

DEC 2023

# TE PŪRONGA HANGA WHARE BUILDING BULLETIN



- ♦ OBJECTIVE BUILD ♦ CYCLONE GABRIELLE ♦ REMOTE INSPECTIONS
- ♦ NEW TEAM MEMBERS ♦ BUILDING WARRANT OF FITNESS ♦ GREASE TRAPS

## Objective Build

Hastings District Council went live with a new building consent application software, Objective Build, on Monday 4 December.

We have seen a positive uptake, with ten building consents and four amendments already in the system and six Code Compliance Certificate applications processed so far.

For more information on Objective Build visit [hastingsdc.govt.nz/objectivebuild](https://hastingsdc.govt.nz/objectivebuild)



## Cyclone Gabrielle

Work continues to support those impacted by Cyclone Gabrielle. The building recovery team has recently updated their Building Recovery Information Guide. This version includes building consent guidance documents for residential and commercial properties in Hawke's Bay, as well as helpful resources from the Ministry for Business, Innovation and Employment.

The latest version of this can be viewed [here](#).



Contact the building recovery team directly at [buildingrecovery@hdc.govt.nz](mailto:buildingrecovery@hdc.govt.nz) with any questions.

## Remote inspections – ZYTE

Over the last year, we've been happy to provide timely and efficient building inspections, and we'd like to maintain our capability to offer remote inspections to keep inspections timely during busy times.

We currently can provide remote inspections for the following things via ZYTE:

- ♦ Rechecks
- ♦ Solid fuel heaters

And we'd like to trial the use of remote inspections for the following:

- ♦ Plumbing pipe outs
- ♦ The evaluation of some sheds and garages
- ♦ Some types of cladding

If you want to try a remote inspection for any of the above inspection types or want additional information, please get in touch with Barry Nikolaison on **027 455 5947**.





## New team members

Welcome to our two new staff members Jessie Rochfort (PA/ Business Support) and Michael Dymond (Senior Building Processing Officer).

Jessie joined the team in November, bringing over 7 years' experience in administration and business support. She's supporting Tony Manunui and the wider group.

Michael re-joined the team in October, bringing 17 years' experience in this area - including 10 years at HDC before. He's an experienced processing officer in commercial and residential building consents.



## Building warrant of fitness – are you out of date?

If you own a commercial building with specified systems, it's your responsibility to ensure the requirements of the compliance schedule are met on time and that a current Building Warrant of Fitness is held.

Of the 1,033 active compliance schedules in our district, audits discovered out of date warrants on 38 buildings.

Infringement fines (from \$250-\$1000) are likely to be issued if compliance requirements remain unmet.

Thanks to those building owners who worked with us to get things resolved. Let's avoid infringement fines or notices to fix.

## Grease traps – changes from Monday 1 January 2024

When a grease trap is required under the Building Act, please note the following:

From Monday 1 January 2024, Hastings District Council will no longer approve the installation of any enzyme-based digester/converter type grease removal systems for any new or replacement installations.

We recommend the following passive grease trap sizes. These recommendations are based off sampling results that have been collected from various businesses in Hastings and findings from various studies of grease traps in New Zealand and Australia.

- Takeaway premises, cafes, bakeries etc: 1000L.
- Restaurants serving up to 70 meals per day: 1000L.
- Restaurants serving between 70 and 200 meals per day 1500L.
- Restaurants serving between 200 and 400 meals per day 2000L.
- Supermarkets: 3000L.

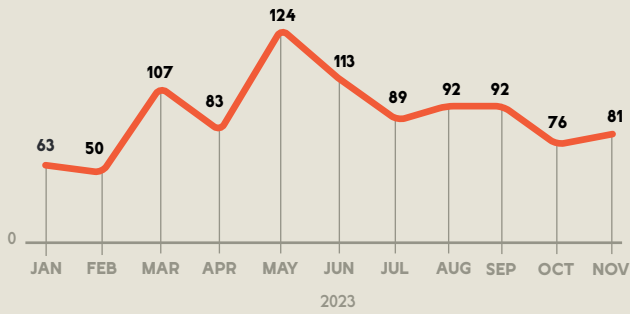
Where a passive type of grease trap cannot be installed (in ground or above ground) there are some alternative grease removal systems available, these are mechanical systems often referred to as under bench grease removal system. It's important that the system is correctly sized for the discharge flow rate and volume and operated according to the manufacturer's instructions. Discharge from the system must meet the 100 mg/L Bylaw Limit.

If you have any questions, please contact Matt Holmes on **06 871 5000**.

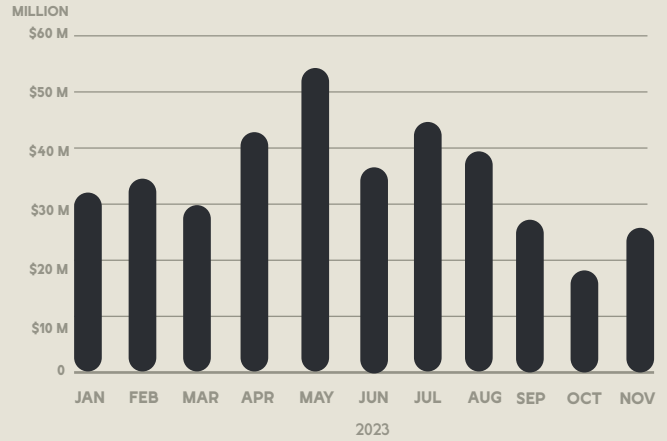
**Take note** – important dates/upcoming events

- The statutory clock stops on Wednesday 20 December until Wednesday 10 January 2024. This means that no working days are accrued during this time for processing building consents and Land Information Memorandums.
- Our customer service centre will be closed from 3pm on Friday 22 December 2023 to 8am Monday 8 January 2024. The 24-hour call centre will remain open throughout the holiday period – phone **06 871 5000**.

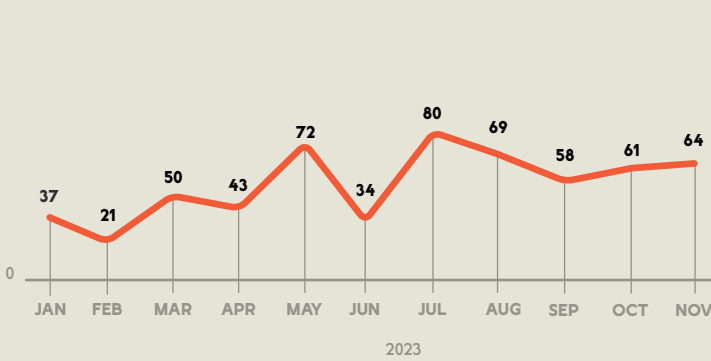
**BUILDING CONSENTS GRANTED 2023**



**ESTIMATED VALUE OF BUILDING WORK 2023**



**LAND INFORMATION MEMORANDUMS ISSUED 2023**



**BUILDING CONSENTS GRANTED 2023**

