



**Far North
District Council**

REF: ABA BC-1996-245/1

PROPERTY: 48A Taumatawiwi Street, Opononi 0473

2 March 2011

Keeley Family Trust
89 Sylvia Road
Hillcrest
North Shore 0627



Dear Sir / Madam

RE: 6 x Units & Carports, at 48A Taumatawiwi Street, Opononi 0473

A review of your Building Consent file has revealed that although the building works are complete and your unit had a successful Final Inspection on 7 September 2010, we are unable to issue a Code Compliance Certificate.

This Building Consent covers the construction of 6 units and carports at the above address.

Council is unable to issue a Code Compliance Certificate on an individual unit and would urge that the owners of the five other units agree to the completion of the consent in order for all parties to be able to achieve Code Compliance.

Please do not hesitate to contact council, on 0800 920 029, or 09 405 2750 and ask to speak with a building officer, if you wish to discuss the above points further.

Yours faithfully

Simon Grimme
Team Leader – Building Compliance
ENVIRONMENTAL MANAGEMENT

Private Bag 752, Memorial Ave

Kaikohe 0440, New Zealand

Freephone: 0800 920 029

Phone: (09) 405 2750

Fax: (09) 401 2137

Email: ask.us@fndc.govt.nz

Website: www.fndc.govt.nz

Te Kaunihera o Tai Tokerau Ki Te Raki

Letter Please.

CCCC03.

Keeley Family Trust
89 Sylvia Road
Hillcrest
North Shore 0617

BC 1996-245

Re: 6x Units & Carports, at 48A, Taumatawini St, Opo.

Dear Sir/Madam.

A review of etc. - "Final - 7 Sept 2010"

Not items read.

"This building consent covers the construction of 6 Units and carports at the above address".

Council is unable to issue a CCC on an individual unit and would urge that the owners of the five other units agree to the completion of the consent in order for all parties to be able to achieve Code Compliance.



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REF: ABA BC-1996-245/1

PROPERTY: 48A Taumatawiwi Street, Opononi 0473

1 November 2010

Keeley Family Trust
89 Sylvia Road
Hillcrest
North Shore 0627

Te Kaunihera o Tai Tokerau Ki Te Raki

Frontier of opportunity

Dear Sir / Madam

RE: 6 x Units & Carports, at 48A Taumatawiwi Street, Opononi 0473

A review of your Building Consent file has revealed that although the building works are complete and you have had a successful Final Inspection on, we are unable to issue your Code Compliance Certificate. This is because we will need the following item:

✓ Received 8/12 **A Certificate of Title – no more than 6ths months old**

When completed your Code Compliance Certificate may be issued.

Please note, that if there is significant delay between now and the completion of the item(s) listed, a further inspection and consideration process may be triggered. This is assessed on a case by case basis.

Please do not hesitate to contact council, on 0800 920 029, or 09 405 2750 and ask to speak with a building officer, if you wish to discuss the above points further.

Yours faithfully

Simon Grimme
Compliance Team Leader
ENVIRONMENTAL MANAGEMENT

// Simon

*MODIFICATION ATTACHED FOR SIGNING.
WHAT PROJECT DESCRIPTION SHOULD GO ON*

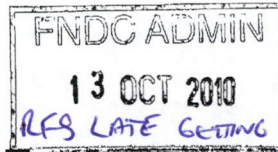
① THE CCC

② THE REISSUED B.C.

*— I GATHER THIS IS NOT FOR 6x UNITS & CARPORTS.
BOB*



Far North
District Council



Application for:

RFS 3472827

Amendment to Building Consent ~ Modification of B2 Durability.

The purpose of this form is to request for a modification of the building code, as described in section 67 of the Building Act 2004. This form will be used in determining the issue of a Code Compliance Certificate. Due to the age of the building works, council may not be able to issue a CCC, without modification to the original building consent with respect to durability. This will be, in effect, measured from the date of substantial completion of the project, and not from the date of issue of the code compliance certificate.

Building Consent no. BC-1996-245/1 Date: _____
Owner Name David Keeley
Address C/- Keeley Family Trust
89 Sylvia Road
Hillcrest
North Shore City 0627
Day time Phone 09 480 5971 Mobile _____
Project Location 48A Taumatawiwi Street, Opononi 0473
Legal Description Lot 6 DP 208151 having 1/2sh in Lot 10 DP 208151

Date when the building works were substantially complete 3 November 2005 ✓

(Note, this could be, moving in date, last known inspection etc – evidence to support the date would be appreciated)

I / we request for modification in respect of compliance with the Building Code Clause: **B2 Durability**.
The information supplied with this application is true and complete to the best of my knowledge

Signature Owner/Agent [Signature] Date 25/9/10.

Office Use Only

Agreed date of substantial completion: 3 Nov 05

Decision of Nominated Building Officer: Approved Yes / No

Reason for decision

A code compliance certificate may be issued subject to the modification of the clause B2.3 of the New Zealand Building Code incorporated in the building consent as identified to the effect that, the required durability periods for building elements put in place during the work carried out under this building consent are to be measured from the date of substantial completion of the building, being agreed as above, and not from the issue date of the code compliance certificate.

CCC processing informed ☐ Department of building and housing informed ☐

Signature (Officer) _____ (Print name) _____ Date _____

EXPLANATORY NOTE TO AMENDMENT TO BUILDING CONSENT
- MODIFICATION OF B2 DURABILITY

BUILDING CONSENT BC-1996-245/1

A. Please note that Owner Name is Keeley Family Trust (with address c/- David Keeley).

B. The completion date of 3 November 2005 basically refers to the date we purchased the property from Miss Byrne. Prior to settlement, we requested the vendor to furnish a COC, the outcome of which was the letter to the vendor from Brian Enwin (dated 3 November 2005), listing the matters requiring attention before a COC could be considered. The vendor advised us that she was not prepared to attend to the outstanding issues, and we ultimately decided to settle irrespective.

C. The majority of the items listed were attended to immediately, while the remainder were incorporated in the alterations undertaken pursuant to BC- 2009-877/1, for which a COC was issued on 17 June 2010.

D. I have left the Date at the top of the form blank because I am not sure what particular date this refers to.

David Keeley.

25 September 2010.

Bob Wright

From: Bob Wright

Sent: Monday, 1 November 2010 9:30 a.m.

To: 'keeleys@xtra.co.nz'

Subject: BC 1996-245 Code Compliance Certificate - 48A Taumatawiwi Street, Opononi 0473

Good Morning

We are currently in the final stages of processing your Code Compliance Certificate application.

Your application form did not include a copy of the title. Usually we can rely on the title supplied with the original building consent application but in this case there has been a change of owner.

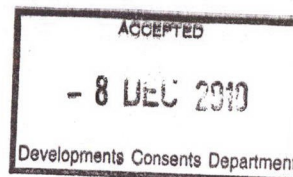
We will write to request this but I thought I would email first in case you time is of a concern.

