



# GISBORNE DISTRICT COUNCIL

Form 7 – Section 95, Building Act 2004



## CODE COMPLIANCE CERTIFICATE

/New: 9865

### BUILDING

**Address:** 28 ARGYLL STREET GISBORNE  
**Legal description:** LOT 10 DP3994  
**Valuation No:** 08500 454 00  
**Intended Life:** INDEFINATE BUT NOT LESS THAN 50 YEARS

**Building name:** -  
**Location of building**  
within site/block number: -  
**Current Use:** Decking/Verandah/Ramp  
**Year first constructed:**

### OWNER

**Name:** DAVIES, DUNCAN OWEN LANCASTER

**First point of contact for communications with council:**  
OWNER

**Contact person:**

**Mailing address:** 28 ARGYLL STREET MANGAPAPA GISBORNE  
4010

**Street address/registered office:**

**Phone/Fax:** DAY 0064 06 8690810 860

DAY 0064 06 8690810 860

### BUILDING WORK

**Building consent number.** /New: 9865

**Issued by:** GISBORNE DISTRICT COUNCIL

**Description of work:** EXTENSION TO DECK

### CODE COMPLIANCE

**Code Compliance Certificate Date:** 23 Oct 2009

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

- a) The building work complies with the building consent

Signed on behalf of: Gisborne District Council  
**Ian Petty**

CONSTRUCTION/CONSENTS ADMINISTRATOR



# **GISBORNE DISTRICT COUNCIL**

## **PROJECT INFORMATION MEMORANDUM**

Section 35, Building Act 2004



**Issued by: Gisborne District Council**

FITZHERBERT STREET, GISBORNE, NEW ZEALAND. P O BOX 747, GISBORNE. TEL (06) 867-2049 FAX (06) 867-8076

Project Information Memorandum application

type: PIM/CONSENT

**PIM No.: 9865**

DAVIES, DUNCAN OWEN LANCASTER  
28 ARGYLL STREET  
MANGAPAPA  
GISBORNE 4010  
Owner/s: DAVIES, DUNCAN OWEN LANCASTER

**DATE APPLICATION RECEIVED:** 24 Oct 2008

### **BUILDING / PROJECT LOCATION**

**Street Address:** 28 ARGYLL STREET GISBORNE  
**Legal Description:** LOT 10 DP3994  
**Valuation Number:** 08500 454 00  
**Level/Unit No - Building Name:**  
**Location of Building within site/block no.:**  
**Building File No.:** 8619  
**Intended Use:** DECKING/VERANDAH/RAMP  
**Intended Life:** INDEFINATE BUT NOT LESS THAN 50 YEARS

### **PROJECT / BUILDING WORK**

**Estimated Value (incl GST.):** \$2,000  
**Building work authorised by this consent:** EXTENSION TO DECK

### **COMPLIANCE SCHEDULE**

This document contains details specific to the above project for your information. It is not a building consent and is in no way permission to build unless accompanied by an approved building consent.

This Project Information Memorandum is issued subject to the terms and conditions specified in the following page/s.

This Project Information Memorandum shall lapse and be of no effect if a Building Consent for the building work concerned has not been issued within 24 calendar months of the date of issue of this document.

Date: 17 Nov 2008

Ian Petty

**CONSTRUCTION/CONSENTS ADMINISTRATOR**

**On behalf of: Gisborne District Council**

**Please see over page...**

**Page 1 of 3**

## TERMS AND CONDITIONS

This Project Memorandum is:

Notification that other authorisations, detailed in Schedule 1, must be obtained before the project may be undertaken.

This Project Memorandum is:

Information identifying relevant special features of the land concerned, as detailed in Schedule 2.

This Project Information Memorandum has:

Been prepared for the purposes of Section 35 of the Building Act 2004 and contains all the relevant information held by Council. The information provided is based on a search of Council's property records and there may be other information relating to the land which has not been specifically recorded against this property or known to Council.

NOTICE IS GIVEN THAT (where relevant):

1. **Public Buildings:** Section 363 of the Building Act 2004 makes it an offence, in respect of any building intended for public use, to use or permit a person to use any part of that building that is affected by building work for which no building consent was obtained, or where a building consent was/has been obtained, but no code compliance certificate was issued.

Where public access to a building, or part of a building is required while consented building work is in progress, section 363a requires that the person who owns, occupies or controls the premises must apply to the council to issue a CERTIFICATE OF PUBLIC USE before permitting public entry.

