



Hamilton City Council

Te kaunihera o Kirikiriroa

Private Bag 3010
Hamilton
New Zealand

Phone 07 838 6699
Fax 07 838 6599

info@hcc.govt.nz
www.hcc.govt.nz

Building Consent No: 2003/7452

Section 35, Building Act 1991

Issued by Hamilton City Council

Date: 29/9/2003

Applicant: Generation Developments Ltd
Mailing Address: P O Box 14232
TAURANGA 2730

Application Lodged: 11/09/2003

Project:
Application Description: New dwelling with attached garage
Intended Use: Detached Dwelling - Live As A Family
Work Type: New Construction

Intended Life: >50 years
Value of Work: \$137034

Property:
Address: 8 Arlington Court HAMILTON 2001
Property Reference: LOT: 51 DP: 307657

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in Building Consent:
2003/7452

Signed for and on behalf of the Hamilton City Council:

Name:

PC

30.9.03

Position: Authorised Officer

Building Control Unit

Building



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29 September 2003

Generation Developments Ltd
P O Box 14232
TAURANGA 2730

Dear Sir/Madam

Consent Number: 2003/7452

Project: New dwelling with attached garage

Project Address: 8 Arlington Court HAMILTON 2001

Legal Description: LOT: 51 DP: 307657

Thank you for the application for building consent. We are pleased to advise that this consent has been processed and is now ready for collection.

Your next steps are:

1. Please arrange for the payment and collection of the consent documents (If this has been pre-paid, then these will be sent to you). Please bring your invoice in with you when you pay. Your approved documentation must be kept on site for the building inspector to view.
2. This Building Consent is issued subject to the conditions outlined on page 2. In particular please note the requirements for inspections. The phone number to arrange inspections is 838 6677 available from 8:00 am to 11:00 pm.
3. Your final step after the completion of the project, is to apply for the issue of a Code Compliance Certificate. Please fill out the "Advise of Completion of Building Work" form attached and we will contact you to arrange a suitable time. We have found that many people do not complete this last task with the result that legal difficulties can arise at the time of sale or with insurance companies.

It is also a legal requirement of the Building Act, therefore the keeping and processing of the Advise of Completion is very important to both yourself and Council.

Good luck with your building project and we look forward to our staff assisting you with this and any future building work.

Regards

Bryce Keogh
Council Building
Garden Place, Hamilton
Phone 07 838 6444
Fax 07 838 6445

Building



These are your Building Consent Conditions. Please read these carefully

Building

- (1) Please quote building consent number when requesting an inspection.
- (2) A foundation/siting inspection required. Please provide 48 hours notice
- (3) A bond beam inspection required. Please provide 24 hours notice.
- (4) A pre-concrete floor inspection required. Please provide 24 hours notice.
- (5) A pre-lining inspection required. Please provide 24 hours notice.
- (6) Completion inspection required prior to issue of interim or final code compliance certificate. Please make application on the appropriate form, that is included in Building Consent.
- (7) Ground levels to comply with NZS 3604 appendix E 0.1.
- (8) A cladding inspection is required. Please provide 24 hours notice and ensure that: - brickwork is laid to no more than half the height of the wall and/or; - monolithic plaster systems are not coated but the windows and the like flashed or; - solid plaster
- (9) A post lining inspection is required. Please provide 24 hours notice and ensure that all sheet braces are nailed off and no skirtings or cornice are fitted.
- (10) Smoke alarms shall be located on the escape routes on all levels within the household unit. On levels containing the sleeping spaces, the smoke alarms shall be located either:
 - a) In every sleeping space, or
 - b) Within 3.0m of every sleeping space door. In this case the smoke alarms must be audible to sleeping occupants on the other side of the closed doors.

Smoke alarms shall comply with at least one of the following standards:
UL 217, ULC S531, AS 3786, BS 5446 Part 1, and be fitted with a hush button.
- (11) Inspection of foul water drains required. Please give 24 hours notice. Please note: If new internal drainage runs to existing connection, depth of connection must be confirmed before drainage is laid. If new connection has been requested, no internal drainage shall be laid until new connection has been installed.
- (12) Inspection of stormwater drains required. Please provide 24 hours notice.
- (13) Preline inspection of Plumbing Installation required. Please provide 24 hours notice.
- (14) Prefloor inspection of Plumbing and Soil Waste system required. Please provide 24 hours notice.
- (15) All under floor drainage systems serving 2 or more sanitary fixtures must be: - Plugged and filled with water to test and; - Left completely exposed until approved by inspector



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(16) Main drains laid under AS/NZS 3500 shall fall a minimum of 1:60.