You can obtain a current title from www.linz.govt.nz - I think they charge around \$8. Alternatively you could ask the likes of a Real Estate Office; Surveyors Office or Solicitor, to go on-line and obtain this for you (they will have their own charges for this service). If you already hold a copy then that would be fine provide the "print - out" date is no more than 6 months old (shown on the bottom, right hand side of the title).

Regards

Bob Wright

Specialist Building Support Officer
Environmental Management
Ph. 09 405 2750 or 0800 920 029



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



R. W. Muir
Registrar-General
of Land

Identifier NA136C/137
Land Registration District North Auckland
Date Issued 28 March 2002

Prior References

18A/134-135

Estate	Fee Simple
Area	354 square metres more or less
Legal Description	Lot 6 Deposited Plan 208151

Proprietors

David Alfred Keeley, Carmel Jean Keeley and David John Graham

Estate	Fee Simple - 1/2 share
Area	322 square metres more or less
Legal Description	Lot 10 Deposited Plan 208151

Proprietors

David Alfred Keeley, Carmel Jean Keeley and David John Graham

Interests

Subject to Section 241(2) Resource Management Act 1991 (affects DP 208151)
Appurtenant hereto is a right to drain stormwater specified in Easement Certificate D693819.5 - 28.3.2002 at 9.01 am (affects Lot 10 DP 208151)
Subject to rights to convey water and drain stormwater and to telecommunications and electricity rights over part marked E on DP 208151 specified in Easement Certificate D693819.5 - 28.3.2002 at 9.01 am
The easements specified in Easement Certificate D693819.5 are subject to Section 243 (a) Resource Management Act 1991



**Far North
District Council**

FNDC ADMIN

03 DEC 2010

REF: ABA BC-1996-245/1

PROPERTY: 48A Taumatawiwi Street, Opononi 0473

1 November 2010

**Keeley Family Trust
89 Sylvia Road
Hillcrest
North Shore 0627**

Private Bag 752, Memorial Ave

Kaitake 0440, New Zealand

Freephone: 0800 920 029

Phone: (09) 405 2750

Fax: (09) 401 2137

Email: ask.us@fndc.govt.nz

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Te Kaunihera o Tai Tokerau Ki Te Raki

Frontier of Opportunity

Dear Sir / Madam

RE: 6 x Units & Carports, at 48A Taumatawiwi Street, Opononi 0473

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- **A Certificate of Title – no more than 6ths months old**

When completed your Code Compliance Certificate may be issued.

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Yours faithfully

**Simon Grimme
Compliance Team Leader
ENVIRONMENTAL MANAGEMENT**

Dear Simon,

*Certificate of Title
attached as requested.*

[Signature]
28/11/10

OLD CERTIFICATE SUPPLIED
- 1st error? -
EMAIL SENT

Carmel and David Keeley

From: "Records-HN" <Records-HN@linz.govt.nz>
To: <keeleys@xtra.co.nz>
Sent: Tuesday, 16 November 2010 2:19 p.m.
Attach: NA136C137.tif
Subject: CH036753

Please find attached your LINZ record as requested.

Thank you.

Records Management Team
Hamilton Processing Centre
Land Information New Zealand
Toitu te whenua
Private Bag 3028
HAMILTON 3240

This message contains information, which is confidential and may be subject to legal privilege.

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LINZ accepts no responsibility for changes to this email, or for any attachments, after its transmission from LINZ.

Thank you.

29/11/2010



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



R. W. Muir
Registrar-General
of Land

Identifier **NA136C/137**
Land Registration District **North Auckland**
Date Issued **28 March 2002**

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Estate Fee Simple
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REF: ABA: BC-1996-245/1

PROPERTY: 48A Taumatawiwi Street, Opononi 0473

23 September 2010

David Alfred Keeley
89 Sylvia Road
Hillcrest
North Shore City 0627

Te Kaunihera o Tai Tokerau Ki Te Raki

Frontier of opportunity

Dear Sir / Madam

RE: 6 x Units & Carports, 48A Taumatawiwi Street, Opononi 0473

The council officers have conducted a review of the building works to date on the above mentioned project, and have reasoned that a Code Compliance Certificate may be issued, but only if the original building consent is modified to take into account the age of the building work.

Attached is a form to be completed by you, and returned to council to authorise the amendment to the original consent. On receipt, council may amend the documentation, issue the amended consent, and code compliance certificate for the work.

Please do not hesitate to contact council, on 0800 920 029, or 09 405 2750 and ask to speak to a building officer, if you wish to discuss the above points further.

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Compliance Team Leader
Environmental Management



Application for:

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Owner Name David Keeley
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I / we request for modification in respect of compliance with the Building Code Clause: **B2 Durability**.
The information supplied with his application is true and complete to the best of my knowledge

Signature Owner/Agent _____ Date _____

Office Use Only

Agreed date of substantial completion: _____

Decision of Nominated Building Officer: **Approved Yes / No**

Reason for decision

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FORM 6
APPLICATION FOR CODE COMPLIANCE CERTIFICATE

Section 92, Building Act 2004

THE BUILDING CONSENT

Building Consent Number:
Issued By:

«Application Number»

BC 996-245/1

THE OWNER

Name of Owner:

Contact Person:

Mailing Address:

Street Address/Registered Office:

Phone Number:

Landline:

(09) 4805971

Mobile:

Daytime:

" " "

After Hours:

Facsimile Number:

" " "

Email Address:

keeleys@extra.co.nz

Website:

—

The following evidence of ownership is attached to this application:

(copy of certificate of title, lease, agreement for sale and purchase, or other document showing full name of legal owner(s) of the building)

AGENT

Name of Agent:

Contact Person:

Mailing Address:

Street Address/Registered Office:

Phone Number:

Landline:

Mobile:

Daytime:

After Hours:

Facsimile Number:

Email Address:

Website:

Relationship to owner:

First point of contact for communications with the council/building consent authority:

(state full name, mailing address, phone number(s), facsimile number(s) and email address(es))

«Application_Number»



**FAR NORTH DISTRICT COUNCIL
NOTIFICATION OF LICENSED TRADESMEN**

(To be completed and returned to Council a minimum of 2 days prior to any work commencing)

BUILDING CONSENT NO: _____

APPLICANT: _____

BUILDER	
Name:	_____
Contact:	_____ Telephone: _____
Address:	_____

PROJECT AND LOCATION	
Description of Work:	_____
Street Address:	_____
Area:	Property ID: _____

In compliance with the Plumbers, Drainlayers and Gasfitters Act 1976 and the Energy Sector Reform Act 1992, the following tradesman/men has/have been hired to carry out the work described in the above referenced Building Consent:

PLUMBER	
Name:	_____
Address:	_____
Telephone:	_____ Licence No: _____
Signature:	_____ Date: _____

