You can book an inspection between 7am – 6pm. Phone 801-3813.

08 Oct 2026

Level 3
345 Lambton Quay
Wellington 6011

Dear Farsight NZ LP

Approval of Building Consent

Service Request number:	574859
Site address:	280 Aotea Quay, Pipitea
Legal description:	PT BED PORT NICHOL
Project description:	C1 - New temporary Interislander Ferry Terminal subject to specified intended life of five years.

We are pleased to inform you that the above building consent has been approved.

Before starting any work, please read these documents carefully and in full.

The building consent included with this letter is granted under Section 49 of the Building Act 2004. It gives permission to undertake building work in accordance with the approved plans and specifications attached. This consent does not affect any duty or responsibility under any other Act or permit any breach of any other Act.

The official stamped copy of the building consent and approved plans and specifications must be on the site at all times during the period of the work. The Plans must be printed at least A3 size and be clearly legible.

Please note that work must begin within 12 months. If you don't start work within 12 months you can apply for an extension of time to start works. Otherwise, your building consent will lapse, and you'll need to apply again. You must advise the Council of the date you started the work related to this consent. You can do this by providing photographic evidence of the work started, or booking an inspection by phoning 801 3813 when you are ready.

Note: You may need to get resource consent(s) under the Resource Management Act 1991, and/or to comply with the requirements of the District Plan. This must be done before you can start the work.

Form 5 - Building Consent

Section 51, Building Act 2004
Service Request number: 574859

The building

Street address:	280 Aotea Quay, Pipitea
Legal description:	PT BED PORT NICHOL

The owner

Name:	Centreport Limited
Mailing address:	2 Fryatt Quay, Pipitea, Wellington 6011
Mobile:	021 220 634
Email:	chris.marton@centreport.co.nz

Contact for communication with Wellington City Council

Name:	Farsight NZ LP
Mailing address:	Level 3, 345 Lambton Quay Wellington 6011
Phone:	04 462 5470
Mobile:	027 839 5525
Email:	agent@farsightnz.com

Building work

The following building work is authorised by this building consent:

C1 - New temporary Interislander Ferry Terminal subject to specified intended life of five years.

This Building Consent is issued under Section 51 of the Building Act 2004. This Building Consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This building consent is subject to the following conditions and sections of the Building Act 2004:

- Under Section 90 of the Building Act 2004, agents authorised by the Council (acting as a Building Consent Authority) are entitled, at all times during normal working hours or while building work is being done, to inspect:
    - land on which building work is being, or is proposed to be, carried out
    - building work that has been or is being carried out on or off that building site
    - any building.

Compliance schedule

A compliance schedule is required for the building.

Attached documents

Addendum and Guidance to the consent

Compliance Schedule Details

Justin Lee	08/10/2026
Signature	Date

On behalf of Wellington City Council
Wellington City Council
PO Box 2199
Wellington

Your responsibilities: Inspections and documents

Before a code compliance certificate (CCC) can be issued, the following actions and documentation are required.

Required inspections

#	Inspection Name	Notes
1	Comm/Multi/Res Final	Comm/Multi/Res Final; Final inspection upon completion of all building work and following a formal application for a Code Compliance Certificate.
1	Comm/Multi/Res Final - Pbg	Comm/Multi/Res Final - Pbg; Final inspection upon completion of all building work and following a formal application for a Code Compliance Certificate.
1	Compliance Schedule	Compliance Schedule; To be called for at mid-project, either before or after pre-line. To ensure specified systems added/altered/removed remain in accordance with approved consent. Discuss specified system documentation required for CCC.
1	Drainage	Drainage; Testing any drainage work prior to back filling and covering any field drains.
1	Post Clad/Weathertight	Post Clad/Weathertight; After the completion of cladding, prior to the removal of any scaffolding.
1	Post Line	Post Line; After the installation of bracing linings, while their fixings are still visible.
1	Pre-Clad	Pre-Clad; Upon completion of the building wrap, flashings, drainage/ventilation paths and cavity battens where required.
1	Pre-Commencement	Pre-Commencement; To be held once the main contractor has been appointed and the source of the structural steel and fabrication of the structural steel has been confirmed. To discuss the roles and responsibilities of main

		contractor and design engineer during construction. Design engineer & Main contractor to be present. Refer "Structural Steel" item in consent letter addendum for more information
1	Pre-Line-Bdg	Pre-Line-Bdg; Before fitting linings or internal wet area membranes, with air seals complete with backing foam fitted internally around joinery, bracing connections complete, and insulation installed.
1	Pre-Line-Pbg	Pre-Line-Pbg; Inspection of plumbing and ventilation systems prior to fitting internal linings
1	Pre-Pour Floor	Pre-Pour Floor; Before placing any concrete for concrete floor slabs and any integral footings.
1	Pre-Wrap	Pre-Wrap; Prior to fitting building wrap to framing with mechanical fixings installed and or prior to fitting the roofing underlay/membrane with purlins and tile battens/fixings installed
1	Siting	Siting; Location of the building on site; to discuss work prior to commencement and/or inspect requirements for Certificate of Public Use.
1	Sub Floor Drainage	Sub Floor Drainage; Inspection of plumbing work in/under the sub-floor, including in floor slabs.

