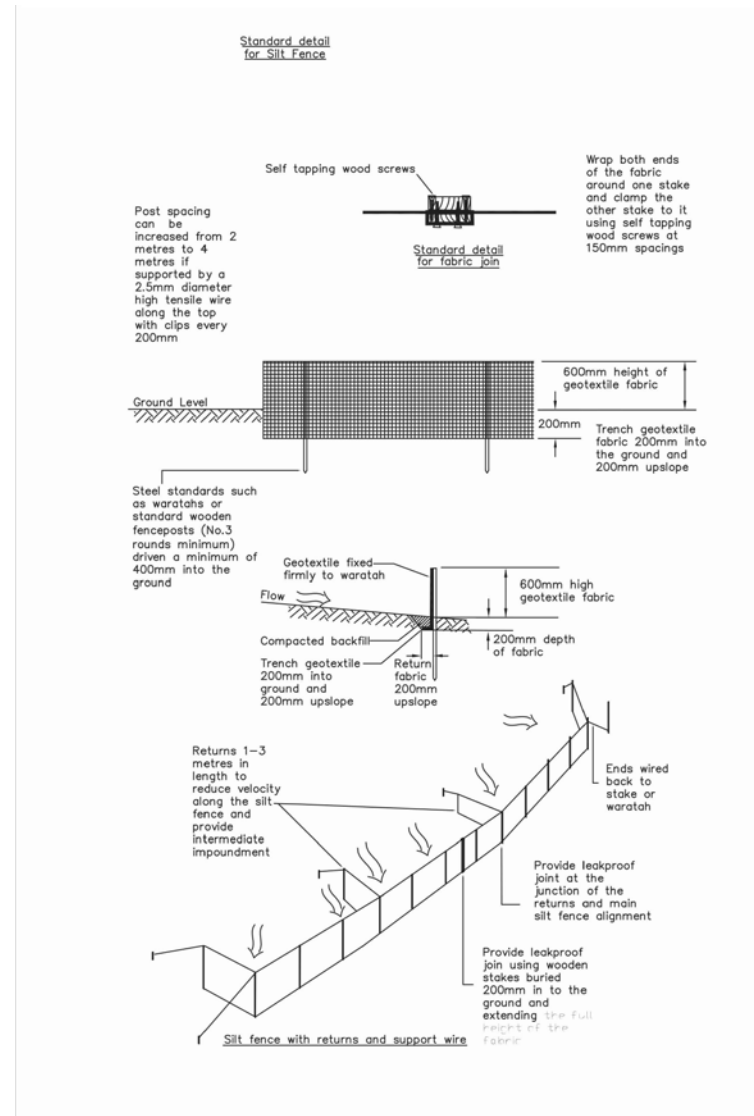


Figure 1.8 Stabilised Construction Entrance

STABILISED CONSTRUCTION ENTRANCE DETAIL



SILT FENCE DETAIL

RESOURCE CONSENT

GRANTED
17/03/2021

HUTT CITY COUNCIL



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REVISIONS:			
REV	NOTES	BY	DATE
P1	PRELIMINARY	VJ	26/11/20
RC1	ISSUED FOR RESOURCE CONSENT	JWM	17/12/20
BC1	ISSUED FOR BUILDING CONSENT	JWM	01/02/21

PROJECT:
WILLIAMS CORPORATION LTD
4 COLLINGWOOD STREET
LOWER HUTT

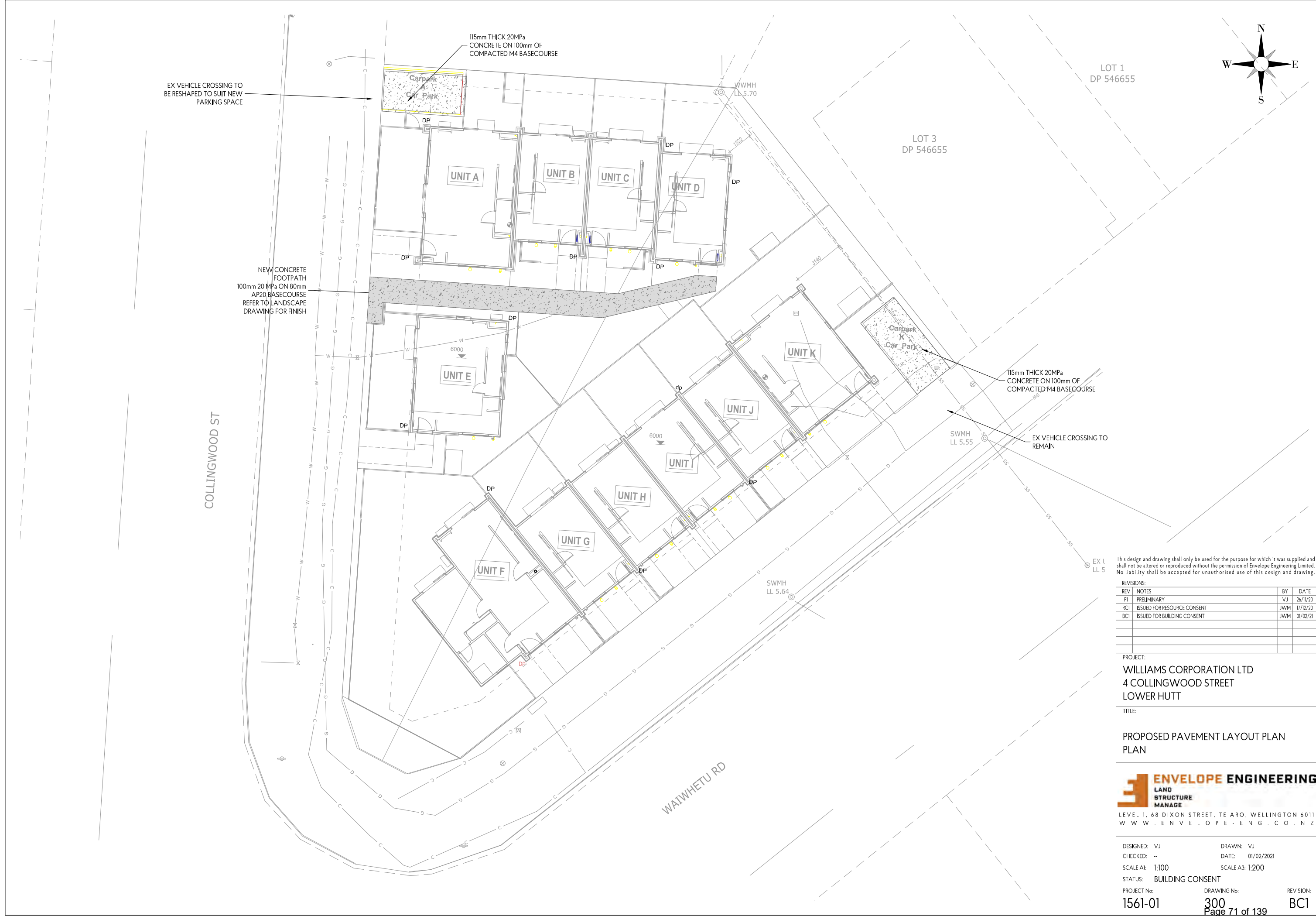
TITLE:

EROSION AND SEDIMENT CONTROL DETAILS



LEVEL 1, 68 DIXON STREET, TE ARO, WELLINGTON 6011
W W W . E N V E L O P E - E N G . C O . N Z

DESIGNED: VJ	DRAWN: VJ	REVISION:
CHECKED: --	DATE: 01/02/2021	
SCALE A1: 1:100	SCALE A3: 1:200	
STATUS: BUILDING CONSENT		
PROJECT No: 1561-01	DRAWING No: 240	REVISION: BC1



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REVISIONS:			
REV	NOTES	BY	DATE
P1	PRELIMINARY	VJ	26/11/20
RC1	ISSUED FOR RESOURCE CONSENT	JWM	17/12/20
BC1	ISSUED FOR BUILDING CONSENT	JWM	01/02/21

PROJECT:
WILLIAMS CORPORATION LTD
4 COLLINGWOOD STREET
LOWER HUTT

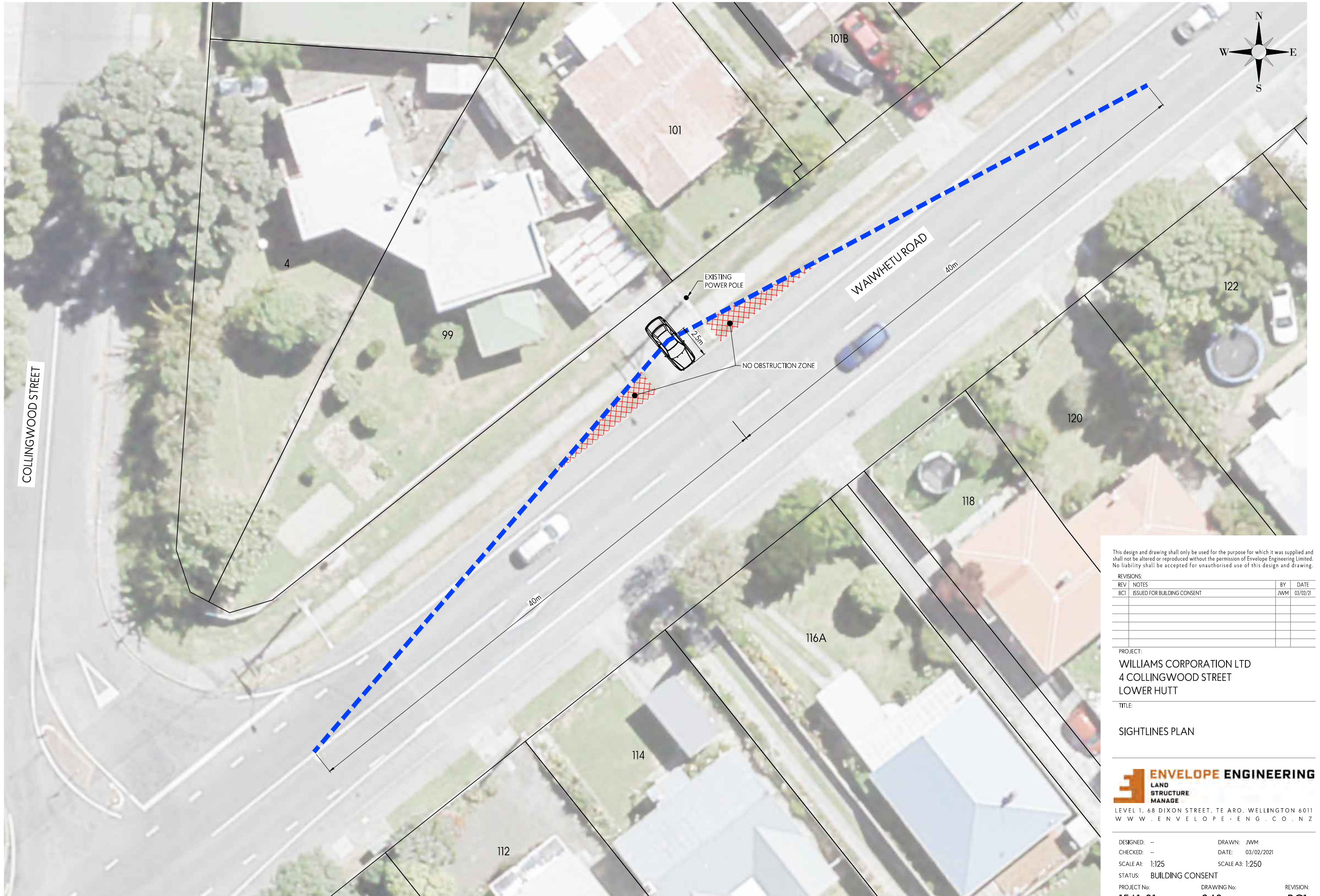
TITLE:

PROPOSED PAVEMENT LAYOUT PLAN
PLAN

**ENVELOPE ENGINEERING**
LAND
STRUCTURE
MANAGE

LEVEL 1, 68 DIXON STREET, TE ARO, WELLINGTON 6011
W W W . E N V E L O P E - E N G . C O . N Z

DESIGNED: VJ	DRAWN: VJ	REVISION:
CHECKED: --	DATE: 01/02/2021	BC1
SCALE A1: 1:100	SCALE A3: 1:200	
STATUS: BUILDING CONSENT		
PROJECT No: 1561-01	DRAWING No: 300	
	Page 71 of 139	



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REVISIONS:			
REV	NOTES	BY	DATE
BC1	ISSUED FOR BUILDING CONSENT	JWM	03/02/21

PROJECT:
WILLIAMS CORPORATION LTD
4 COLLINGWOOD STREET
LOWER HUTT

TITLE:

SIGHTLINES PLAN

ENVELOPE ENGINEERING
LAND
STRUCTURE
MANAGE
LEVEL 1, 68 DIXON STREET, TE ARO, WELLINGTON 6011
W W W . E N V E L O P E - E N G . C O . N Z

DESIGNED: --	DRAWN: JWM	REVISION:
CHECKED: --	DATE: 03/02/2021	340
SCALE A1: 1:125	SCALE A3: 1:250	Page 72 of 139
STATUS: BUILDING CONSENT	PROJECT No: 1561-01	BC1

NOTES:

1. ALL PUBLIC WORKS AND MATERIALS TO RELEVANT COUNCIL STANDARDS.
2. CONTRACTOR TO COMPLY WITH REQUIREMENTS OF HEALTH AND SAFETY ACT 2016.
3. CONTRACTOR TO LOCATE AND PROTECT ALL EXISTING SERVICES.
4. CONTRACTOR TO REINSTATE ALL AFFECTED SURFACE AREAS.
5. ALL TRENCHES UNDER DRIVEWAYS TO BE BACKFILLED WITH GAP65 HARDFILL
6. ALL PRIVATE WORKS TO BE COMPLETED IN ACCORDANCE WITH RELEVANT BUILDING CODE STANDARDS
7. ALL PRIVATE STORMWATER CONNECTIONS TO BE DN100 uPVC UNLESS OTHERWISE SHOWN
8. ALL PRIVATE WASTEWATER LATERALS TO BE DN100 uPVC UNLESS OTHERWISE SHOWN

LEGEND

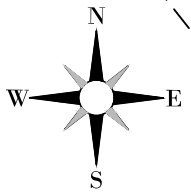
- SW — EXISTING STORMWATER LINE
○ EXISTING STORMWATER MANHOLE
— SW — PROPOSED STORMWATER LINE
● PROPOSED STORMWATER MANHOLE
- WW — EXISTING WASTEWATER LINE
○ EXISTING WASTEWATER MANHOLE
— WW — PROPOSED WASTEWATER LINE
● PROPOSED WASTEWATER MANHOLE

COLLINGWOOD ST

WAIWHETU RD

LOT 1
DP 546655

LOT 3
DP 546655



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REVISIONS:

REV	NOTES	BY	DATE
P1	PRELIMINARY	VJ	26/11/20
RC1	ISSUED FOR RESOURCE CONSENT: SW DETENTION PIPE UPSIZED TO DN600 FOR A1 IN 100 STORM	JWM	17/12/20
BC1	ISSUED FOR BUILDING CONSENT	JWM	01/02/21
BC2	SW DESIGN AMENDED TO INCLUDE 5000L TANKS	JWM	03/02/21
BC3	SW TANK 1 & UNIT D BINS MOVED	JWM	17/02/21

PROJECT:

WILLIAMS CORPORATION LTD
4 COLLINGWOOD STREET
LOWER HUTT

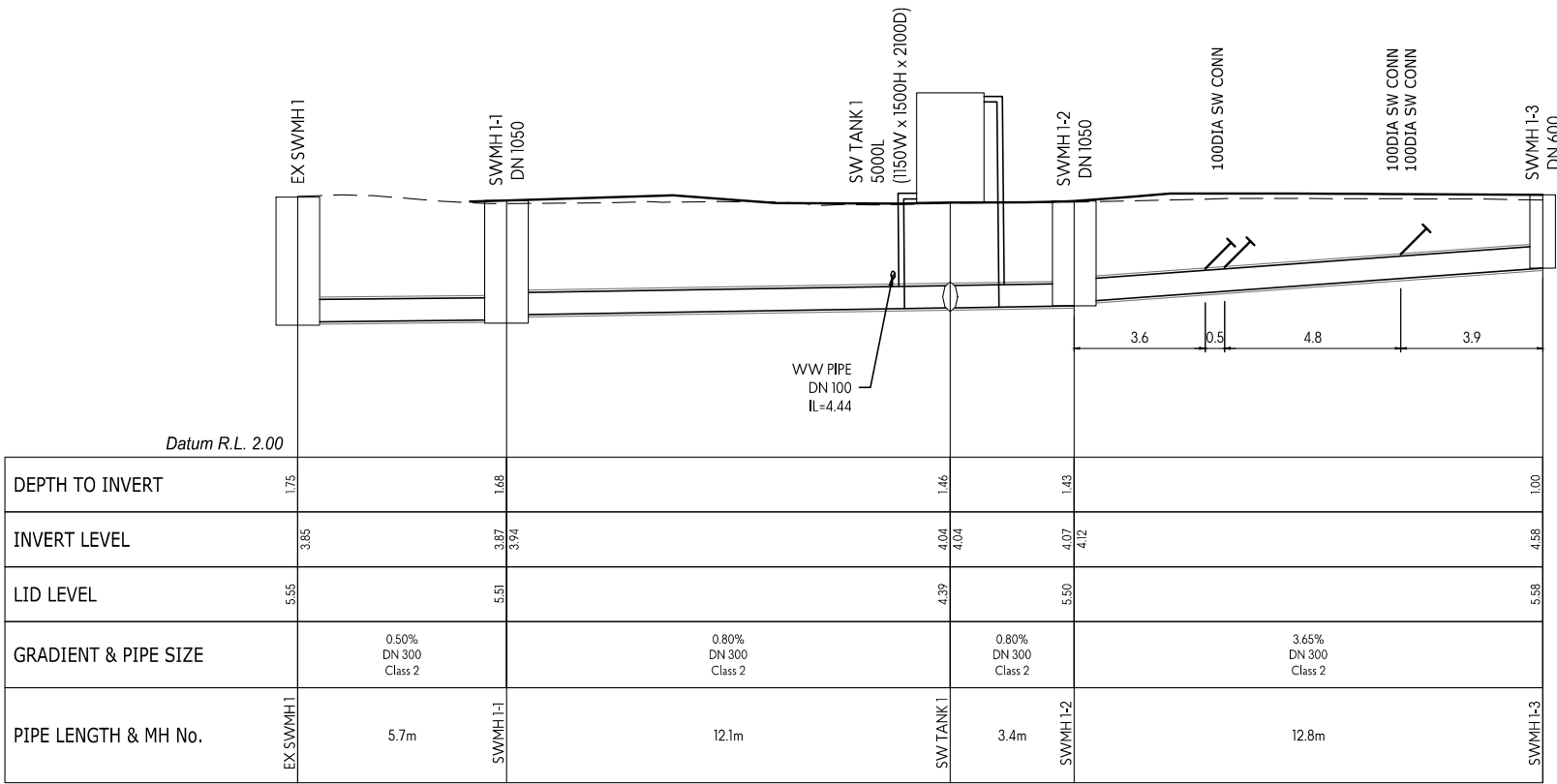
TITLE:

PROPOSED DRAINAGE LAYOUT PLAN

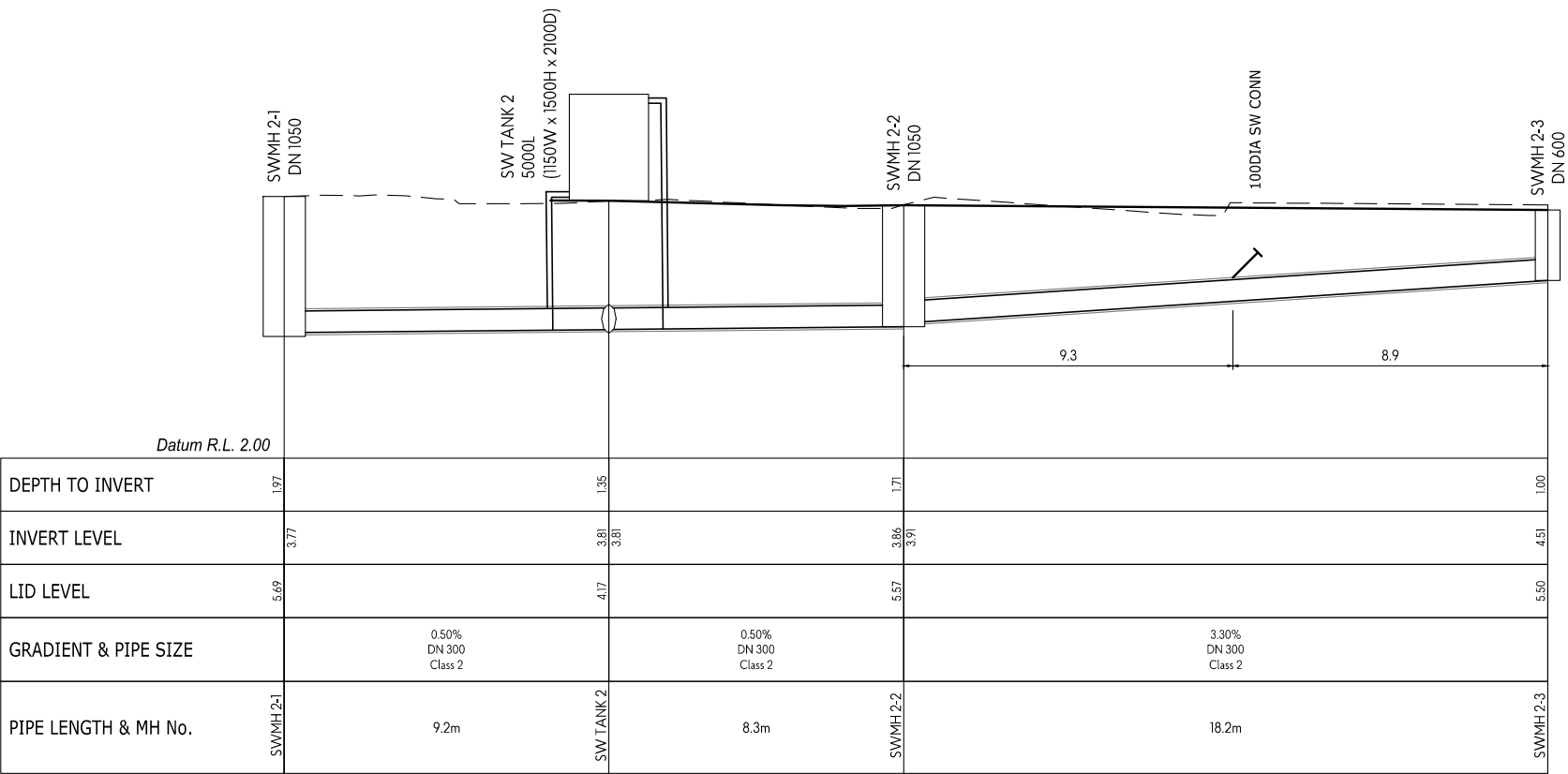


LEVEL 1, 68 DIXON STREET, TE ARO, WELLINGTON 6011
W W E N V E L O P E - E N G . C O . N Z

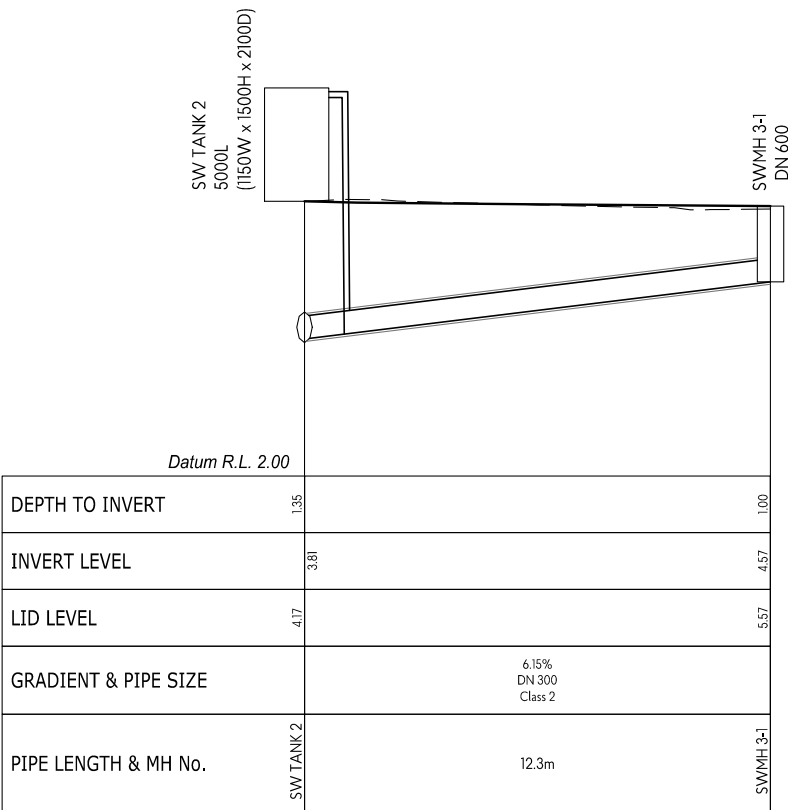
DESIGNED: VJ	DRAWN: VJ	REVISION:
CHECKED: --	DATE: 17/02/2021	
SCALE A1: 1:100	SCALE A3: 1:200	
STATUS: BUILDING CONSENT		
PROJECT No: 1561-01	DRAWING No: 400	REVISION: BC3



SW LINE 1



SW LINE 2



SW LINE 3

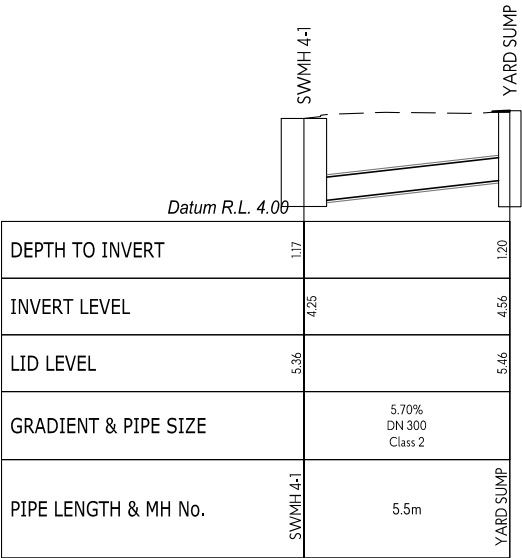
LEGEND:

— — — EXISTING GROUND LEVEL

— — — PROPOSED FINISHED GROUND LEVEL

NOTES:

- LONG-SECTIONS ARE SHOWN WITH A 2x VERTICAL EXAGGERATION
- ALL WORKS TO COMPLY WITH THE HUTT CITY COUNCIL CODE OF LAND DEVELOPMENT, WELLINGTON WATER REGIONAL STANDARDS AND WELLINGTON WATER REGIONAL SPECIFICATIONS.
- CONTRACTOR TO CONFIRM LOCATION AND INVERTS OF EXISTING PIPES BEING CONNECTED TO PRIOR TO ANY DRAINAGE WORKS ON SITE AND ADVISE THE ENGINEER.
- PIPE LENGTH SHOWN IS THE LENGTH OF PIPE BETWEEN CENTRE OF MANHOLES.



SW LINE 4

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REVISIONS:		BY	DATE
REV	NOTES		
BC1	ISSUED FOR BUILDING CONSENT	JWM	01/02/21
BC2	SW DESIGN AMENDED TO INCLUDE 5000L TANKS	JWM	03/02/21
BC3	SW TANK 1 MOVED	JWM	17-02-21

PROJECT:

WILLIAMS CORPORATION LTD
4 COLLINGWOOD STREET
LOWER HUTT

TITLE:

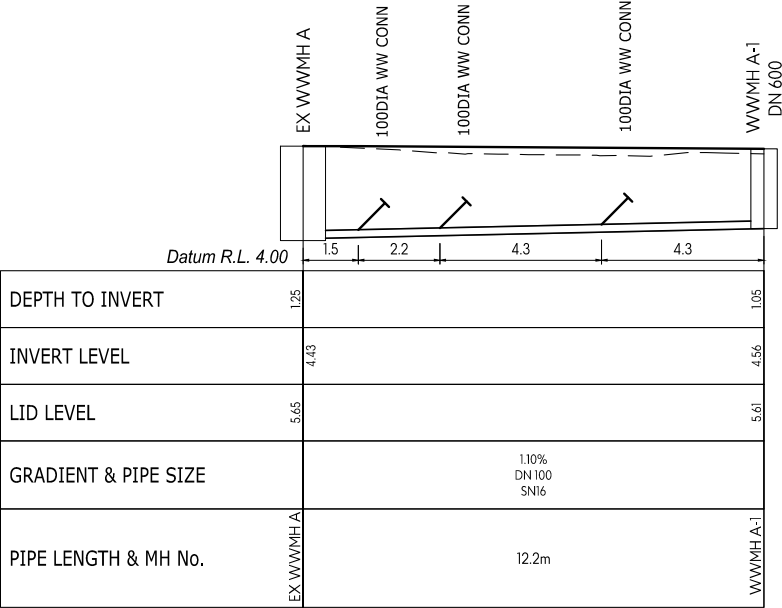
PROPOSED STORMWATER LONG SECTIONS



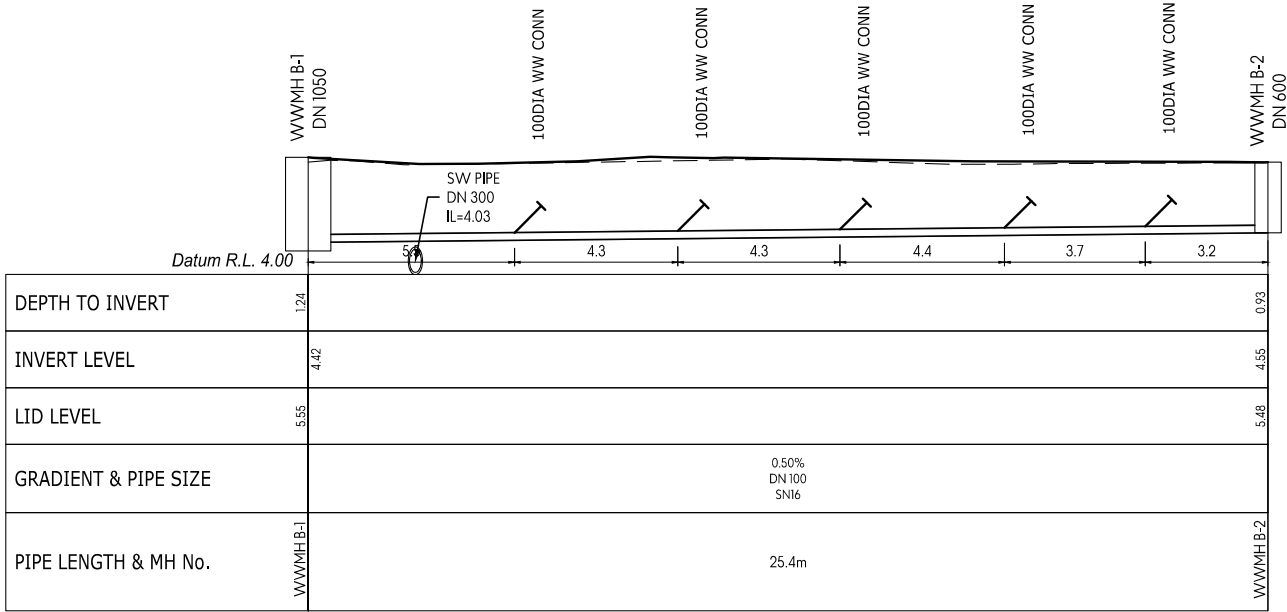
DESIGNED: VJ
CHECKED: --
SCALE A1: 1:100 HORZ, 1:50 VERT
STATUS: BUILDING CONSENT
PROJECT No: 1561-01

DRAWN: JWM
DATE: 17/02/2021
SCALE A3: 1:200 HORZ, 1:100 VERT
DRAWING No: 420
REVISION: BC2

Page 74 of 139



WW LINE A



WW LINE B

LEGEND:

EXISTING GROUND LEVEL

PROPOSED FINISHED GROUND LEVEL

NOTES:

1.

LONG-SECTIONS ARE SHOWN WITH A 2x VERTICAL EXAGGERATION

2.

ALL WORKS TO COMPLY WITH THE HUTT CITY COUNCIL CODE OF LAND DEVELOPMENT, WELLINGTON WATER REGIONAL STANDARDS AND WELLINGTON WATER REGIONAL SPECIFICATIONS.

3.

CONTRACTOR TO CONFIRM LOCATION AND INVERTS OF EXISTING PIPES BEING CONNECTED TO PRIOR TO ANY DRAINAGE WORKS ON SITE AND ADVISE THE ENGINEER.

4.

PIPE LENGTH SHOWN IS THE LENGTH OF PIPE BETWEEN CENTRE OF MANHOLES.

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REVISIONS:			
REV	NOTES	BY	DATE
BC1	ISSUED FOR BUILDING CONSENT	JWM	01/02/21

PROJECT:

WILLIAMS CORPORATION LTD
4 COLLINGWOOD STREET
LOWER HUTT

TITLE:

PROPOSED WASTEWATER LONG SECTIONS

ENVELOPE ENGINEERING

LAND
STRUCTURE
MANAGE

LEVEL 1, 68 DIXON STREET, TE ARO, WELLINGTON 6011
W W W . E N V E L O P E - E N G . C O . N Z

DESIGNED:	VJ	DRAWN:	JWM
CHECKED:	--	DATE:	17/02/2021
SCALE A1:	1:100 HORZ, 1:50 VERT	SCALE A3:	1:200 HORZ, 1:100 VERT
STATUS:	BUILDING CONSENT		
PROJECT No:	1561-01	DRAWING No:	430
		REVISION:	BC1

LEGEND

W

PROPOSED PE 100 SDR 11 RIDER MAIN

P

PROPOSED POWER DUCT/CABLE

T

PROPOSED CHORUS DUCT

W

EXISTING WATER MAIN

SV

SLUICE VALVE

STANDARD TOBY

NOTES:

1.

ALL WORKS TO COMPLY WITH THE WELLINGTON CITY COUNCIL CODE OF LAND DEVELOPMENT.

2.

CONTRACTOR TO COMPLY WITH REQUIREMENT OF H&S ACT 2006.

3.

CONTRACTOR TO LOCATE AND PROTECT ALL EXISTING SERVICES.

4.

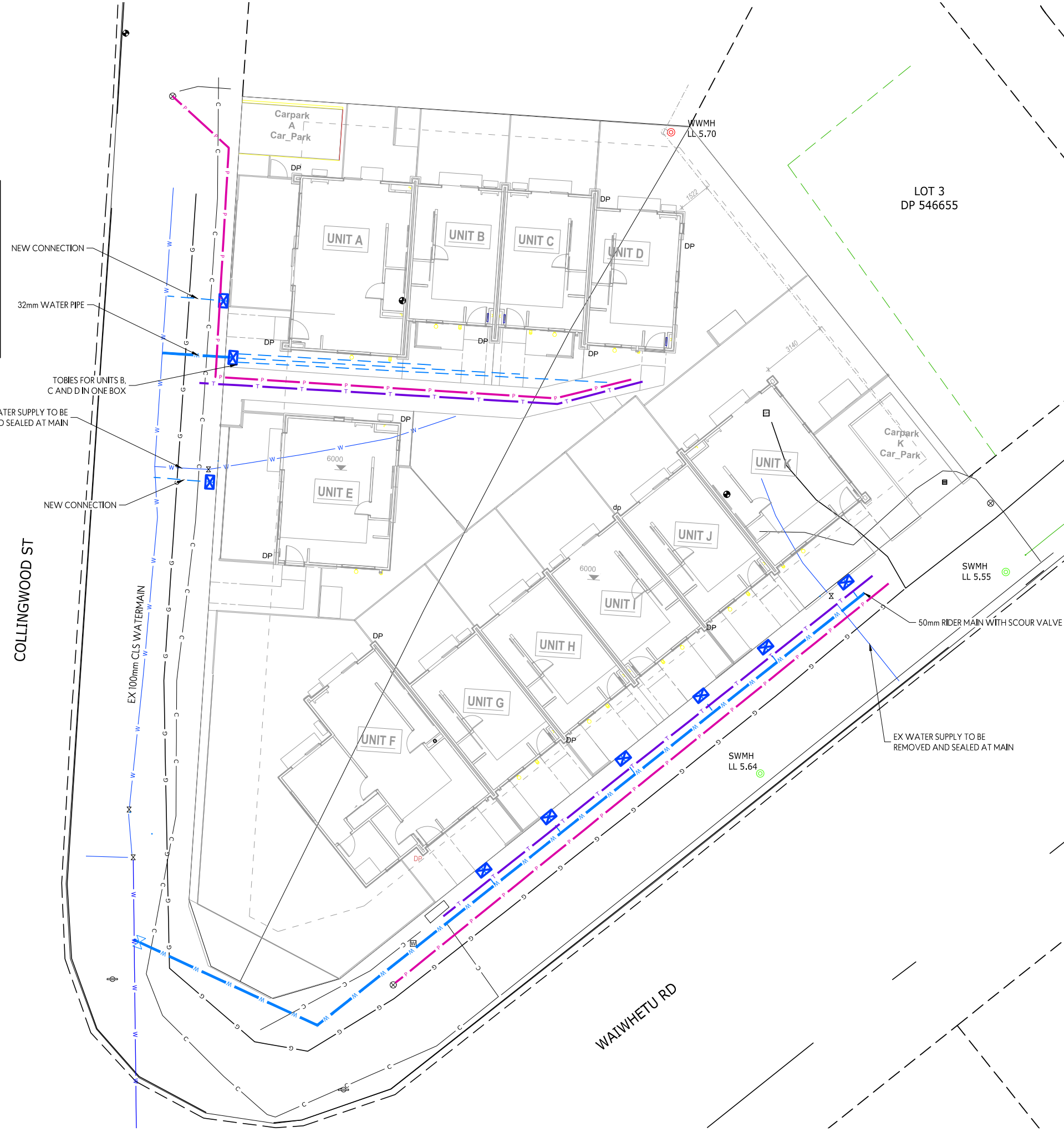
CONTRACTOR TO REINSTATE ALL AFFECTED SURFACE AREAS.

5.

ALL BEDDING AND SURROUND FOR PIPES TO BE IN ACCORDANCE WITH WELLINGTON WATER'S 'REGIONAL STANDARD FOR WATER SERVICES'.

6.