DRAINLAYER	
Name:	_____
Address:	_____
Telephone:	_____ Licence No: _____
Signature:	_____ Date: _____

ELECTRICIAN	
Name:	_____
Address:	_____
Telephone:	_____ Licence No: _____
Signature:	_____ Date: _____

GASFITTER	
Name:	_____
Address:	_____
Telephone:	_____ Licence No: _____
Signature:	_____ Date: _____

The following specified systems (if applicable) are contained on the compliance schedule for the building and, in the opinion of the personnel who installed them, are capable of performing standards set out in the building consent:

Name of Building: _____ Tradename: _____

	Type of system	New	Altered	Added	Removed
00	Cable car (Note: came into effect 31 March 2008)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
01	Automatic systems for fire suppression	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
02	Automatic emergency warning systems, or Manual emergency warning systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
03	Electromagnetic doors or Automatic doors or windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
04	Emergency lighting systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
05	Escape route pressurisation systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
06	Riser mains for use by fire services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
07	Any automatic backflow preventers fitted to a potable water supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
08	Lifts, escalators, travelators or other systems for moving people or goods	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
09	Mechanical ventilation systems, or Air-conditioning systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Building maintenance units for providing access to buildings (internal or external)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Laboratory fume cupboards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Audio loops or other assistive listening systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Smoke control systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Emergency Power Systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Means of escape from fire	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Safety Barriers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Means of Access and Facilities for use by Disabled Persons	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18	Hand-held hose reels for fire fighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19	Signs that are required by the Building Code	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

I request that you issue a Code Compliance Certificate for this work under section 95 of the Building Act 2004.

The code compliance certificate should be sent to:

Owner / Agent: (Please circle)

Address:

D. A. Keeley

89 Sylvia Road, Hillcrest,
North Shore 0627

Signature of Owner (or Agent on behalf of and with the authority of the owner)

David Keeley

Name of person signing

Date

7-9-10.



Far North
District Council



Address
Land etc



100 m 1 : 2501

This map has been provided in good faith and for information purposes only. The Far North District Council is not liable for any errors or omissions. Any persons considering purchasing property are advised to have all boundaries confirmed by a licensed Cadastral Surveyor.

Produced by the Far
North District Council
09:45 5/17/2007

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Far North District
Council

T-33 Code Compliance Certificate Checklist

NOTE: IN SOME CASES SOME OF THE FOLLOWING ITEMS MAY NOT NEED TO BE CHECKED

ADDRESS OF PROPERTY	48A TAUMATAWIWI STREET. OPONONI <u>UNIT 6</u>
CONSENT NUMBER	1996 245.
DATE	17-9-10

"YES" MEANS APPROVED, "NO" MEANS NOT APPROVED, "N/A" MEANS NOT APPLICABLE.

Administration Review.

NO.	ISSUE	YES	NO	N/A	COMMENT (CSO BUILDING)
1.	Change of owner (from original BC)	<input checked="" type="radio"/>	<input type="radio"/>	N/A	(YES = proof of ownership req'd)
1.	Request for CCC within the 2-year time-frame	YES	NO	<input checked="" type="radio"/>	Granted Date = 18/8/05.
2.	All inspections completed	YES	NO	<input checked="" type="radio"/>	Original no. = Actual No. =
3.	Development contributions paid	YES	NO	<input checked="" type="radio"/>	
4.	Energy works certificate provided	YES	NO	<input checked="" type="radio"/>	
5.	Inspection fees paid	YES	NO	<input checked="" type="radio"/>	
6.	Documentation incomplete, suspend the time clock. Obtain necessary information Enter note into NCS.	<input checked="" type="radio"/>	NO	N/A	B2 modification required
7.	If time clock stopped, owner notified	<input checked="" type="radio"/>	NO	N/A	
8.	Check that Resource Consent conditions have been met, and Monitoring dept informed	YES	NO	<input checked="" type="radio"/>	

unable to identify due to amount of units & age

STAFF RESPONSIBLE: *2 M*

DATE:

Technical Review.

1.	All building consent conditions fulfilled	YES	NO	<input checked="" type="radio"/>	
2.	Work complies with approved building consent documentation	<input checked="" type="radio"/>	NO	N/A	DWELLING & CHIMNEY
3.	Specified systems // performance standards	YES	NO	<input checked="" type="radio"/>	
4.	Green Final Sheet Check Items	<input checked="" type="radio"/>	NO	N/A	ALL NOW COMPLETED
5.	LBP advised that building work does not comply	YES	NO	<input checked="" type="radio"/>	OK!
6.	Survey certificates – siting, height in relation to boundary, maximum height of building or minimum floor level	YES	NO	<input checked="" type="radio"/>	
7.	Ensure that conditions of geotechnical reports / engineers reports or Producer Statements complied with	YES	NO	<input checked="" type="radio"/>	

Signed General Manager

Signed: Quality Manager

Date:

Date:

8.	List of consultants / Tradespersons complete	<input checked="" type="checkbox"/>	NO	N/A	VERY OLD NO RECORDS (Registration nos. etc)
9.	Amendments and associated documentation properly completed.	YES	NO	N/A	(Check plans etc for stamps / ID)
10.	Document applies to building work for which a building consent has been issued before the date on which the Compliance Document came into force.	YES	NO	N/A	
11.	Reference (if applicable) to Acceptable Solutions or Verification Methods.	YES	NO	N/A	NZS3604.
12.	If compliance schedule must be issued, coordinate issue with issue of CCC	YES	NO	N/A	
13.	Photographs	YES	NO	N/A	SEE ATTACHMENTS
14.	Check that all CPENG Engineers Reports or Producer Statements are present, both from issue of consent, through construction	YES	NO	N/A	
15.	Alternative Solutions	YES	NO	N/A	
16.	CCC Consent over 5 years old (Peer Review TTL, DE)	YES	NO	N/A	
17.	Compliance document must not state any restriction relating to: Regulatory approvals, dispensations or waivers				
18.	File forwarded to a senior Building Services Officer to undertake a Peer review and arrange issue of CCC	YES	NO	N/A	

Filing Requirements

Compliance Schedules	Y	N	N/A
Building Warrants of fitness	Y	N	N/A
Test Certificates, Energy Certs, other Certs	Y	N	N/A
Inspection records/sheets	Y	N	N/A
T.33 Checklist	Y	N	N/A
Code Compliance Certificate	Y	N	N/A

ISSUE C.C.C	STAFF RESPONSIBLE:	DATE:
YES	I have checked the information as required and am satisfied on reasonable grounds that the project is complete and compliant with building consent issued	
NO		

Use if required – e.g. refused first time of processing, but required changes/information have been supplied.

ISSUE C.C.C	STAFF RESPONSIBLE:	DATE:
YES		
NO	B2 MODIFICATION LETTER TO BE SIGNED & SENT!!	DATED 3 NOV 2005.