Please note:

- The above refers to the types of inspection, not the total number of inspections that must be carried out.
- Inspections can be combined under one visit when appropriate. Please advise when booking

Requested documentation

The following documents will be required, which may require third-party inspections:

Documentation requested	Notes

Structural Steel Inspection Requirements	
Application for CCC	
Energy work – electrical safety certificate	
As-built drainage plan/ PS3 to confirm correct drainage connection	
Plumbing PS3 for pressure test	
Construction review PS4 statement for structural engineering including progress site reports	CM3
Certificate from the fire alarm installer	
Independent fire alarm certification (alarm system certificate of completion)	
Emergency lighting certificate	
Confirmation of compliance schedule details	Compliance Schedule to be issued under stage 1 SR 574249
Ventilation system certificate and commissioning results	
Backflow preventer test certificate(s)	
Suspended ceiling installers PS3	
Certificate or certificates from the installer/s for the systems relating to SS3 such as auto doors, access control and hold open devices etc.	
Producer Statement from a suitably qualified person showing that pipe services and mechanical services have appropriate restraints to resist seismic movement that meet the requirements of NZS 4219	

Verification of lead free and
dezincification resistant products

Please note:

1. During the inspection process it may be decided that further documentation is requested.

2. Section 93 of the Building Act 2004 notes that a Building consent authority may require further reasonable information in respect of the application for code compliance certificate.

Building consent approval notes

Advice Notes

Building Advice Note

Archaeological Sites - Disclaimer
Work affecting archaeological sites is subject to a consent process under the Heritage New Zealand Pouhere Taonga Act 2014. An archaeological site is defined as physical evidence of pre-1900 human activity. This can include above ground structures as well as below ground features. Below ground features can include burnt and fire cracked stones, charcoal, rubbish heaps including shell, bone and/or glass and crockery, ditches, banks, pits, old building foundations, artefacts of Maori and European origin or human burials.
It is the responsibility of the property owner and/or person undertaking the work to obtain an archaeological authority (consent) from Heritage New Zealand Pouhere Taonga (HNZPT) for all work that modifies or destroys an archaeological site. The applicant is advised to contact HNZPT prior to works commencing to discuss if there are possible archaeological sites present in the area of works. If no HNZPT archaeological authority is sought prior to works and archaeological features are encountered during works, the applicant is must stop and contact HNZPT for further advice.
For further information, please see guidance by Heritage New Zealand on ?Applying for an Archaeological Authority?

Structural Advice Note

Structural Steel Advice Memo.
The proposed works contain a significant amount of structural steel as part of the scope of works. The consent has been approved on the basis that the steel is supplied to standards cited by the NZ Building Code in accordance with the Structural Specification. < AS/NZS5131:2016 and SCNZ report No. 111:2018 New Zealand Guide to the sourcing of compliant structural steels.>
Should an alternative compliance pathway be proposed after the consent has been issued an amended plan will be required to demonstrate how compliance with the NZ Building Code is being achieved. Council will assess the amendment against the recommendations of AS/NZS5131 and the report SCNZ 111:2018 New Zealand Guide to the Sourcing of Compliant Structural Steels.
An example of a change that would require an amendment would be changing the

compliance standard for one/some of the steel members from that originally specified. As this could have implications on the wider structural design.
Further to this, due to the risks involved with structural steel sourcing and fabrication, council will also be requiring the following in support of the original design specification.
Inspections:
1. Siting: Pre-commencement meeting
To be held once the main contractor and structural steel contractor has been appointed and the source of and fabrication of the structural steel has been confirmed. To discuss the roles and responsibilities of the design engineer, structural steel contractor and main contractor and design engineer during construction. Design engineer, structural steel contractor & main contractor to be present.
2. Site Report: Ongoing progress inspection
To monitor progress of structural steel construction and confirm procedures discussed at the pre-commencement inspection are still being followed.
The frequency of this inspection will be discussed during the pre-commencement meeting.
Additional Required Documents:
3. Addenda to the final PS4 which outlines the measures taken by the design engineer during construction to ensure the compliance of the structural steel as set out in the design specification.
This is intended as a summary letter or final site note confirming what actions the design engineer has taken throughout construction to ensure that the requirements for the sourcing and fabrication of the structural steel elements has been undertaken in accordance with the design specification. This may include or reference the relevant site notes which gave confirmation of key milestones or hold points throughout the works.
These additional measures have been added to provide additional checks for council to confirm that requirements outlined in the standards are being undertaken onsite.