PLANS TO BE READ IN CONJUNCTION WITH SERVICE PROVIDER LAY PLANS



LOT 1
DP 546655

LOT 3
DP 546655

N

W

E

S

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REVISIONS:

REV	NOTES	BY	DATE
P1	PRELIMINARY	VJ	26/11/20
RC1	ISSUED FOR RESOURCE CONSENT	JWM	17/12/20
BC1	ISSUED FOR BUILDING CONSENT	JWM	01/02/21

PROJECT:

WILLIAMS CORPORATION LTD
4 COLLINGWOOD STREET
LOWER HUTT

TITLE:

WATER & SERVICES LAYOUT PLAN

ENVELOPE ENGINEERING

LAND
STRUCTURE
MANAGE

LEVEL 1, 68 DIXON STREET, TE ARO, WELLINGTON 6011
W W W . E N V E L O P E - E N G . C O . N Z

DESIGNED: VJ
CHECKED: --
SCALE A1: 1:100
STATUS: BUILDING CONSENT
PROJECT No: 1561-01

DRAWN: VJ
DATE: 01/02/2021
SCALE A3: 1:200
DRAWING No: 500
Page 76 of 139

REVISION: BC1

25 March 2022

Williams Corporation Trading 9 Ltd
PO Box 1131
CHRISTCHURCH 8140

Paul Duffin
Environmental Consents
T 027 2857154
paul.duffin@huttcity.govt.nz
Our reference :RM200474

Dear Sir/madam

**Monitoring of resource consent for 13 Lot subdivision and 11 dwellings at 4
Collingwood Street WATERLOO 5011 (RM200474)**

On 25 March 2022 a council monitoring officer called at the above address to ascertain if all the conditions of the resource consent granted on 17 March 2021 have been complied with.

This letter is to confirm that as at the date of the visit, the activity consent conditions complied with the approved plans.

Please keep this letter with the approved resource consent for future reference.

Yours sincerely,

Paul Duffin
Senior Monitoring and Enforcement Officer

29 November 2021

Williams Corporation Trading 9 Ltd
PO Box 1131
CHRISTCHURCH 8140

C Deed
Environmental Consents
T 0272123044
charlie.deed@huttcity.govt.nz
Our reference: BC210093

Dear Williams Corporation Limited,

Code compliance certificate for 4 Collingwood Street WATERLOO 5011 (BC210093)

Please find enclosed a code compliance certificate for your work at the above address.

The certificate is a formal statement, issued under section 95 of the Building Act 2004 that the work you carried out complies with the building consent granted by the council.

It is a useful document to retain and should be kept in a safe place.

If you have any questions feel free to email me at charlie.deed@huttcity.govt.nz. Please remember to quote your building consent number, which is BC210093.

Yours sincerely,



C Deed
Building Officer

CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

THE BUILDING:

Street address: 4 Collingwood Street WATERLOO 5011
Legal description of land where building is located: LOT 2 DP 21750 LOT 1 DP 21750 20D/560
Building name: N/A
Location of building within site/block number: N/A
Level/unit number: N/A
Current lawfully established use: Housing – Multi-unit dwelling
Year first constructed: 2021

THE OWNER:

Name of owner: Williams Corporation Limited
Contact person:
Mailing address:
Williams Corporation Trading 9 Ltd
PO Box 1131
CHRISTCHURCH 8140

Street address/registered office:
Landline: Mobile:
Daytime: After-hours:
Fax: Email: Wellington@williamscorporation.co.nz; office@williamscorporation.co.nz
Website:
First point of contact for communications with Hutt City Council:

BUILDING WORK:

Building consent number: BC210093
Issued by Hutt City Council
RBW - Residential - 3 Blocks - Block 1: Units A, B, C, D, Block 2: Unit: E, Block 3: Units: F, G, H, I, J, K

CODE COMPLIANCE:

The Hutt City Council is satisfied, on reasonable grounds, that the building work complies with the building consent.



C Deed
Building Officer, Environmental Consents

On behalf of Hutt City Council

Date: 29 November 2021



Notification of Waiver or Modification of the Building Code

Under section 68 of the Building Act 2004

TA to complete all relevant white sections of this form. See overleaf for guidance on sections 67-70 and 72 of the Building Act 2004

A. TERRITORIAL AUTHORITY (TA) CONTACT DETAILS		
Name of Territorial Authority: Hutt City Council		
Name of contact person: Letitia Feldon		
Phone: 04 570 6818	Email: letitia.feldon@huttcity.govt.nz	
Address: 30 Laings Road, Lower Hutt		
B. PARTICULARS OF WAIVER OR MODIFICATION		
Notification details: (please tick relevant boxes)	Waiver(s) <input checked="" type="checkbox"/>	Modification(s) <input type="checkbox"/>
Date waiver or modification approved	Date: 15 March 2021	Date: 15 March 2024
Building Code clause subject to waiver or modification: (provide specific, clause or sub-clause of the Building Code e.g. B2.3.1)	Clause(s) or Sub-clause(s): C/AS1 cl 3.3 & 3.7	Clause(s) or Sub-clause(s):
Address where building work is taking place	4 Collingwood Street WATERLOO 5011	
C. STATE REASONS FOR WAIVER OR MODIFICATION		
(Enter text below e.g. Clause B2.3.1 has been modified by way of an amendment to building consent BC0001/2001 so that durability performance requirements' commence from the date when building work was agreed to have been practically completed).		
The proposal by the applicant is to not fire rate the bike sheds that are within their own height of the boundaries and neighboring buildings on each of the newly created lots in this development. Waiver to C3.3 & 3.7 has been applied for as the location of the sheds is outside the scope of Schedule 1.		
Provide details of TA conditions (if any) applied under section 67(2) of the Building Act 2004	List conditions (if any):	
D. PARTICULARS OF BUILDING		
Building Use(s) from A1 classified use of the Building Code (e.g. Out building or Industrial etc)	A1 Use(s): Outbuildings	
Use(s) from the Building (Specified Systems, Change the Use, and Earthquake-prone Buildings) Regulations 2005 (e.g. SR- Sleeping Residential or WL- Working Low)	Use(s): SH	

GUIDANCE ON WAIVERS OR MODIFICATIONS OF THE BUILDING CODE

Waivers and modifications allow TAs to exercise judgement when dealing with unusual building compliance situations. TA staff need to understand the structure of the Building Code to be able to effectively consider applications that include waivers or modifications. A TA that grants a building consent subject to a waiver or modification of the Building Code must notify the Chief Executive of the Department.

This form has been developed to capture information that will assist the Department with its monitoring role under section 169 of the Building Act 2004. Parts A-D of this form are intended to draw out the information required to effectively notify the Chief Executive of the Department of a TAs granting of a waiver or modification.

Notifications to the Chief Executive of a waiver or modification of the Building Code must contain specific detail so that it is clear what was actually being waived or modified by the TA.

- A TA that grants a building consent subject to waiver or modification of the Building Code must notify the Department.
- A waiver or modification of the Building Code may be subject to any conditions the TA considers appropriate.
- A TA cannot grant an application for building consent subject to a waiver or modification of the Building Code relating to access and facilities for people with disabilities.
- A request for a waiver or modification of energy work must be forwarded to the Chief Executive of the Department of Building and Housing for a decision.
- An alternative solution is not a waiver or modification of the Building Code.

CLARIFICATION OF TERMS

What is a Waiver?

A TA can waive the requirement for a particular application for a building consent, or part of an application, to comply with an aspect of the Building Code. In most cases waivers will relate to a particular performance requirement of a specific clause of the Building Code (eg C3.3.2 (d)). However, sometimes it may be appropriate to waive an entire Building Code clause.

What is a Modification?

In relation to an application for a building consent a TA can modify a performance requirement of the Building Code. This is usually done by modifying a performance requirement of the Building Code so that the functional requirement and objectives of the clause are still met. A common example is the modification of B2.3.1, which relates to the durability of a particular element and when the durability period applies from.

How is the Building Code structured?

Objectives: This states the objective of the relevant clause of the Building Code. The objectives are usually statements about ensuring people are safeguarded, or that people with disabilities can use the building or that other property is protected.

Functional requirements: These are a more in-depth description of what is required to meet the objectives and are more specific to the actual Building Code clause.

Performance (requirements): This is the measurable component and describes what the building needs to meet.

Limits on application: Some objectives, functional requirements and performance requirements do not apply to particular buildings, and these are identified in the Building Code as Limits on application. Limits on application often relate to types of buildings (from Clause A1 of the Building Code) or where such requirements would be incompatible with the use of the building or the part of the building.

Territorial authority staff should refer to the Building Act 2004, in particular:

- Section 67- A Territorial authority may grant a building consent subject to waivers and modifications of the Building code
- Section 68- A Territorial authority must notify the chief executive
- Section 70- Applications relating to energy work
- Section 72- Building consent for building on land subject to natural hazards must be granted in certain cases.



7x 1 Bed - 2 Storey
3x 2 Bed - 2 Storey
1x 3 Bed - 2 Storey

Williams Corporation

4 Collingwood Street & 99 Waiwhetu Road
Waterloo, Lower Hutt,
Wellington

MINOR VARIATION

GRANTED
11/06/2021

HUTT CITY COUNCIL



Sheet List	
Sheet Number	Sheet Name
BC1.0	Cover Sheet
BC1.1	Site Plan
BC1.2	Site Setout
BC1.3	Site and Silt Management Plan
BC2.0	Slab & Foundation Plan - Block 1
BC2.1	Slab & Foundation Plan - Block 2
BC2.2	Slab Plan - Block 3
BC2.3	Foundation Plan - Block 3
BC3.0	Floor Plans - Block 1
BC3.1	Floor Plans - Block 2
BC3.2	Floor Plans - Block 3
BC3.3	Floor Plans - Block 3
BC4.0	Elevations - Block 1
BC4.1	Elevations - Block 2
BC4.2	Elevations - Block 3
BC4.3	Elevations - Block 3
BC5.0	Floor Joist Plan - Block 1 & 2
BC5.1	Floor Joist Plan - Block 3
BC5.2	Joist details
BC5.3	Roof Framing Plan - Block 1 & 2
BC5.4	Roof Framing Plan - Block 3
BC5.5	Truss Layout Plan
BC5.6	Truss Layout Plan
BC5.7	Roof Catchment Area's - Block 1 & 2
BC5.8	Roof Catchment Area's - Block 3
BC7.0	Sections - Block 1
BC7.1	Sections - Block 2
BC7.2	Sections - Block 3
BC8.0	Details
BC8.1	Details
BC8.2	Details
BC8.3	Details
BC8.4	Details
BC8.5	Details
BC8.6	Details
BC8.7	Details
BC8.8	Details - BGC
BC8.9	Details - BGC

- All work shall comply with the New Zealand Building Code and all relevant and associated standards, codes and territorial authority by-laws including terms and conditions of the building consent and any resource consents issued for project
- Architectural drawings are to be read in conjunction with the structural engineers drawings and vice versa.
- All proprietary items and materials shall be fixed, installed or applied in strict accordance with the manufacturers recommendations and specifications.
- All documentation must be read in full and completely understood before any works begin and any discrepancies or ambiguity shall be clarified with design LBP before any work commences
- The builder is responsible for the setting out of the works, the checking of all dimensions and levels on site, and the reporting of any discrepancies prior to commencement of work. Do not scale from these drawings.

Description	Rev	Date	Issued by

WILLIAMS CORPORATION



Revision
Scale A1 page size (Half scale @ A3)
Issue Date 04/14/20
Time Stamp 10/06/2021 9:26:08 am

Page Title **Cover Sheet**
Project **4 Collingwood Development**
Address **4 Collingwood & 99 Waiwhetu Road, Waterloo, Lower Hutt**

Sheet

Page 82 of 133
BC1.0

Council	Lower Hutt City Council
Zone	General residential - residential central city zone
Height (max. 8m)	

Legal description	Lot 2 DP21750 & Lot 1 DP21750
Address	4 Collingwood Street and 99 Waiwihetu Road, Waterloo, Lower Hutt
Earthquake zone	zone 2
Corrosion zone	zone C
Climate zone	3
Wind region	W
Lee zone	
Rainfall intensity (range)	60 - 70
Wind zone (experimental)	high
FMA area:	no
Acoustic zone	no

Roof area	427m ²
Pergola area	(0.23x26) + (0.14x39) = 11.44m ²
Garden sheds	(11x(1.53x.79))= 13.29m ²
Total building	393.3m ²
Total site for block	960 m ²
Site coverage	40.97%

1. Contractor must independently verify all boundaries and dimensions prior to set out. All set out dimensions are in horizontal plane and do not take into account varying ground levels.
2. New construction area to be fully fenced before commencing construction. All work to comply with NZBC clause F5/AS1 part 1.
3. All paths to be well lit
4. Lighting to front doors of each unit
5. Refer to landscape plan for fencing, surfaces and site structures.
6. All paths to be concrete and have a selected slip resistance to comply with table 2 D1/AS1 - (broomed or exposed aggregate) max 3m without saw cut.
7. Artificial Grass as per the landscape plan, Place artificial turf on 20mm GAP7 binding sand.
8. with GAP20 hardfill underneath. Increase the hardfill to the height of the footpath.
9. Concrete Pathway: Refer to CCC CSS SD608. 100mm Concrete. 20MPa at 28 days. Reinforce concrete with 663L mesh laid centrally. Saw Cut at 3m centres max ratio of 1 to 3. SD608 is to be installed on 150mm of AP65, compacted to 95% MDD in 150mm layers. Native sub-grade bearing capacity to be inspected by Engineer, to achieve min UBC of 100kPa or CBR of 6.0.
10. Contractor to confirm that finished ground levels are formed to allow surface water to run away from the building

1. Landscaping: - refer to landscaping plan for fencing, surfaces and site structures.
2. Landscape plan is conceptual and subject to further design development.
3. Contractor to confirm all works with landscape designer and owner.
4. All external steps to comply with NZBC requirements section D1/AS1:
 - a. Tread 280mm min.
 - b. Riser 200mm max.

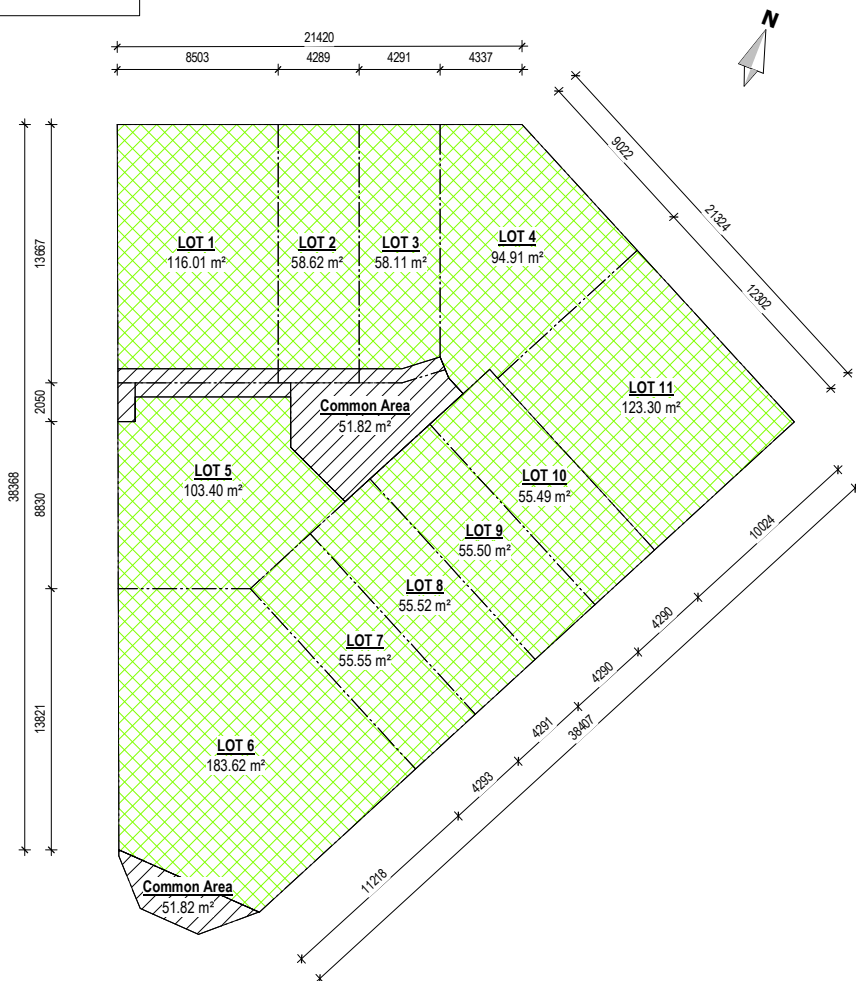
<u>Property Schedule</u>	
Name	Area
Common Area	52 m²
LOT 1	116 m²
LOT 2	59 m²
LOT 3	58 m²
LOT 4	95 m²
LOT 5	103 m²
LOT 6	184 m²
LOT 7	56 m²
LOT 8	56 m²
LOT 9	55 m²
LOT 10	55 m²
LOT 11	123 m²
Grand total	1012 m²

Site Area key	
Type	Area
Concrete Pathway_Dark	39 m ²
Concrete Pathway_Light	72 m ²
Landscape areas	48 m ²
Outdoor living space	473 m ²
Service space	24 m ²
Grand total	656 m ²

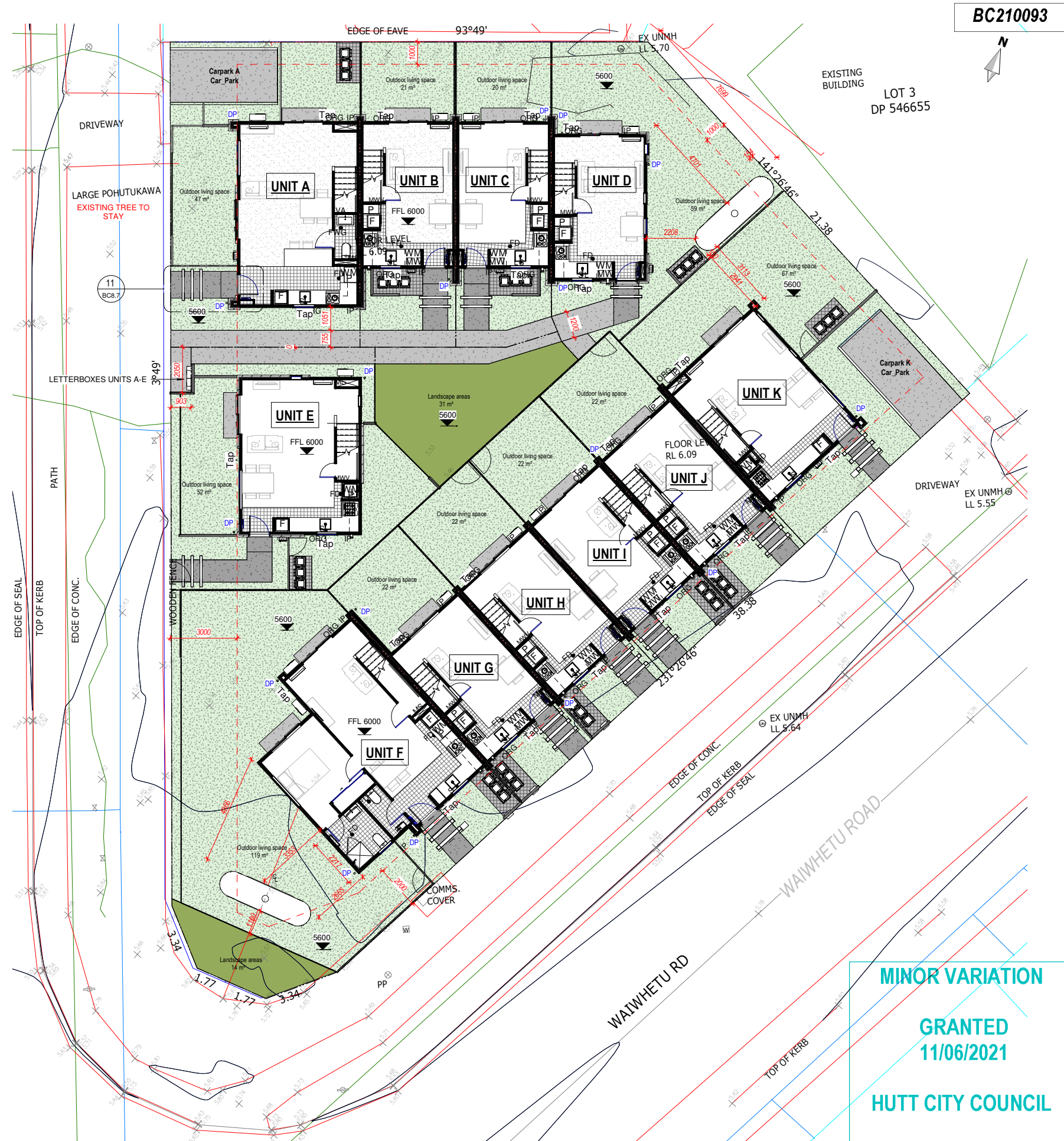
<u>Area Schedule (Roof Areas)</u>	
Name	Area
Units A-D	155 m ²
Unit E	50 m ²
Units F-K	222 m ²
	427 m ²

Block Number	Unit Number	Level	Gross Building Area	Nett Area	Plate Area
Block 1	Unit A	Ground Floor	46.3 m ²	43.3 m ²	43.3 m ²
Block 1	Unit B	Ground Floor	29.1 m ²	27.3 m ²	27.3 m ²
Block 1	Unit C	Ground Floor	28.8 m ²	27.2 m ²	27.2 m ²
Block 1	Unit D	Ground Floor	28.5 m ²	26.2 m ²	26.3 m ²
Block 2	Unit E	Ground Floor	38.9 m ²	35.5 m ²	37.8 m ²
Block 3	Unit F	Ground Floor	59.3 m ²	59.3 m ²	59.8 m ²
Block 3	Unit G	Ground Floor	29.0 m ²	27.3 m ²	28.5 m ²
Block 3	Unit H	Ground Floor	28.5 m ²	27.2 m ²	28.0 m ²
Block 3	Unit I	Ground Floor	28.5 m ²	27.2 m ²	28.1 m ²
Block 3	Unit J	Ground Floor	28.5 m ²	27.2 m ²	28.1 m ²
Block 3	Unit K	Ground Floor	39.0 m ²	36.5 m ²	38.3 m ²
Grand Total			384.5 m ²	364.3 m ²	372.8 m ²

Block Number	Unit Number	Area Level	Gross Building Area	Nett Area	Plate Area
Block 1	Unit A	First Floor	46.8 m ²	43.3 m ²	43.3 m ²
Block 1	Unit B	First Floor	29.1 m ²	27.3 m ²	27.3 m ²
Block 1	Unit C	First Floor	28.9 m ²	27.9 m ²	27.2 m ²
Block 1	Unit D	First Floor	28.5 m ²	25.6 m ²	26.3 m ²
Block 2	Unit E	First Floor	39.9 m ²	35.5 m ²	38.0 m ²
Block 3	Unit F	First Floor	37.6 m ²	37.6 m ²	38.0 m ²
Block 3	Unit G	First Floor	29.0 m ²	27.3 m ²	28.5 m ²
Block 3	Unit H	First Floor	28.5 m ²	27.2 m ²	28.1 m ²
Block 3	Unit I	First Floor	28.5 m ²	27.2 m ²	28.1 m ²
Block 3	Unit J	First Floor	28.5 m ²	27.2 m ²	28.2 m ²
Block 3	Unit K	First Floor	39.0 m ²	36.5 m ²	38.5 m ²
Grand total			364.3 m ²	342.7 m ²	351.5 m ²



2 **Lot Plan**
1:200



1 Site Plan
1:100



MINOR VARIATION

GRANTED
11/06/2021

HUTT CITY COUNCIL


Hutti City
by Anna K. Stanger

- All work shall comply with the Zanzibar Building Code and all relevant and associated standards, codes and territorial authority by-laws including terms and conditions of the building consent and any resource consents issued for project
- Architectural drawings are to be read in conjunction with the structural engineers drawings and vice versa.
- All proprietary items and materials shall be fixed, installed or applied in strict accordance with the manufacturers recommendations and specifications.
- All documentation must be read in full and completely understood before any works begin and any discrepancies or ambiguity shall be clarified with design LBP before any work commences
- The builder is responsible for the setting out of the works, the checking of all dimensions and levels on site, and the reporting of any discrepancies prior to commencement of work. Do not scale from these drawings.

[illegible]

WILLIAMS
CORPORATION 

Revision	
Scale	A1 page size (Half scale @ A3)
Issue Date	04/14/20
Time Stamp	10/06/2021 9:26:17 am

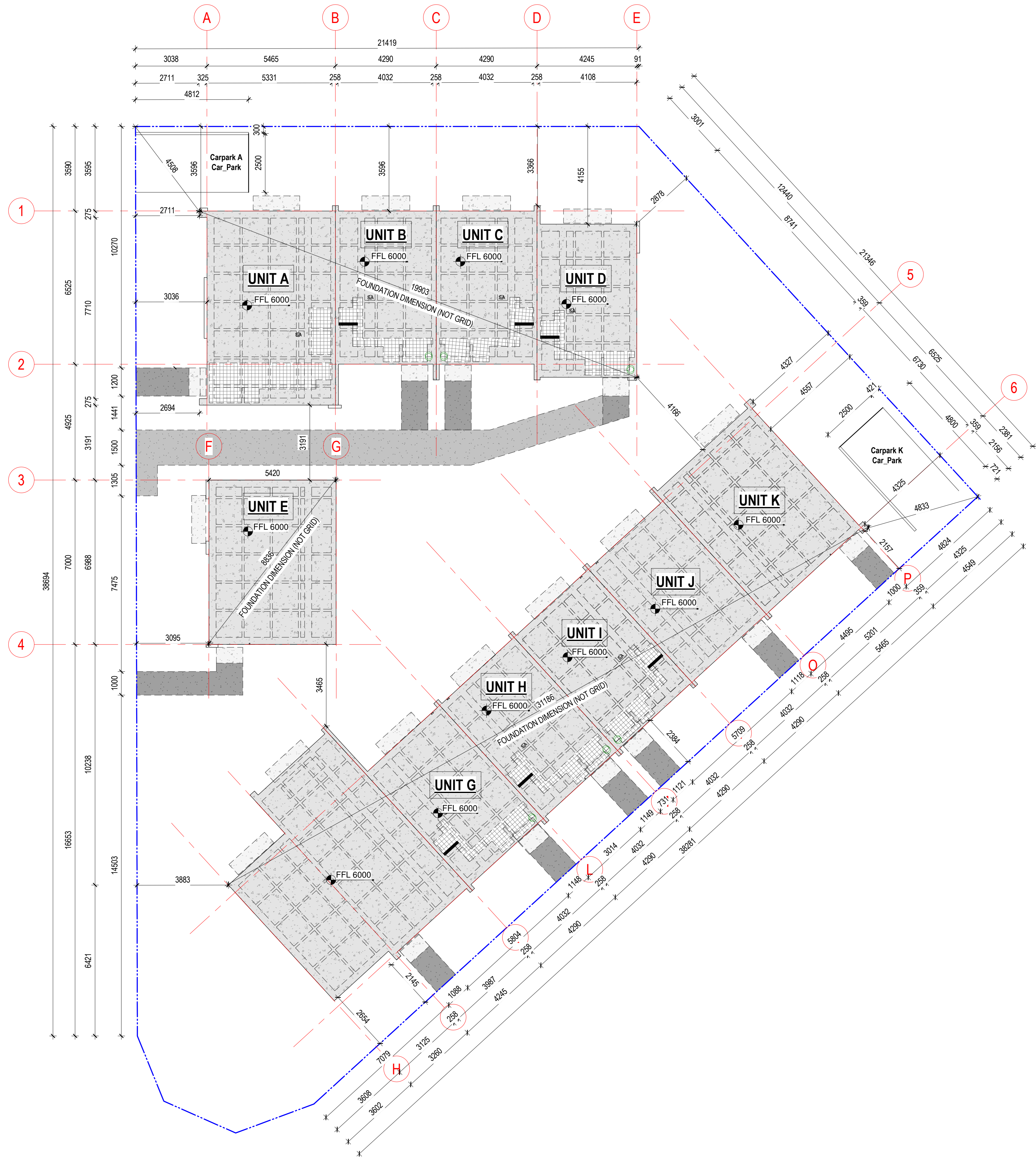
Page Title	Site Plan	Sheet
Project	4 Collingwood Development	
Address	4 Collingwood & 99 Waiwhetu Road, Waterloo, Lower Hutt	

Page.83 of 139

13 BC1.1

Setting Out

- The Contractor shall be held responsible for the setting out of work and they shall make good at their own expense any errors that occur through their lack of checking or faulty workmanship. Contractor to check all dimension and contact the designer if there are any discrepancies between plans.
 - Existing ground is to be cleared of all vegetation and topsoil. Horizontal benched platforms are to be created prior to any fill material being placed on site.
 - Grid setout dimensions are true dimensions to outside edge of frame.
 - Refer to foundation and slab plans for boxing dimensions. Allowance has been made for required 6mm gap for Ecoply
 - Refer to Plumbing Plan for slab penetration locations



1 Setout Plan
1 : 100

BUILDING CONSENT

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15/03/2021
HUTT CITY COUNCIL



- All work shall comply with the New Zealand Building Code and all relevant and associated standards, codes and territorial authority by-laws including terms and conditions of the building consent and any resource consents issued for project
- Architectural drawings are to be read in conjunction with the structural engineers drawings and vice versa.
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Description	Rev	Date	Issued by

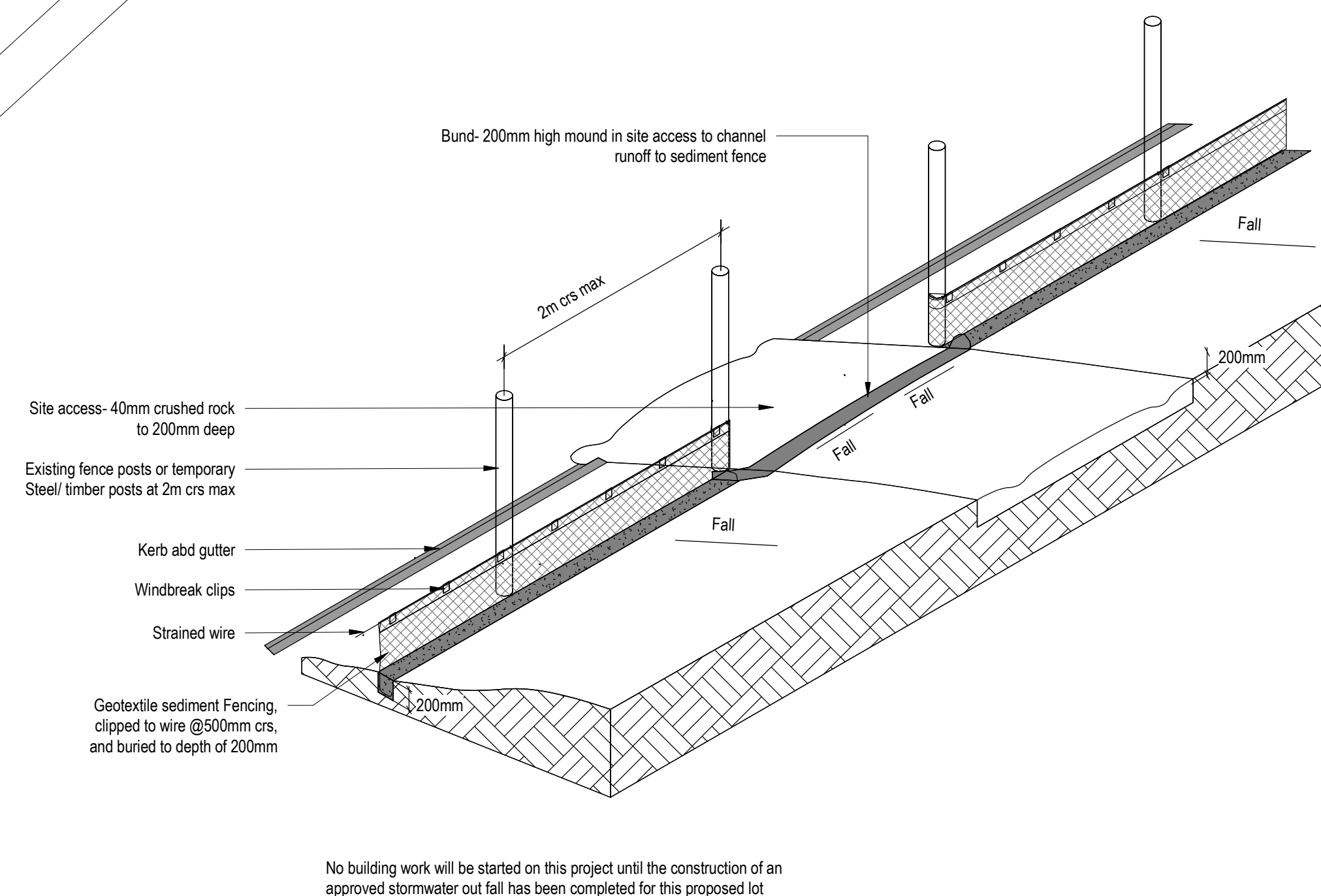
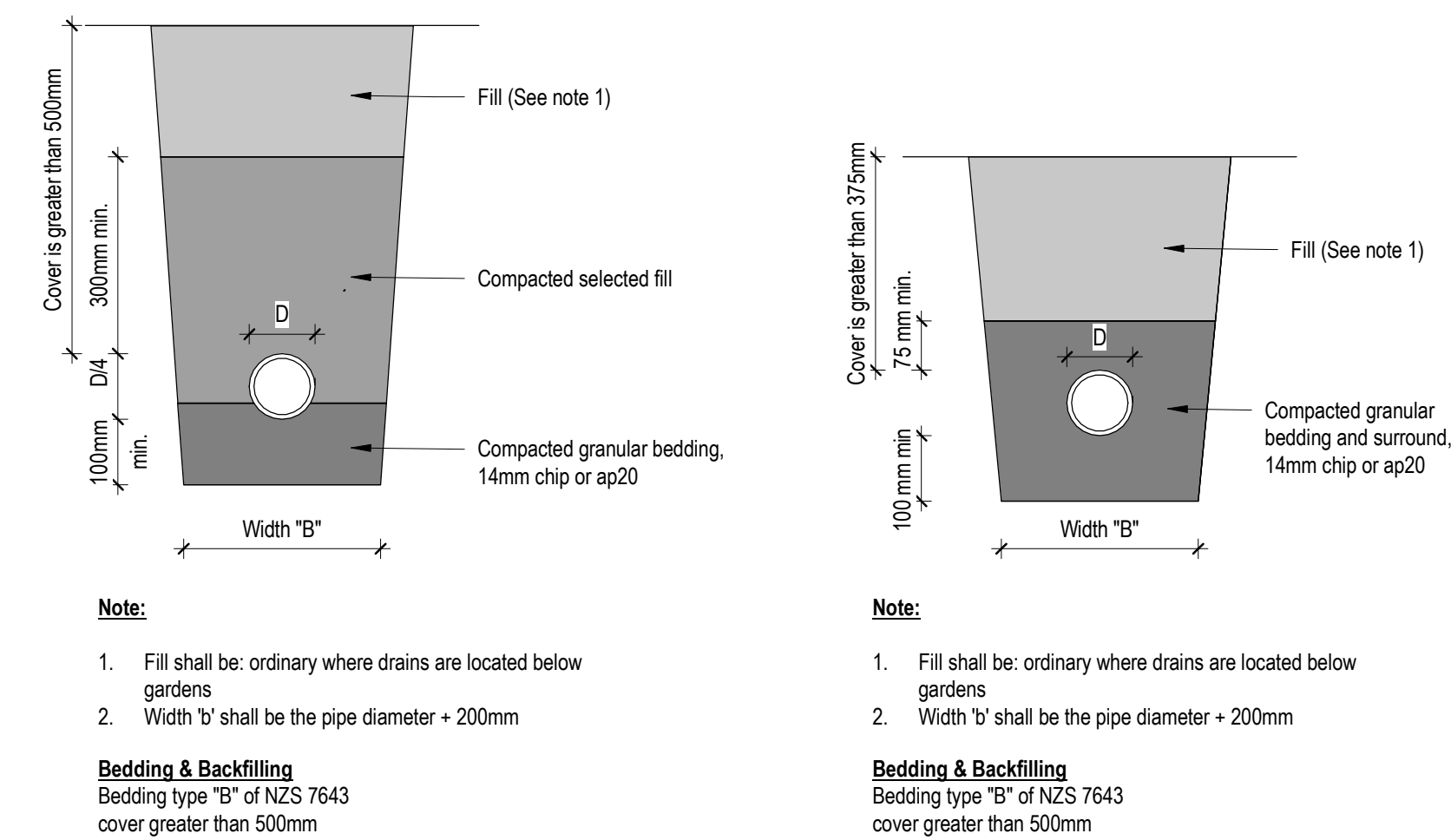
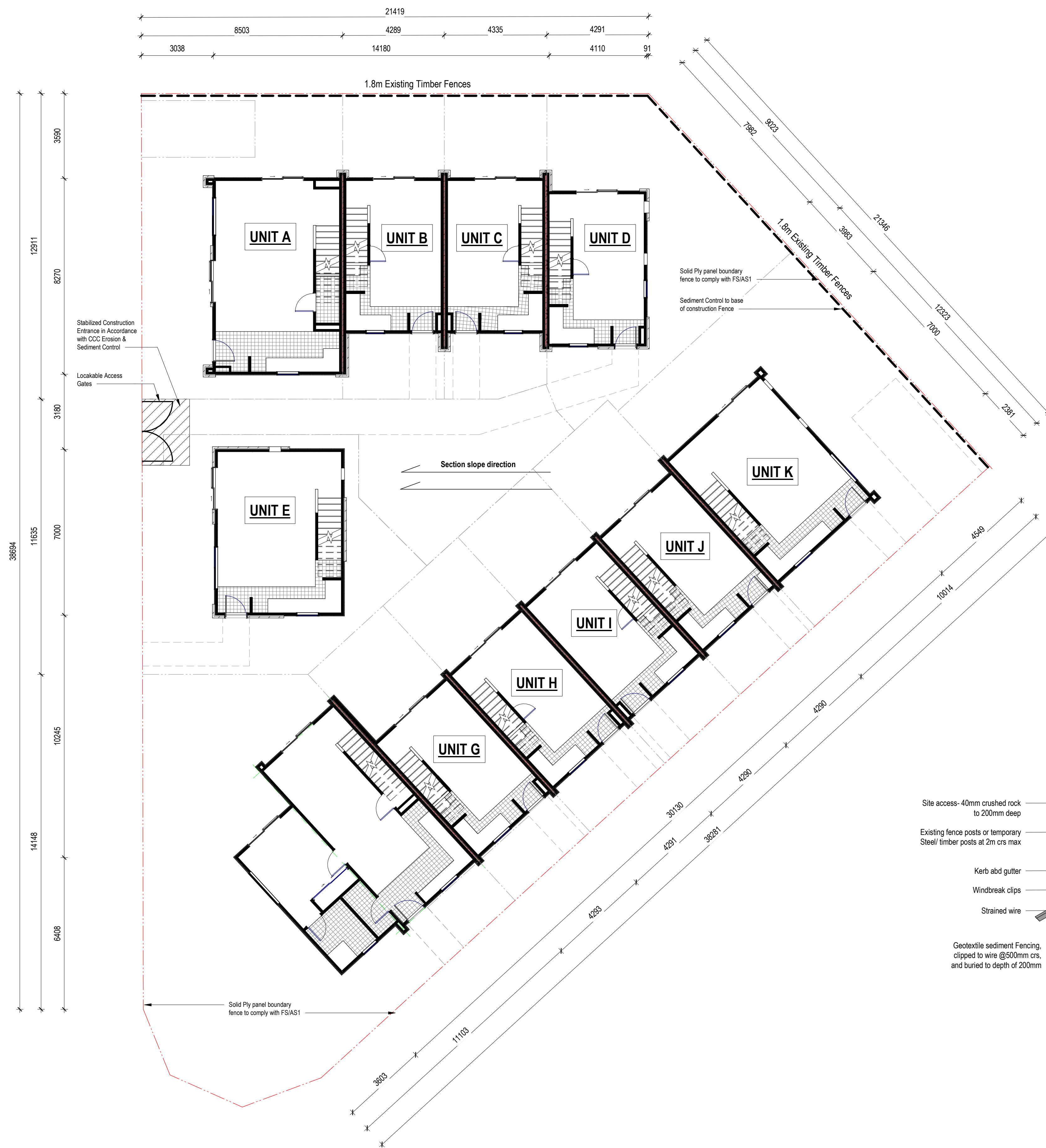