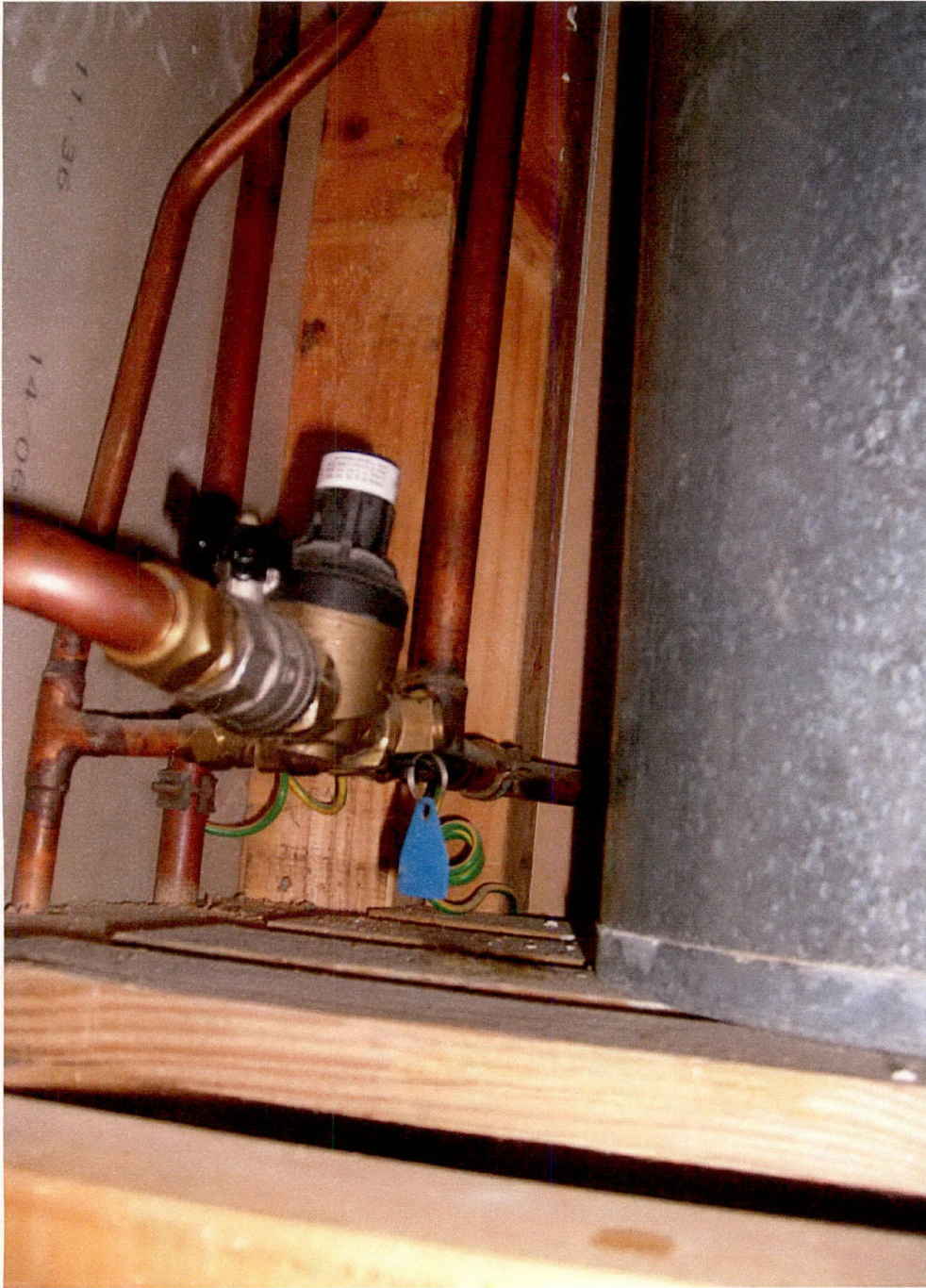
Signed General Manager

Signed: Quality Manager

CCC cannot be issued as BL is for 6 units. All units need to be completed. Dec 13-11



Valves OK!



CRACKED Z NAILS



BASE CLADDING



INSPECTION ONLY







posts mounted
& sawstems
out.





ⓧ Advise Anja to book final with Sibby. Thanks.

Code Compliance Certificates over 4 years old: File review.

BC No.: 1996-245 Date Consent Granted: 31 March '03

Description of project: 6x Units & Carports

Date project: 3 Nov 2005
substantially completed

Project Value: \$ Unstated in application

State building consent conditions.

Notifiable inspections identified. Yes / ☒ No

State:

Unable to determine notified inspections.

State inspection completed

As no clear separation of inspections on units was identified, its impossible to determine this.

All completed as required? Yes / ☒ No

Hard Copy: Historic records/property file ☒
Pathway Information check ☒

State missing Inspections.

Completed Final.

Construction type

Foundation type - Timber Piles.

Framing Type - Timber 90x45

Cladding type - Shiplap horizontal w/B's.

Roofing type - Colour Steel.

Eave widths - Minimal

Risks:

Maintenance?
Drainage - Some issues identified by Barry
See tagged Gem's notes.

Is a Code Compliance Certificate applicable to this Building Consent (i.e. is this a pre 1991 Act building)

☒ Yes / No

Final inspection to be booked?

☒ Yes / No

No. of inspectors required?

☒ 1 / 2*- As discussed with Sibby.*

If Final Inspection has not been booked, inform the booking officer to arrange an acceptable date and time.

Final inspection to check for what specific items:

*See previous failed final items.**Pay attention to failed final letter of drainage.*

Decision – if decision can be made at this point.

Pending final re-check.

Reasoning

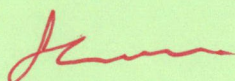
Final inspection done November '05.

If decision to issue or refuse cannot be made at this point, follow the Code Compliance Certificate process, i.e.:

- complete Inspection as necessary, and,
- complete required Code Compliance Certificate checklist for decision.

Note: a clear and concise letter needs to be drawn explaining the details to the applicant, with any decisions stated, and reasoned.

Signed:

Date: *10.08.10*



Far North District Council

Ref: BC - BC-1996-245/1

Private Bag 752, Memorial Ave

Kaikōhe 0440, New Zealand

Freephone: 0800 920 029

Phone: (09) 405 2750

Fax: (09) 401 2137

Email: ask.us@fndc.govt.nz

Website: www.fndc.govt.nz

3 September 2010

David Alfred Keeley,
Keeley Family Trust,
89 Sylvia Road,
Hillcrest,
North Shore City 0627

Te Kaunihera o Tai Tokerau Ki Te Raki

Frontier of opportunity

Dear Sir

RE - BC-1996-245/1

Your request for a Final inspection for the above building consent has been considered. council's records show that the building consent was issued on the 31 March 2003, and was issued under the Building Act 1991, and is over 4 years since date of issue.

