

Our Ref. 112-1.....

21 November 1984

Harrison Grierson Consultants Ltd  
P.O. Box 37-091  
Parnell

For the attention of Mr Kent-Johnston

Dear Sir,

Re: New Zealand Steel Subdivision - Waiuku

During the construction of the subdivision we have encountered a number of small tomos. Generally they are about 50mm in dia. but one or two are up to 100mm dia. and there are clusters of a considerable number of small ones. I do not think it is very important but at the same time the client should know about the consequences in the unlikely event of there being a problem.

The reason I think it is not very serious is that they can only be caused by water flowing through them and the development of the subdivision will ensure that most water goes from roofs and carriageways into the piped drainage system leaving very much less water available to pass through and create further tomos. Since what is there must have had thousands of years to occur and what we are doing is substantially reducing the volume of water I confirm my opinion that nothing serious is likely to happen.

We have however investigated one or two of the worst localities by excavating to see if these generally vertical tomos lead to major underground hollows. It should be noted that the movement of heavy earthmoving machinery around the site has not caused any subsidence to any underground hole.

Five tomos were excavated. Four stopped at the sand layer at 1.5 - 2.0m down and showed no signs of horizontal spread or cavities. the fifth in higher ground was still going down at 3m but the sand layer had not been encountered. It is clear that on reaching the sand layer that the water dissipates laterally leaving no evidence of erosion.

In some of the deep cuts the tomos and sand layer have been found to have running water after rain. Where this has occurred we have directed that they be fed via sub-soil drains into the drainage system. In some cases this is simply a connection to the under channel drain.

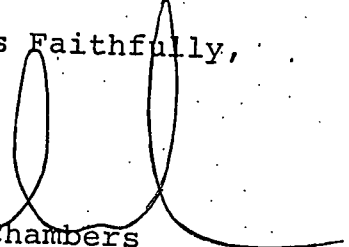


Future failure of the carriageway through the subsidence of the tomos is most unlikely because the carriageways have carried the major traffic right through the construction of the pavement.

Obviously the consequence of a tomo collapsing in one of the residential lots is the possibility of part of the foundations of a house being damaged. I believe the cost of repairing any such damage over the normal lifetime of the houses to go into the subdivision will be absolutely negligible compared with the cost of trying to trace every tomo in the subdivision at this stage, particularly as that there is no sign that any of them are of any consequence as far as size is concerned. I will also discuss the matter with the Borough Engineer because having found these little tomos on this particular site it is absolutely inevitable that they must be occurring in the neighbouring properties so we will see what the history is.

To summarise I feel that while the client and perhaps their customers should be informed about the tomos and what the consequences may be we should also emphasise that I am of the opinion that there is nothing serious.

Yours Faithfully,



A A Chambers  
REGISTERED ENGINEER

Our Ref ... 112-1

15 April 1986

Harrison Grierson Consultants Ltd  
P.O. Box 37-091  
Parnell - Auckland

Re: N.Z. Steel Subdivision in Sandspit Road - Waiuku

Please refer to the following.

1. Our report 106-525 of 2 July 1984 which discussed the suitability of the land for subdivision.
2. Our report 112-1 of 21 November 1984 which discussed the presence of minor tomos. A copy of this is attached.
3. Your letter 7339 of 22 November 1984 to N.Z. Steel with reference to the tomos.
4. Yours plan 7339 showing the as built fill and underfill drains. A reduced scale copy is attached showing the positions of the compaction tests.
5. Compaction test results form Terra Test Ltd. These are also attached.

Our brief in the construction phase was to assist and direct your clerk of works in the supervision of the earthworks. This included the direction of Terra Test Ltd in their compaction testing.

In particular we:-

1. Witnessed the clearing of all fill areas before fill placing started.



2. Directed the placing of underfill drains where appropriate.  
The approximate positions are shown on the plan.
3. Made random inspections of the fill operation to assist with the interpretation of test results.
4. Attended in the excavation of suspected tombs.
5. Directed the extent of the wave barrier.
6. Did penetrometer tests to assist with carriageway design.
7. Make a final inspection of the completed works.

Matters which require comment are:-

1. Quality of Fill

The removal of topsoil and unsuitable material from fill areas was thoroughly done and under fill drains although not placed under all fills were liberally provided when any doubt existed. The compaction test results were excellent but two of the reports need detailed comment.

Report 1. The densometer was not correctly calibrated but the error is on the safe side. Note that all shear strengths were exceptionally good. Tests 2 and 3 high water contents and high air voids are in fact incompatible with the correctly measured high shear strengths and so the air voids must be less than stated. In the case of test 1 the high dry density is incompatible with the high air voids unless substantial drying took place between compaction and testing.

Report 4. Shear strengths are not reported. An uncalibrated shear vane was used as a check and tests 12, 13 and 14 were sufficiently in excess of requirements that the absence of calibration was not important. Test 11 clearly failed because of excess water content.

This area was opened up, dried and recompactd. It was tested with the uncalibrated shearvane and found to pass with a sufficient margin to negate calibration error.