2. **Offence for residential property developer to transfer household unit without code compliance certificate.** Section 364 of the Building Act 2004 states that unless a residential property developer and the purchaser of the household unit enter into a written agreement stating that *either or both of the following do not apply*, a residential property developer commits an offence if they;
  - (a) complete a sale of the household unit and/or
  - (b) allow a purchaser of the household unit to enter into possession of the household unitbefore a code compliance certificate is issued in relation to that household unit.

## **SCHEDULES**

### **SCHEDULE 1: Other Authorisations**

1. No work shall commence outside the legal boundary of the property without the appropriate consents being obtained from the Controlling Authority.
2. The first inspection for a building often requires boundary (yard) distances to be checked. If the boundary is not clearly defined (by such features as an existing fence) a string line from identifiable survey pegs must be in place prior to the arrival of the inspector so distances can be accurately measured. Please note that required distances are from the finished building and include cladding. For example: 2 metre clearance required to boundary, cladding 15mm thick on 30mm cavity = required distance from boundary 2045. Eaves may project into a yard by up to 600mm.
3. The Building Consent Authority has determined that your building is in a medium wind zone. As such you will need to ensure that the bracing of the building is consistent with the requirements for this wind loading.

### **SCHEDULE 2: Special Features of the Land**

1. The property is zoned General Residential with Land Overlay 2 and Site Caution Layer under the proposed Combined Regional Land and District Plan.



# GISBORNE DISTRICT COUNCIL

## BUILDING CONSENT

Form 5 - Section 51, Building Act 2004



Issued by Gisborne District Council

FITZHERBERT STREET, GISBORNE, NEW ZEALAND. PO BOX 747, GISBORNE. TEL (06) 867-2049 FAX (06) 867-8076

Page 1

Building Consent application  
type: PIM/CONSENT

**Building Consent No.: 9865**

DAVIES, DUNCAN OWEN LANCASTER  
28 ARGYLL STREET  
MANGAPAPA  
GISBORNE 4010  
Owner/s: DAVIES, DUNCAN OWEN LANCASTER

**COUNCIL CHARGES:** WHERE IN ANY PARTICULAR CASE A CHARGE IS INADEQUATE TO ENABLE THE COUNCIL TO RECOVER ITS ACTUAL AND REASONABLE COSTS; IN SUCH INSTANCES WHEN INSPECTIONS ARE CALLED FOR AND WORK IS SUBSTANDARD AND/OR THE INSPECTION IS CALLED PREMATURELY THE COUNCIL WILL REQUIRE PAYMENT OF AN ADDITIONAL CHARGE.

### BUILDING / PROJECT LOCATION

**Street Address:** 28 ARGYLL STREET GISBORNE  
**Legal Description:** LOT 10 DP3994  
**Valuation Number:** 08500 454 00  
**Level/Unit No - Building Name:**  
**Location of Building within site/block no.:**  
**Building File No.:** 8619  
**Intended Use:** DECKING/VERANDAH/RAMP  
**Intended Life:** INDEFINITE BUT NOT LESS THAN 50 YEARS

### PROJECT / BUILDING WORK

**Estimated Value (Incl GST.):** \$2,000  
**Building work authorised by this consent:** EXTENSION TO DECK

### COMPLIANCE SCHEDULE

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

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

This building consent is issued subject to the conditions specified overleaf.

Date: 17 Nov 2008

Ian Petty  
CONSTRUCTION/CONSENTS ADMINISTRATOR  
On behalf of: Gisborne District Council

Please see over page...



# APPLICATION FOR MINOR BUILDING WORK

In accordance with the Building Act 2004



APPLICATION NO: 9865

BUILDING FILE NO: B 8619

SECTION 1

## PROJECT ADDRESS / BUILDING LOCATION

Rapid/Street No.: 28 Road/Street: Argyll Street  
Legal Description: Lot No 10 D.P. No 3994 Val No 0850045400 Sec No \_\_\_\_\_ Blk No \_\_\_\_\_  
Blk name & No \_\_\_\_\_ ML No 101/186

SECTION 2

## DETAILS OF OWNER

Title: (\*) Mr / Mrs / Miss / Ms ( other \_\_\_\_\_ )  
Surname: DUNCAN  
First Name(s): DAVID  
Contact Person (If owner not an individual) \_\_\_\_\_  
Mailing Address: 28 Argyll Street  
Gisborne  
Street Address/Registered Office: \_\_\_\_\_  
As Above  
Phone No: (Ah) 06 867 3060 (Bh) 0274903287  
Mobile No: 0274903287 Fax: \_\_\_\_\_  
Email Address: duncan@parawhdiac.nz  
Website (if applicable): \_\_\_\_\_

☒ THE FOLLOWING EVIDENCE OF OWNERSHIP IS ATTACHED TO THIS APPLICATION:  
Copy of certificate of title, lease, agreement for sale and purchase, occupation order, or other document showing full name of legal owner(s) of the land/building.