Please note council's, and owner's, obligations under the Act:-

Section 43 of the Building Act 1991 places an obligation on owners to "as soon as practicable, advise the territorial authority, in the prescribed form, that the building work has been completed to the extent required by the building consent issued in respect of that building work"

Section 436 of the Building Act 2004 (transitional provisions) states that an application for a code compliance certificate in respect of building work done under a consent issued under the 1991 Act must be considered and determined as if this Act had not been passed. And that *"a code of compliance certificate may be issued only if the territorial authority is satisfied that the building work concerned complies with the building code that applied at the time the building consent was granted."*

In assessing your request, council's considerations have included the legislation as above, and the building code, in particular:-

B2 Durability - a number of building elements and products have a specified life span. Therefore certain items on the building have and/or are soon to exceed their durability requirements.

- | | |
|--|----------|
| • Cladding – Non Structural: | 15 years |
| • Roofing – Non structural: | 15 years |
| • External doors: | 15 years |
| • Fixings – Nails/screws/bolts - Non structural: | 15 years |
| • External gutters and down pipes: | 5 years |
| • Plumbing and piping – concealed: | 15 years |
| • Protective coatings – paint: | 5 years |
| • Safety Barriers – Balusters: | 15 years |
| • Windows – internal joinery: | 5 years |
| • Windows – external joinery: | 15 years |
| • Septic Tanks (accessible) and effluent fields | |

In addition to the durability concerns council also holds no recorded evidence that the inspection regime has been completed and several elements of the building are not able to be cost-effectively inspected:

For these reasons council cannot be satisfied that the building work complies with the minimum standard of the Building Code and may refuse to issue a Code Compliance Certificate on application.

A final inspection may still be undertaken, however, this inspection may indicate other outstanding work that is required to be completed and if so, a Notice to Fix may be issued for this work. On completion of this inspection, a review of all the information will be undertaken, and a final decision will be made on the issue of the Code Compliance Certificate.

Please be aware that because this review is taking place outside the normal process of Code Compliance Issue, charges will have to be made for inspections and processing. Please refer to our Fees and Charges Schedule for guidance. Note processing charges will be based on processing time.

An inspection by council does not necessarily mean a Code Compliance Certificate will be issued.

Please do not hesitate to contact council, on 0800 920 029, if you wish to discuss the above points further with a member of the Building Team, or book the Final inspection.

I trust this clarifies the situation for you.

Yours faithfully



Simon Grimme
Compliance Team Leader
ENVIRONMENTAL MANAGEMENT



Jun 17 2003 Final Building Inspection

Outstanding

(UNIT 4)

*CONNECT DOWNPIPE TO S/W DRAIN BACK CORNER, FIT SQUARE WAHWERS TO CARPORT POSTS**ALTER DOWNPIPE TO CLIP TO WALL, SEAL BAY WINDOW, BOLT VERANDAH POSTS, FIT S/S 12MM BOLTS TO BRACES, FIT 12MM CONNECTIONS TO ALL BRACING & ANCHOR PILES S/S FIT Z NAILS TO ORDINARY PILES, FIT EXTRA SUPPORT OT SEWER PIPE, JOIST HANGER TO BE S/S, STAIRS NOT CONSTANT, VERANDAH POSTS OVER 3M ALSO NOT CONNECTED TO DECK ENGINEER REPORT REQ, SEAL ALL WINDOWS, FIT SPLASH BOARD TO BATH, FIT SEISMIC RESTRAINT TO HWC, TAKE RELIEF DRAIN TO OUTSIDE, AND MORE.....*

Jul 29 2003 Final Building Inspection

Completed

*OK TO ISSUE CCC FOR UNIT 4**MANUAL CCC ISSUED*

Application Notes

31 July	Inspections-	16.7.98 - MGS FOOT NUMBER 6 UNIT, OK
2000	Conversion Bldg	16.9.98 - MGS ROOF, UNIT 6 ONLY, OK
		25.3.99 - LBM DRAINS, REMOVE STRAP BASED AND FIT JUNCTION TIMES 3, FIT FLOOD GULLY TRAP TO BACK HOUSES, TAKE ALL RING FITTINGS APART AND CLEAN OFF CAR GREASE, FIT NEW RINGS AND LUBE WITH CORRECT PVC LUBE NOT CAR GREASE, MAKE SURE ALL JOINTS FITTED CORRECTLY
		29.3.99 - LBM DRAINS, DRAINS STILL TO BE BEDDED CORRECTLY, ONE JOINT STILL NOT MADE AND ONE STRAIGHT, INSPECTION PIPE STILL TO GO IN

Application Master Record

Property Address [3327877](#) 42 TAUMATAWIWI ST , OMAPERE/OPONONI
 Group type number received Description Status
 ABA Combined PIM/BC 960245 18 August 1995 6 x UNITS AND CARPORTS Current
 618-123-00

Building Consent Extra Data

Contact Details PHILLIPS, NEIL Proposed Work 6 UNITS & CARPORTS
 Phone 4058087 Project Value 0
 Fax Intended Life INDEFINITE
 Position APPLICANT PIM Granted
 Consent Type NEW CONSTRUCTION PIM Issued
 Nature NEW BUILDING BC Granted Jan 26 1996
 Intended Use Not Specified (conversion unkn BC Issued Jan 16 1996
 CCC Granted Mar 31 2003
 CCC Issued Mar 31 2003

Application Debtor & Fees

Debtor	125091	PHILLIPS, NEIL ARTHUR			
Stage	Date	Invoice #	Code	Description	Amount
1	17 June 2003	19949	B25	Reinspection of Work -not read	\$70.00
total fees					\$70.00

Events

Update Date	Event Type	Action	Status
Jan 16 2001	Foundations Inspection		
STORMWATER: 150MM UPVC LINES IN SAND TO COUNCIL SYSTEM			
Jan 05 2001	Miscellaneous - Inspection		Completed
STORM WATER OUT TO ROAD .			
Oct 31 2002	Final Building Inspection		Completed
SUBFLOOR BRAC FIT 12 DIA STAINLESS STEEL BOLTS OR SQUARE WASHERS ALTER BRACE WHERE TWO ARE MEETING AT THE TOP OF PILE FIT 12 KN STAINLESS STEEL CONNECTIONS TO EACH BRACE PILE FIT S/S JOIST HANGERS TO DECK JOISTS, SEAL AROUND BATH, LINING NOT FIXED TO MO ULD, FIT S/S BOLTS TO VERANDA POSTS, EXTEND DECK HAND RAIL BY KITCHEN WINDOW, FIT SEISMIC RESTRAINT TO HWC, SECURE TUB, SECURE WASHING MACHINE WASTE PIPE, REPAIR LEAK TO RANCHSLIDER, REPAIR LEACK TO BACK DOOR, RISE GULLEY TRAP D DISH TO 25MM ABOVE CONCRETE SLAB, ALTER TERMINAL VENT, DRY VENT NOT ALLOWED.			
Jun 16 2003	Final Building Inspection		Completed
ISSUE CCC FOR UNIT 7 ONLY & CARPORT MANUAL CCC DONE			