Revision	
Scale	A1 page size (Half scale @ A3)
Issue Date	04/14/20
Time Stamp	8/03/2021 2:37:38 pm

Page Title	Site Setout
Project	4 Collingwood Development
Address	4 Collingwood & 99 Waiwhetu Road, Waterloo, Lower Hutt

Sheet

BC1.2
Page 84 of 139

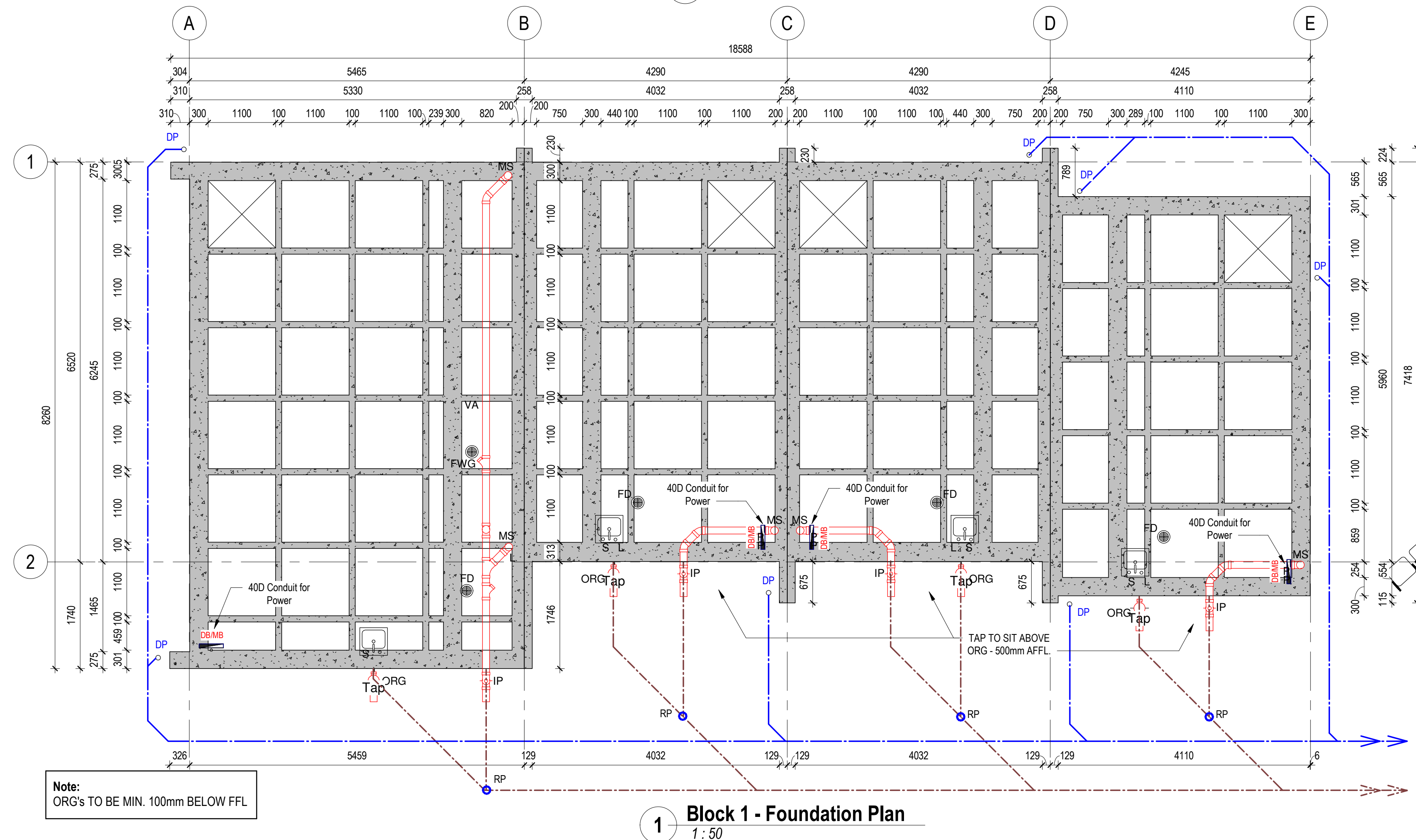
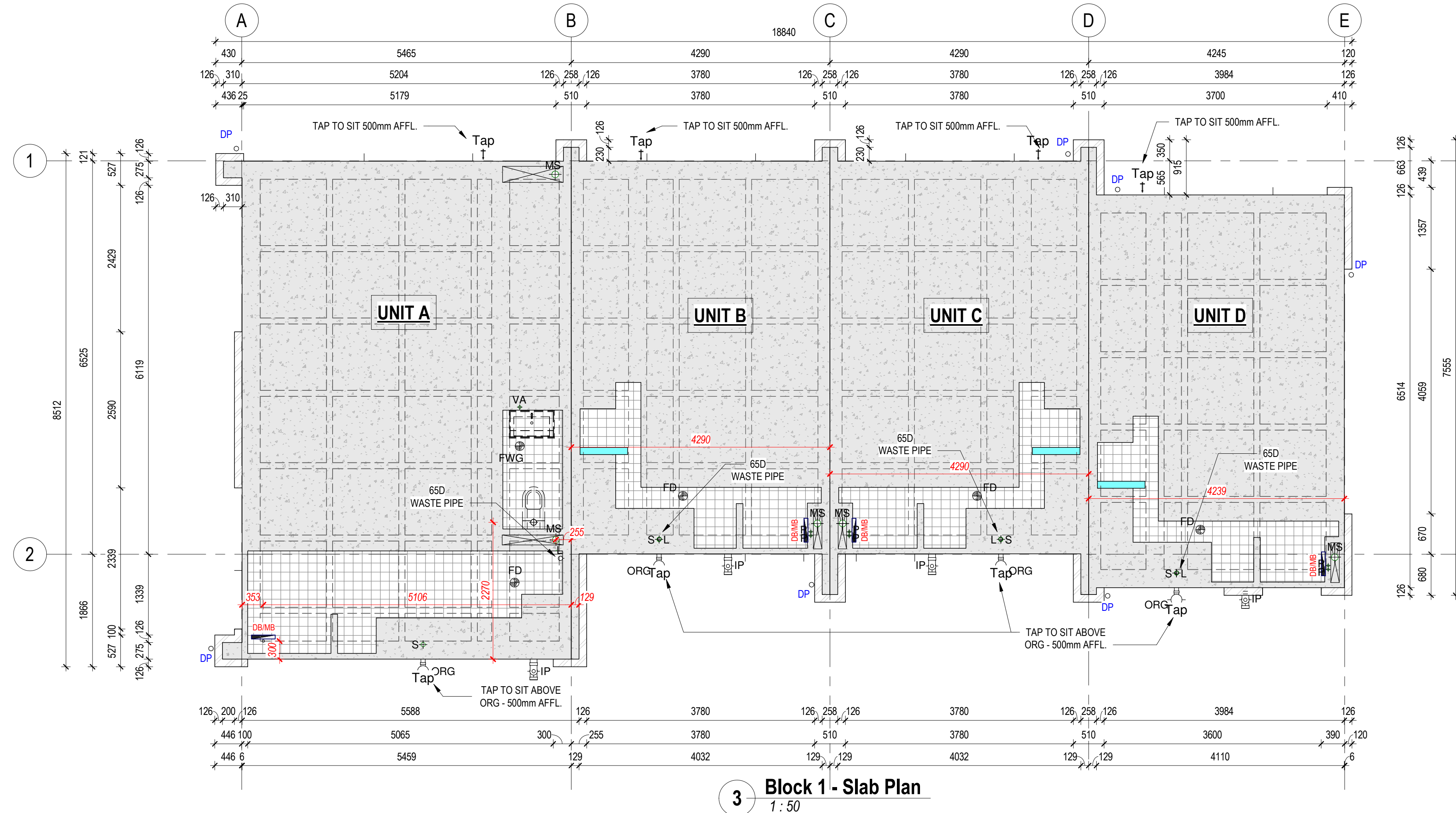


- F5/AS1 Notes**
1. Contractor to safeguard people from injury, and other property from damage, caused by construction or demolition site hazards, as per F5/AS1.
 2. Construction and demolition work on buildings shall be performed in a manner that avoids the likelihood of:
 - A. Objects falling onto people on or off the site,
 - B. Objects falling on property off the site,
 - C. Other hazards arising on the site affecting people off the site and other property, and
 - D. Unauthorized entry of children to hazards on the site. Site fences and hoardings to be constructed on site during construction and is to comply with F5/AS1 1.1

- ### **Erosion And Sediment Control:**
1. All erosion and sediment control measures to be installed prior to commencement of earthworks to comply with ECAN Erosion and Sediment Control Guidelines for Small Sites.
 2. The contractor is responsible for checking that the sediment controls are properly maintained and correctly positioned to be inspected each working day and maintained in good working order.
 3. Top soil stockpile should be close to works, limit amount of material supplied to only what is needed. Cover stock piles with waterproof covers.
 4. All stockpiles and site waste are to be stored so that the silt fence/ straw bales will control any run off from the site.
 5. Physically remove any sedimentation from the driveway and/or street. Do not wash in catch pits. If necessary use Filtrax Sock or similar around catch pits.
 6. Stabilise disturbed ground as soon as practical.
 7. The silt fence/ straw bales is to remain in place until site surface is grassed or stabilised.
 8. All weather site access to consist of 150x200mm of crushed aggregate on geotextile filter cloth with 2m bund run off diversion @ site entry. All with cross slope to drain to sediment trap (where applicable).
 9. Footpaths to comply with antislip requirements of NZBC D1/A51 table 2

- ### Construction Program
1. Clear site as necessary - contractor to confirm.
 2. Set-up erosion and sediment control on-site.
 3. Excavate site to form building platform.
 4. Stockpile topsoil and cover immediately.
 5. Construct and pour concrete slab as soon as possible.
 6. Set-up proposed drainage.
 7. Re-landscape, plant and re-grass.
 8. Construct building and divert roof water as soon as possible.
 9. Manage rubbish collection on-site.
 10. Clear site and remove erosion and sediment controls as final process.

- ### Silt Management Notes
1. Clean water diversions - divert all overland flow away from the site works with a stabilized bund or diversion channel.
 2. Minimize exposed areas - disturb as little soil as possible at any one time and maintaining as much vegetative cover as possible. Stage disturbance and stabilize exposed areas as soon as possible using straw mulch, aggregate or other materials such as geotextile.
 3. Cover stockpiles - materials from trenching and excavation should be stockpiled away from low points, runoff channels or kerbs. Ideally stockpiles when not in use should be covered with plastic, or with straw mulch. Any runoff from stockpiles needs to be treated by a sediment control measure such as a silt fence.
 4. Maintenance and inspections - make sure site is kept tidy and controls are regularly checked and modified to suit the different stages of development. Controls should be cleaned out regularly to prevent sediment build up resulting in failure of the system.
 5. Silt fences - silt fences are useful for small-disturbed areas. For steep slopes, use more than one silt fence and decrease the spacing between fences as slope increases. The base of the silt fence should extend 200mm into the ground and have a 200mm return to ensure the base of the fence does not lift up during heavy rain events. Posts should be spaced a maximum of 2metres apart. Ensure the ends of the fences come back up the slope 2m to prevent water groin around the edges. The geotextile fabric must meet standard specified by ccc.
 6. Re-grass/ mulch disturbed ground - after soil is disturbed, stabilize as soon as possible with straw or hay mulch or aggregate. Where appropriate grass should be sown as soon as works are completed. Where landscaping is being re-established along the property boundary of the site, turf strip can be used to prevent sediment being discharged from the site.
 7. On site works - a wash pit/ bund should be constructed to capture the discharge from concrete washing, paint, water blasting, equipment washing, concrete and tile cutting.
 8. Stabilized construction entrancement - to be built on site before construction vehicles enter the site to prevent the tracking of dirt onto the roadway. The entrancement should be constructed to the standards as specified in t990.
 9. Install private stormwater reticulation - stormwater drains must be installed on completion of the foundations to enable the discharge of clean stormwater into the council stormwater network at the earliest possible stage.
 10. Temporary dummies/ surface drains - all clean water diversions, roofs, retaining walls and water from decanting earth bunds and other sources of clean water on site should be discharged into the stormwater system at the time of installation. (note: it is important that the ends of stormwater pipes are adequately raised above ground level and onsite cesspits are capped to prevent sediment laden water entering into the stormwater network during the construction phase.)
 11. Bio socks to be placed around any road ramps
 12. If any major weather event forecast, The main contractor is to check sediment control measures prior to and immediately after.



Note:
ORG's TO BE MIN. 100mm BELOW FFL

Plumbing Key

100mm Sewer Drain External	---
100mm Storm Water Drain	---
100mm Waste Pipes (Internal)	---
65mm Waste Pipes (Internal)	---
50mm Waste Pipes (Internal)	---

NOTE:

ALL FLOOR DRAINS IN KITCHEN TO DISPERSE INTO 100MM DIA PIPE BURIED VERTICALLY IN GROUND. ALLOW FOR VERMIN PROOF CAP UPON EXITING THE SLAB

NOTE:

ALL GULLY TRAPS ARE TO BE POSITIONED SO THAT THE TOP OF THE GULLY DISH IS NO LESS THAN 150 MM BELOW THE OVERFLOW LEVEL OF THE LOWEST SANITARY FIXTURE SERVED BY THE DRAINAGE SYSTEM.

A) 25MM ABOVE PAVED SURFACES
OR
B) 100MM ABOVE UNPAVED SURFACES

BUILDING CONSENT

GRANTED
15/03/2021

HUTT CITY COUNCIL

HUTT CITY COUNCIL

Pipe Sizes and Gradients (AS3500.2)

Fixture/Pipe	Min Size	Min Grade
Sanitary drainage	100Ø	1:60
Storm drainage	100Ø	1:120min
Toilets (WC)	100Ø	1:60
Showers	65Ø	1:40
Vanities	65Ø	1:40
Sinks (to Gully)	50Ø	1:40
Floor waste (FD)	50Ø	1:40
Floor waste Gully	65Ø	1:40
Washing Machine	65Ø	1:40
Fixture to FWG	40Ø	1:40

Stacks	100Ø	N/A
Vents	50Ø	1:60
Downpipes	80Ø	
Droppers	80Ø	

Ground floor FD for accidental overflow
- as per G13/AS1 3.4.3 c. Fit with Vermin Trap

All drainage as per Australia Std 3500.
All pipes, sizes and gradients to be confirmed by registered plumber and drainlayer.

Base of stack connection to be either
(as per AS/NZS 3500.2, 6.8.4) (b), (c)

- consist of two 45 deg bends separated by a length of pipe not less than twice the bore of the pipe, or
- consist of an 88 deg (Max 3 storey building)

No connections to the base of the stack are to be within 500mm upstream of downstream as per AS/NZS 3500.2, 6.8.1 (b)

No connections above the base of the stack are to be within 600mm as per AS/NZS 3500.2, 6.8.2 (b)

All in-slab drainage to remain inside foundation and exit out side of foundation. Refer to engineering for edge beam thickening for pipe slope drop. No ridged pipes are to come up through ground into foundation raft

Foundation/Slab Plan Key

Name	Symbol
Floor drain	FD
Floor waste gully	FWG
Downpipe	DP
Discharge stack & vent	⊠
Hot water cylinder ducts	HWV & CWV
Water feed duct	WF
Laundry pipe	L
Water valve	MWV
Distribution box & meter	DB/MB
Over flow gully	ORG
Gully trap	GT
Pod set out starting point	⊠
1100 x 1100 Full pod	⊠
Cladding rebate	—
Grid dimension	X

Foundation Plan Notes

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- Vapour barrier to be 0.25mm (250 micron) polythene complying with NZS 4229 / NZS 3604.
- Finished ground level adjacent to slab to be protected from wind, water erosion and undermining.
- Contractor to confirm that finished ground levels are formed to allow surface water to run away from the building.
- Engineers design notes take precedence over note written here.
- All electrical and HWV ducts cast in foundations to be 40mm.
- Kitchen plan must be sighted before pipe positions are set. Check for Sink and laundry pipe positions.
- Refer to Civil plans for full service pipe locations and how these unit pipes connect
- Slab & Foundation plan dimensions are true dimensions. Allowance has been made for required 6mm gap for Ecoply

Ribraft Concrete (as per Engineering)

- All workmanship & materials to conform to NZS 3109, NZS 4210 & local authority regulations.
- Minimum covers to reinforcement: - Exposed to earth - 75mm. - Protected by vapour barrier - 50mm. - Not exposed to weather except for a brief period during construction 30mm.
- No holes or chases other than those specified are to be made in the slab without the approval of the Engineer.
- All concrete shall be 25 MPa FIRTH 2519TC2 Steel Fibre Reinforced Concrete. (Confirm on Engineer plans.)
- All concrete to be mechanically vibrated & carefully worked around the reinforcement & into the corners of the formwork.

Certified Compacted Fill

- Refer to attached engineers drawings and Geotech report for fill requirements

- All work shall comply with the New Zealand Building Code and all relevant and associated standards, codes and territorial authority by-laws including terms and conditions of the building consent and any resource consents issued for project
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Description	Rev	Date	Issued by

WILLIAMS CORPORATION **ww**

Revision
Scale A1 page size (Half scale @ A3)
Issue Date
Time Stamp 8/03/2021 2:37:55 pm

Page Title
Project 4 Collingwood Development
Address 4 Collingwood & 99 Waiwhetu Road, Waterloo, Lower Hutt

Sheet

BC2.0
Page 86 of 139

NOTE:

ALL FLOOR DRAINS IN KITCHEN TO DISPERSE INTO 100MM DIA
PIPE BURIED VERTICALLY IN GROUND, ALLOW FOR VERMIN
PROOF CAP UPON EXITING THE SLAB

NOTE:

ALL GULLY TRAPS ARE TO BE
BE POSITIONED SO THAT THE TOP OF THE GULLY
DISH IS NO LESS THAN 150 MM BELOW THE
OVERFLOW LEVEL OF THE LOWEST SANITARY FIXTURE
SERVED BY THE DRAINAGE SYSTEM,

A) 25MM ABOVE PAVED SURFACES
OR
B) 100MM ABOVE UNPAVED SURFACES

BUILDING CONSENT

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15/03/2021

HUTT CITY COUNCIL



Pipe Sizes and Gradients (AS3500.2)

Fixture/Pipe	Min Size	Min Grade
Sanitary drainage	100ø	1:60
Storm drainage	100ø	1:120min
Toilets (WC)	100ø	1:60
Showers	65ø	1:40
Vanities	65ø	1:40
Sinks (to Gully)	50ø	1:40
Floor waste (FD)	50ø	1:40
Floor waste Gully	65ø	1:40
Washing Machine	65ø	1:40
Fixture to FWG	40ø	1:40

Stacks	100ø	N/A
Vents	50ø	1:60
Downpipes	80ø	
Droppers	80ø	

Ground floor FD for accidental overflow
- as per G13/AS1 3.4.3 c. Fit with Vermin Trap

All drainage as per Australia Std 3500.
All pipes, sizes and gradients to be confirmed
by registered plumber and drainlayer.

Base of stack connection to be either
(as per AS/NZS 3500.2, 6.8.4) (b), (c)

- consist of two 45 deg bends separated by a
length of pipe not less than twice the bore of the
pipe, or
- consist of an 88 deg (Max 3 storey building)

No connections to the base of the stack are to be
within 500mm upstream of downstream as per
AS/NZS 3500.2, 6.8.1 (b)

No connections above the base of the stack are
to be within 600mm as per
AS/NZS 3500.2, 6.8.2 (b)

All inslab drainage to remain inside foundation
and exit out side of foundation. Refer to
engineering for edge beam thickening for pipe
slope drop. No ridged pipes are to come up
through ground into foundation raft

Foundation/Slab Plan Key

Name	Symbol
Floor drain	FD
Floor waste gully	FWG
Downpipe	DP
Discharge stack & vent	
Hot water cylinder ducts	HWø CW
Water feed duct	WF
Laundry pipe	L
Water valve	MWV
Distribution box & meter	DB/MB
Over flow gully	ORG
Gully trap	GT
Pod set out starting point	
1100 x 1100 Full pod	
Cladding rebate	
Grid dimension	X

Foundation Plan Notes

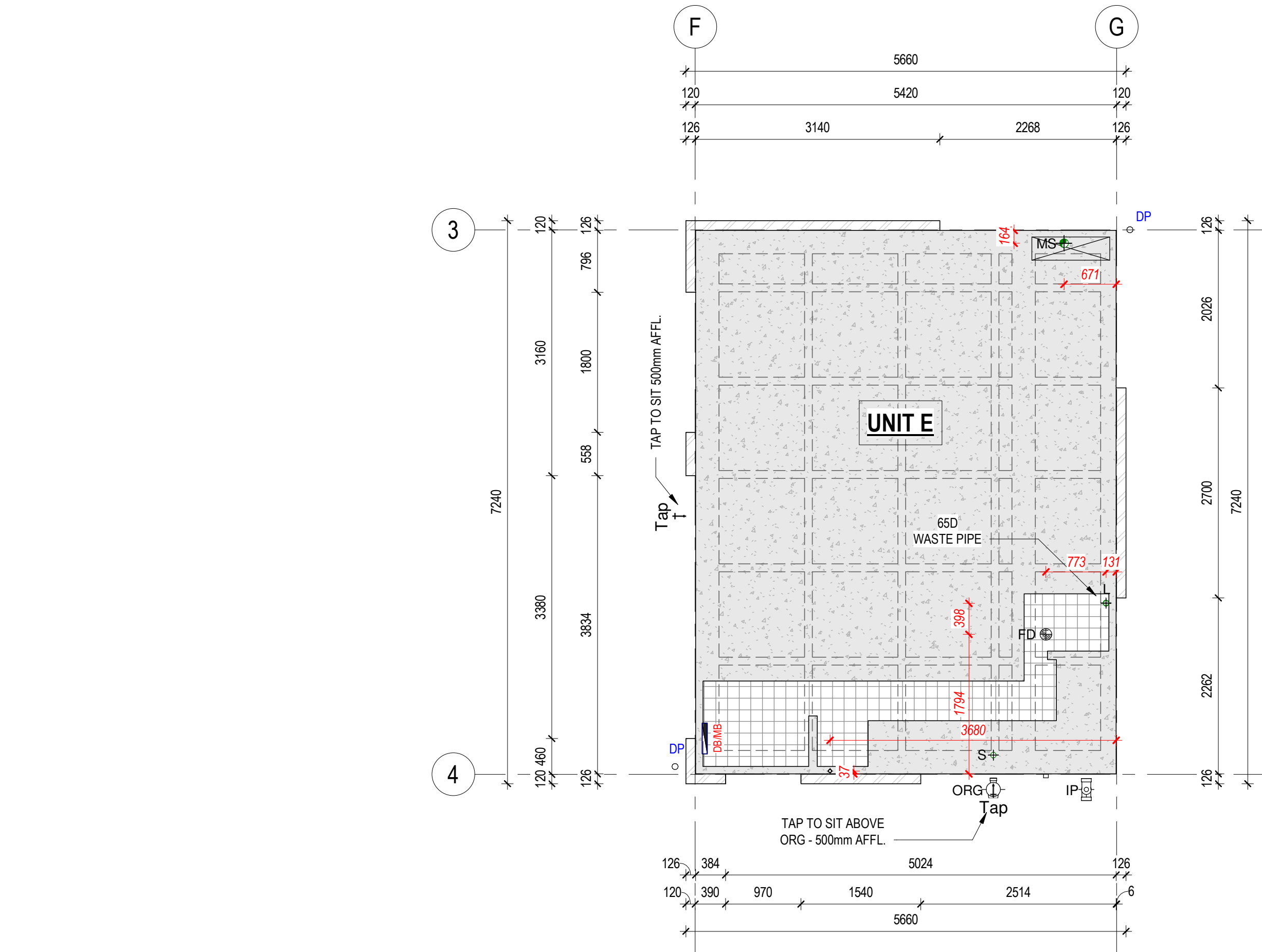
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- Slab & Foundation plan dimensions are true dimensions. Allowance has been made for required 6mm gap for Ecoply

Ribraft Concrete (as per Engineering)

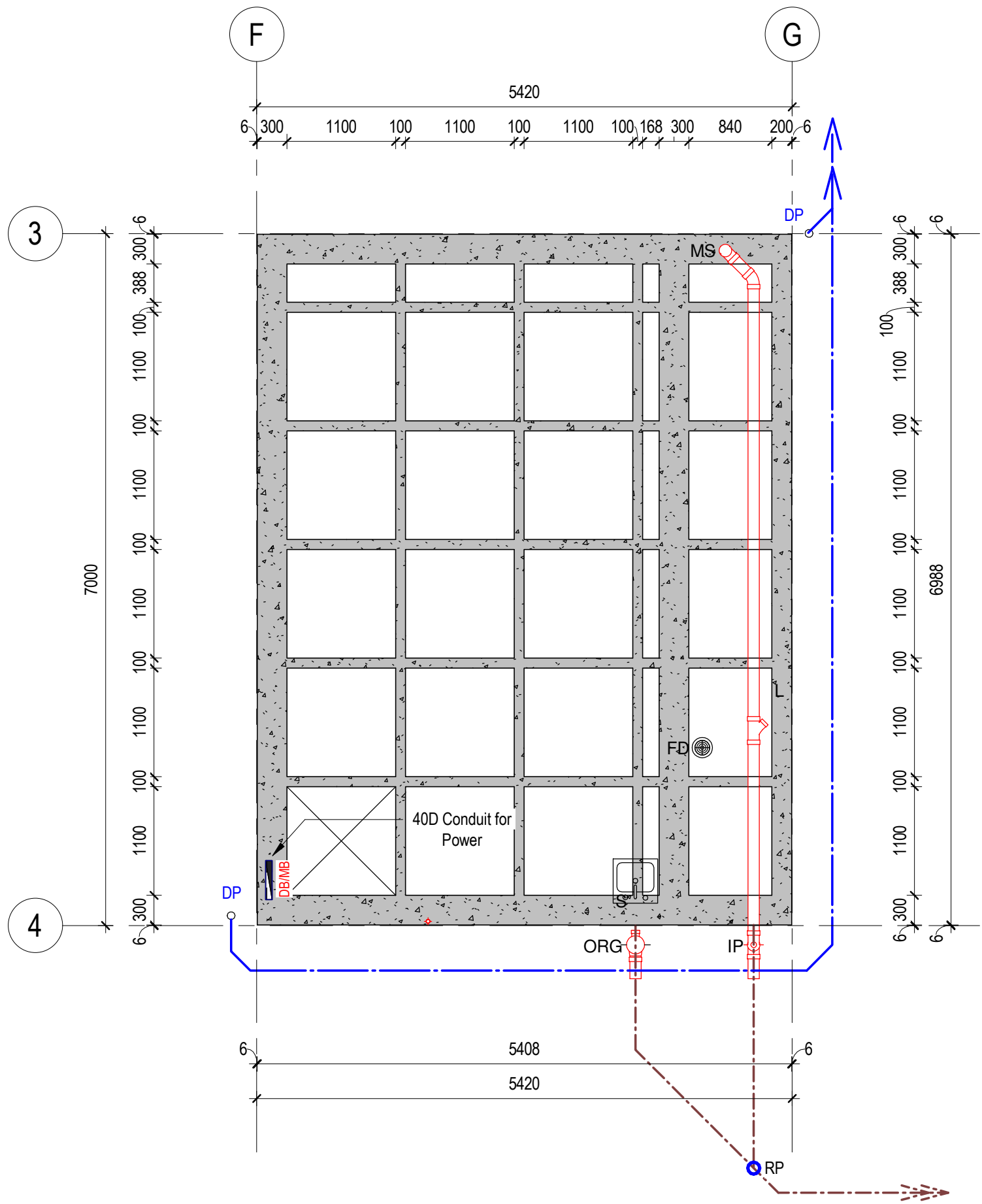
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Certified Compacted Fill

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1 Block 2 - Slab Plan
1:50



2 Block 2 - Foundation Plan
1:50

Plumbing Key

100mm Sewer Drain External	---
100mm Storm Water Drain	---
100mm Waste Pipes (Internal)	---
65mm Waste Pipes (Internal)	---
50mm Waste Pipes (Internal)	---

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Description	Rev	Date	Issued by



Revision	Page Title	Sheet
Scale A1 page size (Half scale @ A3)	Slab & Foundation Plan - Block 2	
Issue Date 01/25/21	Project 4 Collingwood Development	
Time Stamp 8/03/2021 2:37:56 pm	Address 4 Collingwood & 99 Waiwhetu Road, Waterloo, Lower Hutt	

REVISED
11/03/2021
HUTT CITY COUNCIL

Pipe Sizes and Gradients (AS3500.2)

Fixture/Pipe	Min Size	Min Grade
Sanitary drainage	100Ø	1:60
Storm drainage	100Ø	1:120min
Toilets (WC)	100Ø	1:60
Showers	65Ø	1:40
Vanities	65Ø	1:40
Sinks (to Gully)	50Ø	1:40
Floor waste (FD)	50Ø	1:40
Floor waste Gully	65Ø	1:40
Washing Machine	65Ø	1:40
Fixture to FWG	40Ø	1:40
Stacks	100Ø	N/A
Vents	50Ø	1:60
Downpipes	80Ø	
Droppers	80Ø	

Ground floor FD for accidental overflow
- as per G13/AS1 3.4.3 c. Fit with Vermin Trap

All drainage as per Australia Std 3500.
All pipes, sizes and gradients to be confirmed by registered plumber and drainlayer.

Base of stack connection to be either (as per AS/NZS 3500.2, 6.8.4) (b), (c)

- consist of two 45 deg bends separated by a length of pipe not less than twice the bore of the pipe, or
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Foundation/Slab Plan Key

Name	Symbol
Floor drain	FD
Floor waste gully	FWG
Downpipe	DP
Discharge stack & vent	
Hot water cylinder ducts	HWC + C/W
Water feed duct	WF
Laundry pipe	L
Water valve	MWV
Distribution box & meter	DB/MB
Over flow gully	ORG
Gully trap	GT
Pod set out starting point	
1100 x 1100 Full pod	
Cladding rebate	
Grid dimension	X

Foundation Plan Notes

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- Refer to Civil plans for full service pipe locations and how these unit pipes connect
- Slab & Foundation plan dimensions are true dimensions. Allowance has been made for required 6mm gap for Ecoply

Ribraft Concrete (as per Engineering)

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Certified Compacted Fill

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BUILDING CONSENT

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15/03/2021

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Block 3 - Slab Plan

1:50

Plumbing Key

100mm Sewer Drain External	---
100mm Storm Water Drain	---
100mm Waste Pipes (Internal)	---
65mm Waste Pipes (Internal)	---
50mm Waste Pipes (Internal)	---

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Description	Rev	Date	Issued by

WILLIAMS CORPORATION



Revision	
Scale	A1 page size (Half scale @ A3)
Issue Date	04/14/20
Time Stamp	8/03/2021 2:37:57 pm

Page Title	Slab Plan - Block 3	Sheet	
Project	4 Collingwood Development		
Address	4 Collingwood & 99 Waiwhetu Road, Waterloo, Lower Hutt		

BC2.2

Page 88 of 139

Fixture/Pipe	Min Size	Min Grade
Sanitary drainage	100Ø	1:60
Storm drainage	100Ø	1:120min
Toilets (WC)	100Ø	1:60
Showers	65Ø	1:40
Vanities	65Ø	1:40
Sinks (to Gully)	50Ø	1:40
Floor waste (FD)	50Ø	1:40
Floor waste Gully	65Ø	1:40
Washing Machine	65Ø	1:40
Fixture to FWG	40Ø	1:40
Stacks	100Ø	N/A
Vents	50Ø	1:60
Downpipes	80Ø	
Droppers	80Ø	

Ground floor FD for accidental overflow
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Foundation/Slab Plan Key

Name	Symbol
Floor drain	FD
Floor waste gully	FWG
Downpipe	DP
Discharge stack & vent	
Hot water cylinder ducts	HWC < CWC
Water feed duct	WF
Laundry pipe	L
Water valve	MWV
Distribution box & meter	DB/MB
Over flow gully	ORG
Gully trap	GT
Pod set out starting point	
1100 x 1100 Full pod	
Cladding rebate	
Grid dimension	X

Foundation Plan Notes

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BUILDING CONSENT

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15/03/2021

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1 Block 3- Foundation Plan

1:50

Note:
ORG's TO BE MIN. 100mm BELOW FFL

Plumbing Key

100mm Sewer Drain External	---
100mm Storm Water Drain	---
100mm Waste Pipes (Internal)	---
65mm Waste Pipes (Internal)	---
50mm Waste Pipes (Internal)	---

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Description	Rev	Date	Issued by

WILLIAMS CORPORATION ww

Revision	
Scale	A1 page size (Half scale @ A3)
Issue Date	01/12/21
Time Stamp	8/03/2021 2:37:58 pm

Page Title	Foundation Plan - Block 3
Project	4 Collingwood Development
Address	4 Collingwood & 99 Waiwhetu Road, Waterloo, Lower Hutt

Sheet	BC2.3
	Page 89 of 139

Floor Plan Key	
Floor drain	⊙
Floor waste gully	fwg
Smoke alarm	SA
Down pipe	dp
Water valve	mvv
Distribution & Meterbox	DB/MB
Gas Hot Water Heater	⊙
ORG	⊙
Extractor Vent path	—
Outdoor tap	Tap

Wall Legend	
Exterior walls	
Cemintel 90mm timber frame - Fire wall	
70mm Brick Veneer 90mm timber frame - Fire wall	
Cemintel 90mm timber frame	
70mm Brick Veneer 90mm timber frame	
Fire rated walls	
Hebel PowerPanel 50 Intertenancy wall system "Hebel 1925"	
Interior walls	
GIB on timber frame (Refer to plan dimensions for stud size)	
Wall balustrade	

Masonry Veneer Lintel Sizes (minimum)			
Span of lintel (m) up to:	Maximum Thickness of masonry veneer (mm)		
	70		
	Maximum height of veneer supported (mm)		
	350	700	2000
0.800	60 x 60 x 6L	60 x 60 x 6L	60 x 60 x 6L
2.000	60 x 60 x 6L	60 x 60 x 6L	60 x 60 x 6L
2.500	60 x 60 x 6L	80 x 80 x 6L	80 x 80 x 6L
3.000	80 x 80 x 6L	80 x 80 x 6L	125 x 75 x 6L
3.500	80 x 80 x 6L	80 x 80 x 6L	125 x 75 x 6L
4.000	80 x 80 x 6L	125 x 75 x 6L	125 x 75 x 10L
4.500	125 x 75 x 6L	125 x 75 x 10L	
4.800	125 x 75 x 6L	125 x 75 x 10L	

Guttering Specification	
All Facia's to be - Endura Colorsteel 150mm Multi line Facia	
All Gutters to be - Endura Colorsteel Dimond 125mm Quad Gutter	
All Downpipes to be - Endura Colorsteel 80mm dia. Downpipes	

BLOCK 1 AREAS					
Block Number	Unit Number	Area Level	Over Cladding	Nett Area	Plate Area
Block 1	Unit A	Ground Floor	46.3 m ²	43.3 m ²	43.3 m ²
Block 1	Unit A	First Floor	46.8 m ²	43.3 m ²	43.3 m ²
			93.1 m ²	86.7 m ²	86.7 m ²
Block 1	Unit B	Ground Floor	29.1 m ²	27.3 m ²	27.3 m ²
Block 1	Unit B	First Floor	29.1 m ²	27.3 m ²	27.3 m ²
			58.2 m ²	54.6 m ²	54.6 m ²
Block 1	Unit C	Ground Floor	28.8 m ²	27.2 m ²	27.2 m ²
Block 1	Unit C	First Floor	28.9 m ²	27.9 m ²	27.2 m ²
			57.7 m ²	55.1 m ²	54.4 m ²
Block 1	Unit D	Ground Floor	28.5 m ²	26.2 m ²	26.3 m ²
Block 1	Unit D	First Floor	28.5 m ²	26.3 m ²	26.3 m ²
			57.1 m ²	51.9 m ²	52.6 m ²
Grand total			266.1 m ²	248.3 m ²	

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Revision	Description	Rev	Date	Issued by
Revision 2		A	Date 2	

WILLIAMS CORPORATION

Revision	Page Title
Scale A1 page size (Half scale @ A3)	Floor Plans - Block 1
Issue Date 04/14/20	Project 4 Collingwood Development
Time Stamp 8/03/2021 2:38:07 pm	Address 4 Collingwood & 99 Waiwhetu Road, Waterloo, Lower Hutt

BUILDING CONSENT

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15/03/2021

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Floor Plan Notes

- The contractor shall check and verify all dimensions, levels, council (public) drain positions and inverts prior to commencing any work. Notify Designer should dimensions or positions vary to that shown immediately
- Kitchen joinery manufacturer shall take "On-site" measurements prior to fabrication.
- For kitchen layout and joinery, refer to kitchen manufacturer documents
- All glass to be as per NZS 4223 (part 3 in particular)
- Window manufacturers shall check "On-site" all window openings sizes prior to fabrication. All bathroom glazing to be obscure Safety glass as per NZS 4223.3
- Openings with a fall of more than 1M to the outside shall have Restrictors to show compliance with F4 Section 2.0
- Selected carpet to bedrooms and halls.
- Bathroom to have selected tile on Mapei AquaDefense waterproofing system.
- Electrical contractor to confirm positions of meter and distribution boards
- Stairs to comply with NZBC requirements section D1/AS1: Main private:
 - Tread 280mm min
 - Riser 193.7mm max
 - Going 255mm + 25mm nosing
 - Floor covering - carpet to comply with D1/AS1 table 2
- Balusters to comply with NZBC requirements section B1/AS2:
 - 1m high for external decks & balconies.
 - 1m min above finished floor level for internal balustrade
 - D1/AS1 - stairs, ramps and handrails
 - F4/AS1 - safety from falling.
- Mechanical ventilation: To comply with G4/AS1 1.3.3 Mechanical extract fans (including associated ducting) must have a flow rate not less than the following:
 - 25 L/S for showers and baths and
 - 50L/S for cook tops.
- Install a 4 n 1 valve in every unit which has a shut off, strainer and limiter with non return valve to prevent contamination caused by backflow.
- Interior wet area paint finishes schedule in supporting documents.
- All cook tops have a glass splash back 750ht x 600w
- All rooms with metal ceiling battens must be linked together with a metal strap and earthed back to the fuse board.

