



RRD001NDVF

Document Number: **RDC-141292**

Date Received: **30/08/2010**

16 August 2010

Melton Investments
10 Melton Rd
Mt Wellington
AUCKLAND 1060

File Ref: P26101
Building Consent No: 29637

Dear Sir/Madam,

CODE COMPLIANCE CERTIFICATE
BUILDING CONSENT NO: 29637

Please find attached your copy of the Code Compliance Certificate that has been issued in relation to the above building consent.

This is an important document and should be retained by you as it specifies the work carried out under the Consent has been completed, and meets the requirements of the Building Code supporting documents.

If in future you should desire to sell your property, your solicitor may ask you to produce this Certificate to prove that your building complies with the Building Code to the extent required by the above Building Consent. A copy is also placed on your property file.

Yours faithfully

Karen Crisp
Administration Officer - Building

Encl.

Code Compliance Certificate: 29637
Section 95, Building Act 2004

Issued: 16 AUG 2010



Rotorua District Council
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand
P: 07 348 4199
F: 07 346 3143
E: mail@rdc.govt.nz
W: www.rdc.govt.nz

The Building

Property ID: 26101
Street Address: 121A LAKE ROAD
Valuation number 06531 371 00 B
Legal Description:: FLAT 2 DPS62058
Intended Use NEW BUILDING
Description of Work: GARAGE (REINSTATEMENT OF FIRE DAMAGED)

The Owner

Name & Address of Owner: Melton Investments
10 Melton Rd
Mt Wellington
AUCKLAND 1060

First point of contact for communications with Council Building Consent Authority: RDC BUILDING SERVICES

Building Work

Building Consent no: 29637
Issued by: Rotorua District Council

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that –

- (a) the building work complies with the building consent.

Signed for and on behalf of the Council:

Name: Karen Crisp

Position: Building Services Administrator

Signed: 

Date: 16 AUG 2010



Form 6

APPLICATION FOR CODE COMPLIANCE CERTIFICATE

Section 92, Building Act 2004

THE BUILDING CONSENT

Building consent number: 29637
Issued by [name of building consent authority that granted building consent]: R.D.C.

*THE OWNER

Name of owner [include preferred form of address, eg, Mr, Miss, Dr, if an individual]:

Melton Investments

†Contact person: Joanne McNaughton

Mailing address: 10 Melton Road Mt Wellington
AUCKLAND 1060

Street address/registered office: 121A Lake Rd

Phone number: Landline: _____ Mobile: 021 1349214
Daytime: _____ After hours: 09 5792125

Facsimile number: 09 5792125

Email address: jojokeap@gmail.com 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 [only required if application is being made on behalf of the owner]:

§Contact person: _____

Mailing address: _____

Street address/registered office: _____

Phone number: Landline: _____ Mobile: _____
Daytime: _____ After hours: _____

Facsimile number: _____

Email address: _____ Website: _____

Relationship to owner [state details of the authorisation from the owner to make the application on the owner's behalf]:

First point of contact for communications with the council/building consent authority [Contact details must be in NZ]:

Full name: _____

Mailing address: _____

Phone number(s): _____

Facsimile number(s): _____

Email address(es): _____

APPLICATION

All building work to be carried out under the above building consent was completed on: Now OS

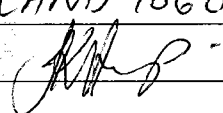
The personnel who carried out the building work are as follows [list names, addresses, phone numbers, and (where relevant) registration numbers]: *[continue on separate sheet if necessary]*

Versatile garages

The following specified systems are contained on the compliance schedule for the building and, in the opinion of the personnel who installed them, are capable of performing to the performance standards set out in the building consent:
[continue on separate sheet if necessary]

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 [state which address, and whether owner or agent]:

Owner: 10 Melton Road
Mt Wellington, AUCKLAND 1060.