Structural Advice Note

The engineer is to monitor construction of elements of specific design:
To: CM3
Soil Parameters as set out in the Tonkin & Taylor geotechnical report are to be verified on site by a suitably qualified geotechnical engineer;
Engineers details are to take precedence.

Notes: Aluminium portal frames with cross braces in the longitudinal direction. Wire

roof and wall bracing. SIP panels also contribute to bracing capacity. Founded on a concrete raft slab on top of a gravel raft.

Resource Advice Note

District Plan Area
The subject land is located within the Special Purpose Port Zone and the Special purpose Waterfront Zone in the District Plan.
The site is subject to the multi-user ferry precinct, the height control area 27m and 19m, the Bird Strike Risk Activity Management Area, Coastal Hazards, Natural Hazards, a viewshaft (SCHED5), Sites and Areas of Significance to Maori - Extent (SCHED7), the Mana Whenua Statutory Acknowledgement, the coastal environment, the High Noise Area 40m, the Moderate Noise Area, the Railway Vibration Advisory Overlay, the Coastal Margin Advisory Layer, and Designations KRH1, NZTA-1, WIAL1 and OLS.

Record of Title: Applicant Responsibility
For all plans submitted it is the applicant's responsibility to correctly show the legal boundaries and the relationships to them of any existing and proposed buildings, ground shapes, features and earthworks. It is also the responsibility of the applicant to comply with any easements, covenants, consent notices, or other restrictions which are shown on the record of title for the property.
Incorrectly showing or overlooking the above information could seriously disadvantage the applicant. Accordingly, Council will not accept any liability for matters arising there from.

Advice Note: Pre-start conditions requiring certification
I note that a resource consent has already been granted in Service Request No 573598 and advise that all work must proceed in accordance with the approved plans, information and all the conditions of that consent.
Some resource consent conditions will need to be met prior to beginning work, including conditions that require you to submit plans or information to the council, and have these certified, before work starts. For more information see your resource consent documents.
If the proposal covered in this building consent differs from the resource consent granted I advise that no work shall commence until either the building consent is amended to comply with the consent granted or a fresh resource consent is obtained.

Condition Memos

Condition

As the building consent is granted under section 113 (buildings with specified intended lives) the building must be altered, removed, or demolished on or before September 10th 2031 (being the specified intended life of the building of 5 years)

Your responsibilities: During the building process

Your proposed building work may have additional requirements to that already outlined, please note the following.

Resource Management

The building owner is responsible for making sure the consent documents meet the requirements of the Resource Management Act (District Plan) and Local Government Act (bylaws) and obtaining the relevant approvals.

If external building dimensions are being altered, the building owner/principal contractor is responsible for establishing that the validity of the site boundaries and levels are in accordance with the regulatory requirements (Building Act 2004 and Resource Management Act 1991). Existing fence lines cannot be relied on – legitimate/identifiable boundary pegs must be sighted or a report from a registered surveyor confirming construction is set out within legal boundaries must be submitted for the Council's review before any work on site is started.

Solid Waste Management

Prior to the commencement of any building work with an estimated value of $2 million or more, a Construction and Demolition Waste Management and Minimisation Plan must be submitted to the Council for approval. For further information please refer to Wellington City Council Solid Waste Management and Minimisation Bylaw (2020) or email wasteoperations@wcc.govt.nz

Public Use Buildings

Under section 363 of the Building Act 2004 it is an offence to use, or permit to use, any part of a building affected by building work for which a building consent has been granted, but no CCC or certificate for public use has been issued.

Please note that where a building consent includes work in the common spaces, particularly egress routes, the whole building may be affected, not just a tenancy where the bulk of the work is to take place. The interpretation of 'public use' is very broad and includes nearly all offices and retail areas.

Certificate for Public Use

A certificate for public use (CPU) for the building is required where:

- the building is intended to be occupied during construction, or
- the construction works are completed but the CCC has not yet been issued.

Applications for CPU should be applied for at least 10 days before the start of construction or the intended occupancy date. A CPU inspection is required before the certificate can be issued to confirm the building is safe for public access. The CPU inspection can occur at

the first site safety inspection or at the final inspection, depending on your occupancy requirements.