Joinery Notes

- Frame & Truss to confirm joinery head height if window is underside of soffit. Contact Designer if necessary.
- All heights and sizes to be confirm prior to manufacture
- Ground Floor - 2.1m a.f.l
- First Floor - Refer to plan
- Refer sections and details.
- Internal door height, Std 1980 Panels. except noted ones "ht"
- Internal door to be pre drilled for hardware.
- Lower stair raking wall to be installed once GIB on site
- Living area sliding doors to be safety glass as per NZS4223.3:2016
- Part height doors under stairs not to have pre drilled hardware
- Part height doors under stairs to be fitted with pull ring only
- All top floor cupboards noted with "ht" are to match the external window height. Refer to plans for which doors are marked.
- All Joinery is to be compliant with NZS 4211 for High wind zone

Stud Sizing & Dwgans

Stud sizing as per NZS 3604:2011

SC9 LVL framing

Load Bearing walls (Max High Wind Zones) up to 6m load dimension

Lower of Two Storey
90x45 Studs up to 2.4m @ 600ctrs (Cemintel Cladding)
90x45 Studs up to 2.4m @ 400ctrs (Brick Cladding)

Upper of Two Storey LVL8
90x45 Studs up to 2.4m @ 600ctrs (Cemintel Cladding)
90x45 Studs up to 2.4m @ 400ctrs (Brick Cladding)

Interior Framing
90x45 Studs up to 2.4m @ 600ctrs

Intertenancy Framing
90x45 Studs up to 2.4m @ 600ctrs as per Hebel System Specifications "Hebel 1925". Overall wall thickness 270mm (Excluding GIB).

One row of dwangs @ 1350 from FFL max (Brick)
One row of dwangs @ 1350 from FFL max (Cemintel installed Horizontally)
Dwangs @ 800ctrs Max for BGC Claddings
Cemintel require rows of dwangs @ 600 ctrs max if installed Vertically
One row of dwangs @ 600 from FFL max (Aluminium Weatherboard) Horiz & Vert install

Brick cladding installed as per 2 storey brick maunal. Refer to specification.
Brick ties @ 400ctrs Horizontal & 400ctrs Vertical

Fire Protection Notes

- Provide (30)/30/30 fire resistance rating between adjacent units. This has been achieved with the proposed construction method, Hebel PowerPanel 50 "Hebel 1925" wall system between the units. Refer to Hebel® specification. (90mm insulation R2.6)
- Smoke detectors shall be fitted in accordance with AS1670.6 in every sleeping space or within 3 metres of every sleeping space door
- All Wellington and 3 storey buildings to have interconnected smoke alarms. Code: 2107 CAV10WF
- James Hardie Systems JHETGR30-N
- Refer to GIB-Fire-Rated-Systems manual for fire wall penetrations

Lighting Notes

- Provide lighting on stairways and entry as per NZBC G8/AS1.
- Two way light switch at top at bottom of stairs - as per G8/AS1.
- All LED downlight to be Ca rated



BRICK VENEER NOTE:

ALL UPPER FLOOR WALL'S SUPPORTING BRICK VENEER. STUD SPACING AS PER SECTION 5.0 (STUDS) OF THE TWO STOREY CLAY BRICK GUIDE

THE BRICK TIES TO BE USED IN THIS SYSTEM ARE TO BE SOWFIXED BRICK TIES, WHICH COMPLY WITH NZS2699.1. THE MINIMUM STRENGTH TIE REQUIRED IS AN EM (EARTHQUAKE MEDIUM) TIE. THE DURABILITY IS TO COMPLY WITH THE REQUIREMENTS OF NZS3604. USE STAINLESS STEEL TIES IN "SEA SPRAY" ZONES, THAT IS, GENERALLY WITHIN 500M OF THE HIGH WATER MARK.

FIRST FLOOR LINTELS		
LINTEL	SIZE	
A	2/90x45	MSG8
B	2/140x45	MSG8
C	2/190x45	MSG8
D	2/240x45	MSG8
E	2/290x45	MSG8

BC3.0



Wall Legend	
Exterior walls	
Cemintel 90mm timber frame - Fire wall	
70mm Brick Veneer 90mm timber frame - Fire wall	
Cemintel 90mm timber frame	
70mm Brick Veneer 90mm timber frame	
Fire rated walls	
Hebel PowerPanel 50 Intertency wall system "Hebel 1925"	
Interior walls	
GIB on timber frame (Refer to plan dimensions for stud size)	
Wall balustrade	

Masonry Veneer Lintel Sizes (minimum)			
Span of lintel (m) up to:	Maximum Thickness of masonry veneer (mm)		
	70		
	Maximum height of veneer supported (mm)		
	350	700	2000
0.800	60 x 60 x 6L	60 x 60 x 6L	60 x 60 x 6L
2.000	60 x 60 x 6L	60 x 60 x 6L	60 x 60 x 6L
2.500	60 x 60 x 6L	80 x 80 x 6L	80 x 80 x 6L
3.000	80 x 80 x 6L	80 x 80 x 6L	125 x 75 x 6L
3.500	80 x 80 x 6L	80 x 80 x 6L	125 x 75 x 6L
4.000	80 x 80 x 6L	125 x 75 x 6L	125 x 75 x 10L
4.500	125 x 75 x 6L	125 x 75 x 10L	
4.800	125 x 75 x 6L	125 x 75 x 10L	

All Facia's to be - Endura Colorsteel 150mm Multi line Facia
All Gutters to be - Endura Colorsteel Dimond 125mm Quad Gutter
All Downpipes to be - Endura Colorsteel 80mm dia Downpipes

BLOCK 2 AREAS					
Block Number	Unit Number	Area Level	Over Cladding	Nett Area	Plate Area
Block 2	Unit E	Ground Floor	38.9 m ²	35.5 m ²	37.8 m ²
Block 2	Unit E	First Floor	39.9 m ²	35.5 m ²	38.0 m ²
			78.8 m ²	71.0 m ²	75.8 m ²

[illegible]

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- Architectural drawings are to be read in conjunction with the structural engineers drawings and vice versa.
- All proprietary items and materials shall be fixed, installed or applied in strict accordance with the manufacturers recommendations and specifications.
- All documentation must be read and completely understood before any works begin and any discrepancies or ambiguity shall be clarified with design LBP before any work commences
- The builder is responsible for the setting out of the works, the checking of all dimensions and levels on site, and the reporting of any discrepancies prior to commencement of work. Do not scale from these drawings.

Revision

Scale A1 page size (Half scale @ A3)

Issue Date 01/12/21

Time Stamp 12/03/2021 7:44:07 am

Page Title Floor Plans - Block 2

Project	4 Collingwood Development
Address	4 Collingwood & 99 Waiwhetu Road, Waterloo, Lower Hutt

Sheet

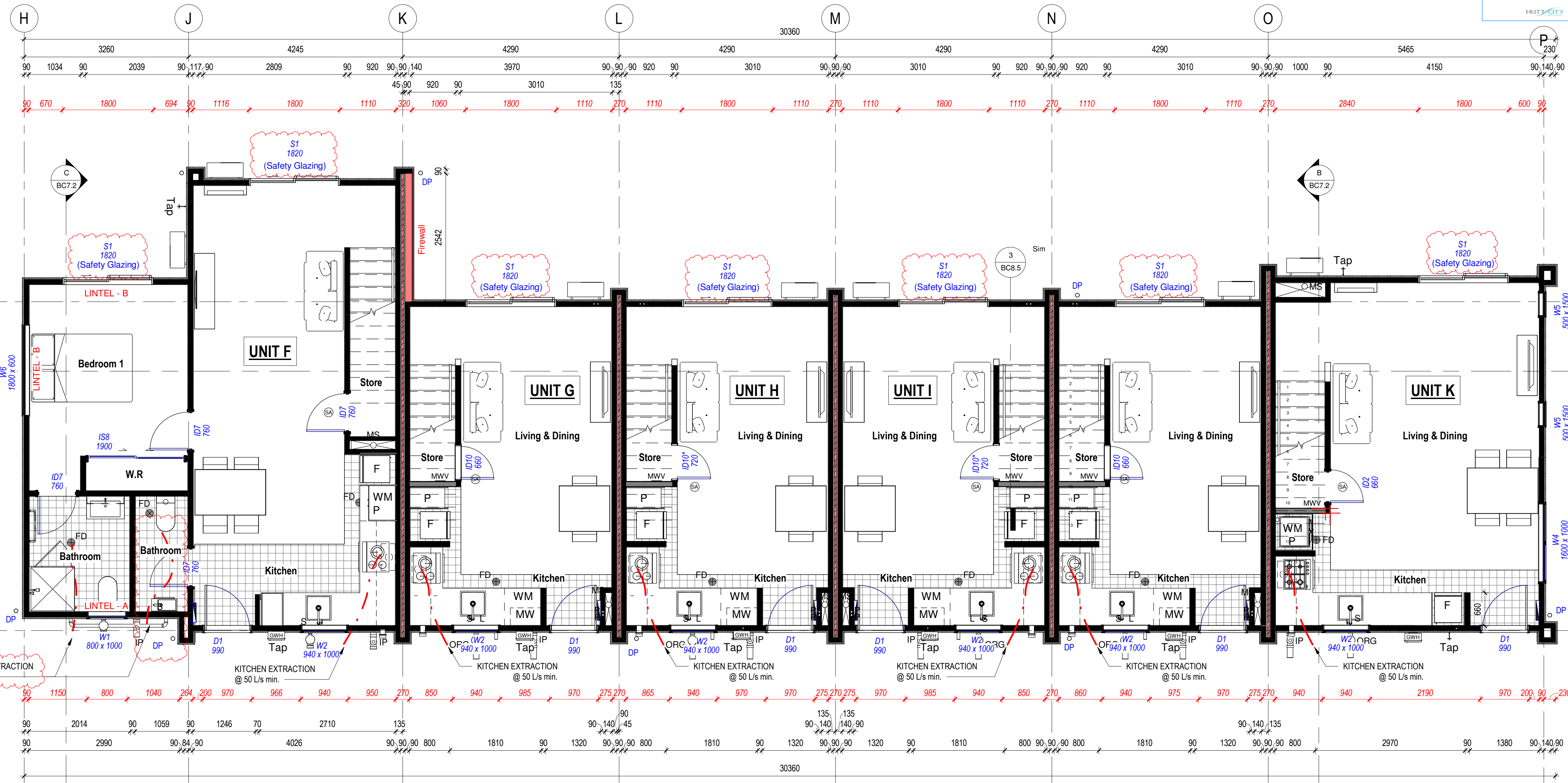
1. Frame & Truss to confirm joinery head height if window is underside of soffit. Contact Designer if necessary.
2. All heights and sizes to be confirm prior to manufacture
3. Ground Floor - 2.1m a.f.f
4. First Floor - Refer to plan
5. Refer sections and details.
6. Internal door height, Sd 1980 Panels, excepted noted ones
7. Internal door to be pre drilled for hardware.
8. Lower stair raking wall to be installed once GIB on site
9. Living area sliding doors to be safety glass as per NZS4223.3:2016
10. Part height doors under stairs not to have pre drilled hardware
11. Part height doors under stairs to be fitted with pull ring only
12. All top floor cupboards noted with "ht" are to match the external window height. Refer to plans for which doors are mandatory
13. All Joinery is to be compliant with NZS 4211 for High wind zone.



LINTEL	SIZE	
A	2/90x45	MSG8
B	2/140x45	MSG8
C	2/190x45	MSG8
D	2/240x45	MSG8
E	2/290x45	MSG8

1. The contractor shall check and verify all dimensions, levels, council (public) drain positions and inverts prior to commencing any work. Notified Designer should dimensions or positions vary to that shown immediately
2. Kitchen joinery manufacturer shall take "On-site" measurements prior to fabrication.
3. For kitchen layout and joinery, refer to kitchen manufacturer documents
4. All glass to be as per NZS 4223 (part 3 in particular)
5. Window manufacturers shall check "On-site" all window openings sizes prior to fabrication.
6. All bathroom glazing to be obscure Safety glass as per NZS 4223.3
7. Openings with a fall of more than 1M to the Outside shall have Restrictors to show compliance with F4 Section 2.0
8. Selected carpet to bedrooms and halls.
9. Bathroom to have selected tile on Mapei AquaDefense waterproofing system.
10. Electrical contractor to confirm positions of meter and distribution boards
11. Stairs to comply with NZBC requirements section D1/AS1: Main private :
 - a. Tread 280mm min
 - b. Riser 193.7mm max
 - c. Going 255mm x 25mm nosing
 - d. Floor covering - carpet to comply with D1/AS1 table 2
12. Balusters to comply with NZBC requirements section D1/AS2:
 - a. 1m high for external decks & balconies.
 - b. 1m min above finished floor level for internal balustrade
 - c. D1/AS1 - stairs, ramps and handrails
 - d. F4/AS1 - safety from falling.
13. Mechanical ventilation: To comply with G4/AS1 1.3.3 Mechanical extract fans (including associated ducting) must have a flow rate not less than the following:
25 L/S for showers and baths and
50L/S for cook tops
14. Install a 4 in 1 valve in every unit which has a shut off, strainer and limiter with non return valve to prevent contamination caused by backflow.
15. Interior area paint finish/ finishes schedule in supporting documents
16. All cook tops have a glass splash back 750H x 60W
17. All rooms with metal ceiling battens must be linked together with a metal strap and earthed back to the fuse board.

1. Provide lighting on stairways and entry as per NZBC G8/AS1.
2. Two way light switch at top at bottom of stairs - as per G8/AS1.
3. All LED downlight to be Ca rated



1 GROUND FLOOR PLAN - BLOCK 3
1:50

BLOCK 3 AREAS					
Block Number	Unit Number	Area Level	Over Cladding	Nett Area	Plate Area
Block 3	Unit F	Ground Floor	59.3 m ²	59.3 m ²	59.8 m ²
Block 3	Unit F	First Floor	37.6 m ²	37.6 m ²	38.0 m ²
			96.9 m ²	96.9 m ²	97.8 m ²
Block 3	Unit G	Ground Floor	29.0 m ²	27.3 m ²	28.5 m ²
Block 3	Unit G	First Floor	29.0 m ²	27.3 m ²	28.5 m ²
			58.0 m ²	54.6 m ²	57.0 m ²
Block 3	Unit H	Ground Floor	28.5 m ²	27.2 m ²	28.0 m ²
Block 3	Unit H	First Floor	28.5 m ²	27.2 m ²	28.1 m ²
			57.0 m ²	54.4 m ²	56.1 m ²
Block 3	Unit I	Ground Floor	28.5 m ²	27.2 m ²	28.1 m ²
Block 3	Unit I	First Floor	28.5 m ²	27.2 m ²	28.1 m ²
			57.0 m ²	54.4 m ²	56.2 m ²
Block 3	Unit J	Ground Floor	28.5 m ²	27.2 m ²	28.1 m ²
Block 3	Unit J	First Floor	28.5 m ²	27.2 m ²	28.2 m ²
			57.1 m ²	54.4 m ²	56.3 m ²
Block 3	Unit K	Ground Floor	39.0 m ²	36.5 m ²	38.3 m ²
Block 3	Unit K	First Floor	39.0 m ²	36.5 m ²	38.5 m ²
			78.0 m ²	73.0 m ²	76.8 m ²
Grand total			403.9 m ²	387.6 m ²	400.3 m ²

[illegible]

- All work shall comply with the New Zealand Building Code and all relevant and associated standards, codes and territorial authority by-laws including terms and conditions of the building consent and any other resource consents issued for project
- Architectural drawings are to be read in conjunction with the structural engineers drawings and vice versa.
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- The builder is responsible for the setting out of the works, the checking of all dimensions and levels on site, and the reporting of any discrepancies prior to commencement of work. Do not scale from these drawings.

All Facia's to be - Endura Colorsteel 150mm Multi line Facia
All Gutters to be - Endura Colorsteel Dimond 125mm Quad Gutter
All Downpipes to be - Endura Colorsteel 80mm dia. Downpipes

Stud sizing as per NZS 3604:2011
SG8 LVL framing
Load Bearing walls (Max High Wind Zones) up to 6m load dimension

Lower of Two Storey
90x45 Studs up to 2.4m @ 600ctrs (Cemintel Cladding)
90x45 Studs up to 2.4m @ 400ctrs (Brick Cladding)

Upper of Two Storey LVL8
90x45 Studs up to 2.4m @ 600ctrs (Cemintel Cladding)
90x45 Studs up to 2.4m @ 400ctrs (Brick Cladding)

Interior Framing
90x45 Studs up to 2.4m @ 600ctrs

Intertency Framing
90x45 Studs up to 2.4m @ 600ctrs as per Hebel System
Specifications "Hebel 1925". Overall wall thickness 270mm
(Excluding Gib).

One row of dwangs @ 1350 from FFL max (Brick)
One row of dwangs @ 1350 from FFL max (Cemintel installed Horizontally).
Dwangs @ 800ctrs Max for BGC Claddings

One row of dwangs @ 600 from FFL max (Aluminium Weatherboard) Horiz & Vert install

1. Provide (30)/30/30 fire resistance rating between adjacent units. This has been achieved with the proposed construction method. Hebel PowerPanel 50 "Hebel 1925" wall system between the units. Refer to Hebel® specification, (90mm insulation R2.6)
2. Smoke detectors shall be fitted in accordance with AS1670.6 in every sleeping space or within 3 metres of every sleeping space door
3. All Wellington and 3 storey buildings to have interconnected smoke alarms. Code: 2107 CAV10WF
4. James Hardie Systems „JHETGR30-N
5. Refer to GIB Fire-Rated-Systems manual for fire wall penetrations

Joinery Notes

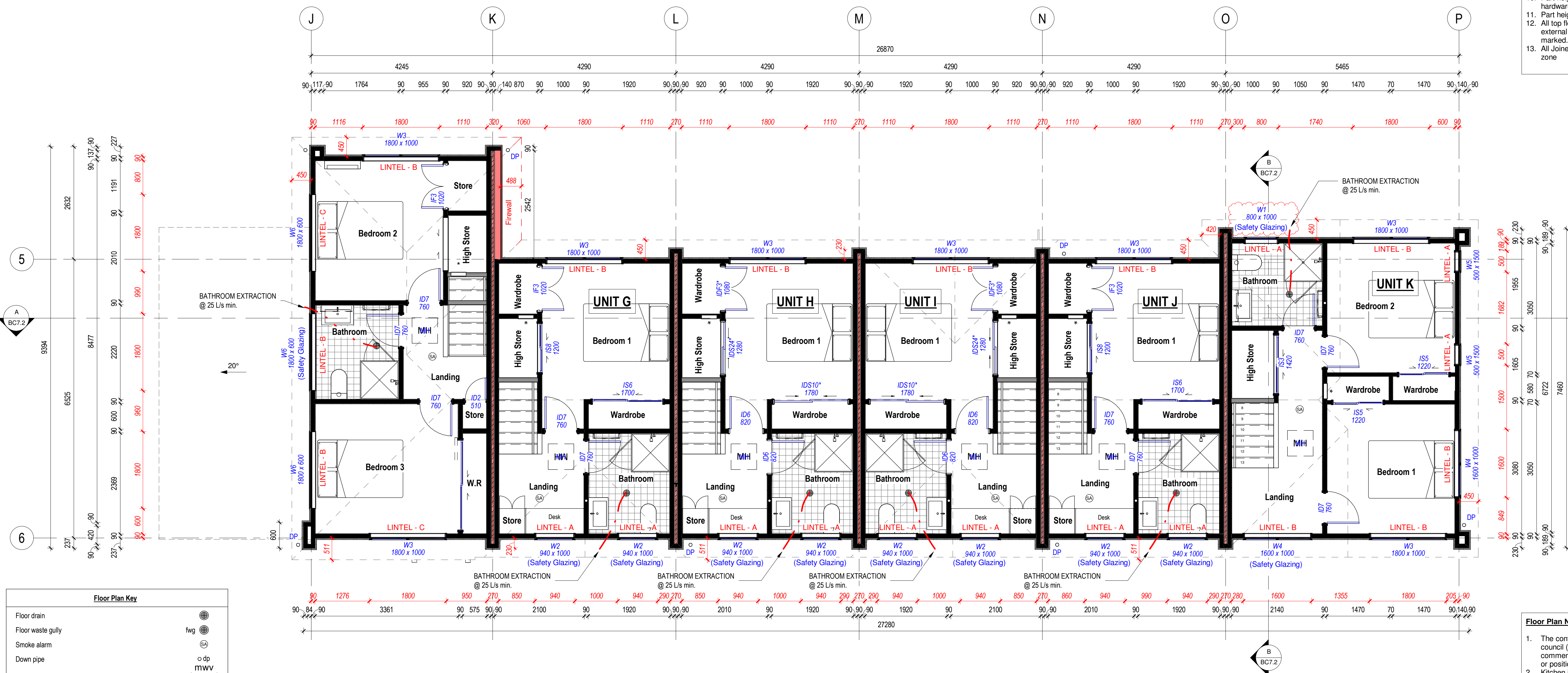
1. Frame & Truss to confirm joinery head height if window is underside of soffit. Contact Designer if necessary.
2. All heights and sizes to be confirm prior to manufacture
3. Ground Floor - 2.1m a.f.l
4. First Floor - Refer to plan
5. Refer sections and details.
6. Internal door height, Std 1980 Panels, except noted ones "ht"
7. Internal door to be pre drilled for hardware.
8. Lower stair raking wall to be installed once GIB on site
9. Living area sliding doors to be safety glass as per NZS4223.3:2016
10. Part height doors under stairs not to have pre drilled hardware
11. Part height doors under stairs to be fitted with pull ring only
12. All top floor cupboards noted with "ht" are to match the external window height. Refer to plans for which doors are marked.
13. All Joinery is to be compliant with NZS 4211 for High wind zone

BUILDING CONSENT

GRANTED
15/03/2021

HUTT CITY COUNCIL

HUTT CITY COUNCIL



1 FIRST FLOOR PLAN - BLOCK 3 1 : 50

Stud Sizing & Dwgans

Stud sizing as per NZS 3604:2011
SG8 LVL framing
Load Bearing walls (Max High Wind Zones) up to 6m load dimension

Lower of Two Storey
90x45 Studs up to 2.4m @ 600ctrs (Cemintel Cladding)
90x45 Studs up to 2.4m @ 400ctrs (Brick Cladding)

Upper of Two Storey LVL8
90x45 Studs up to 2.4m @ 600ctrs (Cemintel Cladding)
90x45 Studs up to 2.4m @ 400ctrs (Brick Cladding)

Interior Framing
90x45 Studs up to 2.4m @ 600ctrs

Intertenancy Framing
90x45 Studs up to 2.4m @ 600ctrs as per Hebel System Specifications "Hebel 1925". Overall wall thickness 270mm (Excluding Gib).

One row of dwangs @ 1350 from FFL max (Brick)
One row of dwangs @ 1350 from FFL max (Cemintel installed Horizontally).

Dwangs @ 800ctrs Max for BGC Claddings
Cemintel require rows of dwangs @ 600 ctrs max if installed Vertically

One row of dwangs @ 600 from FFL max (Aluminium Weatherboard) Horiz & Vert install

Brick cladding installed as per 2 storey brick maunal.
Refer to specification.
Brick ties @ 400ctrs Horizontal & 400ctrs Vertical

BLOCK 3 AREAS

Block Number	Unit Number	Area Level	Over Cladding	Nett Area	Plate Area
Block 3	Unit F	Ground Floor	59.3 m ²	59.3 m ²	59.8 m ²
	Block 3	Unit F	First Floor	37.6 m ²	37.6 m ²
Block 3	Unit G	Ground Floor	96.9 m ²	96.9 m ²	97.8 m ²
		Block 3	Unit G	First Floor	29.0 m ²
Block 3	Unit H	Ground Floor	29.0 m ²	27.3 m ²	28.5 m ²
		Block 3	Unit H	First Floor	58.0 m ²
Block 3	Unit I	Ground Floor	28.5 m ²	27.2 m ²	28.0 m ²
		Block 3	Unit I	First Floor	28.5 m ²
Block 3	Unit J	Ground Floor	57.0 m ²	54.4 m ²	56.1 m ²
		Block 3	Unit J	First Floor	28.5 m ²
Block 3	Unit K	Ground Floor	57.0 m ²	54.4 m ²	56.2 m ²
		Block 3	Unit K	First Floor	28.5 m ²
Block 3	Unit L	Ground Floor	57.1 m ²	54.4 m ²	56.3 m ²
		Block 3	Unit L	First Floor	28.5 m ²
Block 3	Unit M	Ground Floor	71.1 m ²	67.6 m ²	69.3 m ²
		Block 3	Unit M	First Floor	39.0 m ²
Block 3	Unit N	Ground Floor	39.0 m ²	36.5 m ²	38.5 m ²
		Block 3	Unit N	First Floor	78.0 m ²
Grand total			403.9 m ²	387.6 m ²	400.3 m ²

Construction standard for Acoustic requirements

Construct will comply with appendix 6.11.4.1 Noise Attenuation
Construction Requirements to achieve 30 dB Dtr,2m,nT,w + Ctr

Walls with cladding: Minimum not to be less than 25 kg/m² being the combined mass of external and internal linings excluding structural elements.

Windows : 10/12/6 double glazing

Pitched roof : Cladding: 0.44mm profiled steel, Timber truss with 100mm acoustic blanket

External Door : Solid core door (min 24kg/m²) with weather seals

Fire Protection Notes

1. Provide (30)/30/30 fire resistance rating between adjacent units. This has been achieved with the proposed construction method, Hebel PowerPanel 50 "Hebel 1925" wall system between the units. Refer to Hebel® specification. (90mm insulation R2.6)
2. Smoke detectors shall be fitted in accordance with AS1670.6 in every sleeping space or within 3 metres of every sleeping space door
3. All Wellington and 3 storey buildings to have interconnected smoke alarms. Code: 2107 CAV10WF
4. James Hardie Systems JHETGR30-N
5. Refer to GIB-Fire-Rated-Systems manual for fire wall penetrations

Lighting Notes

1. Provide lighting on stairways and entry as per NZBC G8/AS1.
2. Two way light switch at top at bottom of stairs - as per G8/AS1.
3. All LED downlight to be Ca rated

Floor Plan Key	
Floor drain	⊙
Floor waste gully	fwg ⊙
Smoke alarm	SA
Down pipe	dp
Water valve	mwv
Distribution & Meterbox	DB/MB
Gas Hot Water Heater	GWH
ORG	⊙
Extractor Vent path	—
Outdoor tap	Tap

Wall Legend	
Exterior walls	
Cemintel	—
90mm timber frame - Fire wall	—
70mm Brick Veneer	—
90mm timber frame - Fire wall	—
Cemintel	—
90mm timber frame	—
70mm Brick Veneer	—
90mm timber frame	—
Fire rated walls	
Hebel PowerPanel 50 Intertenancy wall system "Hebel 1925"	—
Interior walls	
GIB on timber frame (Refer to plan dimensions for stud size)	—
Wall balustrade	—

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Description	Rev	Date	Issued by
Council RPT's request	A	08.03.21	
Council 2nd RPT's request	B	12.03.21	



NORTH ELEVATION - BLOCK 1
1:50



SOUTH ELEVATION - BLOCK 1
1:50

Model	Height	Width	Rough Opening (Height)	Rough Opening (Width)	Count
W1	1030	830	1000	800	2
W2	1030	1830	1000	1800	16
W3	1030	1630	1000	1600	5
W4	1030	530	1000	500	13
W5	630	1830	600	1800	4
W6	1030	787	1000	757	1
W7	1030	787	1000	757	1
Grand total:	72				72

Model	Height	Width	Rough Opening (Height)	Rough Opening (Width)	Count
D1	2110	990	2100	970	11
S1	2110	1820	2100	1800	13
Grand total:	24				24

Door/Window Key Notes:

- Viewed from outside
- RO sizes take precedence over other sizes
- Wet area glazing to be safety glass
- SG = Safety glazing
- OB = Obscure glazing
- Tint = Tinted glass
- SS = Safety stays to all bathrooms and to all 1st & 2nd storey windows with opening closer to 760mm to FFL

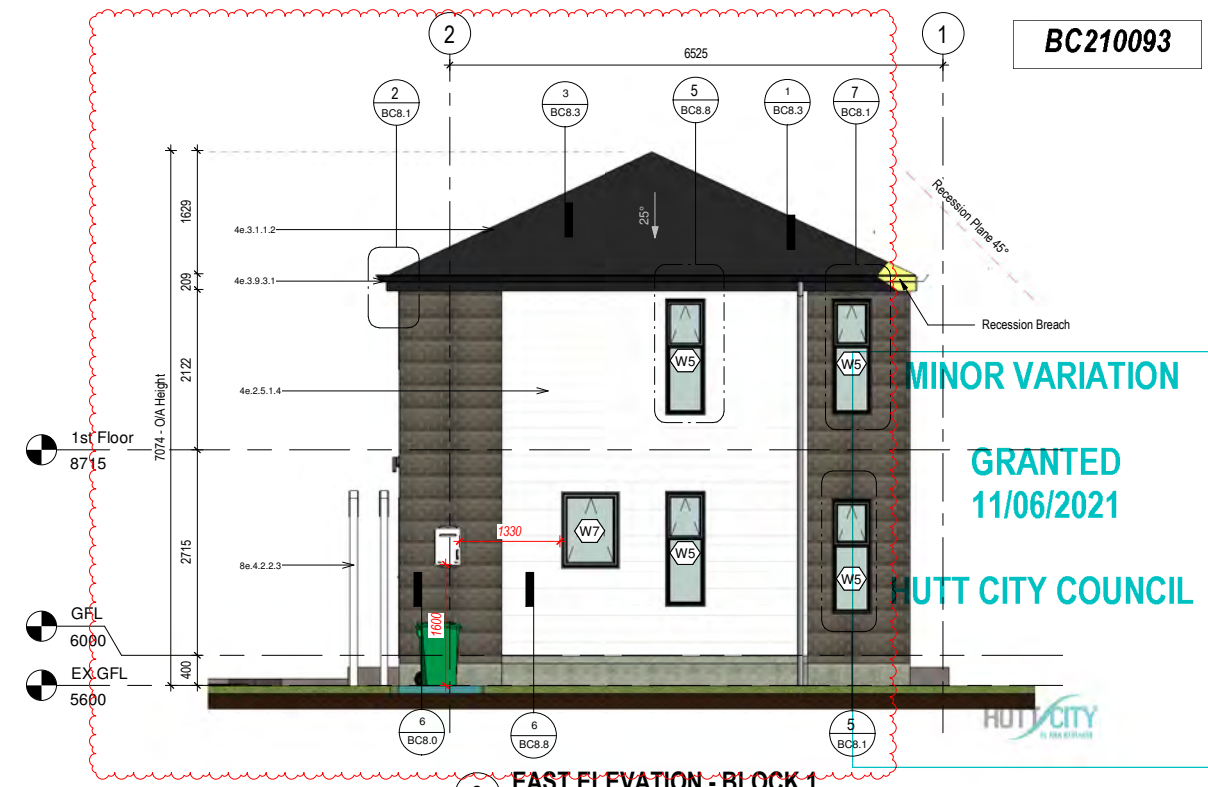
H1 Compliance

Schedule Method Units 1 to 6
Total Area of glazing walls (<30%) = 20.12% of total exterior walls
ESW Area of glazing walls (<30%) = 17.39% of ESW walls
Schedule Method used:
Minimum R Values from NZS4218 Table 1 Zone 3
a. Roof R3.3 = Use R3.6
b. Wall R2.0 = Use R2.4
c. Floor R1.3 = EXPOL Under floor R1.4 required where timber flooring is used
Glazing R0.26(vertical) = Double glazing required
Glazing Skylights = N/A
The values above are to show compliance and R value are the minimum allowed. The details in this project will show the true R values used are much higher than required

RISK FACTOR	L	M	H	VH	SUBTOTALS
WIND ZONE	0	0	1	0	1
NUMBER OF STOREYS	0	0	2	0	2
ROOF/ WALL INTERSECTION	0	0	0	0	0
EAVES WIDTH	0	0	0	5	5
ENVELOPE COMPLEXITY	0	0	0	0	0
DECK DESIGN	0	0	0	0	0
TOTAL RISK SCORE					8

Elevation Key Notes

Key Value	Keynote Text
4e.2.5.1.4	BGC Stratum weatherboards installed horizontally. 300mm wide board
4e.2.6.1.1	Selected 70 series brick veneer cladding
4e.3.1.1.2	Selected 0.55 coloursteel longrun roofing
4e.3.9.3.1	Selected coloursteel fascia and gutter
4e.5.2.1.1	Selected double glazed powder coated aluminium joinery
7e.1.2.6.1	Infinity external gas water heater
7e.4.1.1.1	Selected coloursteel 80mm downpipes
8e.4.2.2.3	Laminated timber pergola frames. Free standing and painted with metal corner L brackets



EAST ELEVATION - BLOCK 1
1:50



WEST ELEVATION - BLOCK 1
1:50

Colour Schedule "The Classic"



"Lanzarote" (By Austral Bricks) 230 x 119 x 70mm Black mortar Rolled joints	"Matt Black" Windows, Front Door RGB 43 43 44 LRV 04
BGC Stratum 300 (Main Cladding) "Savanna Cloud" EPS241	"Black / Ebony" Roof, Fascia, Gutter Downpipes
"Resene Half Black White" Soffits RGB 240 238 234 LVR 86	Pergola Features Timber "Resene Half Black White" Galvanized steel brackets painted black

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Description	Rev	Date	Issued by
For Construction	1	03.06.21	SV
Cladding Substitution - Substitute Cammett Savanna Cloud with BGC Stratum 300	2	10.06.21	SV



Revision	
Scale	A1 page size (Half scale @ A3)
Issue Date	04/14/20
Time Stamp	10/06/2021 9:26:34 am

Page Title	Elevations - Block 1
Project	4 Collingwood Development
Address	4 Collingwood & 99 Waiwhetu Road, Waterloo, Lower Hutt

MINOR VARIATION
GRANTED
11/06/2021
HUTT CITY COUNCIL



WINDOW SCHEDULE UNITS A-K					
Model	Height	Width	Rough Opening (Height)	Rough Opening (Width)	Count
W1	1030	830	1000	800	2
W2					31
W3	1030	1830	1000	1800	16
W4	1030	1630	1000	1600	5
W5	1530	530	1500	500	13
W6	630	1830	600	1800	4
W7	1030	787	1000	757	1
Grand total: 72					72

DOOR SCHEDULE UNITS A-K					
Model	Height	Width	Rough Opening (Height)	Rough Opening (Width)	Count
D1	2110	990	2100	970	11
S1	2110	1820	2100	1800	13
Grand total: 24					24

Elevation Key Notes

Key Value	Keynote Text
4e.2.7.1.1	Selected Cemintel, Territory woodland, in Teak
4e.2.7.1.3	Selected Cemintel panel run vertical
4e.3.1.1.2	Selected 0.55 coloursteel longrun roofing
4e.3.9.3.1	Selected coloursteel fascia and gutter
4e.5.2.1.1	Selected double glazed powder coated aluminium joinery
7e.4.1.1.1	Selected coloursteel 80mm downpipes
8e.4.2.2.2	Steel UC pergola frame

H1 Compliance

Schedule Method Units 1 to 6
Total Area of glazing walls (<30%) = 21.47% of total exterior walls
ESW Area of glazing walls (<30%) = 18.67% of ESW walls

Schedule Method used:
Minimum R Values from NZS4218 Table 1 Zone 3
a. Roof R3.3 = Use R3.6
b. Wall R2.0 = Use R2.4
c. Floor R1.3 = EXPOL Under floor R1.4 required where timber flooring is used

Glazing R0.26(vertical) = Double glazing required
Glazing Skylights = N/A

The values above are to show compliance and R value are the minimum allowed. The details in this project will show the true R values used are much higher than required