Signature of [owner/agent on behalf of and with the authority of the owner]: 

Name of person signing: Joanne McNaughton

Date: 26/07/2010

ATTACHMENTS

The following documents are attached to this application:

- ☐ Certificates from the personnel who carried out the work
- ☐ Certificates that relate to the energy work
- ☐ Evidence that specified systems are capable of performing to the performance standards set out in the building consent

*Delete this section if details have not changed from the building consent.

†Delete if owner is an individual.

‡Delete this section if the application is not being made on behalf of the owner.

	Building Consent Authority Inspection Summary Sheet	Ref: IF 02
		Ver: 4
		Issued: 03 Dec 07
		Doc No: IT-639923
		Page 1 of 2

BUILDING CONSENT NO. 29637		DATE ISSUED:	
RESOURCE CONSENT REQUIRED? YES / NO		DATE ISSUED:	
OWNER: PH.		BUILDER: PH.	
SITE:		PLUMBER: PH. REG. #	
VALUATION NO.		DRAINLAYER: PH. REG. #	
PROPERTY FILE NO.			
LEGAL DESCRIPTION:		LOT / SEC:	
BUILDING CATEGORY:		DPS / BLK:	
CCC Due Date:		No of Inspections Allowed For:	

P = PASS F = FAIL

[illegible]

BUILDING SERVICES

BC Only

FIELD INSPECTION CARD

Application No:

29637

Date Consent Issued:

15.7.05

OWNER: <u>Toulson</u> Phone: <u>3481100</u>	BUILDER: <u>Versatile Bldgs</u> Phone: <u>3463821</u>
SITE: <u>121 A Lake Rd</u>	DRAINLAYER: Phone:
VALUATION NO: <u>06531 / 371.00</u>	PLUMBER: Phone:
FILE NO: <u>P26101</u>	Phone:
LEGAL DESCRIPTION: <u>Flat 2 DRS 6058</u>	

DESCRIPTION OF PROPOSED WORK:

Garage (Reinstatement of Fire Damage)

DATE	INSPECTION REPORTS	TIME
22-8-05	pre line inspection called for?	
21/11/05	this was just to see bottom plate fixings. True bolts at 1-2m centres and DPC to bottom plate. studs not to full height. told builder to strip extension before ply is installed. Slob is existing. Okay to Continue	30
21/4/08	due LIR sent	
20/4/08	insp bld for 6/5/08 11-15	
6/5/08	FINAL INSPECTION	1:45
6/5/08	SEE INST SAT 2075. THE FLOOR LEVEL IS ABOUT 35-45" ABOVE GROUND LEVEL. GARAGE HAS BEEN FLOODING. AS TOLD BY TENANT. PLYWOOD TO INSIDE OF GARAGE HAS BEEN BADLY WATER DAMAGED. GARAGE HAS BEEN BUILT ON BOUNDARY - FIREWALL REQD? HOUSE BEHIND IS STILL DAMAGED FROM PREVIOUS GARAGE FIRE. PHOTOS TAKEN.	

DATE	INSPECTIONS	TIME
13-5-08	Refused to issue CCC letter	
	Sent to new owner giving 20 working days to respond 10-6-08	
9-6-08	Email Ref - Extension of time given until 9-August-08	
18-6-08	extension granted until 1st August	
21/7/10	Only tenant on-site (Ellen) a strip drain has added to the front of the garage. otherwise no other remedial work has been carried out Garage approx 1m from side boundary so no need for a fire wall and is a cross lease section therefore no requirement for a fire wall on back boundary. Sider side of garage the are cobbles stones do within 50-75 mm of floor slab. Rear of garage is about 80-100 above ground which is gross the section slopes away slightly to the rear. New tenant has only been here for about a week and has seen no sign of flooding in the garage. Checked MC of bottom plate which was about 23% dry on inside of wall does show signs of water damage but this does not look recent. Waiver (Mod) to building code letter sent to Owner once this has been returned ecc can be issued Frol Rechecked	
		Fail