Pathway Production Release 3.05 SP1

File Edit View Associated Tools Options Workflow Help

Class Selection Properties Refresh Close

Applications Search Profile

Building Applications Summary

Application BC-1996-245/0 Progress and Approval Times (Days)

Status CCC Issued 2783C 353W 0C + 152W = 152T

Description 6 x Units & Carports - PHILLIPS N (PID 27877)

Application Type Combined BC/PIM

Decision CCC ISSUED 31-Mar-2003 00:00:00

Responsible Officer Old User

Letters ☒ Dates Application: 18-Aug-1995

Responses ☐ Lodgement: 18-Aug-1995

Permits and Certificates ☐ Expiry: 16-Jan-2046

Affected Properties ☐

Conditions ☐

Amendments ☐

Inspections ☒

Development Categories ☐

Application Fees

Accepted	0.00
Paid	0.00
Balance	0.00
Deposit Refunds	0.00
Fee Refunds	0.00

Consents

Locations

42 & 56 TAUMATAWIWI STREET OPONONI/OM,
42 Taumatawiwi Street, Opononi 0473
44A Taumatawiwi Street, Opononi 0473

Names

Applicant - Neil Arthur Phillips
Debtor - Neil Arthur Phillips

Application Source Pathway

Batch

Task	Started	Due	Completed	Responsibility
Take up of accumulated time from GEMS	18-Aug-1995 00:00:00	16-Jan-1996 00:00:00	16-Jan-1996 00:00:00	Queenie Harding

Print Options Close

Form: LAPG6900
 Entity: LAPSTAT
 Field: DESCR
 Date/Time: 10-Aug-2010 13:13:54
 Release: 03.05.000 (0011) With Fixes
 Customer: FARN
 User: SGRIMME
 Page: Prod
 Platform: WN1

Simon Grimme

From: Anja Pohler

Sent: Tuesday, 3 August 2010 4:09 p.m.

To: _Records SOUTH; Simon Grimme

Subject: prop file request: PID 27877 for a peer review for Simon Grimme - please send file to JBC

PID 27877

Judith Ann Stokes and Angela Coupe and Others.

BC 1996-245

Please send to Simon at JBC.

Hi Simon,

please review PID 27877, BC 1996-245 - we received request for a final for unit 6.

Please note, **it says CCC issued but that is only for units 4 and 7**. There is a letter on file from 2005 with 24 outstanding items for unit 6 - David bought this unit and advises that the items on the letter has been attended to.

Cheers

Anja

Anja Pohler

Customer Services Officer

Community and Customer Services

Ph. 09 405 2750 or 0800 920 029

1 Box
4/8

Robyn Kemp

From: Anja Pohler
Sent: Tuesday, 3 August 2010 4:09 p.m.
To: _Records SOUTH; Simon Grimme
Subject: prop file request: PID 27877 for a peer review for Simon Grimme - please send file to JBC

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Judith Ann Stokes and Angela Coupe and Others.
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Cheers
Anja

Anja Pohler
Customer Services Officer
Community and Customer Services
Ph. 09 405 2750 or 0800 920 029

JBC

3/08/2010

UNIT NO 6

FINAL INSPECTION SHEET



Date 7 9 10

Action 305

Far North District Council

BC# 1996 245

Time 10:38 AM/PM

Applicant/Builder D KEELEY.

Inspection Description FINAL REVIEW

Property Address 48A TAUMATAWIWI ST OPONGI.

Issue CCC Yes/No

Reinspection Needed Yes/No

Valuation

Travelling Time

:

Officer

SIBBY E. FREER

Inspection Time

:

Signature

[Signature]

NOTE B² MODIFICATION
LETTER NEEDS
TO BE SENT &
SIGNED BY
OWNER.

DATE 3 NOV 2005.

FINAL Inspection

OK Not N/A

Comments

1	Peer Review required (over 5yrs)	✓		
2	Owners Application for CCC / Contractors list	✓		
3	Consent Documents on Site	✓		
4	Photos Taken	✓		

SIMONE REVIEWED ALREADY
SUPPLIED & ATTACHED FORM C
& CONTRACTORS LIST 1.

FINAL Fireplaces Inspection

OK Not N/A

Comments

1	Smoke Alarms with Hush	✓		
2	Hearth size & secured			
3	Fire Place clearances			
4	Fire Place secured			
5	Flue Shield			
6	Flashings / Flue height			
12	Wet back circulators correct size & fall			

SO INSTALLED OK

PLUMBING

OK Not N/A

Comments

1	Waste pipe correct support & gradient	✓		
2	Water Filtration system installed			
3	Hot Water pipe lagged			
4	1 metre minimum of copper outlet of HWC	✓		
5	Hotwater cylinder seismic restraint	✓		
6	Hot water tempering valve set at 45/55 degrees			
7	Hot water energy cut out switch to all valve vented systems			
8	Hot water drain OK (falls to outside of building)			
9	Filter, non return, stop, cold water expansion, pressure reducing & pressure relief valves			
10	Notches & holes in joists & bearers			
11	Waste pipes sizing / fall / support / to gully trap			
12	Soil pipe sizing / fall / support			
13	Adequate support to water pipes			
14	Water supply Tank / bore / supply			
15	Back flow prevention where required			

H/W CYLINDER HAS SEISMIC
RESTRAINTS OK
& 1m OF COPPER PIPE
OK.

FINAL Internal Inspection

OK Not N/A

Comments

1	Smoke alarms with Hush	✓		
2	Sink insert secured correctly	✓		
3	Service rooms Impervious walls	✓		
4	Service rooms Impervious floors	✓		
5	Producer statement membrane in wet areas			
9	Ceiling insulation (clear of Downlights)			
10	Safety glass where required			
11	Ventilation			
13	Stairs gap / tread / rise / handrails			
14	Barrier Height 1.0m / 1.1m / Stairs 900mm			
15	Safety from Falling eg. 100mm balustrade gaps			
16	Access for disabled - Commercial only			
17	Facilities for disabled - Commercial only			
18	All surfaces Completed	✓		