## AGENT (if application made on behalf of owner)

Title: (\*) Mr / Mrs / Miss / Ms ( other \_\_\_\_\_ )  
Surname: \_\_\_\_\_  
First Name(s): \_\_\_\_\_  
Contact Person (If agent not an individual) \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Street Address/Registered Office: \_\_\_\_\_  
Phone No: (Ah) \_\_\_\_\_ (Bh) \_\_\_\_\_  
Mobile No: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email Address: \_\_\_\_\_  
Website (if applicable): \_\_\_\_\_  
Relationship To Owner: \_\_\_\_\_  
(state details of authorisation from the owner to make the application on the owner's behalf)

FIRST POINT OF CONTACT for communications with the Council:  
Mail documents to:



AGENT

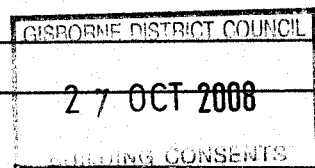


\* Please delete items not applicable

SECTION 3

## DESCRIPTION OF PROPOSED WORK / PROJECT

Description of work: Breaching of deck to main deck  
(Provide sufficient description of building work to enable scope of work to be fully understood)



This building is intended for SLEEPING AND LIVING PURPOSES?: ☒ No ☐ Yes

Will the building work result in a CHANGE OF USE of the building? ☒ No ☐ Yes

If yes, provide description of new use: \_\_\_\_\_

INTENDED LIFE of the building if less than 50 years: 30 (years)

ESTIMATED VALUE OF BUILDING WORK (GST inclusive): \$2000  
(State estimated value as defined in section 7 of the Building Act 2004)

Category

1.1

I request that you issue a BUILDING CONSENT for the building work described in this application

X [Signature] Date: 20/10/08  
SIGNATURE OF OWNER / AGENT ON BEHALF OF AND WITH THE AUTHORITY OF THE OWNER

Please complete sec 4 & 5  
**continued over leaf ...**

TOTAL FEE PAYABLE \$267.00 (\$287.00\* with Certificate of Title) includes GST and \$12.00 accreditation levy

\*Please note: where Certificate of Title is not supplied an additional \$20.00 must be added to the total fee payable.

PROGRAMMING SHEET: FOR OFFICE USE ONLY

ORDER / OFFICER	OFFICERS NAME	DATE RECEIVED	DATE COMPLETE	INITIALS	✓ = Approved x = Cancelled
Received by	Tracy	24.10.08	24.10.08	TJ	
Programmed by	Megan	28.10.08	28.10.08	mm	
1 Planning	Kurt	31.10.08	31.10.08	KJR	
3 Building Inspector	Mike White	17-11-08	17-11-08	[Signature]	✓
4 Issuing Clerk	Megan	17/11/08	17/11/08	mm	

2 Soil 210 comment 21-08 - discussed with Mike F



FORM 6

GISBORNE DISTRICT COUNCIL  
RECEIVED

19 OCT 2009

Time 10:02

CUSTOMER SERVICES

Gisborne District Council  
Fitzherbert Street  
PO Box 747, GISBORNE  
Ph 867 2049 Fax 867 8076

## APPLICATION FOR CODE COMPLIANCE CERTIFICATE

Section 92, Building Act 2004

This form must be completed by the owner/agent on completion of the building work AND within 2 years from the date of issue of the consent. If not complete within the 2 year timeframe, an extension can be requested below, but must be approved by Council. Failure to request an extension may result in Councils' refusal to issue your CCC.

## THE BUILDING CONSENT

Building consent number: 9865

Issued by: Gisborne District Council

Project location: 28 ARGYLL STREET GISBORNE

## OWNER [Not required if details have not changed from the original building consent]

Name of owner: [include preferred form of title, e.g. Mr, Miss, Dr if an individual and the contact persons name if a company, trust of similar]

DAVIES, DUNCAN OWEN LANCASTER /

Owner's mailing address:

28 Argyll St.  
Gisborne

Street address/Registered office:

Owner's contact details:

Landline: 06 867 3060

Mobile: 0274 903 287

After hours:

Facsimile Number:

Email: copperk@vodafone.co.nz

Website:

Evidence of ownership: [please attach one of the following, as appropriate to the circumstances, showing full name of legal owner(s) of the building/land]

☐ Copy of certificate of title, no more than one month old☐ Agreement for sale and purchase☐ Lease☐ Other