DESTINATION

DESTINATION
ROTORUA

ROTORUA DISTRICT COUNCIL

ROTORUA DISTRICT COUNCIL

Rotorua District Council
1061 Hawke Street
Rotorua City Centre
Private Bag 3029, Rotorua
Rotorua 3024
Telephone: 07 348 4199. Facsimile 07 349 0993
New Zealand
P: 07 348 4199
F: 07 346 3143
E: mail@rdc.govt.nz
W: www.rdc.govt.nz

BUILDING – TAX INVOICE

REGISTRATION NO. GST-REG-NO
10-801-397

Joanne McNaughton Melton Investments 10 Melton Road Mt Wellington AUCKLAND 1060	Invoice No:	148192
	Date:	04 Aug 2010
	Customer No:	139827
	Reference:	BC - 29637

DETAILS	QTY	UNIT	AMOUNT
BUILDING CONSENT ACCOUNT			
INSPECTION FEE	1	66.67	66.67

Payment Due: 04 Aug 2010	INVOICE TOTAL	\$66.67
	G.S.T	\$8.33
	TOTAL NOW DUE	\$75.00

REMITTANCE ADVICE: Please detach and return with your payment:

CUSTOMER: 139827
PAULSEN, MR ARNE

INVOICE NO: 148192
TOTAL DUE: \$75.00

PAYMENT MADE:

\$



P26101

I-184806

ROTORUA DISTRICT COUNCIL	
Referred to:	Build
Rec'd	11 JUN 2008
Copy to:	
Instructions	

Melton Investments
10 Melton Road
Mt Wellington
AUCKLAND 1060

8 June 2008

Rotorua District Council
Private Bag 3029
Rotorua Mail Centre
ROTORUA 3046

File Ref: P26101

Code Compliance Certificate assessment for 121a Lake Road

In response to your letter dated 13 May 2008, Doc No: OW-104636. I am requesting that you do not close this consent yet. I would like time to get an appropriate assessment of the work needed to bring the property up to a level that is acceptable to meet compliance standards.

If you need anything further from me please contact me:

Home 09 579 2125

Cell 021 134 9214.

Thank you



Joanne McNaughton
Melton Investments Ltd

Melton Investments
10 Melton Road
Mt Wellington
AUCKLAND 1060

8 June 2008

Rotorua District Council
Private Bag 3029
Rotorua Mail Centre
ROTORUA 3046

File Ref: P26101

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If you need anything further from me please contact me:
Home 09 579 2125
Cell 021 134 9214.

Thank you

Joanne McNaughton
Melton Investments Ltd

Ann Kelly

From: Ann Kelly
Sent: Monday, 9 June 2008 10:06 a.m.
To: 'jojoheap@gmail.com'
Subject: RE: Code Compliance response REf:P26101

From: Ann Kelly
Sent: Monday, 9 June 2008 10:03 a.m.
To: 'jojoheap@gmail.com'
Subject: FW: Code Compliance response REf:P26101

Hi Joanne

Your email has been forwarded to building services for our attention.

I wish to confirm that we will give you an extension of time to reassess this consent until 9 August 2008, by which time you should apply for a final inspection in order that this consent can be finalised.

Should you have any further queries please do not hesitate to contact Building Services.

Thank you

Ann Kelly
Team Leader Administration
Building Services
Phone: Direct Dial 07 3500209 Extn 8590
email: ann.kelly@rdc.govt.nz

From: Joanne Heap [mailto:jojoheap@gmail.com]
Sent: Sunday, 8 June 2008 9:49 p.m.
To: RDC Mail
Subject: Code Compliance response REf:P26101

Attn Allan Hoffman

13 May 2008

File Ref: P26101

Doc No: OW-104636

Melton Investments Ltd
10 Melton Road
Mt Wellington
AUCKLAND

Dear Sir/Madam

Code Compliance Certificate assessment for 121a Lake Road

Council undertook an inspection on 6th May 2008 and at this time water marks was identified on new plywood linings, this appears to be because of occasional flooding to this building.

The garage is constructed using H1.2 timber framing and is not suitable to be submitted to wetting.

Council is unable to issue a Code Compliance Certificate for the garage shed at 121A Lake Road due to not meeting B2 and E2 of the NZ Building Code.