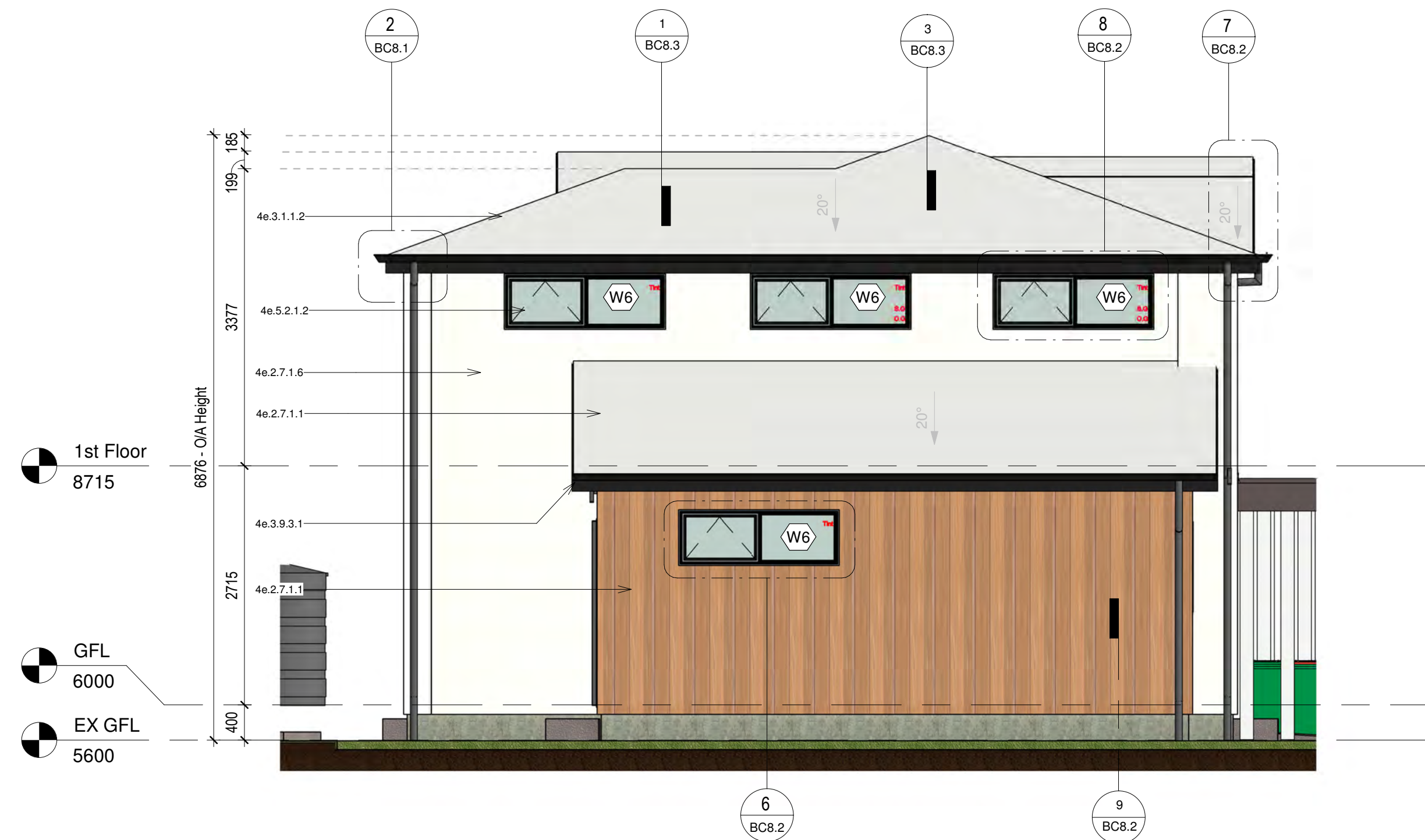
RISK FACTOR	L	M	H	VH	SUBTOTALS
WIND ZONE	0	0	1	0	1
NUMBER OF STOREYS	0	0	2	0	2
ROOF/ WALL INTERSECTION	0	0	0	0	0
EAVES WIDTH	0	0	0	5	5
ENVELOPE COMPLEXITY	0	0	0	0	0
DECK DESIGN	0	0	0	0	0
TOTAL RISK SCORE					8

Colour Schedule "The Grey Fox"

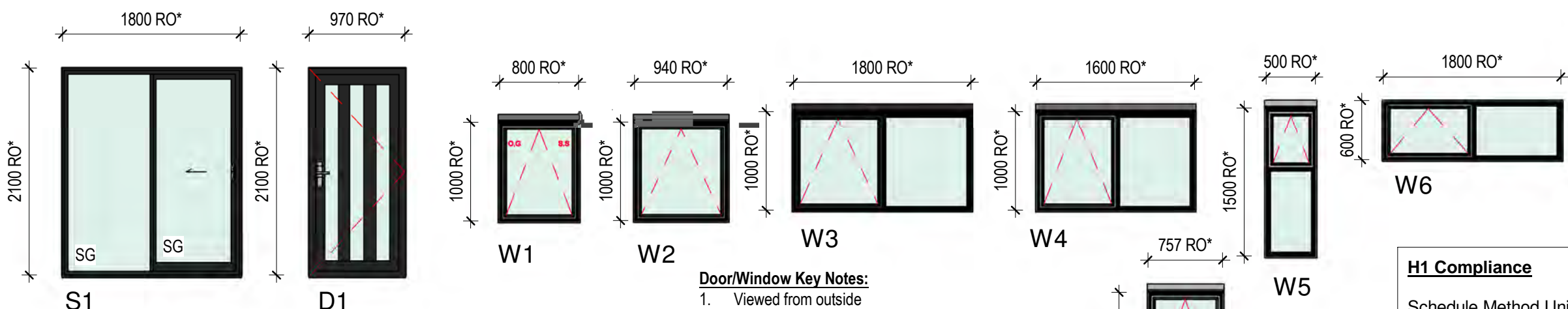
Cemintel Territory Panel (Main Cladding) "Concrete"	"Matt Black" Windows, Front Door LRV 04% RGB 43 43 44
Cemintel Territory Panel (Main Cladding) "Woodlands Teak"	"Black / Ebony" Roof, Fascia, Gutter Downpipes
"Resene Half Black White" Steel Pergola RGB 240 238 234 LVR 86	"Resene Half Black White" Steel Pergola RGB 240 238 234 with Black Steel Brackets



1 EAST ELEVATION - BLOCK 3
1 : 50



2 WEST ELEVATION - BLOCK 3
1 : 50



WINDOW SCHEDULE UNITS A-K					
Model	Height	Width	Rough Opening (Height)	Rough Opening (Width)	Count
W1	1030	830	1000	800	12
W2					21
W3	1030	1830	1000	1800	16
W4	1030	1630	1000	1600	5
W5	1530	530	1500	500	13
W6	630	1530	600	1800	4
W7	1030	787	1000	757	1
Grand total: 72					72

Door/Window Key Notes:

- Viewed from outside
- RO sizes take precedence over other sizes
- Wet area glazing to be safety glass
- SG = Safety glazing
- OB = Obscure glazing
- Tint = Tinted glass
- SS = Safety stays to all bathrooms and to all 1st & 2nd storey windows with opening closer to 760mm to FFL

DOOR SCHEDULE UNITS A-K					
Model	Height	Width	Rough Opening (Height)	Rough Opening (Width)	Count
D1	2110	990	2100	970	11
S1	2110	1820	2100	1800	13
Grand total: 24					24

H1 Compliance

Schedule Method Units 1 to 6
Total Area of glazing walls (<30%) = 21.47% of total exterior walls
ESW Area of glazing walls (<30%) = 18.67% of ESW walls

Schedule Method used:
Minimum R Values from NZS4218 Table 1 Zone 3
a. Roof R3.3 = Use R3.6
b. Wall R2.0 = Use R2.4
c. Floor R1.3 = EXPOL Under floor R1.4 required where timber flooring is used

Glazing R0.26(vertical) = Double glazing required
Glazing Skylights = N/A

The values above are to show compliance and R value are the minimum allowed. The details in this project will show the true R values used are much higher than required

Elevation Key Notes					
Key Value	Keynote Text				
4e.2.7.1.1	Selected Cemintel, Territory woodland, in Teak				
4e.2.7.1.3	Selected Cemintel Territory Panel, "Concrete"				
4e.2.7.1.6	Selected Cemintel Horiz Panel, 90 Stud, "Savanna Cloud"				
4e.3.1.1.2	Selected 0.55 coloursteel longrun roofing				
4e.3.9.3.1	Selected coloursteel fascia and gutter				
4e.5.2.1.2	Double glazed aluminium powdercoated window and door joinery with compression seals. Glazing to be 10/12/6 to meet (Noise requirement)				
7e.4.1.1.1	Selected coloursteel 80mm downpipes				
8e.4.2.2.2	Steel UC pergola frame				
RISK FACTOR	L	M	H	VH	SUBTOTALS
WIND ZONE	0	0	1	0	1
NUMBER OF STOREYS	0	0	2	0	2
ROOF/ WALL INTERSECTION	0	0	0	0	0
EAVES WIDTH	0	0	0	5	5
ENVELOPE COMPLEXITY	0	0	0	0	0
DECK DESIGN	0	0	0	0	0
TOTAL RISK SCORE					8

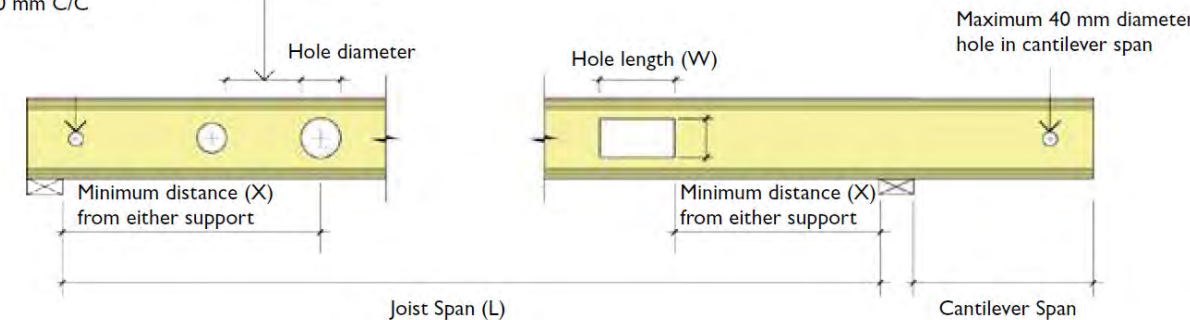
Colour Schedule "The Grey Fox"



Cemintel Territory Panel (Main Cladding) "Concrete"	"Matt Black" Windows, Front Door LRV 04% RGB 43 43 44
Cemintel Territory Panel (Main Cladding) "Woodlands Teak"	"Black / Ebony" Roof, Fascia, Gutter Downpipes
"Resene Half Black White" Soffits RGB 240 238 234 LVR 86	"Resene Half Black White" Steel Pergola RGB 240 238 234 with Black Steel Brackets


















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Description	Rev	Date	Issued by



hyJOIST® section code	Maximum hole diameter (mm)	Minimum distance from support 'x'	Hole diameter (mm)			
			Ø80	Ø110	Ø125	Ø150
			Circular holes – minimum distance 'x' from support – (m)			
HJ200 45	Ø118	0.34L ¹	0.16L	0.28L	N/A	N/A
HJ240 63	Ø158	0.38L	0.12L	0.21L	0.26L	0.33L
HJ240 90	Ø158	0.38L	0.12L	0.21L	0.26L	0.33L

hyJOIST® section code	Hole size		Permitted locations for rectangular holes							
	Height (mm)	Length (mm)	L X	Actual Span 'L' in metres						
				Minimum distance from the side of the hole to any support – (m)						
HJ200 45	118	250	L	≤ 3.8	4.0	4.2	4.4	4.5		
			X	0.34L	1.38	1.59	1.80	1.90		
			L	≤ 3.5	5.5					
HJ240 63	158	330	X	0.38L	2.13					
			L	≤ 5.8	6.0	6.1				
			X	0.38L	2.36	2.45				
HJ240 90	158	330	L	≤ 5.8	6.0	6.1				
			X	0.38L	2.36	2.45				
			L	≤ 5.8	6.0	6.1				

Framing Plan Key	
Down pipe	dp 
Floor waste gully	fwg 
Floor drain (Accidental)	fd 
Smoke alarm	sa 
Distribution & Meter-Box	DB/MB 
Hot Water Cylinder Ducts	HW ○○ CW 
Water valve	mwv 
Gully trap	gt 
Ceiling access	Ceiling access 
Selected tiles on Mapei AquaDefence waterproofing on 20mm Maglok flooring with solid nogging	
Stair void	
240x90 HyJoist @ 600 ctrs	
Eng. beam/Lintel (Refer to Eng drawings)	
Double joist	DJ 
240x45 S/GS boundary joist continuous (no laps)	 
Double stud	DS 

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Note:
For all lintel sizes and locations refer to
S.Engineers Drawings

Plumbing Key

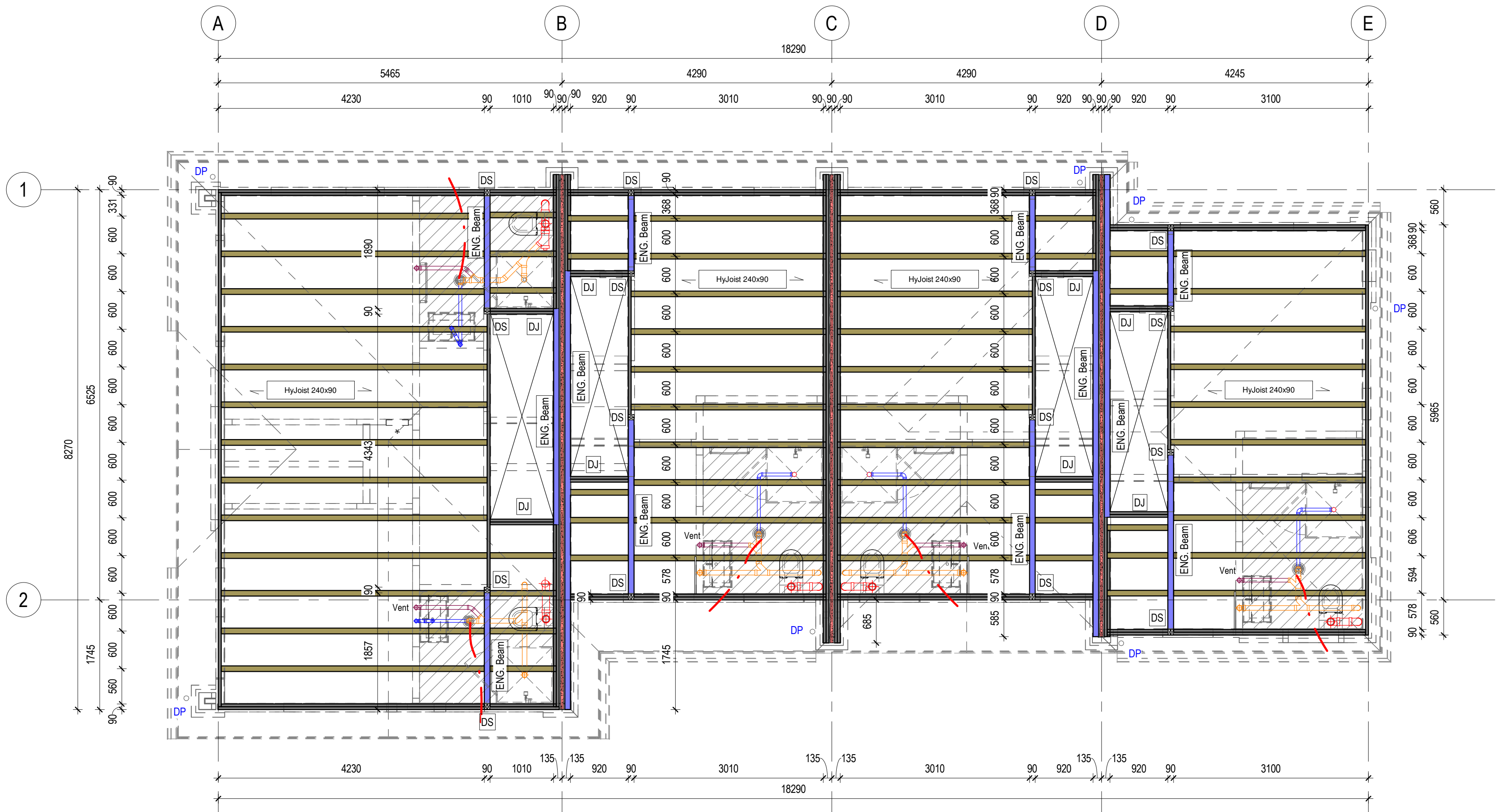
100mm Sewer Drain External	-----
100mm Storm Water Drain	=====
100mm Waste Pipes (Internal)	-----
65mm Waste Pipes (Internal)	-----
50mm Waste Pipes (Internal)	-----

Midfloor Framing Plan

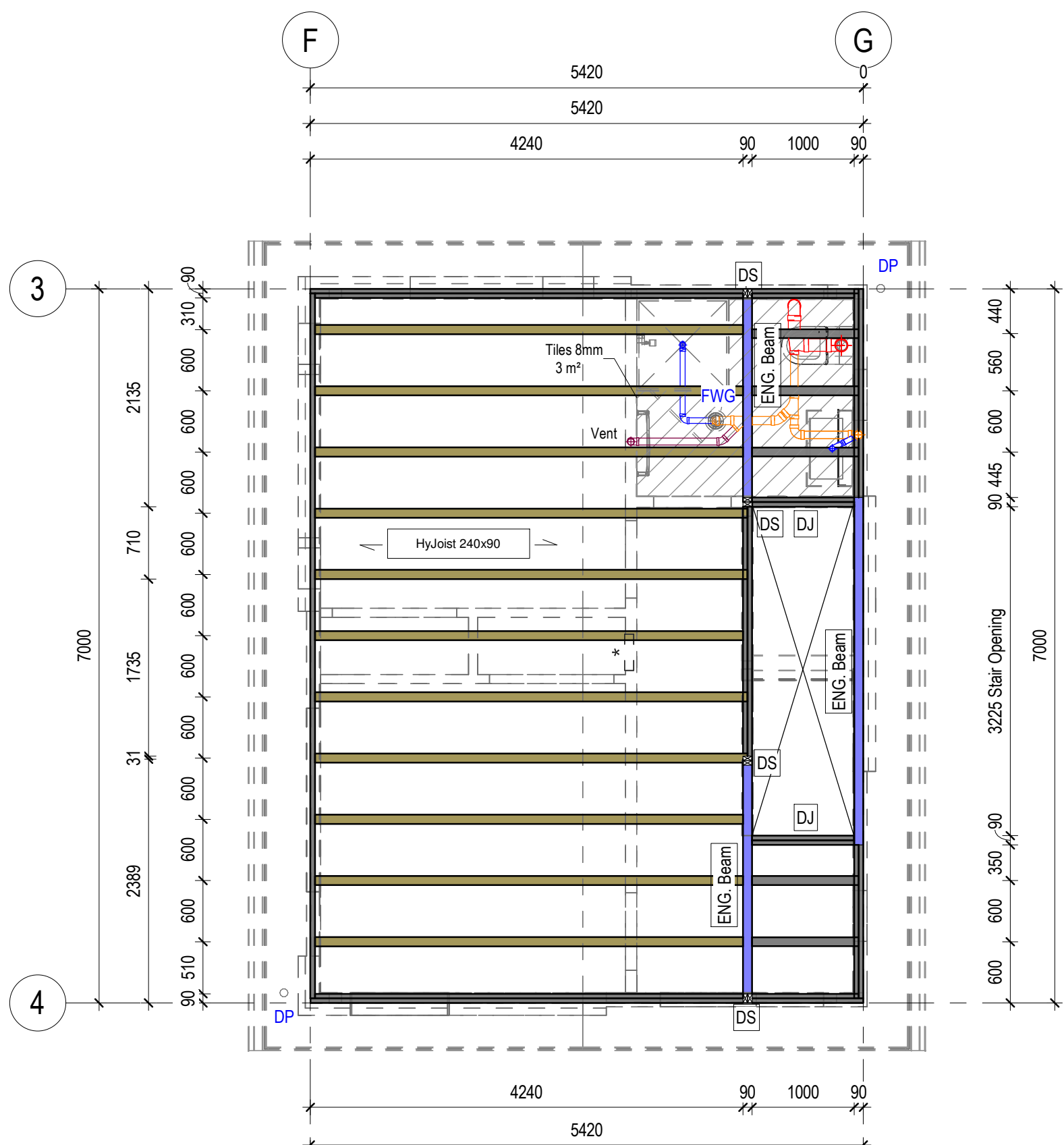
- Contractor to confirm floor framing layout & pipe penetrations through LTB prior to commencing pipe work
- Pipe work penetrating floor joist to use lumberlok floor joist stiffeners as per manu. Specs.
- All lintels to have mitek type f fixings.
- All connections of joists to beams either Pryda LF235/90 or Mitek IBHF 24090. Refer to EDC specifications.
- Refer to truss design for true placement and sizes.
- Lintels not covered by Truss design or Engineers have been sizes using 3604 tables 8.9, 8.10, 8.11 and 8.12
- Continuous solid blocking or strutting (min. 35mm thick and same depth as joist) required at mid-span when joist span is more than 1.8m to comply with **NZS 3607 - 7.1**

Beam Connections

1. At all T junctions where connecting mid-floor beam to lintel arrives in same level, connect via fully nailed mitek joist hanger JH95x165 unless otherwise stated.



1 **Block 1 - Floor Joist Plan**
1:50



2 **Block 2 - Floor Joist Plan**
1:50

Purlin Fixing Table									
		Low		Medium		High		Very High	
Purlin size	Max span	Spacing	Fixing	Spacing	Fixing	Spacing	Fixing	Spacing	Fixing
70 x 45	900	900	S	900	T	900	T	900	U
70 x 45	900	1200	T	1200	T	1200	T	1050	U
70 x 45	900	1800	T	1800	U	1400	U	1050	U
70 x 45	1200	1200	T	1150	T	800	T	600	T
70 x 45	1200	1300	T	1150	T	800	T	600	T
90 x 45	1200	1700	T	1450	U	1000	U	750	U

Fixing Type	Description
S	2/90 x 3.15 gun nails
T	1/10g self drilling screw, 80mm long
U	1/14g self drilling type 17 screw, 100mm long.

[illegible]

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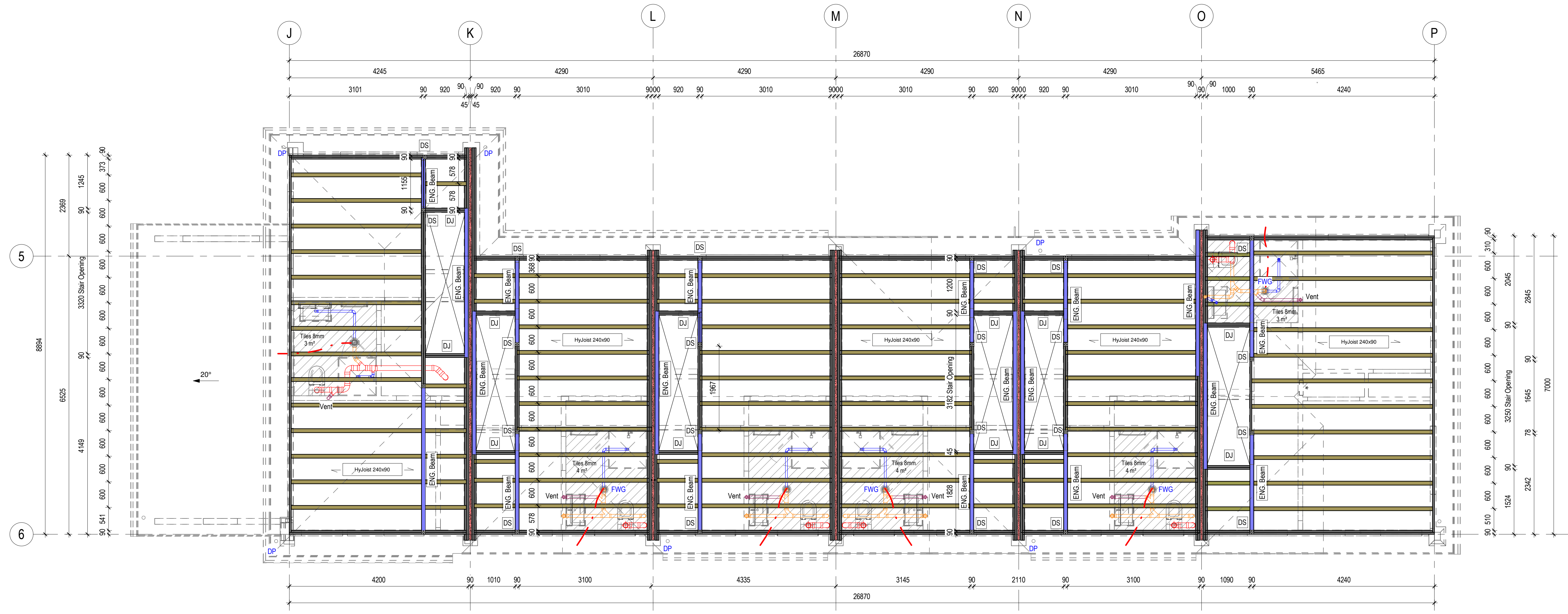
- All proprietary items and materials shall be fixed, installed or applied in strict accordance with the manufacturers recommendations and specifications.

- All documentation must be read in full and completely understood before any works begin and any discrepancies or ambiguity shall be clarified with design LEP before any work commences

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Revision	Page Title	Sheet
Scale A1 page size (Half scale @ A3)	Floor Joist Plan - Block 1 & 2	<div style="font-size: 48pt; font-weight: bold; text-align: center;">BC5.0</div> <div style="text-align: center;">Page 97 of 139</div>
Issue Date	Project 4 Collingwood Development	
Time Stamp 8/03/2021 2:40:02 pm	Address 4 Collingwood & 99 Waiwhetu Road, Waterloo, Lower Hutt	




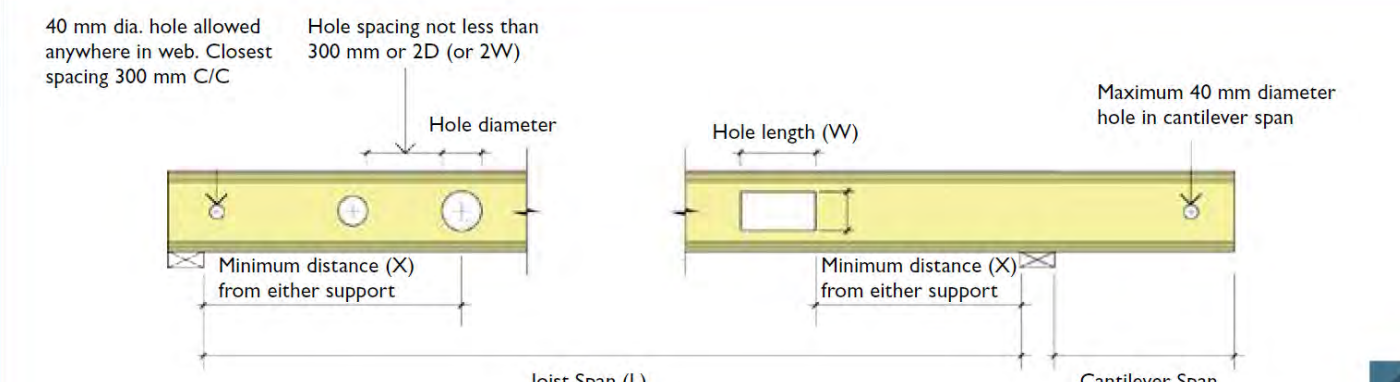
Dimensions for Detailing						Span — Floor joists for Houses							
Overall Depth	Clear Distance Between Flanges	Flange Width (mm)			hyJOIST® Section Code	Weight of 5 metre length	Maximum Hole Size For Services 2	Single Span		Continuous Span		Balcony Cantilever	
		45	63	90				Joist Spacing (mm)				450	600
								450	600	450	600		
		Flange Outstand (mm)						450	600	450	600	450	600
								Recommended Span Range (m)				Maximum (m)	
240	159				HJ240 63	20.5kg		4.4 to 4.9	4.0 to 4.5	5.0 to 5.1	4.5 to 5.1	1.3	1.2
								4.9 to 5.4	5.4 to 5.0	5.6 to 6.1	5.1 to 5.6	1.5	1.4
</													

FIGURE 11: Circular & Rectangular Holes



hyJOIST® section code	Maximum hole diameter (mm)	Minimum distance from support 'x'	Hole diameter (mm)			
			Ø80	Ø110	Ø125	Ø150
HJ200 45	Ø118	0.34L ¹	0.16L	0.28L	N/A	N/A
HJ240 63	Ø158	0.38L	0.12L	0.21L	0.26L	0.33L
HJ240 90	Ø158	0.38L	0.12L	0.21L	0.26L	0.33L
hyJOIST® section code	Hole size		Permitted locations for rectangular holes			
	Height (mm)	Length (mm)	L X	Actual Span 'L' in metres		
HJ200 45	118	250	L	≤ 3.8	4.0	4.2
			X	0.34L	1.38	1.59
HJ240 63	158	330	L	≤ 3.5	5.5	6.1
			X	0.38L	2.13	2.45
HJ240 90	158	330	L	≤ 5.8	6.0	6.1
			X	0.38L	2.36	2.45

Plumbing Key	
100mm Sewer Drain External	---
100mm Storm Water Drain	---
100mm Waste Pipes (Internal)	---
65mm Waste Pipes (Internal)	---
50mm Waste Pipes (Internal)	---

1 Block 3 - Floor Joist Plan
1:50

Purlin Fixing Table									
Purlin size	Max span	Low		Medium		High		Very High	
		Spacing	Fixing	Spacing	Fixing	Spacing	Fixing	Spacing	Fixing
70 x 45	900	900	S	900	T	900	T	900	U
70 x 45	900	1200	T	1200	T	1200	T	1050	U
70 x 45	900	1800	T	1800	U	1400	U	1050	U
70 x 45	1200	1200	T	1150	T	800	T	600	T
70 x 45	1200	1300	T	1150	T	800	T	600	T
90 x 45	1200	1700	T	1450	U	1000	U	750	U
Fixing Type Description									
S	2/90 x 3.15 gun nails								
T	1/10g self drilling screw, 80mm long								
U	1/14g self drilling type 17 screw, 100mm long								

- Midfloor Framing Plan**
- Contractor to confirm floor framing layout & pipe penetrations through LIB prior to commencing pipe work
 - Pipe work penetrating floor joist to use lumberlok floor joist stiffeners as per manu. Specs.
 - All lintels to have mitek type f fixings.
 - All connections of joists to beams either Pryda LF235/90 or Mitek IBHF 24090. Refer to EDC specifications.
 - Refer to truss design for truss placement and sizes.
 - Lintels not covered by Truss design or Engineers have been sizes using 3604 tables 8.9, 8.10, 8.11 and 8.12
 - Continuous solid blocking or strutting (min. 35mm thick and same depth as joist) required at mid-span when joist span is more than 1.8m to comply with NZS 3607 - 7.1
- Beam Connections**
- At all t junctions where connecting mid-floor beam to lintel arrives in same level, connect via fully nailed mitek joist hanger JH95x165 unless otherwise stated.
 - If mid-floor beam lands on top of lintel; mid-floor beam to bare direct on top of lintel fixed with pair of mitek CPC40

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Note:
For all lintel sizes and locations refer to S.Engineers Drawings

Framing Plan Key	
Down pipe	dp
Floor waste gully	fwg
Floor drain (Accidental)	fd
Smoke alarm	sa
Distribution & Meter-Box	DB/MB
Hot Water Cylinder Ducts	HW CW
Water valve	mwv
Gully trap	gt
Ceiling access	Ceiling access
Selected tiles on Mapei AquaDefence waterproofing on 20mm Maglok flooring with solid nogging	
Stair void	
240x90 HyJoist @ 600 ctrs	
Eng. beam/Lintel (Refer to Eng drawings)	
Double joist	DJ
240x45 SG8 boundary joist continuous (no laps)	
Double stud	DS

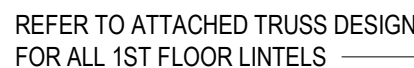
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Description	Rev	Date	Issued by



Revision	
Scale	A1 page size (Half scale @ A3)
Issue Date	12/24/19
Time Stamp	8/03/2021 2:40:04 pm

Page Title	Floor Joist Plan - Block 3
Project	4 Collingwood Development
Address	4 Collingwood & 99 Waiwhetu Road, Waterloo, Lower Hutt



2 Block 2 - Roof Framing Plan
1:50

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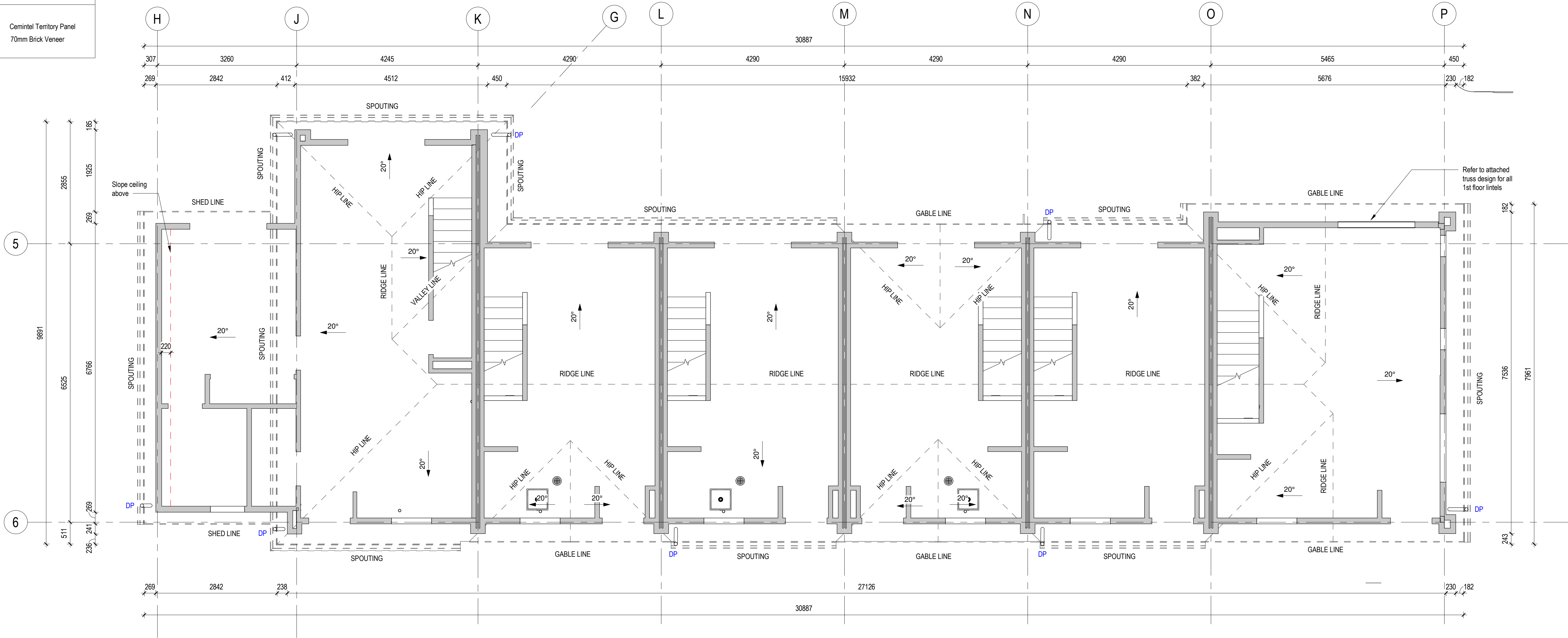
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BC5.3

Job Specific Notes	
Roof profile:	Orb profile
Wind zone:	High
Acoustic zone:	No
Purlin spacing as per E2/AS1 table 12.	
First & last rows:	600mm ctrs.
Intermediate span:	900mm ctrs.
Fixing, 2.4kn (1/10g & 80mm scow (table 10.10 3604))	
Roofing 0.55 orb profile	
Fixing, hit 1, miss 2, hit 1, miss 3...	
Patten from NZBC E2/AS1 Table 12	
Walls insulation:	R 2.8 All external and internal walls
Ceiling insulation:	R 3.6 between trusses with 3.6 in other direction over top chord of truss
Cladding	
Main:	Cemintel Territory Panel
Feature:	70mm Brick Veneer



1 Block 3 - Roof Framing Plan
1 : 50

Purlin Fixing Table							
		Low		Medium		High	
Purlin size	Max span	Spacing	Fixing	Spacing	Fixing	Spacing	Fixing
70 x 45	900	900	S	900	T	900	T
70 x 45	900	1200	T	1200	T	1200	T
70 x 45	900	1800	T	1800	U	1400	U
70 x 45	1200	1200	T	1150	T	800	T
70 x 45	1200	1300	T	1150	T	800	T
90 x 45	1200	1700	T	1450	U	1000	U
Fixing Type Description							
S	2/90 x 3.15 gun nails						
T	1/10g self drilling screw, 80mm long						
U	1/14g self drilling type 17 screw, 100mm long						

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Description	Rev	Date	Issued by



Revision	
Scale	A1 page size (Half scale @ A3)
Issue Date	12/03/20
Time Stamp	8/03/2021 2:40:07 pm

Page Title	Roof Framing Plan - Block 3
Project	4 Collingwood Development
Address	4 Collingwood & 99 Waiwhetu Road, Waterloo, Lower Hutt