SO INSTALLED. OK!
BASINS NOW GATED
OK.
TOILET PANS SEATED OK

FINAL EXTERIOR Inspection		OK	Not	N/A	Comments
1	Conditions on Resource/ Building Consent			✓	
1a	Landscaping Complete			✓	
2	Joints in bearers supported	✓			
3	Ground clearance to u/side of floor				
4	Subfloor ventilation	✓			BASE BOARDS INSTALLED & SEE
5	Subfloor bracing			✓	PHOTO'S
6	U/floor Insulation			✓	
7	Finished ground level	✓			
8	Cladding (joints, corner, scribes window flashing etc)	✓			
9	Cladding- painted / penetrations sealed	✓			
10	Brick veneer weep holes cleared			✓	
11	Roof & post fixings	✓			- \$ POST FIXINGS SEE
12	Roof, ridging & flashings fixed correctly			✓	PHOTO'S
13	Roof penetrations flashed correctly			✓	
14	Spouting fixed correctly			✓	
15	Down pipe clips at 1.2	✓			DP CLIPS INSTALLED OK!
16	Vent pipe clips at 1.2				
17	Vent Discharge/Vermin Cage	✓			- TV VENT IN PLACE & CAGE
18	Stairs gap / tread / rise/ handrails				INSTALLED OK!
19	Barriers 1.0m / 1.1m /Stairs 900mm				
20	Safe from Falling Balustrades				
21	RAMPS grade / slip resistance				
22	Safety Glass (Glass Visible-commercial)				
DRAINAGE		OK	Not	N/A	Comments
1	Asbuilt drainage plan s/water and sewer			✓	
2	Gully dish 25 mm above sealed surface "A"			✓	
3	Gully dish 75mm above unsealed surface "B"	✓			- GULLY 100mm ABOVE GROUND
4	Relief gully installed	✓			OK! & GRATE FITTED OK!
5	Foulwater drain finished	✓			
6	Ventilation to drains e.g. TV & or valves			✓	
7	Stormwater drain finished	✓			- 90° BEND HAS INSPECTION
8	Retaining wall drainage connected into stormwater drain				ON IT SEE PHOTO'S OK!
9	Overflow to water tank				
10	Access for septic tank maintenance				
11	Commissioning statements				
12	Effluent Completed Barking/Planting				- ALL FIXINGS S/S FOR
Producer Statements		OK	Not	N/A	Comments
1	Engineer / Licenced Building Practitioner				SUBFLOOR SEE PHOTO'S
2	Membranes / Roof				OK!
FINAL POOL Inspection		OK	Not	N/A	Comments
1	Pool Fencing Compliance. (Sheet completed)				
2	Back flow prevention where required				
ENERGY CERTIFICATES		OK	Not	N/A	Comments
1	Electrical				
2	Gas				
ROAD DAMAGE		OK	Not	N/A	Comments
1	Footpath & kerb damage				
2	Crossing installed				
COMMERCIAL		OK	Not	N/A	Comments
1	Compliance Schedule				
2	Fire Design Compliance				
3	FPIS report				
4	Certificate of Public Use				
5	Fire Service - Evacuation Scheme				
6	Fire Service - Conditions Meet				
7	Producer Statements- Fire alarm, Ventilation etc				

* ALL 24 ITEMS NOW COMPLETED.

Bob Wright

From: Bob Wright
Sent: Friday, 3 September 2010 2:12 p.m.
To: Anja Pohler
Subject: Final For Unit 6 Only - BC 1996-245 - Old BC
Good Afternoon

Simon has reviewed this application for a CCC and has advised that a final may proceed with Sibby.

A letter is today being sent to the applicant.

(owner of unit 6 is David Alfred Keeley, prop location: 48A Taumatawiwi Street, Opononi
mailing address: Keeley Family Trust, 89 Sylvia Road, Hillcrest, North Shore City 0627)

I have the property file here - pending instructions from you.

If David does proceed with the final then at a later stage we will also be asking him to supply a current Certificate of Title (\$8 from www.linz.govt.nz).

Regards

Bob Wright
Specialist Building Support Officer
Environmental Management
Ph. 09 405 2750 or 0800 920 029

SIBBY
- Anja
is inspection
booked for
7/9/2010. AT 10 AM
THANKS.
Bob.



Far North District Council

Private Bag 752, Memorial Ave
Kaikohe 0400, New Zealand
Freephone: 0800 920 029
Phone: (09) 405 2750
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

REF: ABA: BC-1996-245
PROPERTY: 42 Taumatawiwi Street, Opononi 0452

3 November 2005

Neil Arthur Phillips
C/O Catherina Ana Byrne
2/67 Clonbern Rd
Remuera
Auckland 1005

Dear Sir / Madam

RE: 6 x Units & Carports - PHILLIPS N (PID 27877), 42 Taumatawiwi Street, Opononi 0452 - **Unit 6 only**

Following a final inspection on 2 November 2005 at 42 Taumatawiwi Street, Opononi 0452, the following will need to be attended to before a Code Compliance Certificate can be considered.

1. Change galvanised bolts to stainless steel ✓
2. Change galvanised Z nails to stainless steel ✓
3. Rusticated weather boards need bungs for scribes ✓
4. Terminal vent needs bird cage to top of pipe ✓
5. Z nails to purlins on carport ✓
6. Vent from bathroom needs flashing ✓
7. Veranda roof posts need stainless steel coach screens and square washers ✓
8. Bolts on posts to deck need changing ✓
9. Gulley trap needs raising to 100mm above ground and a grating fitted ✓
10. 40mm inspection cover needed on 100mm 90 degree bend ✓
11. Stormwater from down pipe needs to be diverted away from house ✓
12. Replace missing base boards ✓
13. Silicon toilet pan ✓
14. Seal around hand basin ✓
15. Smoke detectors to be fitted ✓
16. Silicon needed under sink insert ✓
17. Remedy the ponding water under the house ✓ *NO PONDING.*
18. Extend copper expansion relief pipe to outside of house
19. Change 12kN fixing within 600 of the ground with stainless steel
20. Deck over size by 2m ✓
21. Fit seismic restraints to hot water cylinder ✓
22. 1m copper pipe on cylinder to be lagged ✓
23. Waste pipe not connected to gully trap
24. Cap ends of bearers

ll
PART OF EXTENSION
2009-8741. OK!

Once this has been completed you will need to re-book a final inspection at the Rawene Service Centre by phoning 0800 920 029 and ask to be put through to this office and quote your **Building Consent Number ABA BC-1996-245**.

Please do not hesitate to contact Kaikohe Environmental Support (Building) staff or myself on 0800 920 029 should you wish to discuss this matter further.