B2.3.1 (a) (i) – The life of the building, being not less than 50 years those building elements (including floors, walls and fixings) provide structural stability to the building.

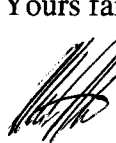
E2.3.2 – Roofs and exterior walls must prevent the penetration of water that could cause undue dampness, damage to building elements, or both.

The garage has used the existing concrete floor which council had no evidence of flooding, if you can provide an alternative means to restrict the ingress of water by another means then Council may reevaluate this finding. If you choose to carry out this option please be advised that you need to respond to Council by 20 working days. After this time your building consent will be closed.

If you wish to dispute this finding, you may apply to the Department of Building and Housing for a Determination (www.dbh.govt.nz).

Please do not hesitate to contact at the Building Services Division of the Rotorua District Council should you have any further queries.

Yours faithfully



Allan Hoffman
Team Leader, Consents Processing

INSTRUCTION BOOK

BUILDING SERVICES

NO: 2075

DESTINATION

ROT@RUA

ROTORUA DISTRICT
COUNCIL

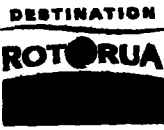
Site Address: 121 A LAKE RD
Building Consent No: 29637
Attention: MARISSA - (TENANT)
Inspection Type: FINAL GARAGE
Instructions:

Rotorua District Council
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand
P: 07 348 4199
F: 07 346 3143
E: mail@rdc.govt.nz
W: www.rdc.govt.nz

- 1- OUTSIDE GROUND LEVELS DO NOT COMPUT.
THERE MUST BE 150mm BETWEEN FLOOR
LEVEL & GROUND LEVEL. THIS IS
CAUSING FLOODING TO GARAGE
- 2- FORM 6 REQD.
- 3- REVAL INSPECTION REQD

Date Instructions complied with: BEFORE CCC ISSUED

Signed: [Signature] (Print name) G MARTORIBANKS
Date: 6/5/08

	Inspection Checklist: Non-Habitable Final (Garages/carports/farm buildings/decks/ pergolas/ fences/retaining walls/signs)	Ref: TP 04-TF 01.11
		Ver: 3
		Issued: 27 Aug 07
		Doc No: IT-641414
		Page 1 of 3

BC N° 29637		Address 121 MARISSA	
Date Inspected	Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Laid's to be provided, if applicable)		Inspector
PASS If all works comply with the Consented documents and a Code Compliance Certificate can be issued please sign and date below.			
Date:		Inspector's signature:	
If Inspection Result = FAIL then complete below			
Notices / Site Instructions			
Date issued:	Site Instruction / N.T.F No.	If site inspection fails, record below reason(s) and reference to any site instruction or notice issued	
6/5/08	2075	SEE HIST SHT	6/5/08
Date:	Re-inspections:		Inspector:
Final Inspection – Domestic- Inspection result: 'Pass' (Refer to checklist)			

F = Fail
 P = Pass
 N/A

= Non-compliance with approved plans & documentation
 = Compliance with approved plans & documentation.
 = Means that Building officer feels that this portion of the prompt sheet is not relevant