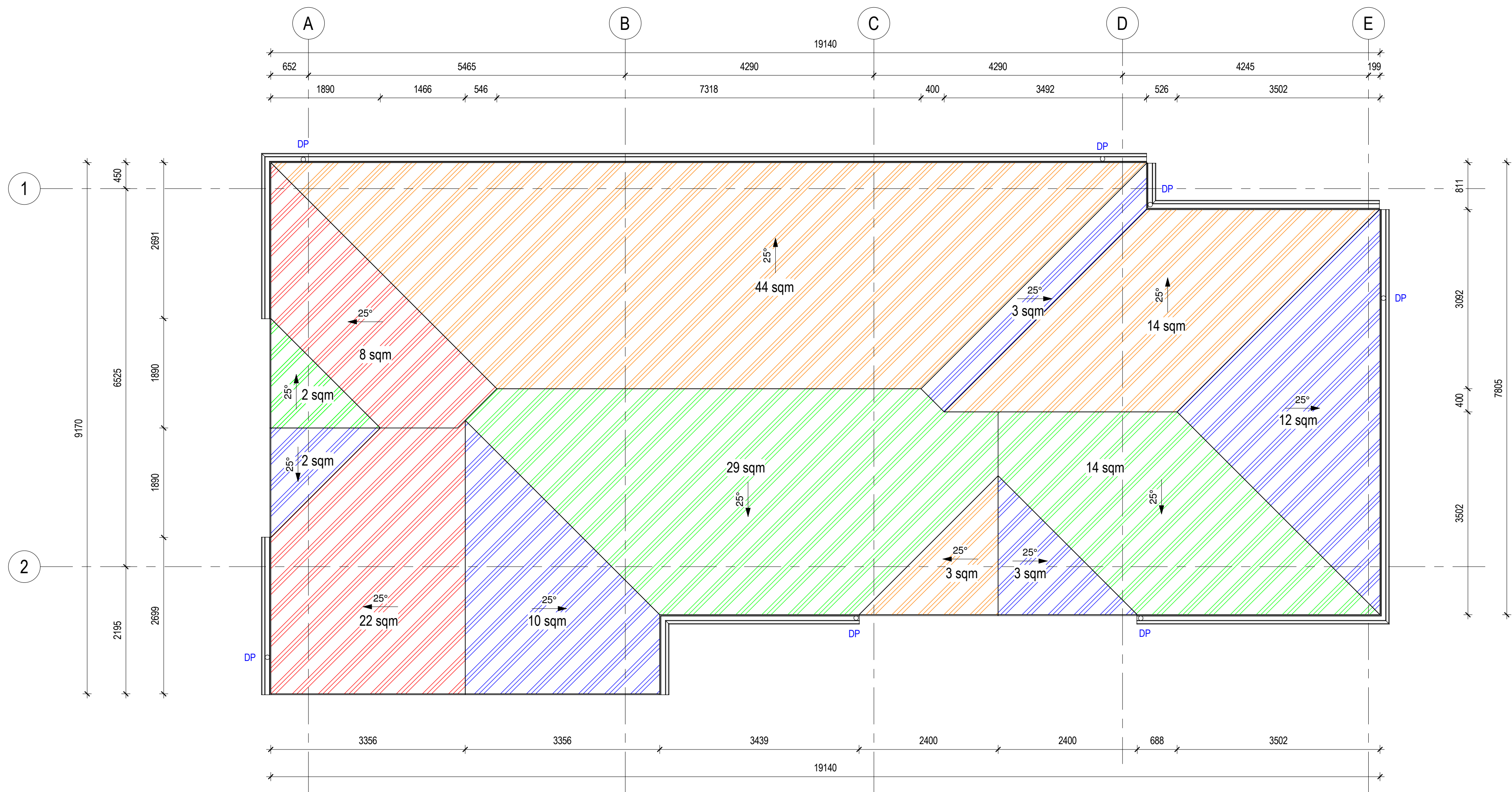
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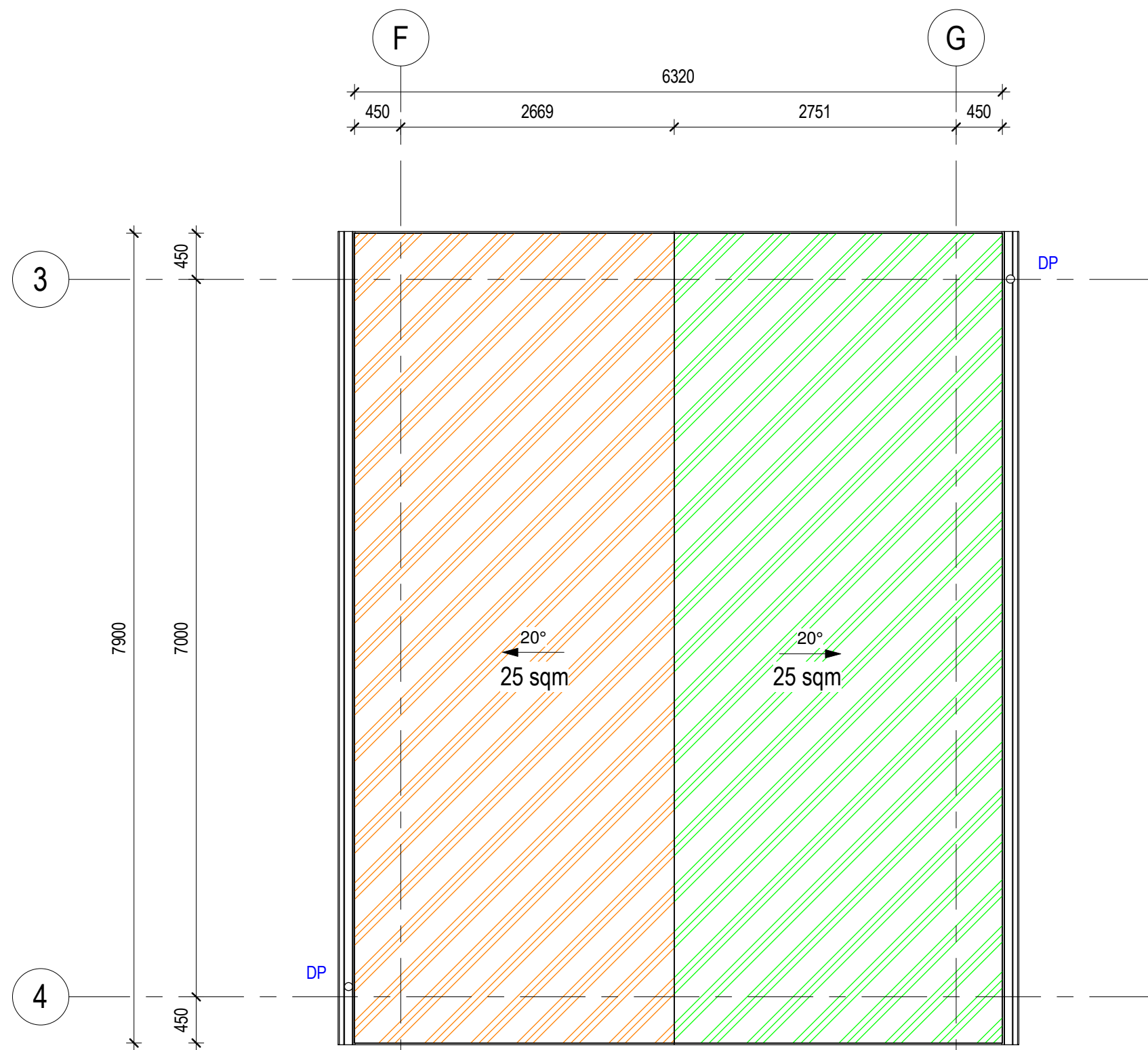
- Spouting: Selected 125 Quad "D" Dimond gutter (5670mm2 capacity)
- Ceiling access: Access hole as per NZS3604, Section 13, 13.3
- Trusses: Refer to attached truss design for roof plane bracing and lintel sizes
1. Contractor to complete all roof work prior to commencement of floor joist work.
2. Pipe work penetrating floor joist to use lumberlok floor joist stiffeners as per manu. Specs.
3. All lintels to have mitek type f fixings.
4. All connections of joists to beams either Pryda LF235/90 or Mitek IBHF 24090. Refer to EDC specifications.
5. Refer to truss design for truss placement and sizes.
6. Lintels not covered by Truss design or Engineers have been sizes using 3604 tables 8.9, 8.10, 8.11 and 8.12
7. Continuous solid blocking or strutting (min. 35mm thick and same depth as joist) required at mid-span when joist span is more than 1.8m to comply with NZS 3607 - 7.1

Beam Connections

1. At all t junctions where connecting mid-floor beam to lintel arrives in same level, connect via fully nailed mitek joist hanger JH95x165 unless otherwise stated.
2. If mid-floor beam lands on top of lintel; mid-floor beam to bare direct on top of lintel fixed with pair of mitek CPC40

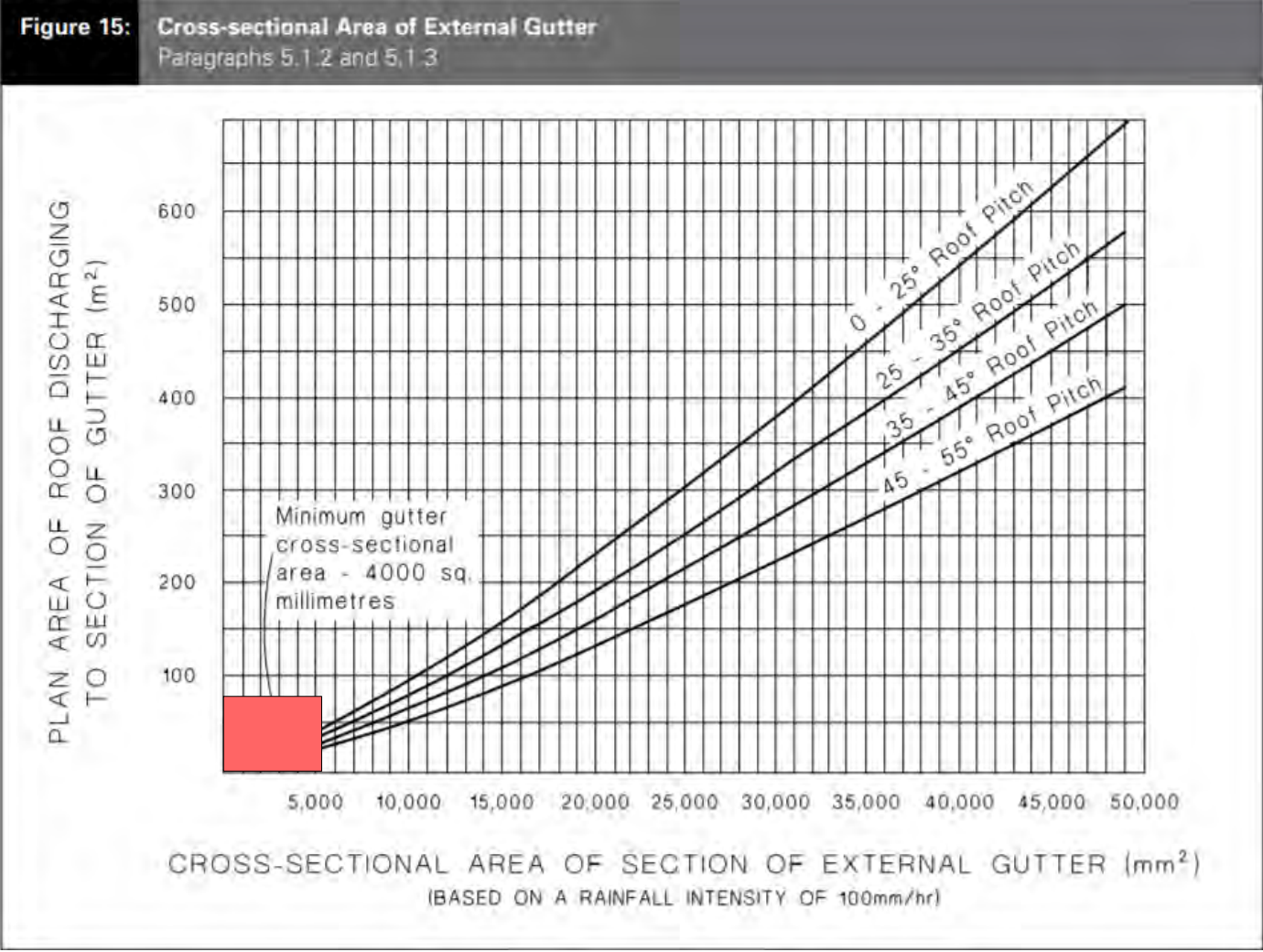


1 Block 1 - Roof Catchment Plan
1 : 50



2 Block 2 - Roof Catchment Plan
1 : 50

Table 5: Downpipe Sizes for Given Roof Pitch and Area Paragraph 4.2.1				
Downpipe size (mm) (minimum internal sizes)	0-25°	25-35°	35-45°	45-55°
Plan area of roof served by the downpipe (m²)				
63 mm diameter	60	50	40	35
100 mm diameter	155	130	110	90
150 mm diameter	350	290	250	200
65 x 50 rectangular	60	50	40	35
100 x 50 rectangular	100	80	70	60
75 x 75 rectangular	110	90	80	65
100 x 75 rectangular	150	120	105	90



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Description	Rev	Date	Issued by

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ww

Revision
Scale A1 page size (Half scale @ A3)
Issue Date
Time Stamp 8/03/2021 2:40:27 pm

Page Title
Roof Catchment Area's - Block 1 & 2 Collingwood Development
Address
4 Collingwood & 99 Waiwhetu Road, Waterloo, Lower Hutt

Sheet
BC5.7 Page 103 of 139

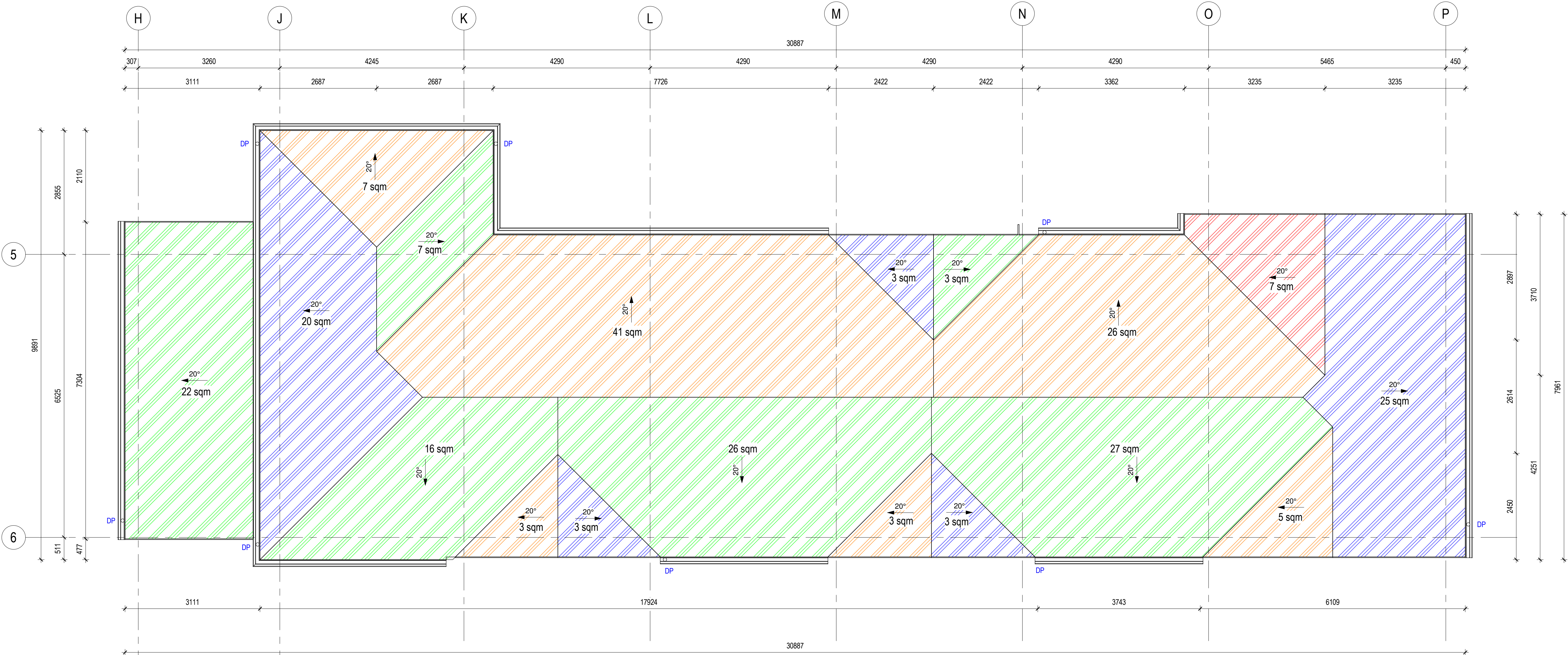
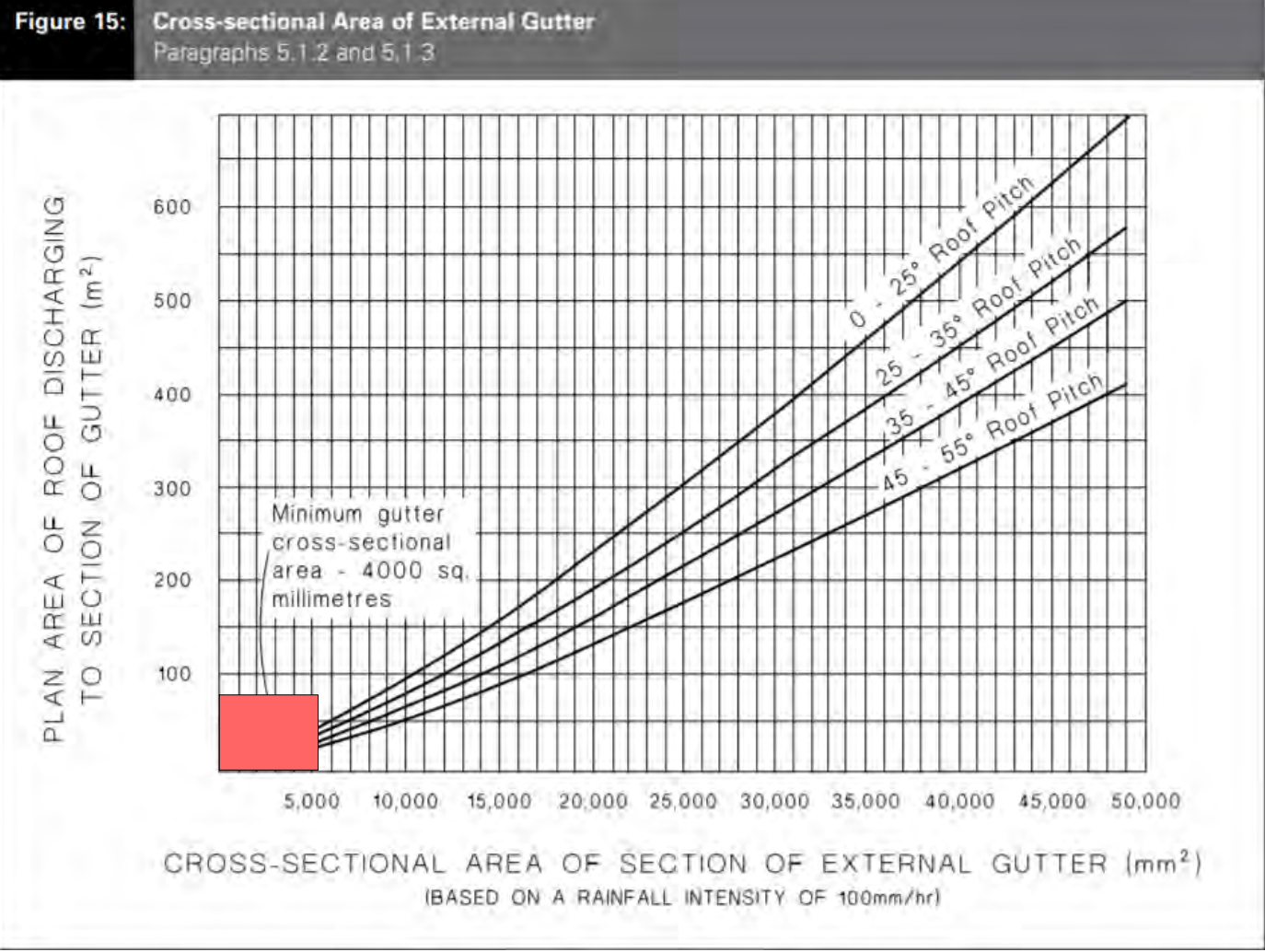


Table 5: Downpipe Sizes for Given Roof Pitch and Area Paragraph 4.2.1				
Downpipe size (mm) (minimum internal sizes)	0-25°	25-35°	35-45°	45-55°
Plan area of roof served by the downpipe (m²)				
63 mm diameter	60	50	40	35
100 mm diameter	155	130	110	90
150 mm diameter	350	290	250	200
65 x 50 rectangular	60	50	40	35
100 x 50 rectangular	100	80	70	60
75 x 75 rectangular	110	90	80	65
100 x 75 rectangular	150	120	105	90



1 Block 3 - Roof Catchment Plan
1 : 50

BUILDING CONSENT
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15/03/2021
HUTT CITY COUNCIL

- All work shall comply with the New Zealand Building Code and all relevant and associated standards, codes and territorial authority by-laws including terms and conditions of the building consent and any resource consents issued for project
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Description	Rev	Date	Issued by

WILLIAMS CORPORATION

Revision	Page Title
Scale A1 page size (Half scale @ A3)	Roof Catchment Area's - Block 3
Issue Date 01/12/21	Project 4 Collingwood Development
Time Stamp 8/03/2021 2:40:28 pm	Address 4 Collingwood & 99 Waiwhetu Road, Waterloo, Lower Hutt

Sheet
BC5.8
Page 104 of 139

REVISED
11/03/2021
HUTT CITY COUNCIL

HUTT CITY

Job Specific Notes

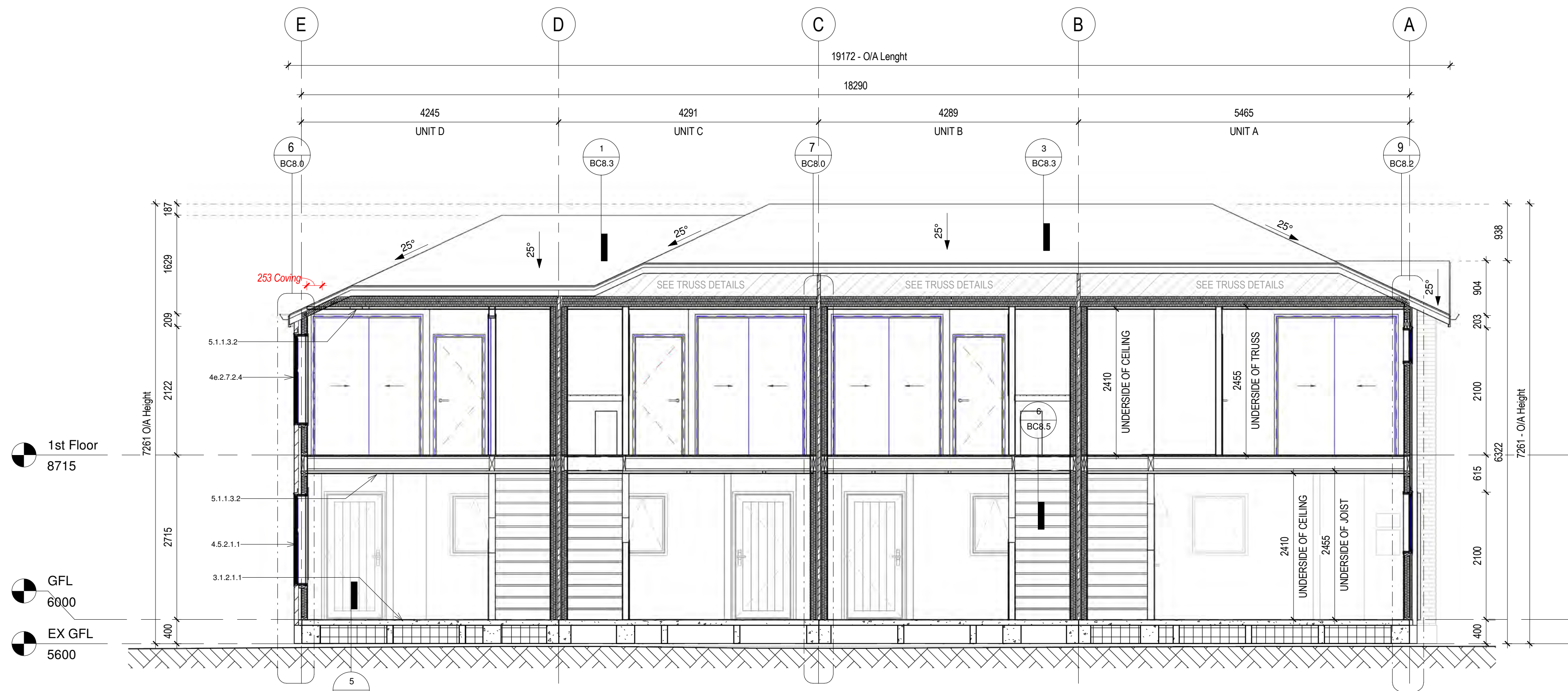
Roof profile:	Orb profile
Wind zone:	High
Acoustic zone:	No
Purlin spacing as per E2/AS1 table 12.	
First & last rows:	600mm ctrs.
Intermediate span:	900mm ctrs.
Fixing, 2.4kn (1/10g & 80mm scaw (table 10.10 3604))	
Roofing 0.55 orb profile	
Fixing, hit 1, miss 2, hit 1, miss 3...	
Patten from NZBC E2/AS1 Table 12	
Walls insulation:	R.2.8 All external and internal walls
Ceiling insulation:	R.3.6 between trusses with 3.6 in other direction over top chord of truss
Cladding	
Main:	Cemintel Territory Panel
Feature:	70mm Brick Veneer

Stair Notes

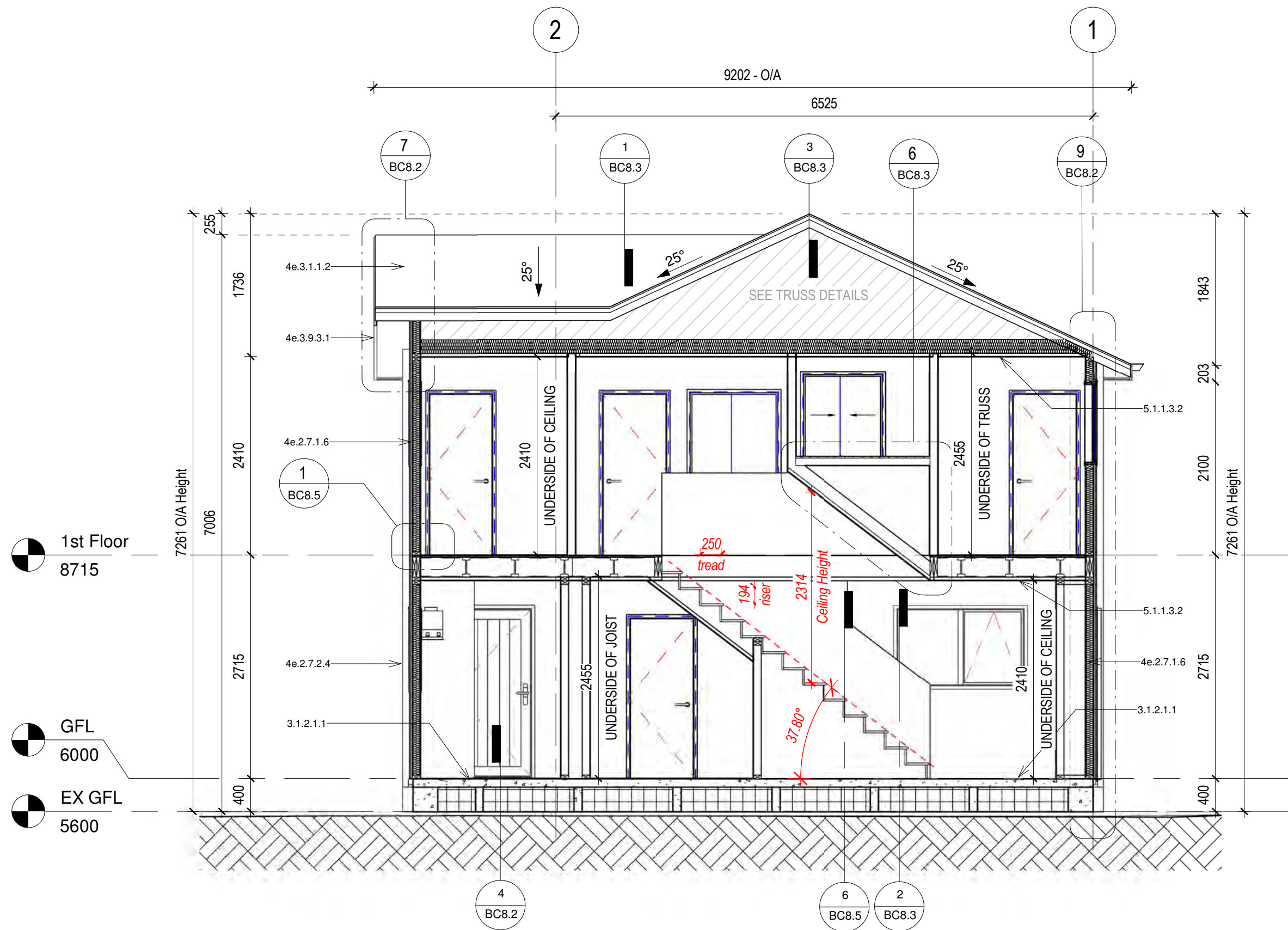
1. Total stair height from FFL = 2715mm
2. 14 Risers @ 193.9mm
3. 13 Threads @ 255mm plus 25mm nosing, 280mm total
4. Custom wood stair with carpet finish under stringers only
5. Handrail to firewall side unless stated

Std Section Notes

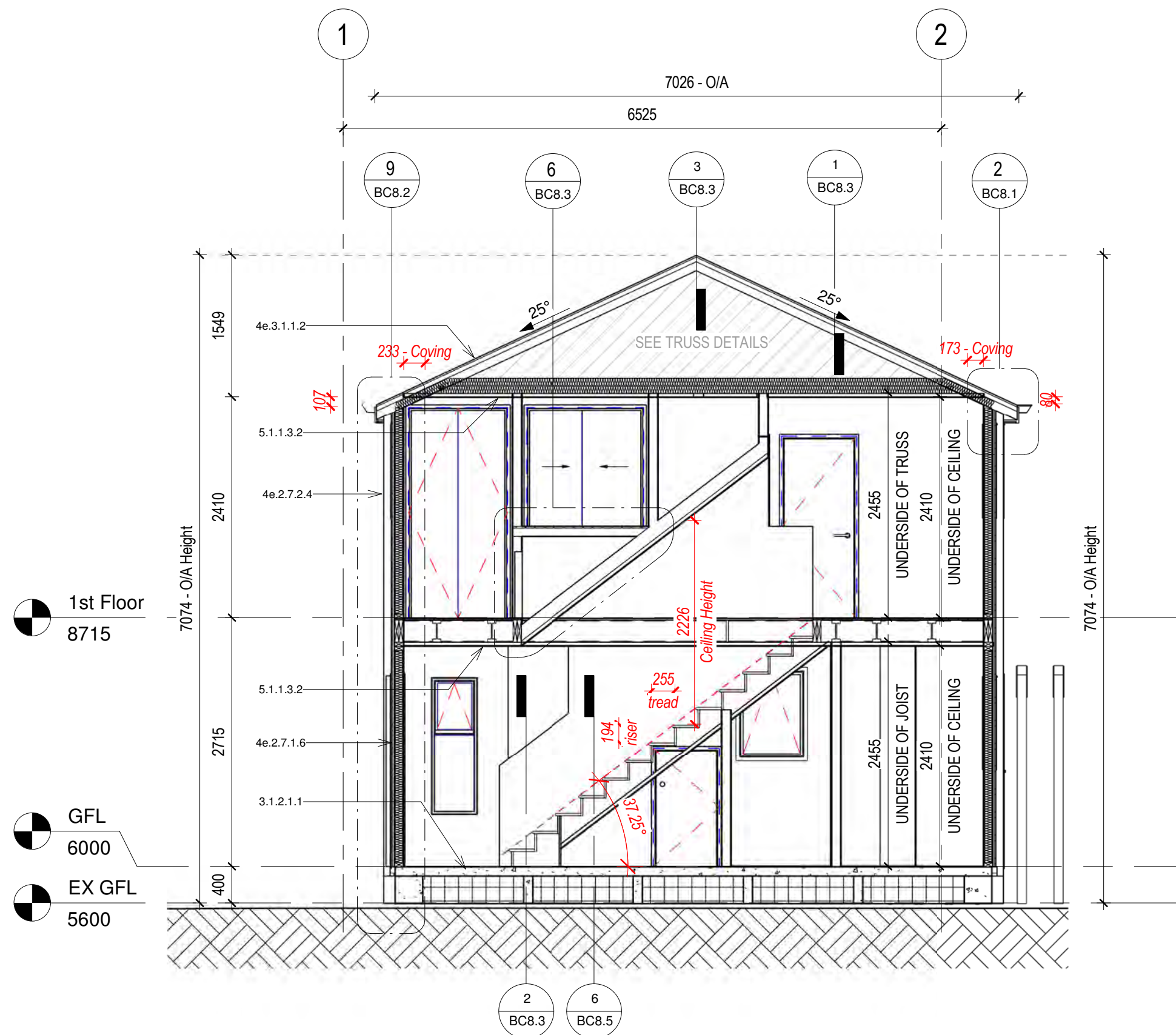
1. Door under stairs to be fitted with pull ring only
2. Raking wall to be fully fixed in place once gib is upstairs.
3. Trusses designed by truss manufacturer
4. All ceiling rondo battens to be clipped
5. Trusses to have bottom chord restraints at 1.5m max



A SECTION 'A' - BLOCK 1
1 : 50



B SECTION 'B' - BLOCK 1
1 : 50



C SECTION 'C' - BLOCK 1
1 : 50

BUILDING CONSENT

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15/03/2021

HUTT CITY COUNCIL

HUTT CITY

Section Key Notes

Key Value	Keynote Text
3.1.2.1.1	100mm Floor Slab - 300mm pods, 25MPa FIRTH RP2519TC2 Fibre mix Concrete G500 E SE62 Ductile mesh
4.5.2.1.1	Double glazed aluminium powdercoated window and door joinery
4e.2.7.1.6	Selected Cemintel Horiz Panel, 90 Stud, "Savanna Cloud"
4e.2.7.2.4	Selected 70 series brick veneer cladding, 90 Stud, "Lanzarote Brick"
4e.3.1.1.2	Selected 0.55 coloursteel longrun roofing
4e.3.9.3.1	Selected coloursteel fascia and gutter
5.1.1.3.2	10mm Gib ceiling lining on Rondo 28mm metal ceiling battens and clips @ 450mm ctrs.

- All work shall comply with the New Zealand Building Code and all relevant and associated standards, codes and territorial authority by-laws including terms and conditions of the building consent and any resource consents issued for project
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- All proprietary items and materials shall be fixed, installed or applied in strict accordance with the manufacturers recommendations and specifications.
- All documentation must be read in full and completely understood before any works begin and any discrepancies or ambiguity shall be clarified with design LBP before any work commences
- The builder is responsible for the setting out of the works, the checking of all dimensions and levels on site, and the reporting of any discrepancies prior to commencement of work. Do not scale from these drawings.

Description	Rev	Date	Issued by

WILLIAMS CORPORATION **WW**

Revision
Scale A1 page size (Half scale @ A3)
Issue Date 04/14/20
Time Stamp 8/03/2021 2:40:33 pm

Page Title Sections - Block 1
Project 4 Collingwood Development
Address 4 Collingwood & 99 Waiwhetu Road, Waterloo, Lower Hutt

Sheet

BC7.0
Page 105 of 139



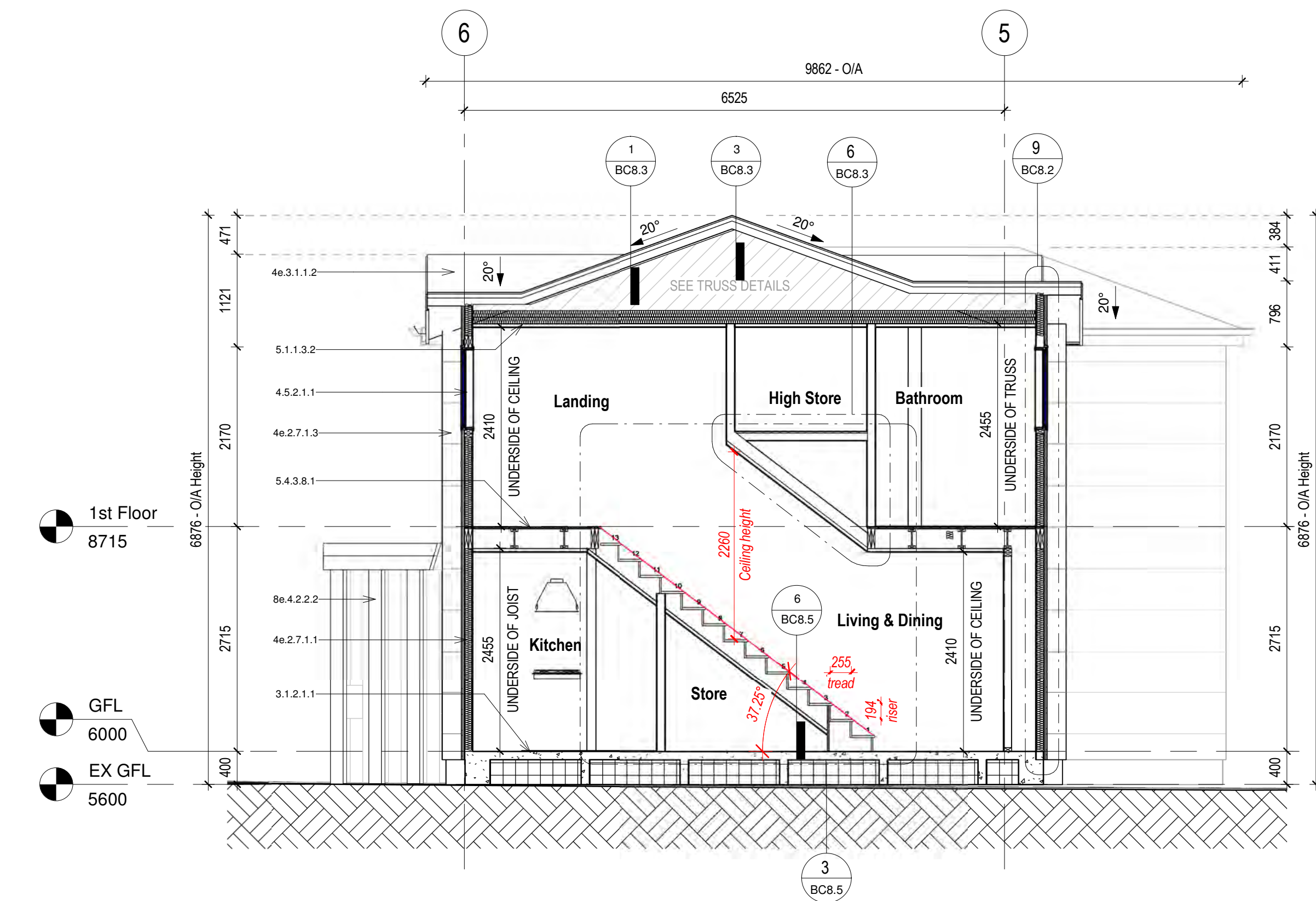
- All work shall comply with the New Zealand Building Code and all relevant and associated standards, codes and territorial authority by-laws including terms and conditions of the building consent and any resource consents issued for project
- Architectural drawings are to be read in conjunction with the structural engineers drawings and vice versa.
- All proprietary items and materials shall be fixed, installed or applied in strict accordance with the manufacturers recommendations and specifications.
- All documentation must be read in full and completely understood before any works begin and any discrepancies or ambiguity shall be clarified with the LGR before any work commences
- The builder is responsible for the setting out of the works, the checking of all dimensions and levels on site, and the reporting of any discrepancies prior to commencement of work. Do not scale from these drawings.