From the above and general observations I am satisfied that the fill met with specification requirements.

2. Presence of Tomos

This has been extensively covered in our report of 21 November 1984 and little more can be said. It should be noted that the passage of heavy vehicles and equipment at no stage showed up any problem. I therefore confirm the opinion expressed in the previous report that the tomos present no problem. The Borough Engineer has verbally confirmed that there are no known tomo problems in the vicinity.

3. Wave Protection

The final inspection of the job showed that new mangroves are becoming established and unless interfered with can be expected to make most of the wave barrier redundant.

From the foregoing I am satisfied that:

1. The earth works have been carried out in accordance with the specification.
2. The stability is satisfactory as forecast in our report of 2 July 1984.
3. The foundation conditions are compatible with the requirements of N.Z.S.3804 and N.Z.S.4229.

  
ALISTER CHAMBERS  
REGISTERED ENGINEER





**A1 BUILDING CERTIFIERS LTD**

**PO Box 55 Drury,**

**Facsimile 09 294-9256**

**Telephone: 09-294 8433 or 09-294-8435**

**www.a1-buildingcert.co.nz**

14<sup>th</sup> February 2002

~~Mr B England  
17 Elsie Drive  
WAIUKU~~

CC: Mr E Higham  
Manager Building Control  
FRANKLIN DISTRICT

Dear Bevan,

RE: STATUS OF YOUR DWELLING BC 23935

Over the past couple of years we have made several attempts to contact you regarding the finalising of your dwelling.

I last wrote to you in November advising issues that have been outstanding since October 2000 and that needed your immediate attention. (Copy attached for your information).

To date you have not responded to that letter or made any effort to rectify the issues brought to your attention.

As such I must advise you that if these matters are not attended to within the next 14 days I will have no choice but to issue a Notice of Contravention.

Please note that these issues may affect our ability to issue a Code Compliance Certificate and that a copy of this correspondence has been forwarded to Council for their information.

Yours faithfully

Rose McLaughlan  
DIRECTOR



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*Follow up 14.2.02*

28<sup>th</sup> November 2001

Mr B England  
17 Elsie Drive  
WAIUKU

**COPY FOR YOUR  
INFORMATION**

Dear Bevan,

**RE: OUTSTANDING ISSUES FROM FINAL INSPECTION**

On 5.10.00 and again 18.4.2001 final inspections were carried out identifying a number of issues that needed attention, which to date have not been addressed.

Would you please urgently attend to the following matters;

- Producer Statement for installation of solid fuel heater
- Complete barriers in house and sleepout
- Provide amended plans reflecting all changes
- Provide Producer Statement for installation of Insuclad wall cladding
- Confirm whether or not paving issues have been addressed
- Provide Producer Statements for application of fibre-glassing to decks and waterproofing of tiled areas over particle board flooring
- Install ducting for extractor fans and duct to outside atmosphere.

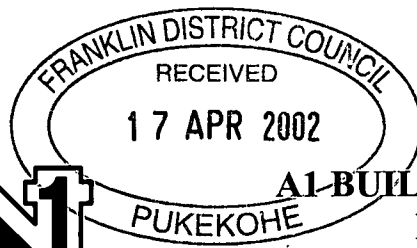
Once these issues have been addressed, a final inspection can then be carried out. Please note that as some of these issues affect the durability and ultimately the structure of the buildings it is imperative that matters be finalised.

Failure to attend to these matters may affect our ability to issue code compliance.

Kind regards

Rose McLaughlan  
DIRECTOR





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3900/208.15.

2400.510.

15<sup>th</sup> April 2002

~~Mr B England~~  
~~17 Elsie Dr~~  
~~WAIUKU~~

cc: Mr E Higham  
Franklin District Council  
Private Bag  
PUKEKOHE

Dear Sir,

**RE: DWELLING @ 17 ELSIE DRIVE, WAIUKU**

It is now almost 4 years since the building consent was granted and more than 3 years since this building was completed and a further 2 years since a final inspection was carried out identifying that works still needed to be finished on this project.

Despite numerous telephone calls and letters requesting that this work be completed we note that you have not responded.

I am therefore writing to advise you that your file is incomplete and that a final code compliance certificate (CCC) can not be issued at this time.

Please note that if you attend to the outstanding issues another final inspection will be required. We will reassess the situation in terms of the final sign off at that time but it is important that you realise that we may not be in a position to issue a CCC, this in turn could affect future sales of your property.

Yours faithfully

Rose McLaughlan  
DIRECTOR

Noted:

Ex. 17/4/02 -

Not a request for Council  
intervention.