Building Consent Documentation		Comments	P, F, N/A
1	Has a Form 6 been completed/submitted?		F
2	Approved Building Consent documents on site	OLD CONSENT	
3	Have conditions of PIM been met?	ONLY PRESENT READ	P
4	Have all inspections referenced in BC document been completed and approved?	ONLY PRESENT READ	P
5	Check conditions of BC have been fulfilled.		P
6	Check instructions/commentary from previous inspection (have all outstanding instructions been complied with?)		P
7	Sec 269 – Does the application involve any certified building methods or products? If so check registers to ensure that these are current.		N/A
Glazing			
8	Does glazing comply with NZS 4223 Part 3? <i>Check that all glazing within 2m of floor level is of appropriate size and that safety glass is clearly labeled.</i>		P
P & D			
9	Down pipes fixed correctly?		P
10	Is SW to an approved outfall?	EXISTING STORMWATER	P
Stairs / Landings / Handrails			
11	Have complying handrails been installed as per consent documentation? <i>Ensure handrail provided is graspable & are provided in accordance with the approved plans & specification</i>		
12	Does the slip resistance comply? <i>Slip resistance shall be provided for all walking surfaces such as decks, patios & steps on the approach to the main entrance of the building.</i>		
13	Do the stairway type, tread & rise comply with the approved plans & specifications? <i>Ensure all treads & risers for exterior private steps & stairs comply with main private stairway.</i>		
14	Barrier installed to all areas where there is a fall height of 1.000 or more can occur from the floor or a change in level. <i>If yes a barrier is required. Ref NZBC C1 F4</i>		
Smoke Alarms			
15	Smoke alarms installed <3m of bedroom and in escape paths		N/A
Fixings			
16	Bottom plates		P
17	Wall framing		P
18	Roof to wall framing		P
19	Purlins		P
20	Cladding		P
21	Bracing		P
22	Durability		P

Exterior			
23	Exterior envelope complete and weatherproof		P
24	Flashings to openings complete and weathertight?		P
25	Wall cladding fixings/soakers/scribers completed?		P
26	Brickwork weep holes/ventilation comply?		N/A
27	Ground/paving heights comply?		F
28	Decks/barriers/timber treatment/thresholds comply?		N/A
29	Sub floor access/insulation/ ventilation correct?		N/A
30	Roof cladding/flashings fixings/ roof penetration flashings completed?		P
31	Attachements to building envelope in accordance with BC		N/A
32	Landscaping completed?		P
33	Retaining wall construction as per approved documentation?		N/A
Damage Deposit			
34	Is footpath and/or kerb damaged?	N/D	P
35	Can damage deposit be refunded? <i>If no, take photographs for evidence</i>	YES	P
Crossing Deposit			
36	Is crossing formed in accordance with RDC requirements?		P
37	Can crossing deposit be refunded? <i>If no, take photographs for evidence</i>		P
PHOTOGRAPHS (compulsory)			
38	Photographs taken of all exterior elevations?		
Producer Statements/Certificates			
39	Energy Certificate for Electrical work		
40	Energy Certificate for Gas work		
Exterior Plaster:			
41	Installers – PS3		
42	Product/System manufacturer –PS4		
Structural (Including precast elements)			
43	PS3 – Construction		
44	PS4 – Construction Review		
Geotechnical:			
45	PS3 – Construction		
46	PS4 – Construction Review		
Proprietary Systems:			
47	PS3 – Construction		
47	PS4 – Construction Review		

22 April 2008

PFILE: 26101

MELTON INVESTMENTS LTD
10 MELTON ROAD
MOUNT WELLINGTON
AUCKLAND

Dear Sir/Madam

BUILDING CONSENT NO: 29637
PROJECT: GARAGE (REINSTATEMENT OF FIRE DAMAGED)
CONS ISSUED 15 Jul 2005

The building process is not completed until a Code Compliance Certificate (CCC) is issued certifying that the work has been completed in accordance with the approved application. The closure of the process is a very important step.

The Building act 2004, Section 93(2) allows up to two (2) years from the date of issue (or any further period agreed to with the Territorial Authority) for completion of the work and issue of the CCC.

This consent is at the point where either the CCC needs to be issued or that the building consent file be closed. Unless a response is received within 20 working days from the date of this letter, confirming to our satisfaction that completion of the work is imminent (this is likely to require a written undertaking), Council will close the building consent file relating to the work.

The closure of your file means that all documentation (including this letter) will be placed on the property file and Council will take no further action.

Your urgent attention to this matter would be appreciated.

Yours Faithfully



Ann Kelly
Team Leader Administration Building

21 April 2008

PFILE: 26101

PAULSEN, MR ARNE
P O BOX 96
TE AROHA

*phased - sold prop
last year*

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PROJECT: GARAGE (REINSTATEMENT OF FIRE DAMAGED)
CONS ISSUED 15 Jul 2005

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Team Leader Building Administration