WILLIAMS
CORPORATION

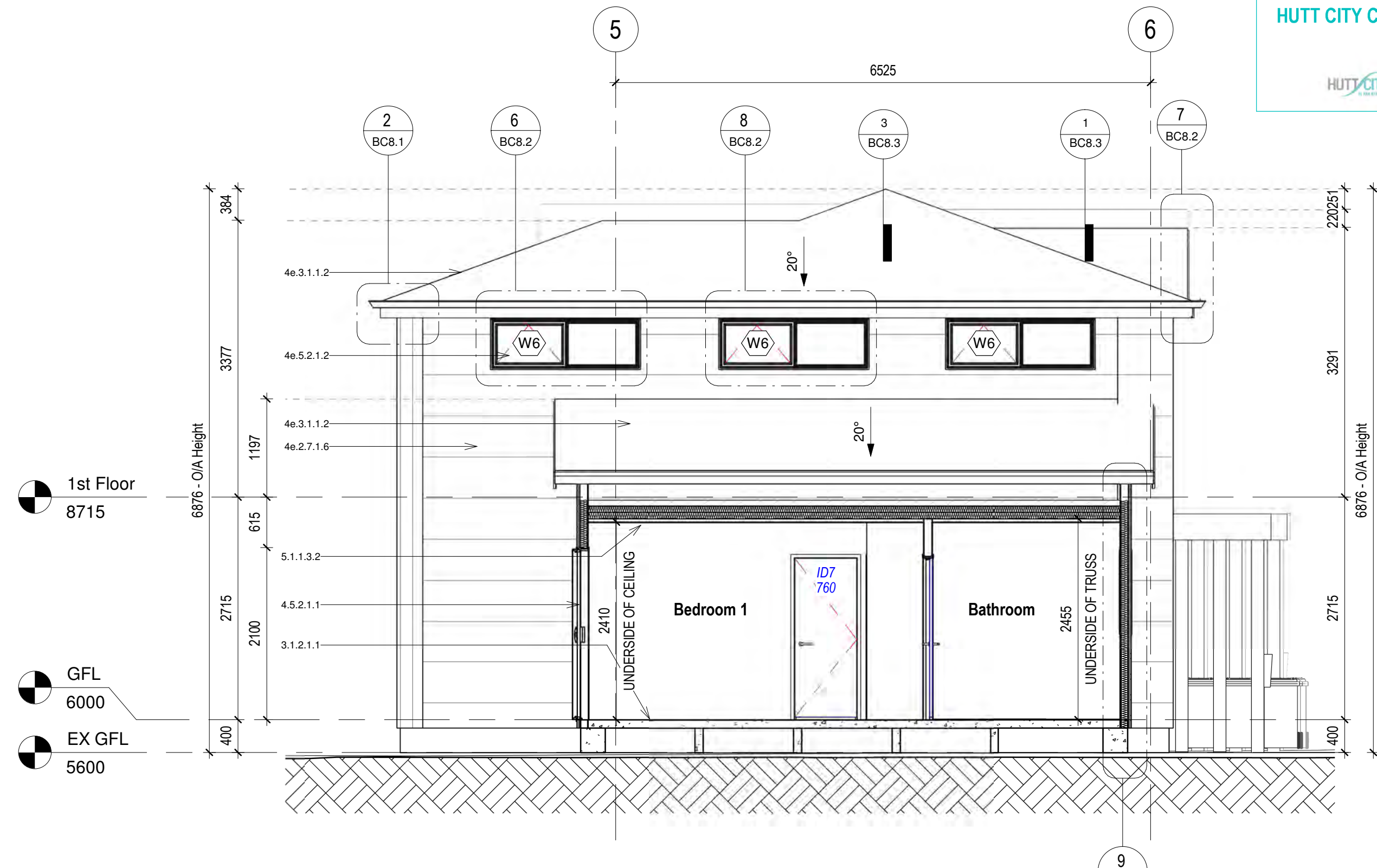
Revision		Page Title	Sections - Block 2	<div style="font-size: 48pt; font-weight: bold; text-align: center;">BC7.1</div> <div style="text-align: center;">Page 106 of 139</div>
Scale	A1 page size (Half scale @ A3)	Project	4 Collingwood Development	
Issue Date	04/14/20	Address	4 Collingwood & 99 Waiwhetu Road, Waterloo, Lower Hutt	
Time Stamp	8/03/2021 2:40:37 pm			



A SECTION 'A' - BLOCK 3
1 : 50



B SECTION 'B' - BLOCK 3
1 : 50



C SECTION 'C' - BLOCK 3
1 : 50

BUILDING CONSENT

GRANTED
15/03/2021

HUTT CITY COUNCIL

Job Specific Notes	
Roof profile:	Orb profile
Wind zone:	High
Acoustic zone:	No
Purlin spacing as per E2/AS1 table 12.	
First & last rows:	600mm ctrs.
Intermediate span:	900mm ctrs.
Fixing, 2.4kn (1/10g & 80mm scow (table 10.10 3604))	
Roofing 0.55 orb profile	
Fixing, hit 1, miss 2, hit 1, miss 3...	
Patten from NZBC E2/AS1 Table 12	
Walls insulation:	R 2.8 All external and internal walls
Ceiling insulation:	R 3.6 between trusses with 3.6 in other direction over top chord of truss
Cladding	
Main:	Cemintel Territory Panel
Feature:	70mm Brick Veneer

Stair Notes	
1.	Total stair height from FFL to FFL = 2715mm
2.	14 Risers @ 193.9mm
3.	13 Threads @ 255mm plus 25mm nosing, 280mm total
4.	Custom wood stair with carpet finish under stringers only
5.	Handrail to firewall side unless stated

Std Section Notes	
1.	Door under stairs to be fitted with pull ring only
2.	Raking wall to be fully fixed in place once glb is upstairs.
3.	Trusses designed by truss manufacturer
4.	All ceiling rondo battens to be clipped
5.	Trusses to have bottom chord restraints at 1.5m max

Section Key Notes	
Key Value	Keynote Text
3.1.2.1.1	100mm Floor Slab - 300mm pods, 25MPa FIRTH RP2519TC2 Fibre mix Concrete G500 E SE62 Ductile mesh
4.5.2.1.1	Double glazed aluminium powdercoated window and door joinery
4e.2.7.1.1	Selected Cemintel, Territory woodland, in Teak
4e.2.7.1.3	Selected Cemintel Territory Panel, "Concrete "
4e.2.7.1.6	Selected Cemintel Horiz Panel, 90 Stud, "Savanna Cloud"
4e.3.1.1.2	Selected 0.55 coloursteel longrun roofing
4e.5.2.1.2	Double glazed aluminium powdercoated window and door joinery with compression seals. Glazing to be 10/12/6 to meet (Noise requirement)
5.1.1.3.2	10mm Glb ceiling lining on Rondo 28mm metal ceiling battens and clips @ 450mm ctrs.
5.4.3.8.1	20mm maglok flooring on Hyjoist 240x90 - refer to floor joist plans for ctrs
8e.4.2.2.2	Steel UC pergola frame

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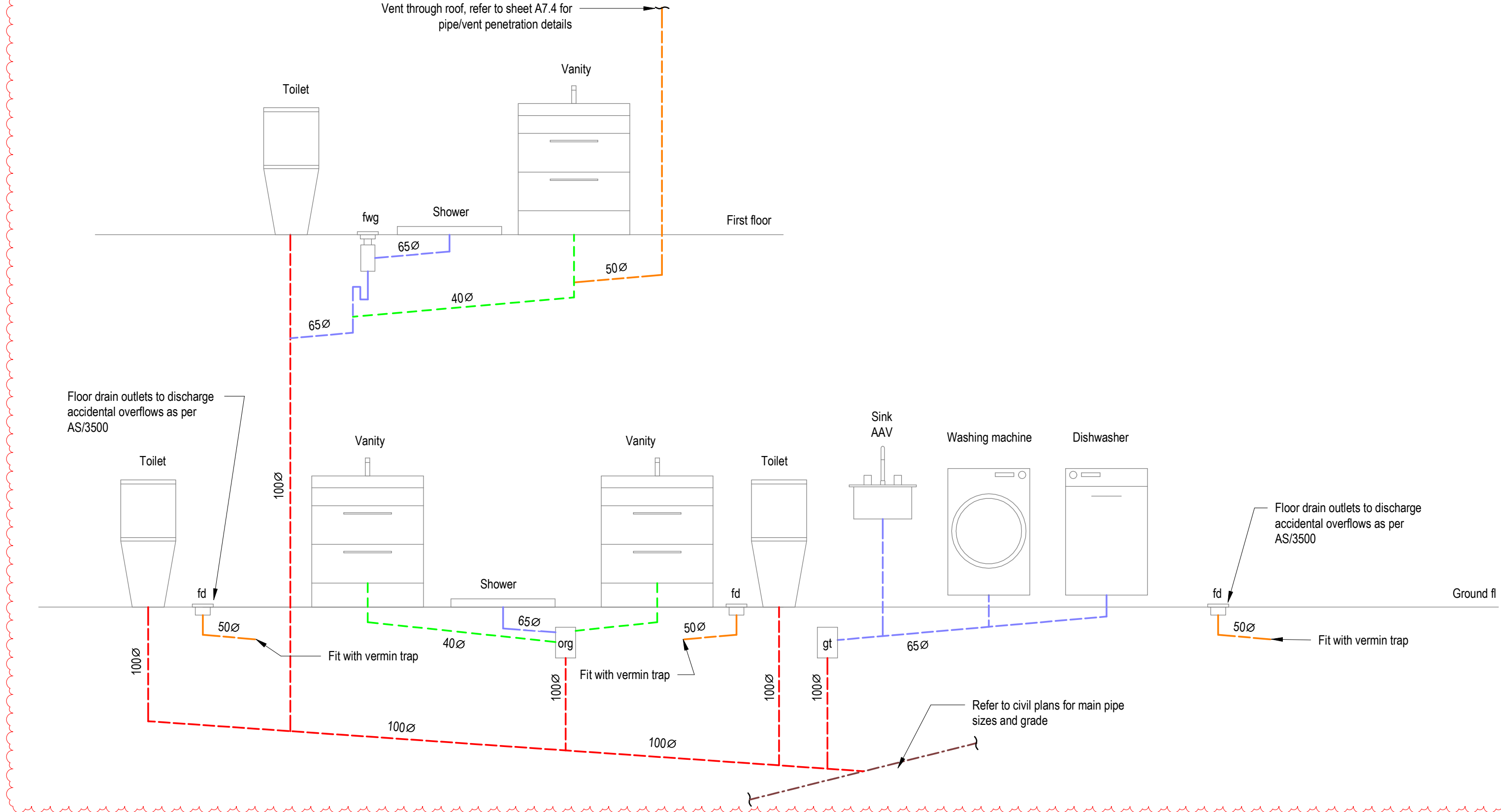
Description	Rev	Date	Issued by

WILLIAMS CORPORATION **ww**

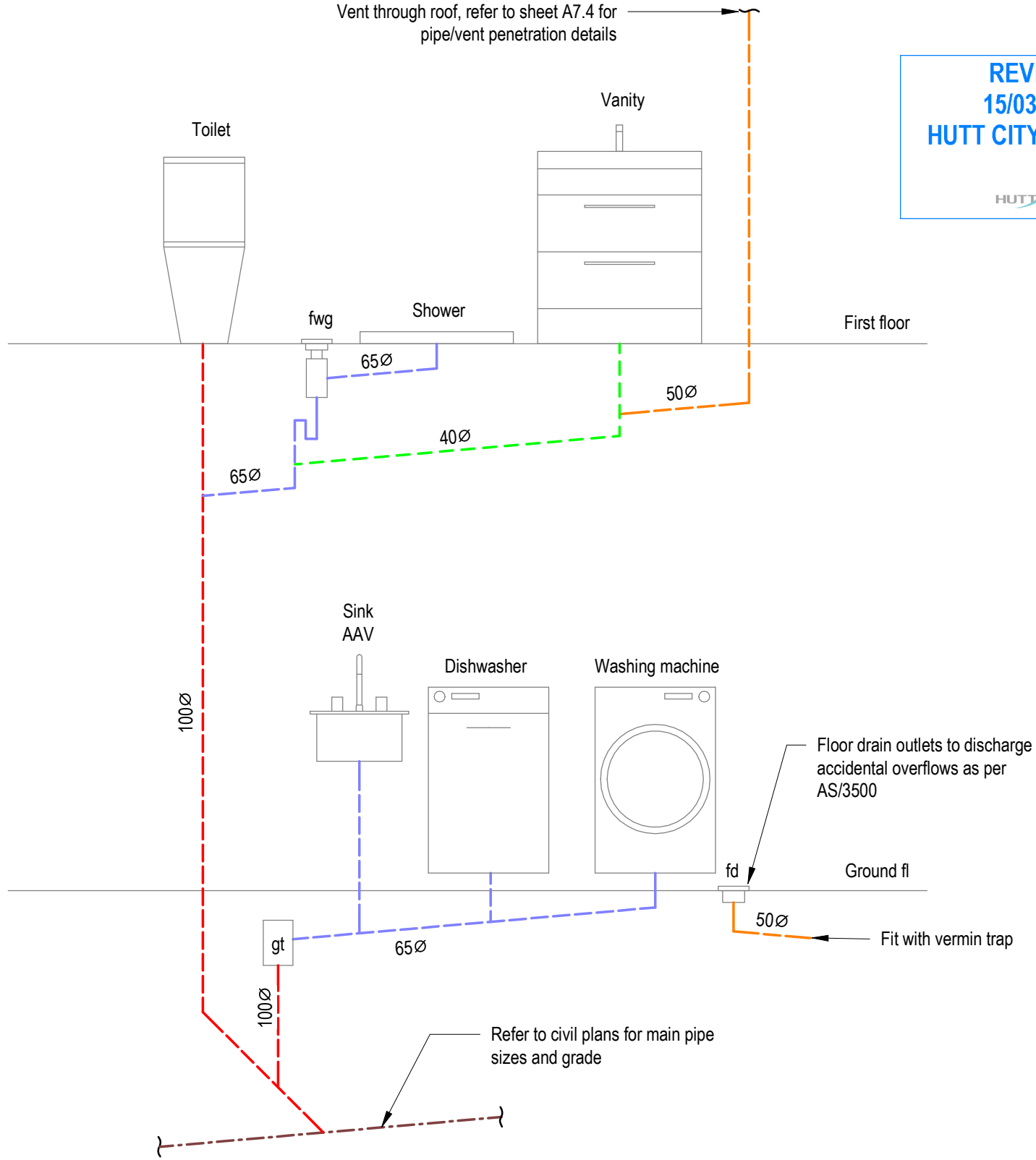
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Issue Date	01/13/21
Time Stamp	8/03/2021 2:40:44 pm

Page Title	Sections - Block 3
Project	4 Collingwood Development
Address	4 Collingwood & 99 Waiwhetu Road, Waterloo, Lower Hutt

BC7.2
Page 107 of 139



1 Unit F - Plumbing Schematics
1 : 25



2 Two Story One Bedroom Unit Plumbing Schematics (Typical)
1 : 25

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15/03/2021
HUTT CITY COUNCIL

Table 4: Tempering Valve and Nominal Pipe Diameters Paragraphs 5.3.1 and 6.12.1			
	Low pressure (i.e. header tank supply or low pressure)	Low and medium pressure unvented (valve vented) and open vented	Mains pressure
Pressure of water at tempering valve (kPa)	20 – 30	30 – 120	over 300
Metres head (m)	2 – 3	>3 – 12	over 30
Minimum tempering valve size	25 mm	20 mm	15 mm
Pipes to tempering valve	25 mm (see Note 3)	20 mm	20 mm (15 mm optional)
Pipes to shower	20 mm	20 mm (see Note 4)	(see Note 1) 20 mm (see Note 5) (15 mm optional) (see Note 1)
Pipes to sink/laundry (see Note 2)	20 mm	20 mm	15 mm
Pipes to bath (see Note 2)	20 mm	20 mm	15 mm
Pipes to basins (see Note 2)	15 mm	15 mm	10 mm

Notes:

- If supplied by separate pipe from storage water heater to a single outlet.
- This table is based on maximum pipe lengths of 20 metres.
- 2 m maximum length from water heater outlet to tempering valve.
- 15 mm if dedicated line to shower.
- 10 mm if dedicated line to shower.
- Table 3 pipe sizes have been calculated to deliver water simultaneously to the kitchen sink and one other fixture.

4 Pipe Supply Sizing Table from NZBC G12
1 : 10

BUILDING CONSENT
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15/03/2021
HUTT CITY COUNCIL

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3.7 Distribution pipes

3.7.1

Hot water distribution pipes shall be thermally insulated between the storage water heater and one or more of the following points (refer figure 3):

- For horizontal pipe, to not less than 2 m (refer figure 3(a));
- To the end of the first continuous 2 m of horizontal pipe, if the pipe has not followed a downward direction (refer figure 3(b));
- To the first pipe drop of at least 250 mm, i.e. heat trap. The insulation shall extend at least 150 mm past the top of the heat trap (refer figure 3(c)).

NZS 4305:1996

3.7.2

The kitchen sink distribution pipe from the water heater to the outlet should be insulated.

3.7.3

All hot water pipes outside the building shall be thermally insulated. Once within the building, the pipes from storage water heaters shall meet the requirements of 3.7.1.

3.7.4

Hot water pipes embedded in concrete or buried underground shall be thermally insulated and installed within a duct.

3.7.5

Hot water distribution systems with hot water continuously circulating in a loop shall have all pipework in the loop thermally insulated.

3.8 Pipe insulation material

3.8.1

Pipe insulation shall have an R-value (thermal resistance) not less than 0.3 m²•°C/W or a thermal conductivity value (k) of not more than 0.04 W/m•°C.

3.8.2

The following are acceptable materials for the thermal insulation of hot water pipes:

- Closed cell foam polymer insulation 12 mm nominal thickness;
- Fibreglass insulation with a nominal thickness of 12 mm, which is preformed to the shape of the pipe.

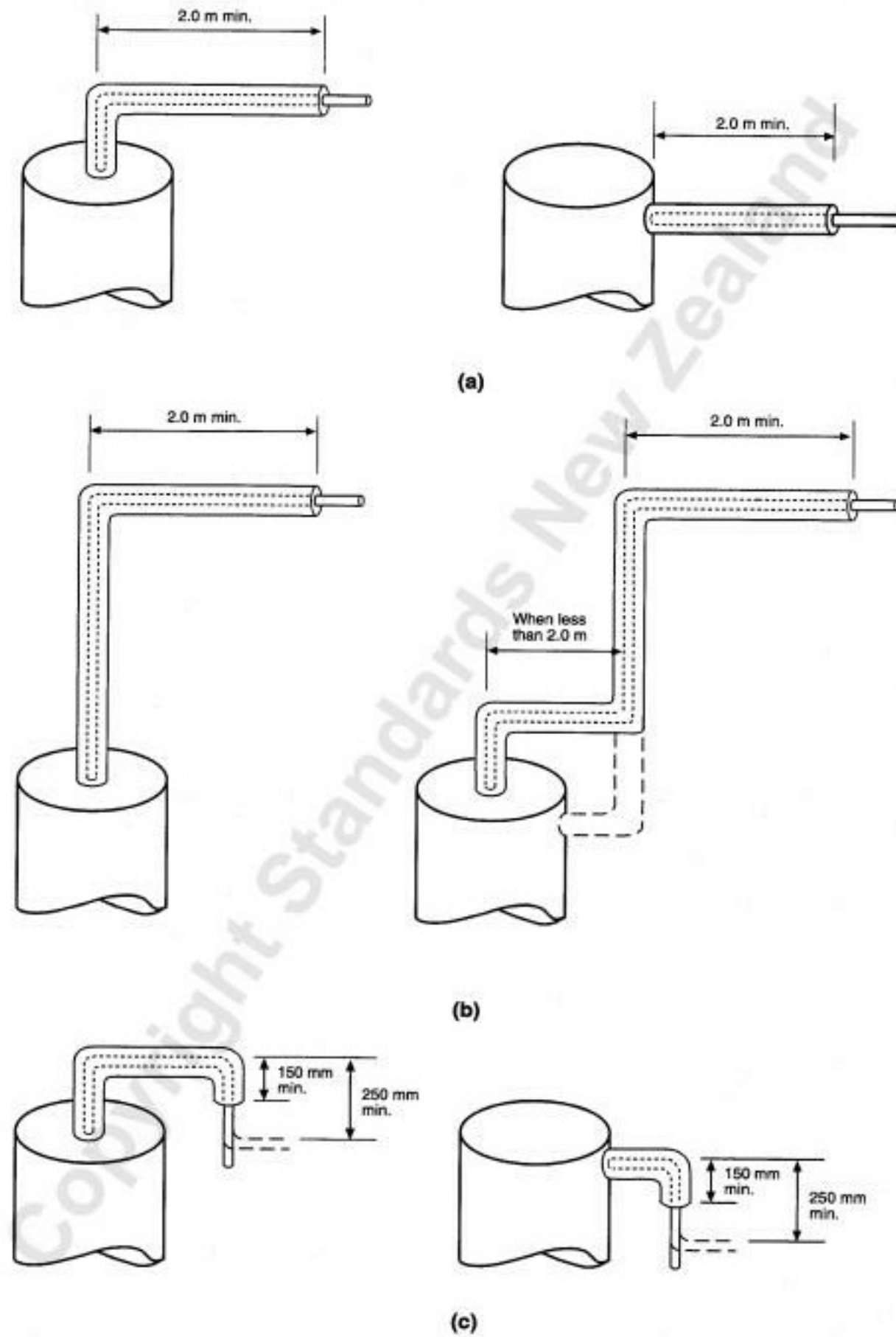
3.8.3

Any insulation material that absorbs moisture shall be protected by a waterproof coating or cladding when installed in damp or exposed conditions. Any insulation material affected by weather or sunlight must be protected.

3.8.4

Materials used must be capable of withstanding the temperatures generated by the system.

NZS 4305:1996



NOTE –
For clarity, distribution pipe only shown.

Figure 3 – Distribution pipe thermal insulation

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Description	Rev	Date	Issued by
Council RPT's request	A	08.03.21	
Council 2nd RPT's request	B	12.03.21	

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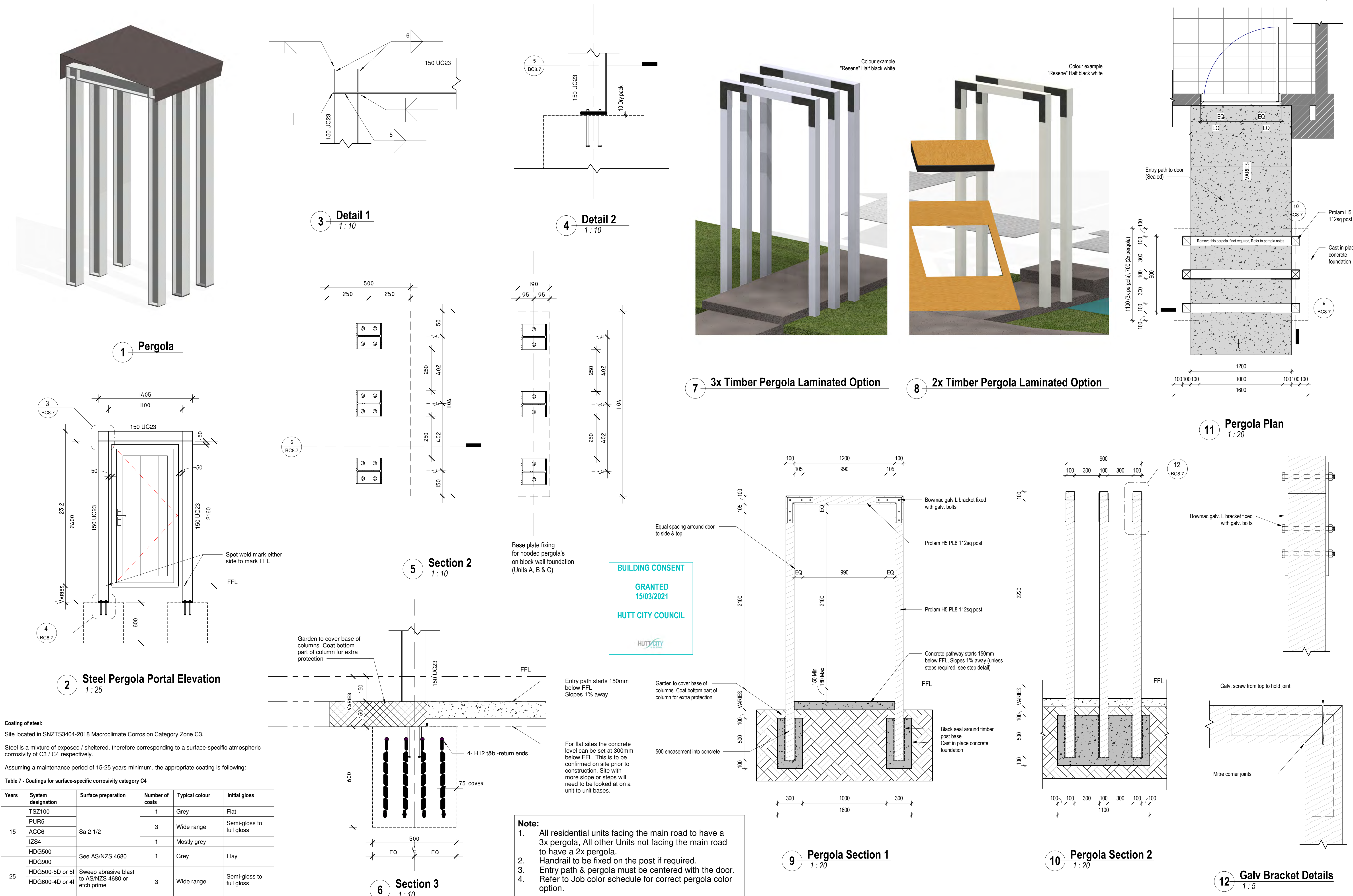


Revision	
Scale	A1 page size (Half scale @ A3)
Issue Date	03/08/21
Time Stamp	12/03/2021 7:44:08 am

Page Title	Details
Project	4 Collingwood Development
Address	4 Collingwood & 99 Waiwhetu Road, Waterloo, Lower Hutt

Sheet

BC8.6



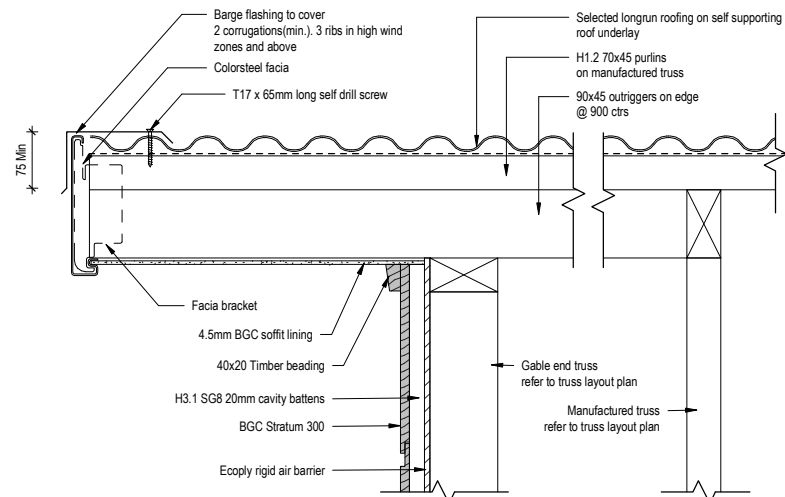
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Description	Rev	Date	Issued by

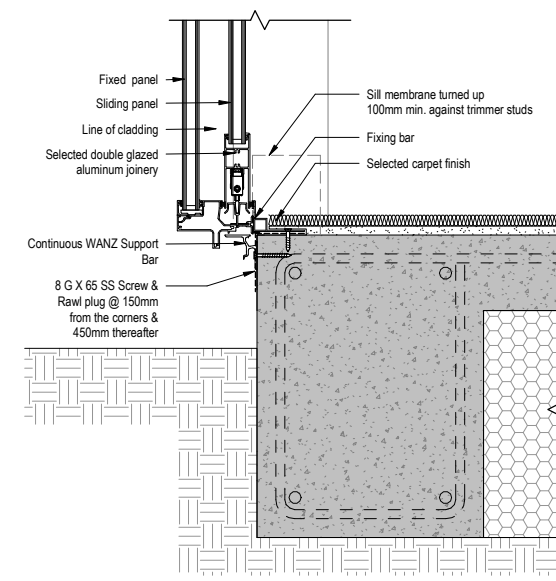
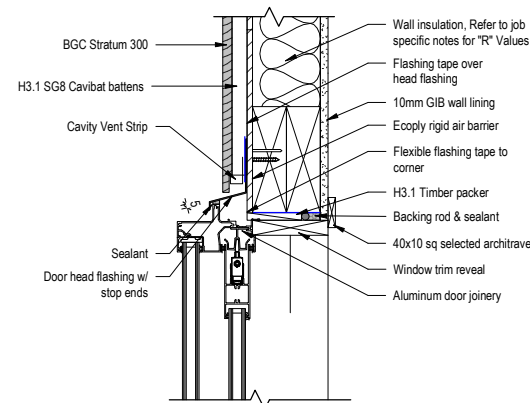


Revision	
Scale	A1 page size (Half scale @ A3)
Issue Date	01/25/21
Time Stamp	8/03/2021 2:41:05 pm

Page Title	Details
Project	4 Collingwood Development
Address	4 Collingwood & 99 Waiwhetu Road, Waterloo, Lower Hutt

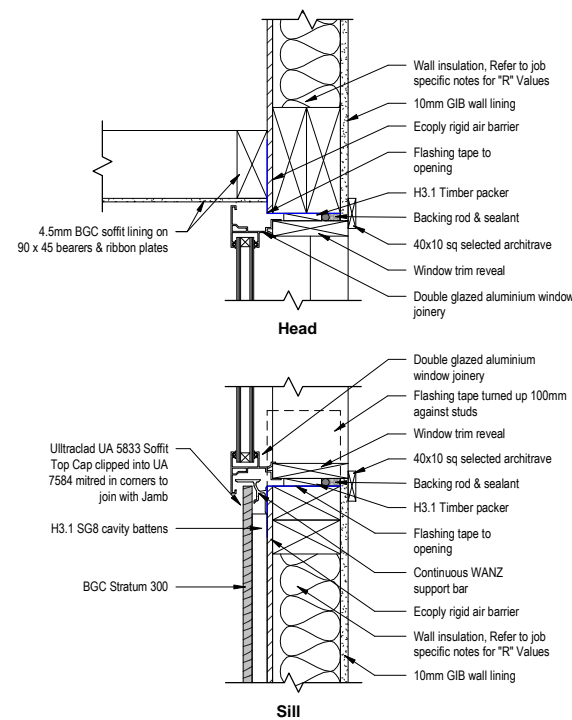


1 **Barge Details (BGC Stratum)**
1:5

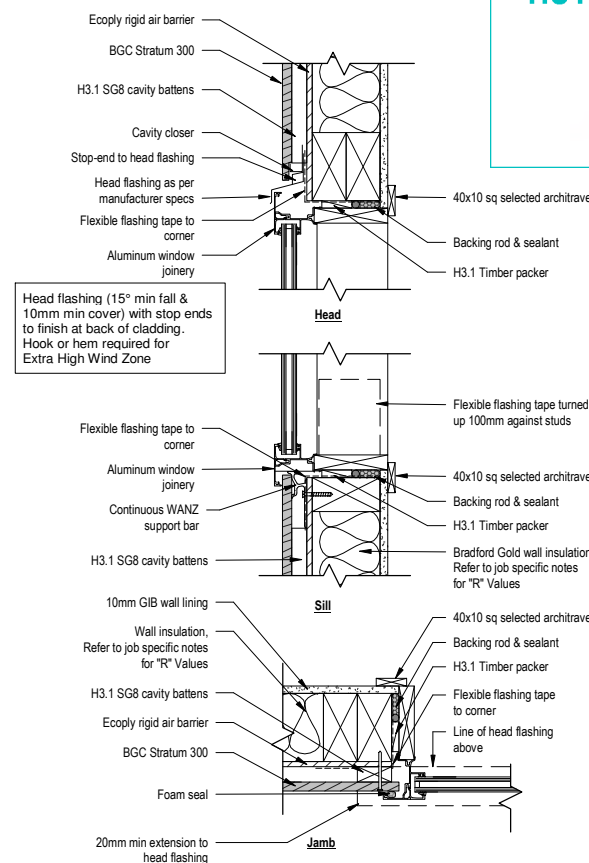


3 **Entry Door Sill Details (BGC Stratum)**
1:5

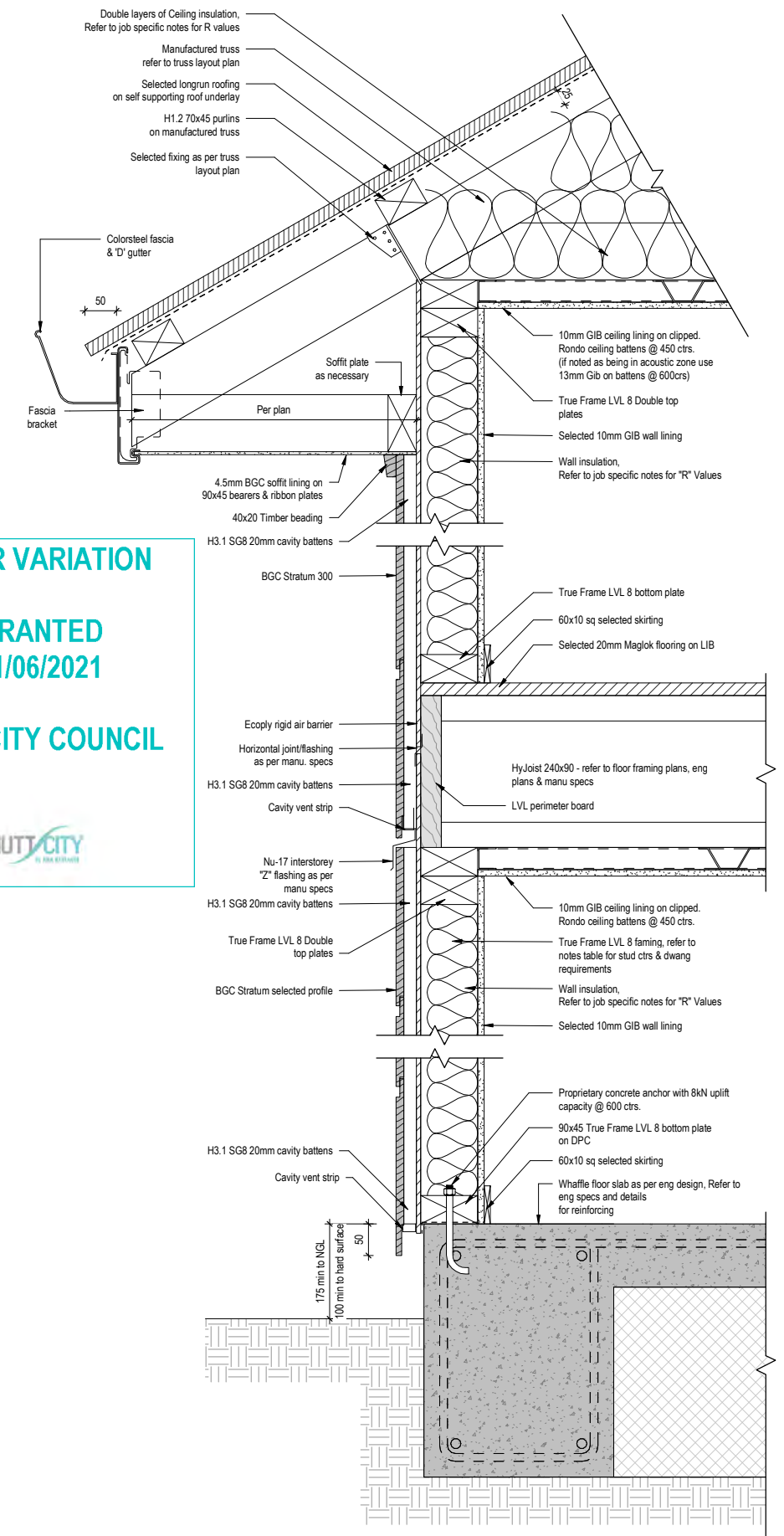
4 **Slider Door Sill Details (BGC Stratum)**
1:5



2 **Window to Soffit Details (BGC Stratum)**
1:5



5 **Window Details (BGC Stratum)**
1:5



6 **Enclosure Wall Section Details (BGC Stratum)**
1:5

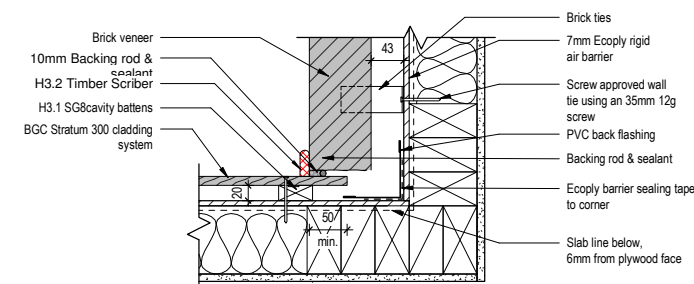
MINOR VARIATION

GRANTED
11/06/2021

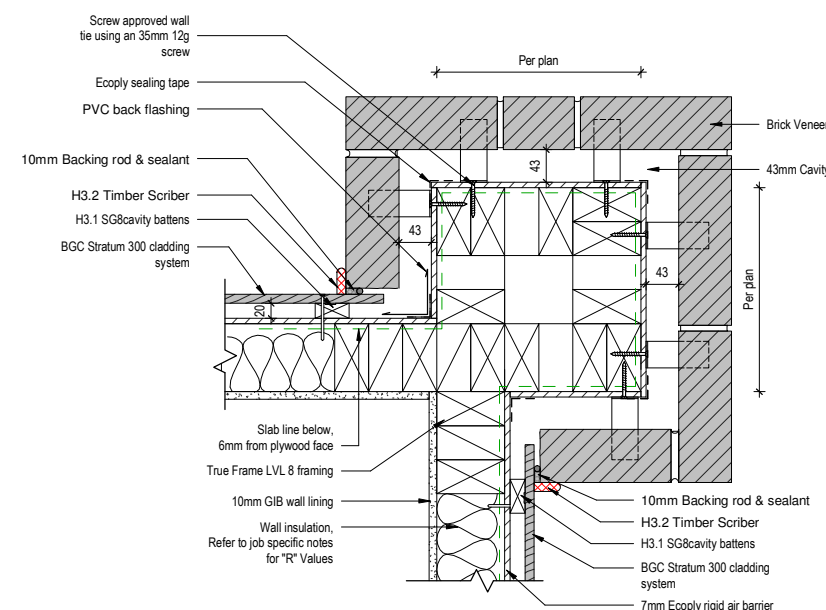
HUTT CITY COUNCIL



Description	Rev	Date	Issued by
Cladding Substitution - Substitute Cemented Savanna Cloud with BGC Stratum 300	1	10.06.21	SV











3 Internal Wall Corners Detail (Veneer-BGC Stratum 300)
1:5



6 Column Detail (Brick Veneer to BGC Stratum 300)

43 BC8.9

PLANT SCHEDULE		
ID	BOTANICAL NAME	GRADE
	LOMANDRA 'LIME TUFF'	2 litre
	LIRIOPE MUSCARI	2 litre
	GRISELINEA 'BROADWAY MINT'	10 litre
	PSUEDOPANAX FEROX	10 litre
	LIBERTIA IXIODES 'TAUPO BLAZE'	2 litre
	CORNUS 'EDDIES WHITE WONDER'	45 litre
	SOPHORA MICROPHYLLA	45 litre
	ACER BLOODGOOD	45 litre

