



Area Operations Centre
Nelson-Marlborough-West Coast Area
P O Box 7003
Gloucester Street
NELSON
Telephone: 03-546 2100 Fax: 03-546 2119



FR 2/4/2

10 June 1997

Att: Daryl Page
Tasman District Council
Private Bag 4
RICHMOND 7031

FILE
1931059000



Dear Sir

RE **'Daybrook' - Tapu Bay**

As requested I have visited the above premises with Dave Stebbings of the Tasman District Council (Motueka office) on 22 May 1997.

This is to confirm that the building on the day of the visit was satisfactory from a fire safety point of view.

Should you require further advice or assistance please do not hesitate to contact these headquarters.

Yours faithfully

PAUL WIGZELL
Fire Hazard & Risk Officer
NELSON/MARLBOROUGH/WEST COAST AREA

spw/jmb

Stebbo notes "interconnected" smoke alarm system. Previous advice from NZFS is that as such, a compliance schedule under S44 B.A. should issue.



Contact Paul to confirm.

24/6/97.

Paul suggest the domestic interconnection smoke alarm would not require a c/s as they do not have to comply with NZS 3512 under which CS3 dictates. Council's call!

The issue of a c/s may act as a ~~disincentive~~ negative - i.e. the cost of complying may mean deletion of the system.

Discussed with an IEP who confirmed that the system is not one included under S44 (c).
"Planning to Protect, Acting to Save"

Daryl, Storm in a teacup

Fire service not interested

No separation of Tenancy
∴ no consents required as
It is more homestay than
separate unit.

Domestic interconnected alarms
fitted thru out. Very safe.
Forget it. Dave Stebbins



T.D.C. MOTUEKA

13 May 1997

Patterson - Tapu Bay - 1931059000

Situation:

5278283

Ernie

Inspection required to answer questions - in conjunction with NZFS.
13/5/97.
Lot 6.

Accommodation unit "Daybrook" booked by CHCH couple who subsequently refused to stay overnight. Complainant (Mr Preston) states that the accommodation is not up to building standards nor is it fire proof.

Issues:

1. Allowed activity under District rules ? - Janne Shaw confirms "permitted". Zoned residential B in 1978 and Residential G (review 3) in 1984.

We do not know when "Daybrook" began operating.?

2. There is no permit/consent record for any basement development (i.e. the accommodation) and previous owners have a well documented permit history on file. Plans clearly show basement as "non habitable". Recorded on file are permits for 1978 dwelling, 1983 log burner, and 1984 spa pool addition. Council's change of ownership records show the Patterson purchase at 28 February 1989.

Council Reaction:

Issue 2 represents illegal building work which if done post January 1993, would have been subject to sections 38 and 46 of the Building Act - requires certain building code provisions to be met. I'm unsure of requirements prior to 1993.

Illegal work aside, section 64 of the Building Act empowers Council to deem the building (or part) as dangerous:

64(1)(b)... by reason of fire hazard and occupancy of the building, it would be likely to give rise to an almost certain loss of life in a fire.

64(2)(a)... In the case of a building with a high or abnormal fire hazard which was previously not used for human occupation, the building is now being used for human occupation.

64(2)(b)... In the case of a building which has an occupancy which involves one or more household units, other type of accommodation or residential purpose, the fire hazard is high or abnormal or has been increased to an acceptable level.



An inspection of property is required to:

- (a) ascertain when basement development took place and "Daybrook" accommodation began.
- (b) confirm if fire hazard exists.

Spoke to NZ Fire Service (Roger McLeod) and advised of alleged situation. No registration of accommodation with them and they are required to inspect the building. Such an inspection needs to be in conjunction with the TDC Building Inspector and they will arrange this with Dave Stebbings.

Copy of these notes sent to both the NZ Fire Service and Dave Stebbings, TDC Motueka.



Daryl Page
Consent Co-ordinator

FACSIMILE

TO:

ROGER MCLEOD
NZFS.

DATE:

13/5/97

FROM:

DARYL PAGE.

NO. OF PAGES
(including this)

3

FAX NO:

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As discussed, a copy of my notes
on "Daybrook" accommodation in Tapu
Bay for your information and inspection.

Regards - D. Page

TDC Tasman
District Council

Daryl Page

Consent Co-ordinator

DIRECT DIAL 5443425.

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189 Queen Street
Private Bag 4
Richmond 7031

Office Number
Ph: 03-544 8176
Fax: 03-544 7249

Daryl - History on this one.

Mr Preston phoned me to complain about this property he had booked through the Christchurch Press.

When they arrived they were not satisfied with the accommodation and told the owners they would not be staying. The owner blocked their vehicle in the drive way and refused to let them leave until they paid the nights accommodation fee.

Mr Preston called the Police who sorted out the situation,

Our Involvement - Mr Preston says the flat which is in the basement is self contained shower toilet and kitchen facilities which are not up to building standard nor is it fire proof.

I have got plans from records but cant see any basement alterations.

Dave says pass it on to you.

Mr Preston does not want his complaint to be known to the owners as they could be taking Mr Preston to the small claims court.

Linda

Building Act considerations.

- Section 64 - deemed dangerous or insanitary

↓
64(1b) and 64(2)(a) + (b) -

- Sections 38 + 46 - Alterations and Change of use also relevant - upgrading to building code requirements under any building consent.

Before any Building Act consideration however we need to establish if activity is allowed under District rules.

JACK ↑

 2/4

R/B Review 1978
Res. G. Review 3 1984

[Permitted]



Fax Cover Sheet

PO Box 13 723
Christchurch 8031
Ph/Fax: 366 - 4123
Mobile: 025 323 667

Attention: Linda
Company: Motueka District Council
From: Bruce Preston

Date: 7/4/97
Fax: (03) 528 9751
No Pages:

Dear Linda,

Re: Complaint re accommodation ~~is~~ Tapu Bay

The name of the people who own the property
is: Liz + Ernie Patterson

Address: No. 2 RD
Tapu Bay

Phone: 527 8283

The name of the accommodation is "Daybrook"
and there is a ~~big~~ yellow sign and yellow letter
box at the entrance to their property. Their house
is the first house on the right. (shared driveway).

A copy of the advertisement is attached.
As far as the s/c accommodation is concerned, the
advt is totally misleading.

The Police became involved when they
blocked our exit from the property. The
officer involved was Constable M. Parfitt.

Sincerely, Kim Preston