(17) Excavations to be carried out in accordance with subdivisional soil report.

Water and Drainage

nil

Roads and Traffic

nil

Health

nil

Important Notes:

1. If the work has not commenced within 6 months or if there is a lack of reasonable progress within 12 months then your building consent may lapse. Please contact the processing officer if you feel you may exceed these times and we can discuss extending the time frames.
2. The Project Information Memorandum lapses if a building Consent for the work concerned has not been issued within 24 months after the date of the issue of the Project information Memorandum.
3. Please check with your local Network Utilities Operator as to where your services are located, i.e. Telecom, Wel Energy and Gas.
4. To avoid unreasonable noise affecting neighboring properties it is requested that noisy construction activities that would cause sleep disturbance not be undertaken until after 07:30am, and not at all on Sundays and public holidays.



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29 September 2003

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P O Box 14232
TAURANGA 2730

Dear Sir/Madam

Consent Number: 2003/7452

Project: New dwelling with attached garage

Project Address: 8 Arlington Court HAMILTON 2001

Legal Description: LOT: 51 DP: 307657

Thank you for the application for Project Information Memorandum. We are pleased to advise that this consent has been processed and is included in this letter.

Your next steps are:

1. Read carefully the Project Information Memorandum comments on page 2 of this letter. This information may be important to you during the construction process.
2. When you have completed the design and have all the documentation, please lodge your consent application with us. If you have carefully followed this PIM, then this should make the consent application process a lot quicker and easier for you.

Good luck with your building project and we look forward to our staff assisting you with the consent and any future building work.

Yours faithfully

Bryce Keogh
Council Building
Garden Place, Hamilton
Phone 07 838 6447

Please check with your Local Network Utilities Operator as to where your services are located, ie Telecom, WEL Energy and the Gas Centre.

Building



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This Is your Project Information Memorandum

This describes (if relevant) any special features of the land, Information of other Acts relating to the land or buildings, Details of waste and storm water systems and confirmation that the works will comply with the Building Act subject to the requirements of the building consent.

Planning

nil

Building

- (1) Please ensure boundary pegs and boundary lines are clearly defined to check siting of building.
- (2) All work to comply with the New Zealand Building Code.
- (3) Wind zone is rated as low.
- (4) The Earthquake Zone for your area is designated as B.
- (5) All foul water and storm water drains to be laid by registered drainlayer in accordance with the New Zealand Building Code Documents E1 and/or G13 and/or AS/NZS 3500..
- (6) Please ensure compliance with G12 and H1 of the Building Code Hot Water Supplies.

Building

Project Information Memorandum

No: 8.2003.7452.1

Section 43(3), Building Act 1991

Issued by the Hamilton City Council



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Value of Work:

\$137034

Property

Address:

8 Arlington Court HAMILTON 2001

Property Reference

LOT: 51 DP: 307657

This is:

Confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991 and any requirements of the building consent.

() Not yet applied for.

() No.: 8.2003.7452.1

attached.

() Not yet issued.

or

() Notification that other authorisations must be obtained before a building consent will be issued.

or

() Notification that the proposed building work may not be undertaken because a necessary authorisation has been refused.

This project information memorandum includes (cross each applicable box, attach relevant documents, and send a copy to any relevant network utility operators and organisations having the power to classify land and buildings):

() Information identifying relevant special features of the land concerned. Information about the land or buildings concerned notified to the Council by any statutory organisation having the power to classify land or buildings.

() Details of relevant utility systems.

() Details of authorisations which have been granted.

() Details of authorisations which must be obtained before a building consent will be issued.

() Details of authorisations which have been refused.

Signed for and on behalf of the Hamilton City Council:

Name:

Position: Authorised Officer
Building Control Unit

Building