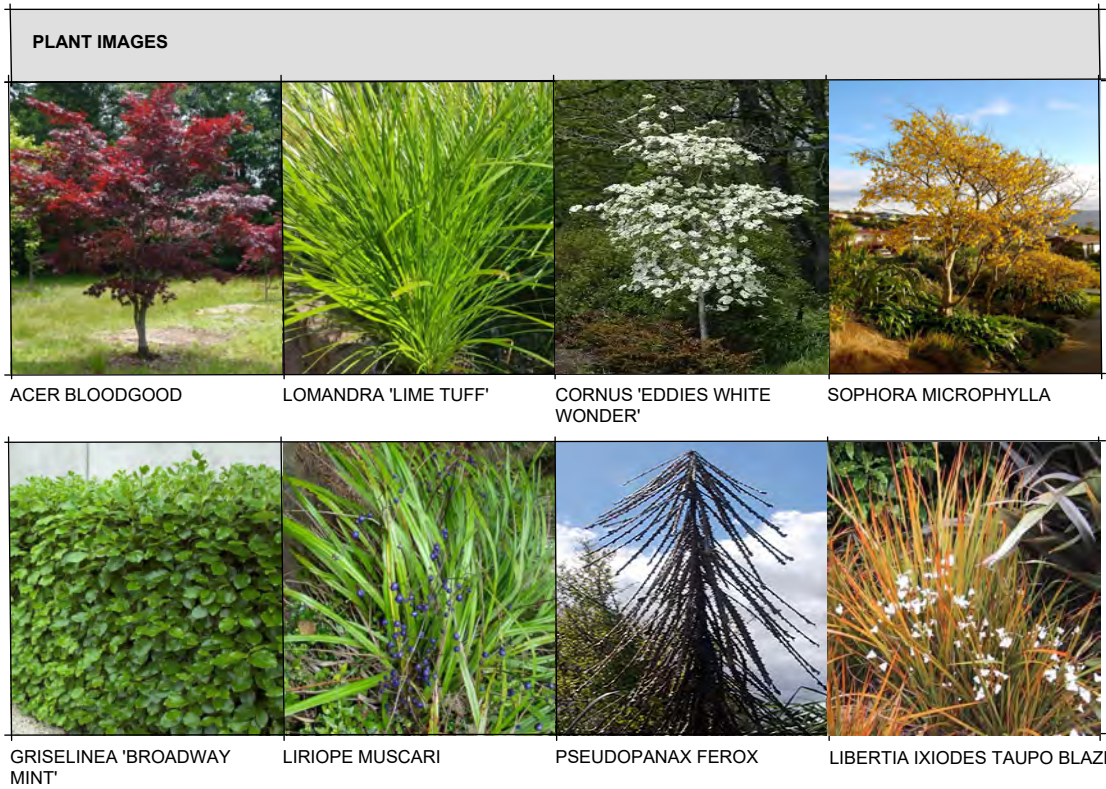


SHED SPECIFICATIONS

Sloping Roof –
Width: 1530mm,
Depth: 785mm,
Wall Height
Front: 1830mm,
Back: 1770mm,
Area: 1.19m2

NOTE:

REFER TO FENCE PLAN FOR ALL FENCE TYPES
ALL GARDEN BEDS TO HAVE WEED MATTING INSTALLED



NOTE

THIS PLAN IS AT A CONCEPTUAL LEVEL
SUBJECT TO FURTHER DESIGN DEVELOPMENT.
IT IS NOT TO BE SCALED OFF OR USED FOR
ANY CONSTRUCTION PURPOSES

SCALE:	1: 125 @ A2
DATE:	19 NOVEMBER 2020
PAGE:	1 OF 1
REVISION:	-
DRAWN BY:	D. GREIG

Memorandum from licensed building practitioner: Certificate of design work

Section 45 and section 30C, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

THE BUILDING

Street address: **4 Collingwood Road**

Suburb: **Waterloo**

Town/City: **Lower Hutt**

Postcode:

THE OWNER(S)

Name(s): **Williams Corpoation**

Mailing address: **Level2- 318 Lambton Quay**

Suburb: **City Centre CBD**

PO Box/Private Bag:

Town/City: **Wellington**

Postcode: **6011**

Phone number: **(03)2600604**

Email address:

Form 6A

Memorandum from licensed building practitioner: Record of building work

Section 88, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

THE BUILDING

Street address: **Corner of 4 Collingwood St and 99 Waiwhetu Road**

Suburb: **Waiwhetu**

Town/City: **Lower Hutt**

Postcode:

THE PROJECT

Building consent number:

THE OWNER(S)

Name(s): **Williams Corporation**

Mailing address: **Level 3/Suite 317-324 Lambton Quay**

Suburb:

PO Box/Private Bag:

Town/City: **Wellington**

Postcode:

Phone number:

Email address:

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

PRIMARY STRUCTURE

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick <input checked="" type="checkbox"/>	If necessary, describe the restricted building work.	Tick <input checked="" type="checkbox"/> whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Foundations and subfloor framing <input checked="" type="checkbox"/>	Ribraft	<input type="radio"/> Carried out <input checked="" type="radio"/> Supervised
Walls <input checked="" type="checkbox"/>	LVL8 Plates and Studs	<input type="radio"/> Carried out <input checked="" type="radio"/> Supervised
Roof <input checked="" type="checkbox"/>	Manu. Timber Trusses	<input type="radio"/> Carried out <input checked="" type="radio"/> Supervised
Columns and beams <input checked="" type="checkbox"/>	Timber	<input type="radio"/> Carried out <input checked="" type="radio"/> Supervised
Bracing <input checked="" type="checkbox"/>	Gib Ecoply	<input type="radio"/> Carried out <input checked="" type="radio"/> Supervised
Other <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised

EXTERNAL MOISTURE MANAGEMENT SYSTEMS		
Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick <input checked="" type="checkbox"/>	If necessary, describe the restricted building work.	Tick <input checked="" type="checkbox"/> whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Damp proofing <input checked="" type="checkbox"/>	DPM Under Slab	<input type="radio"/> Carried out <input checked="" type="radio"/> Supervised
Roof cladding or roof cladding system <input checked="" type="checkbox"/>	Coloursteel Longrun Roofing	<input type="radio"/> Carried out <input checked="" type="radio"/> Supervised
Ventilation system (for example, subfloor or cavity) <input checked="" type="checkbox"/>	42mm Cavity to Brick Veneer 15mm Cavity to Cemintel Cladding	<input type="radio"/> Carried out <input checked="" type="radio"/> Supervised
Wall cladding or wall cladding system <input checked="" type="checkbox"/>	70 Series Brick Veneer 16mm Cemintel	<input type="radio"/> Carried out <input checked="" type="radio"/> Supervised
Waterproofing <input checked="" type="checkbox"/>	Aqua Defence Mapei	<input type="radio"/> Carried out <input checked="" type="radio"/> Supervised
Other <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised

ISSUED BY

Name and contact details of the licensed building practitioner who is licensed to carry out or supervise restricted building work.

Name: **Bjorn Dunlop**

LBP number: **BP137194**

Class(es) licensed in:

Design 2

Plumbers, Gasfitters and Drainlayers registration number (if applicable):

Mailing address (if different from below):

Street address/Registered office:

Suburb: **Selwyn**

Town/City: **Darfield**

PO Box/Private Bag

Postcode: **7510**

Phone number: **021 1339308**

Mobile:

After hours:

Fax:

Email address: **bjorn@williamscorporation.co.nz**

Website:

DECLARATION

I **Bjorn Dunlop** carried out or supervised the restricted building work recorded on this form.

Signature:



Date:

01.02.21

Form 6A

Memorandum from licensed building practitioner: Record of building work

Section 88, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

THE BUILDING

Street address: 4 Collingwood

Suburb: Waterloo

Town/City: lower Hutt

Postcode: 5011

THE PROJECT

Building consent number: 210093

THE OWNER(S)

Name(s): Willams corp

Mailing address:

Suburb:

PO Box/Private Bag:

Town/City:

Postcode:

Phone number:

Email address:

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

PRIMARY STRUCTURE

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick <input checked="" type="checkbox"/>	If necessary, describe the restricted building work.	Tick <input checked="" type="checkbox"/> whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Foundations and subfloor framing <input checked="" type="checkbox"/>	Construction of Raft slab foundation as per Architectural and engineered drawings provide.	<input type="radio"/> Carried out <input checked="" type="radio"/> Supervised
Walls <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Roof <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Columns and beams <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Bracing <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Other <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised

EXTERNAL MOISTURE MANAGEMENT SYSTEMS

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick <input checked="" type="checkbox"/>	If necessary, describe the restricted building work.	Tick <input checked="" type="checkbox"/> whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Damp proofing <input checked="" type="checkbox"/>	DPM layed between foundation and sand blinding layer.	<input type="radio"/> Carried out <input checked="" type="radio"/> Supervised
Roof cladding or roof cladding system <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Ventilation system (for example, subfloor or cavity) <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Wall cladding or wall cladding system <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Waterproofing <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Other <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised

ISSUED BY

Name and contact details of the licensed building practitioner who is licensed to carry out or supervise restricted building work.

Name: **Hamish Bryan**

LBP number: **BP135685**

Class(es) licensed in:

Carpentry

Plumbers, Gasfitters and Drainlayers registration number (if applicable):

Mailing address (if different from below):

Street address/Registered office: **7 Pito-One Road**

Suburb: **Korokoro**

Town/City: **Lower Hutt**

PO Box/Private Bag

Postcode: **5012**

Phone number: **0800 83 7522**

Mobile:

After hours:

Fax:

Email address: **info@tidyslabs.co.nz**

Website: **www.tidyslabs.co.nz**

DECLARATION

I, **Hamish Bryan**, carried out or supervised the restricted building work recorded on this form.

Signature: 

Date: **29-6-2021**

FORM OF PRODUCER STATEMENT PS3 – CONSTRUCTION

At project completion, this form shall be completed by the building contractor and supplied to the Engineer.

ISSUED BY: Town & Country Piling
(Building Contractor)

TO: Williams Corporation
(Owner/Principal)

IN RESPECT OF: Pile Driving
(Description of Contract Works)

AT: 4 Collingwood Street, Waiwhetu
(Address)

T/A: Hutt City Council **BUILDING CONSENT No:** BC210093
(Territorial Authority / Building Consent Authority)

The above Building Contractor has contracted to the above Owner/Principal to carry out and complete certain building works in accordance with the contract, titled

4 Collingwood Street ("the contract")
(Title of building contract)

I Mike Berg a duly authorised representative of the
(Builder's Authorised Agent)

above building contractor, believe on reasonable grounds that the above building contractor has carried out and completed

☒ All

☐ Part only as specified in the attached particulars

of the building works in accordance with the contract.

M Berg
(Signature of Authorised Agent on behalf of the Building Contractor)

18/05/2021
(Date)

56 Wise Street
Wairuimata
(Address)

This producer statement is confirmation by the builder(s) that they have carried out the building work in accordance with the drawings, specifications (and site amendments) that are part of the contract / building consent documents.

Work covered by this statement should have been supervised and checked by suitably qualified tradespersons.

The Engineer requires this producer statement and a copy of the T/A's building consent conditions, to confirm that items of the contract that he has not personally examined, have in fact been built according to the documents, so that the Engineer may issue appropriate documents to the T/A for it to release the Code Compliance Certificate.

PO Box 30-385, Lower Hutt 5040

Mike Berg

Mobile 021538828

Email mike@tandcpiling.co.nz

www.tandcpiling.co.nz



18th April 2021

Pile Record

Re: 4 Collingwood Street, Waterloo

All piles are 275-300mm SED H5 treated piles supplied by Mitchpine Products Limited.

All piles were driven small end into ground using our Hymac piling rig with a 1200Kg hammer falling 1m and pile dolly weight of 50kg with a HDPE packer.

As marked up on plan:

Figure 1. Pile length pitched (m)

Figure 2. Founding depth below ground level (m)

Figure 3. Final set averaged over last ten blows (mm)

Yours Faithfully

A handwritten signature in blue ink, appearing to read "M. Berg".

Mike Berg
Manager

NOTES:

1. REFER ARCHITECTURAL DRAWINGS FOR ALL SETOUTS, DIMENSIONS, REBATES, RECESSES, FINISHES.
2. ALL SUBGRADE BELOW BUILDING FOUNDATION SHALL BE INSPECTED BY CHARTERED GEOTECH ENGINEER PRIOR TO COMMENCEMENT OF FILLING/CONSTRUCTION.
3. COMPACTION OF SOIL (IF REQUIRED) SHALL BE INSPECTED BY CHARTERED PROFESSIONAL ENGINEER.
4. EXCAVATION SHOULD NOT BE LEFT OUT EXPOSED FOR A LONG PERIOD OF TIME TO PREVENT SOIL DRYOUT.
5. PLUMBING TO BE WITHIN FLOOR SLAB BUT SHALL NOT BE PARALLEL AND WITHIN SLAB THICKENING.

KEY

ALL WAFFLE SLAB THICKENING AT SLAB LEVEL TO BE 300 WIDE U.N.O.

24x1.2m LONG HD12 CORNER BAR @ 100CRS

275DIA. SED DRIVEN PILE 4m DEEP. WITH 500KG HAMMER ON 1.5 HIGH, 20mm FINAL SET

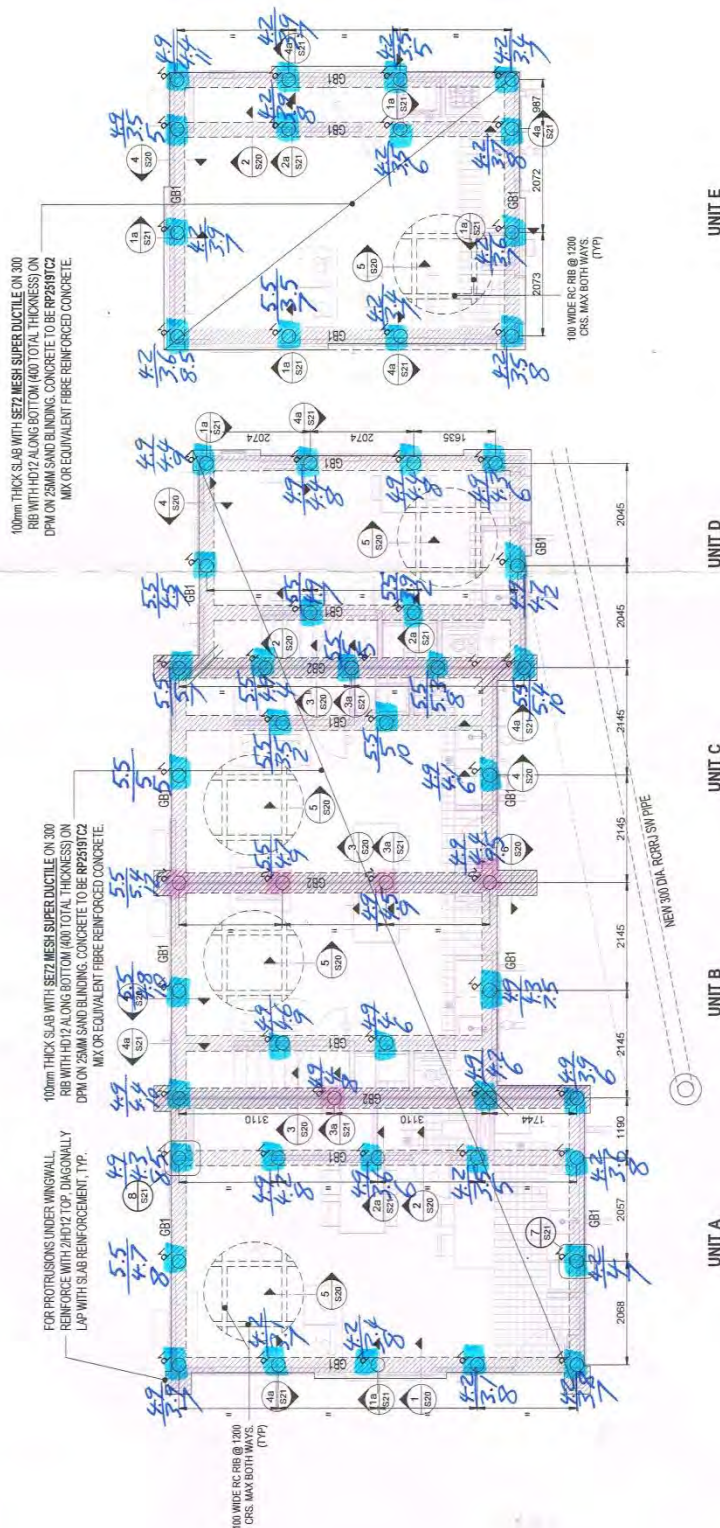
275DIA. SED DRIVEN PILE 5m DEEP. WITH 500KG HAMMER ON 1.5 HIGH, 12mm FINAL SET

300WIDE X 400DEEP GROUND BEAM WITH 3HD12 TOP & BOTTOM

400WIDE X 400DEEP GROUND BEAM WITH 3HD12 TOP & BOTTOM

DRIVEN PILES NOTES:

1. DRIVEN TIMBER PILES SHALL BE PLACED AT 4m SPACING CORNERS AND EVENLY SPACED IN BETWEEN, AS SHOWN ON THE DRAWINGS, U.N.O.
2. ALL PILES SHALL BE:
 - i. PREDRILLED THROUGH ANY FILL
 - ii. DRIVEN TO A MINIMUM DEPTH OF 4000 (U.N.O.) INTO STIFF SOIL THEN DRIVEN ON TO ACHIEVE SETS AS SHOWN
 - iii. ANY PILES WITHIN INFLUENCE ZONE OF ADJACENT PIPE OR UNDERGROUND TANK SHALL BE PREDRILLED TO INVERT LEVEL.
 - iv. PILES SHALL BE PROTECTED BY 100mm THICK POLYSTYRENE BEAMS UPON COMPLETION OF DRIVING.
3. BEFORE COMMENCING WITH THE FULL PILE-DRIVING PROGRAMME, A SERIES OF TEST PILES SHOULD BE DRIVEN, PREFERABLY AT EACH CORNER OF THE UNITS, IN ORDER TO CONFIRM LIKELY PILE DEPTHS, DIAMETERS AND LOAD CARRYING CAPACITY.



FOUNDATION & SLAB PLAN UNIT A-E
1:50 @ A1

BUILDING CONSENT

SCALE @ A1

SCALE @ A3

As indicated

SLAB &
FOUNDATION PLAN
UNIT A-E

4 COLLINGWOOD ROAD,
WATERLOO

DRAWING
TITLE

ADDRESS:

REV	DATE	DESCRIPTION	DESIGNED	DRAWN	CHECKED	APPROVED
A	20.01.2021	FOR BUILDING CONSENT	OL	AK	XL	XL

- NOTES:
1. ALL STRUCTURAL DRAWINGS SHALL BE IN CONFORMANCE WITH ARCHITECTS DRAWINGS.
 2. ALL DIMENSIONS & LEVELS ARE SUBJECT TO CONFIRMATION BY ARCHITECT.
 3. THE DRAWINGS AND ITS CONTENTS IS THE PROPERTY AND COPYRIGHT OF GENERAL STRUCTURES. NO PART OF THIS DRAWING OR REPRODUCED WHOLLY OR IN PART WITHOUT PRIOR WRITTEN CONSENT.



Unit 11, 22a Kolima St, Ellerslie, Auckland

T: +64 99895968
M: +64 21062888 / M: +64 21062882
E: info@generalstructures.co.nz

JOB NO. 1014
DRAWING NO. S10A
REVISION A

NOTES:

1. REFER ARCHITECTURAL DRAWINGS FOR ALL SETOUTS, DIMENSIONS, REBATES, RECESSES, PUNTS.
2. ALL SUBGRADE BELOW BUILDING FOUNDATION SHALL BE INSPECTED BY CHARTERED GEOTECH ENGINEER PRIOR TO COMMENCEMENT OF FILLING/CONSTRUCTION.
3. COMPACTION OF SOIL (IF REQUIRED) SHALL BE INSPECTED BY CHARTERED PROFESSIONAL ENGINEER.
4. EXCAVATION SHOULD NOT BE LEFT OUT EXPOSED FOR A LONG PERIOD OF TIME TO PREVENT SOIL DRYOUT.
5. PLUMBING TO BE WITHIN FLOOR SLAB BUT SHALL NOT BE PARALLEL AND WITHIN SLAB THICKENING.

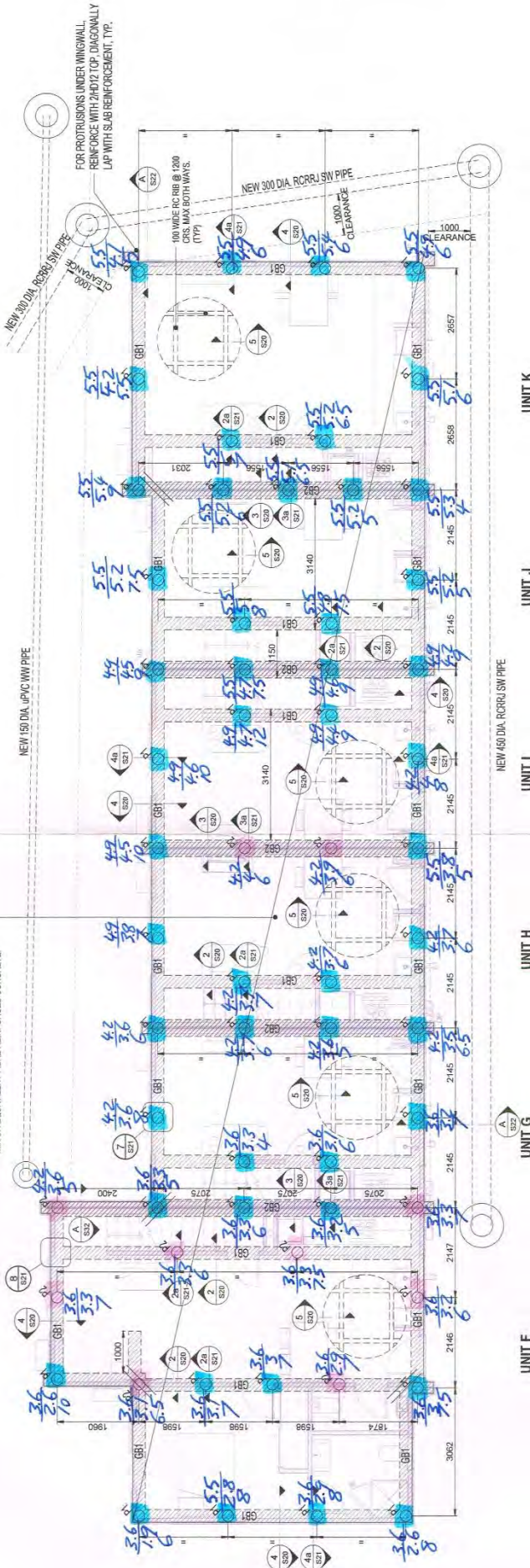
KEY

- ALL WAFFLE SLAB THICKENING AT SLAB LEVEL TO BE 300 WIDE U.N.O.
- 2x1.2m LONG HD12 CORNER BAR @ 100CRS
- 275DIA. SED DRIVEN PILE 4m DEEP WITH 500KG HAMMER ON 1.5 HIGH, 20mm FINAL SET
- 275DIA. SED DRIVEN PILE 5m DEEP WITH 500KG HAMMER ON 1.5 HIGH, 12mm FINAL SET
- 300WIDE X 400DEEP GROUND BEAM WITH 3HD12 TOP & BOTTOM
- 400WIDE X 400DEEP GROUND BEAM WITH 3HD12 TOP & BOTTOM

DRIVEN PILES NOTES:

1. DRIVEN PILES SHALL BE PLACED AT ALL POINT, CORNERS AND EVENLY SPACED IN BETWEEN, AS SHOWN ON THE DRAWINGS. U.N.O.
2. ALL PILES SHALL BE:
 - i. PREDRILLED THROUGH ANY FILL
 - ii. THEN DRIVEN ON TO A MINIMUM DEPTH OF 4000 (U.N.O.) INTO STIFF SOIL
 - iii. ANY PILES WITHIN INFLUENCE ZONE OF ADJACENT PIPE OR UNDERGROUND TANK SHALL BE PREDRILLED TO INVERT LEVEL
 - iv. PREDRILLED PILES SHALL BE BACKFILLED WITH SAND OR POLYSTYRENE BEADS UPON COMPLETION OF DRIVING.
3. BEFORE COMMENCING WITH THE FULL PILE-DRIVING PROGRAMME, A SERIES OF TEST PILES SHOULD BE DRIVEN, PREFERABLY AT EACH CORNER OF THE UNITS, IN ORDER TO CONFIRM LIKELY PILE DEPTHS, DIAMETERS AND LOAD CARRYING CAPACITY.

100mm THICK SLAB WITH SETZ MESH SUPER DUCTILE ON 300 RIB WITH HD12 ALONG BOTTOM (400 TOTAL THICKNESS) ON DPM ON 25MM SAND BUILDING CONCRETE TO BE R25/91/C25 MIX OR EQUIVALENT FIBRE REINFORCED CONCRETE.



FOUNDATION & SLAB PLAN UNIT F-K
1:50 @ A1

BUILDING CONSENT

SCALE @ A1

As indicated

SLAB & FOUNDATION UNIT
F-K

4 COLLINGWOOD ROAD,
WATERLOO

DRAWING TITLE

REV	DATE	DESIGNED	DRAWN	CHECKED	APPROVED
A	20.01.2021	OL	AK	XL	XL

DRAWING REVISIONS
DESCRIPTION
FOR BUILDING CONSENT

- NOTE:
1. ALL STRUCTURAL DRAWINGS SHALL BE IN ACCORDANCE WITH ARCHITECTS DRAWINGS.
 2. ALL DIMENSIONS & LEVELS ARE SUBJECT TO CONFIRMATION BY ARCHITECT.
 3. THE DRAWINGS AND ITS CONTENTS IS THE PROPERTY AND COPYRIGHT OF GENERAL STRUCTURES. IT SHALL NOT BE REPRODUCED WHOLLY OR IN PART WITHOUT PRIOR WRITTEN CONSENT.

General Structures

UNIT11 22A KALMA ST. ELLERSLIE

T: +64 99805968
M: +64 210812888 / M: +64 21062282
E: info@generalstructures.co.nz

JOB NO. 1014
DRAWING NO. S10B
REVISION A



LICENSED BUILDING PRACTITIONERS

Form 6A Memorandum from Licensed Building Practitioner: Record of building work Section 88, Building Act 2004

THE BUILDING

Street address: Block 3, 4 Collingwood Rd

Suburb:

Town / City: Lower Hutt

Postcode:

THE PROJECT

Building consent number: BC

THE OWNER(S)

Name(s): Williams Corporation

Mailing Address:

Suburb:

PO Box / Private Bag:

Town / City:

Postcode:

Phone Number:

Email:

Work that is restricted building work	Description	Carried out/Supervised
---------------------------------------	-------------	------------------------

PRIMARY STRUCTURE

No record added

EXTERNAL MOISTURE MANAGEMENT SYSTEM

Damp proofing	407 Covertex Underlay	Supervised
Roof cladding or roof cladding system	Installation of Colorsteel Iron Roof.	Supervised

ISSUED BY

Name: Benjamin Kendall

LBP number: BP121518

Class(es) licensed in: Roofing

Plumbers, gasfitters and drainlayers registration number (if applicable):

Mailing Address: PO BOX 32

Street Address: 39 Karu Crescent

Suburb:

Town/City: Waikanae

PO Box/Private bag:

Postcode: 5250

Phone number: 212489095

Mobile: 212489095

After hours:

Fax:


Email: kendallroofing@xtra.co.nz

Website:

DECLARATION

I, Benjamin Kendall LBP supervised the restricted building work recorded

on this form. Declaration made on 30/6/21

Signature: 

Form 6A

Memorandum from licensed building practitioner: Record of building work

Section 88, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

THE BUILDING

Street address: **4 Collingwood**

Suburb: **Waterloo**

Town/City: **Lower Hutt**

Postcode:

THE PROJECT

Building consent number: **BC210093**

THE OWNER(S)

Name(s): **Blair Chappell**

Mailing address: **10/149 Featherston Street**

Suburb: **Wellington**

PO Box/Private Bag:

Town/City: **Wellington**

Postcode: **6011**

Phone number: **0272053118**

Email address: **blair@williamscorporation.co.nz**

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

PRIMARY STRUCTURE

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick <input checked="" type="checkbox"/>	If necessary, describe the restricted building work.	Tick <input checked="" type="checkbox"/> whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Foundations and subfloor framing <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Walls <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Roof <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Columns and beams <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Bracing <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Other <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised

EXTERNAL MOISTURE MANAGEMENT SYSTEMS		
Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick <input checked="" type="checkbox"/>	If necessary, describe the restricted building work.	Tick <input checked="" type="checkbox"/> whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Damp proofing <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Roof cladding or roof cladding system <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Ventilation system (for example, subfloor or cavity) <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Wall cladding or wall cladding system <input checked="" type="checkbox"/>	70 Series Brick venner with EH Brick tie	<input checked="" type="radio"/> Carried out <input type="radio"/> Supervised
Waterproofing <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Other <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised

ISSUED BY

Name and contact details of the licensed building practitioner who is licensed to carry out or supervise restricted building work.

Name: **A J McCurley**

LBP number: **BP120061**

Class(es) licensed in:

B1 and B2 Brick and Blocklaying

Plumbers, Gasfitters and Drainlayers registration number (if applicable):

Mailing address (if different from below): **23 Rintoul Grove**

Street address/Registered office:

Suburb: **Stokes Valley**

Town/City: **Lower Hutt**

PO Box/Private Bag

Postcode: **5018**

Phone number: **0279400539**

Mobile:

After hours:

Fax:

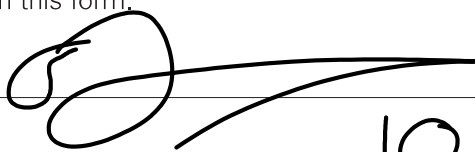
Email address:

Website:

DECLARATION

I **Adam McCurley** carried out or supervised the restricted building work recorded on this form.

Signature:



Date:

10/10/21

Form 6A

Memorandum from licensed building practitioner: Record of building work

Section 88, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

THE BUILDING	
Street address: 4 Collingwood	
Suburb: Waterloo	
Town/City: Lower Hutt	Postcode:

THE PROJECT
Building consent number: BC210093

THE OWNER(S)	
Name(s): Blair Chappell	
Mailing address: 10/149 Featherston Street	
Suburb: Wellington	PO Box/Private Bag:
Town/City: Wellington	Postcode: 6011
Phone number: 0272053118	Email address: blair@williamscorporation.co.nz

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

PRIMARY STRUCTURE

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick <input checked="" type="checkbox"/>	If necessary, describe the restricted building work.	Tick <input checked="" type="checkbox"/> whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Foundations and subfloor framing <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Walls <input checked="" type="checkbox"/>	As Per Plans	<input checked="" type="radio"/> Carried out <input type="radio"/> Supervised
Roof <input checked="" type="checkbox"/>	As Per Plans	<input checked="" type="radio"/> Carried out <input type="radio"/> Supervised
Columns and beams <input checked="" type="checkbox"/>	As Per Plans	<input checked="" type="radio"/> Carried out <input type="radio"/> Supervised
Bracing <input checked="" type="checkbox"/>	As Per Plans	<input checked="" type="radio"/> Carried out <input type="radio"/> Supervised
Other <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised

EXTERNAL MOISTURE MANAGEMENT SYSTEMS

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick <input checked="" type="checkbox"/>	If necessary, describe the restricted building work.	Tick <input checked="" type="checkbox"/> whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Damp proofing <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Roof cladding or roof cladding system <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Ventilation system (for example, subfloor or cavity) <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Wall cladding or wall cladding system <input checked="" type="checkbox"/>	As Per Plans. Install foam and perf rod around all windows.	<input checked="" type="radio"/> Carried out <input type="radio"/> Supervised
Waterproofing <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Other <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised

ISSUED BY

Name and contact details of the licensed building practitioner who is licensed to carry out or supervise restricted building work.

Name: **Pat Regler**

LBP number: **BP130366**

Class(es) licensed in:

Carpentry

Plumbers, Gasfitters and Drainlayers registration number (if applicable):

Mailing address (if different from below): **1 Cudby Street**

Street address/Registered office:

Suburb: **Woburn**

Town/City: **Lower Hutt**

PO Box/Private Bag

Postcode: **5011**

Phone number: **02040287903**

Mobile:

After hours:

Fax:

Email address:

Website:

DECLARATION

I, **Pat Regler**, carried out or supervised the restricted building work recorded on this form.

Signature: _____

Date: _____

Pat Regler
1/11/2021

Applicator Workmanship Warranty

Warranty Number: BC210093

Date of Installation: 13-Sept-2021

Building Address: **4 Collingwood Road Waterloo Lower Hutt 5011**

Company: Waterproof Protect Limited ("the Applicator")

Address: 8a John Street, Titahi Bay, Porirua 5022

Phone: 04 236 6600

Product Type and Use: Mapei Aqua Defense

Area Laid: 55.00 SquareMetres

Subject to the conditions appearing below, the Applicator warrants its workmanship as follows:

- a. All membrane **products (the "Materials") are laid and installed in compliance with the manufacturer's instructions;** and
- b. For a period of [3] years from the date of installation, the Workmanship on the Materials by the Applicator shall maintain a waterproof barrier to the area treated.

This Warranty shall be subject to the conditions which follow:

1. This Warranty is limited to the workmanship undertaken by the Applicator and shall in no way bind the manufacturer of the Materials laid and installed by the Applicator.
2. **The Applicator's liability, and the liability of its employees, shall be limited to the Applicator making good at its expense any defect in the workmanship which permits the entry/escape of water.** The Applicator, and its employees, shall have no further liability or responsibility for any direct, indirect or consequential injury, loss or damage whatsoever and howsoever arising any loss of profits or loss of revenue or other economic loss or for any special, indirect, incidental, consequential damage, loss or injury of any kind including but not limited to, damages to the structure or its contents arising under any theory of law whatsoever.
3. Without limiting the generality of clause 2 above, this Warranty shall not apply to any alleged defective workmanship that is:
 - a. Due directly or indirectly to any cause such as (without limiting the generality of this exclusion) governmental or environmental interference, wars, lock-outs, delays, acts of God, fire, earthquake, flood, hail, lightning, hurricane, tornado or windstorm or any other cause beyond the reasonable control of the Applicator; or
 - b. Caused by the act, omission, default or representation of any party other than the Applicator, its servants or agents and in particular the work of any other tradesman and damage from persons not authorised by the Applicator to have access to or be employed in the repair, maintenance or alteration of the application during the warranty period; or
 - c. Caused by the Materials or any of them being disturbed by any party other than the Applicator after fixing; or
 - d. Due to exposure to a chemical or solution, fire or radiation, or contamination by radioactivity from any nuclear fuel or waste; or
 - e. Due to settlement, distortion, failure of the walls or foundations of the building, ponding or cracking of the roof or the deck; or
 - f. Due to infiltration or condensation of moisture in, through, or around the walls, copings, building structure, or underlying or surrounding materials; or
 - g. Due to any design defect or structural failure of any framework or material in or on which the Materials have been installed or applied which was not supplied by ARDEX; or
 - h. Due to materials other than the Materials, including, but not limited to, metal work expansion or control joints, fasteners, drains, vents, vapour retarders, walkways, pitch pockets, flashing materials and rooftop units and equipment; or
 - i. Due to expansion or contraction of any flashing or metal work, any adjacent or abutting building, structure or improved or unimproved property, or any component thereof, including but not limited to, structural failure or damage, leakage, or drainage; or
 - j. Due to any new installations, repairs, or other maintenance or construction on, to or through the Materials; or
 - k. Due to damage caused directly or indirectly by falling objects or traffic of any nature on the roof; or
 - l. Due to improper installation of insulation or defects or failure of any material used in any roof base or insulation over which the Materials are applied; or
 - m. **Due to the failure of material or structures to conform to manufacturer's specifications as to roof slopes or other requirements.**

4. The Applicator shall only be obligated to make good defects of workmanship, under clause 2 of this Warranty, if a claim is made to the Applicator in writing:
 - a. Within the warranty period; and
 - b. Within (14) days of the reasonable discovery of any alleged defect by the party making the claim.
5. Where it is necessary for the Applicator to repair any defective workmanship, the Building Owner shall remove any objects and any building elements that hinder the access by the Applicator to the Materials, and the Applicator shall not be responsible for any costs associated with creating clear access to the Materials.
6. The Applicator shall be entitled to be reimbursed for his costs, on a time basis at its normal consultancy rates, of any site visit requested under a warranty claim which does not reveal any defect within the scope of this Warranty.
7. Any rights against the Applicator under this Warranty, shall only accrue once the Applicator has received full payment for the work that the Warranty relates to.
8. The Customer acknowledges that the Applicator is not employed by nor is an agent of the manufacturer of the Materials and that the manufacturer will not be liable to any person for the Workmanship, act or defaults of the Applicator.
9. Where the services supplied by the Applicator are being acquired by you in trade you agree that it is fair and reasonable in the circumstances that the Consumer Guarantees Act 1993 (CGA) not apply. Accordingly, to the maximum extent permitted by law, the CGA shall not apply.
10. This Warranty is governed by the laws of New Zealand.



Signature of Applicator: _____

Date: 20 / 9 / 2021

PRODUCT PERFORMANCE WARRANTY

Warranty number:	PW-0017678	Issue date:	Monday, September 20, 2021
Name of applicator:	Nik Dunlop	Applicator number:	3567
Applicator company:	Waterproof Project Ltd.		
Property owner:	Williams Corporation LTD ; ;		
Project address:	Unit,1-12 4 Collingwood Road Waterloo Lower Hutt 5011		
Application Description:	WET AREA (Shower enclosure)	Building consent number:	BC 210093
Products under warranty:	MAPELASTIC AQUADEFENSE [15 years].58 sqm		

Subject to the terms and conditions herewith, MBP (NZ) LTD warrants to the above listed property owner that the product/s listed above when prepared and applied in accordance with the Technical Data Sheet (TDS) will achieve the properties and characteristics set out in the TDS and will retain these properties and characteristics for the duration of the above listed Warranty Period.

MAPEI conforms to the Performance and Quality Standards herewith;

- Since 1994, MAPEI SpA has applied a Quality System certified by Certiquality in compliance with ISO 9001 standards.
- MAPEI SpA's Italian-based facilities apply an Environmental Management System certified by Certiquality in compliance with ISO 14001 standards.
- The Italian-based production facilities have successfully completed OHSAS 18001 certification for their Occupational Health and Safety Management System.
- The group's main production facility also adopts EMAS III (Environmental Management and Audit Scheme), the European Union's environmental management system certified according to the European Regulation EC 1221/2009.
- Responsible Care Program of which Mapei SpA has been part of the chemical industry's world-wide Responsible Care program since 1992, and communicates data which is published in the annual Responsible Care report.