Development Contributions

If you have increased the gross floor area of your commercial building or created an additional household unit, a development contribution will be required under section 198 of the Local Government Act 2002. To find out how much the development contribution payable is likely to be, contact the Council's Development Contributions Officer (details below) or search for "development contributions" on the Council's website (wellington.govt.nz).

If a development contribution payable is not paid, the Council may, under section 208(d) of the Local Government Act 2002, withhold the CCC. And register the development contribution under the Statutory Land Charges Registration Act 1928 and a charge on the title of the land in respect of which the development contribution was required.

Development Contributions Officer
Email: developmentcontributions@wcc.govt.nz

Producer Statements

The Building Act 2004 does not specifically name producer statements (professional opinion based on sound judgement and specialist expertise), but it does require that a suitably qualified person verify that the design or construction complies with the Building Code.

A producer statement for design (PS 1) that clearly identifies the intent of the design and construction details required for completion may have been accepted in the processing of this building consent.

A producer statement may identify that additional inspections need to be carried out, along with building consent authority inspection requirements (see "Your responsibilities: Inspections and documents").

How to complete a producer statement, warranty

Producer statement/product warranty

1. The document must be on letter head
2. The consent/SR number and the site address must be on the document
3. Must state the product make/type used (if it is a product warranty)
4. The document must confirm a warranty period or state compliance with the relevant section(s) of the building code or standard e.g.;
    - E2 – external moisture
    - B2 – durability
    - G4 – ventilation
    - NZS 4512 – smoke detectors
    - NZS 4541 – sprinklers etc…
5. The document must include the name of the author and be signed

6. The document must have a current date

Applicator/installers warranty

1. The document must be on letter head
2. The consent/SR number and the site address must be on the document
3. Must state the product make/type used
4. Must include confirmation that the applicator or installer is an approved installer/applicator of the warranted/guaranteed product
5. Must confirm that the product has been installed or applied to the manufacturer's specifications
6. Must state specifically where on the project the product has been installed or applied
7. The document must include the name of the author and be signed
8. The document must have a current date

How to complete an as-built drainage plan

As-built drainage plans specification

1. Drawing size A3 - or A4 for minor works only
2. Title Block
    - "As-Laid Private Drainage Plan"
    - Address of works
    - Details of who has drawn plan and date
    - Building Consent SR number
3. Notes
    - Certifying Drainlayer's details – Name & PGBD Registration number
    - Date of laying – month and year
4. Plan elevation
    - Drawn to a scale of 1:100 (preferred)
    - North point
    - Property boundaries
    - Building outlines
    - Laterals, plumbing features (gully traps, access points etc.) and subsoil drains
    - Connection public drainage networks

The Building Site

To be kept at all times on the site during the period of work:

- The official stamped copy of the building consent and approved plans and specifications.
- A signboard that states the contractor's name, business name and after hours telephone numbers. It must be kept in a clear, legible condition and placed so it can be easily read at all times by the Council, Police and other service and emergency authorities.

Construction work on buildings must be performed in a manner that avoids the likelihood of causing danger or hazards to people or property on or off site and complies with the code requirements of F5 (Construction & Demolition Hazards). Areas of construction must be adequately fenced off to prevent access by unauthorised people and to keep the public safe.

All loose materials that could be carried by the wind must be either secured or removed from the site. All activities must be carried out in a manner that keeps to a minimum the dust nuisance to neighbouring properties.

Full protection to pedestrians and property is required at all times. The footpath must be kept clear and safe for public use at all times during the period of the contract. Rubble, material or plant must not be stored on the footpath.

The road and footpath must be kept clean and tidy at all times. The tracking of mud and rubble from the site over the road and footpath is not permitted.

Inspections

If required inspections are not carried out you may find it difficult to get a CCC for the project. We suggest that at the time of the first inspection you discuss the inspection requirements with the inspecting officer.

Once a final inspection has been carried out and passed, any outstanding documentation must be supplied or required items completed within a reasonable amount of time. It is strongly recommended this is done within 3 months of the passed final inspection, or another final inspection may be required.

You are responsible for the safety of visitors to the work site, including people carrying out building inspections. You must provide safe access to all parts of the construction that need to be inspected. Ladder access must be securely founded and tied. Scaffold access and roof edge protection is generally required.

Noise

In accordance with the construction noise standard NZS 6803 P in the District Plan – except in the case of emergencies – no work with noisy equipment is to be carried out before 7.30am or after 6pm Monday to Saturday. During the week workers may be on site from 6.30am quietly preparing for work. Work with noisy equipment is also not permitted on Sundays and public holidays.

Code compliance certificate (CCC)

An application for a CCC is made under the Building Act and the content of the application form is set by regulation. You can submit an online CCC application form, or download a hardcopy of the form, by going to wellington.govt.nz/buildingconsents.