Yours faithfully

Brian Erwin
BUILDING OFFICER

FINAL INSPECTION CHECK LIST



DATE: 2-11-05		AM	PM 5-00	ACTION 305	
Applicant/Builder: PHILLIPS UNIT NO 6		Ph N°:			
Val N°:		BC N°: 1996 0205			
Officer: 82		Signature: B. E. C.			
Issue Interim CCC	Yes/No	ACTION 309	Reinspection Needed	Yes/No	

Final Interior Inspection		OK	NOT	N/A	Comments
1	Handrails & Barriers	/			
2	Stairs			/	
3	Fire Place clearances			/	
4	Fire Place secured			/	
5	Hearth size & secured			/	
6	Flue liner through ceiling		/		
7	Smoke alarm with hush	/			
8	Service room floors	/			
9	Service room walls	/			
10	Safety glass where required		/		
11	Sink insert secured correctly			/	
12	Ceiling insulation	/			
13	Waste pipe for washing machine			/	
14	Wet back pipe correct size and fall		/		
15	1 metre copper pipe outlet of HWC to be lagged		/		
16	HWC & ceiling tank seismic restraint	/			
17	Hot water tempering valve set at 55°	/			
18	Hot water energy cut out switch to all valve vented systems		/		
19	Hot water drain to outside of building				
20	Filter, non-return, stop, cold water expansion, pressure reducing & pressure relief valves. Relief drain copper	/			
Final Exterior Inspection :					
1	Conditions of consent	/			
2	Joints in bearers supported (see note 1)	/			
3	Notches & holes in joists & bearers	/			
4	Subfloor ventilation		/		
5	Subfloor bracing (see note 2)	/			
6	Underfloor insulation (see note 3)	/			
7	Finished Ground level relation to ext. sheathing & floor	/			
8	Ground clearance to underside of floor	/			
9	Cladding penetrations sealed		/		
10	Cladding joints, scribes, window flashing etc.,			/	
11	Brick veneer weepholes cleared top & bottom	/			
12	Roof, ridging & flashings fixed correctly	/			
13	Roof penetrations flashed correctly	/			
14	Spouting fixed correctly	/			
15	Downpipe clips at 1.200	/			
16	Vent pipe clips as 1.200	/			
17	Waste pipe correct gradient & support		/		
18	Waste pipes connected at gulley trap	/			
19	Adequate support to water pipes	/			
20	Handrails post fixing barriers	/			
21	Stairs	/			

INTERED

INTERED

Drainage				
1	Relief gully installed A or B			
2	Gully dish 25mm above sealed surface 'A'	(12)	REPLACE MISSING BASE	
3	Gully dish 100 mm above unsealed surface 'B'	✓	BOARDS.	
4	Stormwater drain finished	(13)	SILICON TOILET PAN.	
5	Foul water drain finished (inc drip lines)	(14)	SEAL AROUND HAND BASIN	
6	Ventilation to drains e.g. TV or Valves	(15)	SMOKE DETECTORS TO BE	
7	Overflow to water tank		FITTED	
8	Retaining wall drainage connected into stormwater drain	(16)	SILICON NEEDED UNDER SINK	
9	Asbuilt drainage plan s/water & sewer		INSERT.	
10	Access for septic tank maintenance	(17)	REMEDY THE PONDING WATER	
11	Producer statements required		UNDER THE HOUSE	
12	Landscaping completed			

Road Damage

- | | | | |
|---|------------------------|------|------------------------------|
| 1 | Footpath & kerb damage | (18) | EXTEND COPPER BRAN EXPANSION |
| 2 | Crossing installed | | RELIEF PIPE TO OUTSIDE OF |

Commercial

- | | | | |
|---|---|------|-------------------------------|
| 1 | Conditions of BC or RC | (19) | CHANGE 12KN FIXINGS WITHIN |
| 2 | IQP or Engineering reports | | 600 OF THE GROUND. |
| 3 | Backflow prevention | (20) | DECK OVER SIZE BY 2M |
| 4 | Disabled facilities | (21) | FIT SIESSIL RESTRAINTS, TO |
| 5 | Compliance schedule | | H/W/C. |
| 6 | Code of Compliance Certificate (alarm system) Producer Statement (Compliance schedule features) | (22) | 1M COPPER PIPE ON CYLINDER TO |

Relocatables

- | | | | |
|---|---|------|-----------------------------|
| 1 | Structural reinstatement | (23) | WASTE PIPE NOT CONNECTED TO |
| 2 | Conditions of latter and RC | | GULLEY TRAP |
| | Notes : | (24) | CAP ENDS OF BEARERS |
| 1 | 20mm gap in base boards, or 3.500mm per 1m ² of floor area | | |
| 2 | Stainless steel fixings to piles within 600mm of ground | | |

CAR PORT

- (1) CHANGE GALV BOLTS TO S/S.
- (2) " GALVE 2 NAILS FOR S/S.
- (3) RUSTICATED W/BOARD'S NEED BUNGS FOR SCRIBBERS.
- (4) TERMINAL VENT NEEDS BIRD CAGE TO TOP OF PIPE.
- (5) 2 NAILS TO PURLINS ON CAR PORT.
- (6) VENT FROM BATHROOM NEEDS FLASHING.
- (7) VERANDAH ROOF POSTS NEED S/S COACH SCREWS AND 10.
- (8) BOLTS ON POSTS (WASHERS TO DECK NEED CHANGING TO S/S.
- (9) GULLEY TRAP NEEDS RAISING TO 100cm ABOVE GROUND AND A GRATING FITTED.
- (10) 40cm INSPECTION COVER NEEDED ON 100cm 90° BEND.
- (11) STORMWATER FROM DOWN PIPE NEEDS TO BE DIVERTED AWAY FROM HOUSE

ENTERED

ACCESSWAY

LOT 8
DP 208151
0.0473

618/12307
42A

41423

LOT 5
DP 208151
0.0357

618/12300

27877

LOT 7
DP 208151
0.0445

618/12301
44A

37744

LOT 4
DP 208151
0.0363

44

ACCS 9
DP 208151
0.0445

LOT 6
DP 208151
0.0354

618/12306
48A

38308



618/12306

41565

LOT 3
DP 208151
0.0319

41564

618/12305

48

ACCS 10
DP 208151
0.0322

LOT 45
DP 61763
0.0905

618/12200

27876

58

56A

LOT 1
DP 208151
0.0323

618/12304

56

41563

LOT 2
DP 208151
0.0451

37865

LOT 4
DP 617
0.0322

Scale 1:380



DP 61763

Bob Wright

From: Didi Paraone
Sent: Friday, 4 April 2014 2:18 p.m.
To: Bob Wright
Subject: FW: LIM - Your reference
Purchaser

Categories: ... Inbound Mail

Paul wants you to re-issue the CCC

Didi Paraone
Vetting Officer Building Consents
Environmental Management
Ph: 09 401 5200 or 0800 920 029

From: Paul Cook
Sent: Friday, 4 April 2014 1:19 p.m.
To: 'Katrina@henleymithlaw.co.nz'
Cc: Didi Paraone; Peter Martin
Subject: RE: LIM - Your reference

Dear Katrina

I have reviewed the file information and spoken to various building officers that were involved in this project. The code compliance certificate will be amended to address the 1996 consent that was issued for the 6 unit development. Unfortunately this development was complicated with different "call" numbers for the allotments and has proven difficult to follow the historical process.

I trust this meets your requirements and I will action the re issue of the Code compliance certificate.

Regards

Paul Cook
Building Manager
Environmental Management
Ph 09 4015200 or 0800 920029

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