**Progress as at 15 April 2002 - Monthly Report No. M/1998-0853/1**

**Building Certificate:** C/98-0853

**Building Consent:** 23935

**Date Uplifted:** 04.06.98

**Council:** Franklin

**Type of Project:** 2 storey dwelling with separate garage **Valuation No:** 03900/208.15

**Address:** 17 Elsie Dr, Waiuku

Type of Inspection		Date	Complies Yes No		Option	Comments
<b>Siting</b>	Dimensions	06.07.98	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
<b>Foundations</b>	Strip Footing	06.07.98	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
<b>Masonry</b>	Bond Beam	08.07.98	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
<b>Slab</b>	D.P.C.	13.07.98	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	Mesh	13.07.98	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	Plumbing	13.07.98	<input checked="" type="checkbox"/>	<input type="checkbox"/>	PVC	
<b>Pre-Lining</b>	G/F Building	13.04.99	<input checked="" type="checkbox"/>	<input type="checkbox"/>		garage 9/9 ok House braces only 13/10
	G/F Plumbing	13.04.99	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Copper	garage 9/9 ok
	Insulation (Wall)	13.04.99	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Insulclad	31/7/98 roof
	Insulation (Ceiling)	13.04.99	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pink batts	
	Chimney Flashings		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
<b>Gibnail</b>	Wall Bracing - T/F	17.05.99	<input checked="" type="checkbox"/>	<input type="checkbox"/>		BRACES MISSING OK 17/5
<b>Ext. Lining</b>	Plaster		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
<b>Drainage</b>	Inspected	23.03.99	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
<b>Final</b>	Building		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
	Plumbing		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
	Drainage		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
	HWC: Restraint		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
	HWC: TPRV fitted		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
	HWC		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
	Ground Levels		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
	D/way & Paving		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
	Wet Areas - Walls		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
	Wet Areas - Floors		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
	Rangehood		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
	Floors - other		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
	Bathroom fans		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
	Fire/Heating		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
	Electrical Cert		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
	Gas Cert		<input type="checkbox"/>	<input checked="" type="checkbox"/>		

COPY FOR YOUR  
INFORMATION:

*Follow up 28/2/02*



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14<sup>th</sup> February 2002

Mr B England  
17 Elsie Drive  
WAIUKU

CC: Mr E Higham  
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Dear Bevan,

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Yours faithfully

Rose McLaughlan  
DIRECTOR

*Bevan rang Feb 02 advised  
he will sort by end of  
March.  
15-4-02  
Still no response file  
returned to Council incomplete*

COPY FOR YOUR  
INFORMATION

*Follow up 14.2.02*



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Kind regards

Rose McLaughlan  
DIRECTOR

**Jill Wilson**

---

**From:** Jill Wilson  
**Sent:** Wednesday, 27 March 2013 11:33 a.m.  
**To:** 'harboursend@xtra.co.nz'  
**Subject:** Re: From Auckland Council Building Team

**Attachments:** img-327110733-0001.pdf



img-327110733-0001.pdf (615 KB...)

To Bevan, & Ann England

BC 23935 - 17 Elsie Drive Waiuku

Thank you for sending the photo of your driveway and footpath.

Attached is a computer screen print out of the notes written on the above mentioned building consent which relate to the street/road damage deposit.

I have spoken to Jennifer Clark our staff member who wrote the note and she advised me that it means; upon your instruction Council (via Opus) has done the work and fixed the crossing. Therefore the money has been transferred into the footpath maintenance account.

Because the above has occurred there is no refund of the street/road damage deposit to you, or Al Builder Certifiers Ltd.

Thanks  
Jill Wilson  
Building Administration Officer  
Auckland Council  
Pukekohe Service Centre  
Phone 09 237-1360



teXt

Application Id: 23935  
Applic code: BC Scale code: STD Value of work: \$200000.00  
Assessment No: 03900/208.15 Prop.ID: 75544 Ha: 0.0610  
17 ELSIE DR, WAIUKU 1852 P.Defn: LEGL

Building:

Add a note

Application Notes

Descr street road damage Reason E vent Permissions  
Owner jennifer Created 18Jul01 Chgd By Update? A View? A

have not refunded to A1 for England as there is damage, the owner England  
has told Rod saunders from Opus to do the work, therefore the money is  
to be transferred into the footpath maintenance a/c and alan wallace  
will authorise payment to Propave. jmc

No. 1 of 1 Notes found

1 Application found.



17 Elsie Drive Wairuku. PR 2400-510 Received 27-3-13.



**Franklin**  
DISTRICT COUNCIL

9 January 1998

Our Ref. 3900/208.15

Bevan Russell England,  
P O Box 54023,  
Bucklands Beach,  
Auckland.

Dear Mr England,

**Re: Properties in Elsie Drive, Waiuku - Unmown lawns.**

As a result of the long dry summer we are experiencing this year, Council are receiving many complaints from members of the public concerned about long grass on properties being a fire risk.

Some of these complaints relate to approximately ten sections in Elsie Drive, Waiuku, one being Lot 85 which is owned by you.

Could you please cut your grass urgently.

Please feel free to telephone me on 0 9 2371304, ext. 347 if you wish to discuss this matter.

Thank you for your anticipated co-operation in this matter.

Yours faithfully,,



Grant Cornwell,  
Compliance Officer.