OR

☐ Council to obtain certificate of title (cost as per Council fee schedule)

## AGENT [Not required if details have not changed from the original building consent]

Name of agent: [include the contact persons name if a company, trust of similar]

DAVIES, DUNCAN OWEN LANCASTER

Agent's mailing address:

Street address/Registered office:

Agent's contact details:

Landline:

Mobile:

After hours:

Facsimile Number:

Email:

Website:

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

First point of contact: [for communications with Council]

☒ Owner ☐ Agent ☐ Other:

Address:

Phone:

## COMPLETION / EXTENSION

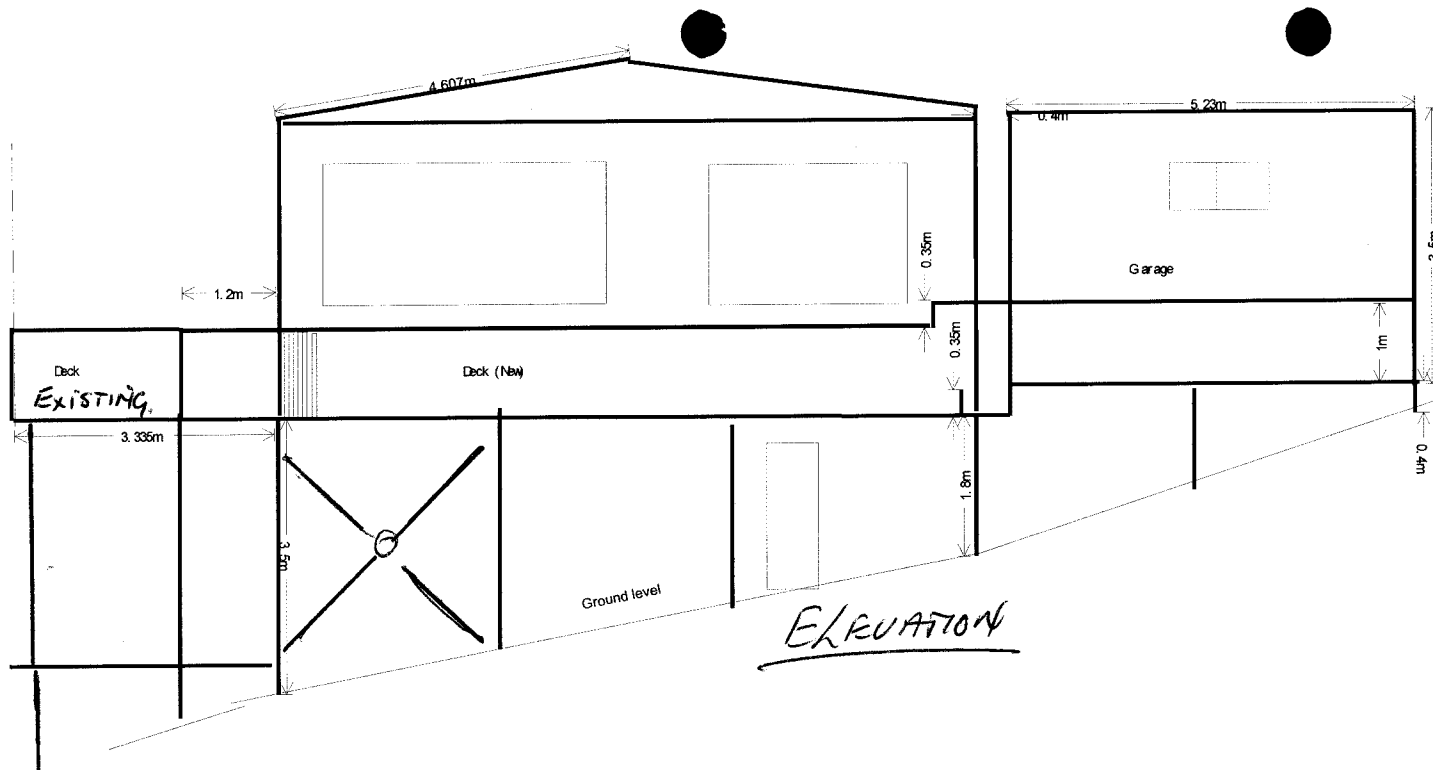
☒ All building work carried out under the above building consent was completed on: 17/10/09☐ Building work is not yet complete (or will not be completed within 2 years from the date the building consent was issued) and an extension is requested. It is expected that building work will be completed on or before: \_\_\_\_/\_\_\_\_/\_\_\_\_

Reason work is not complete:

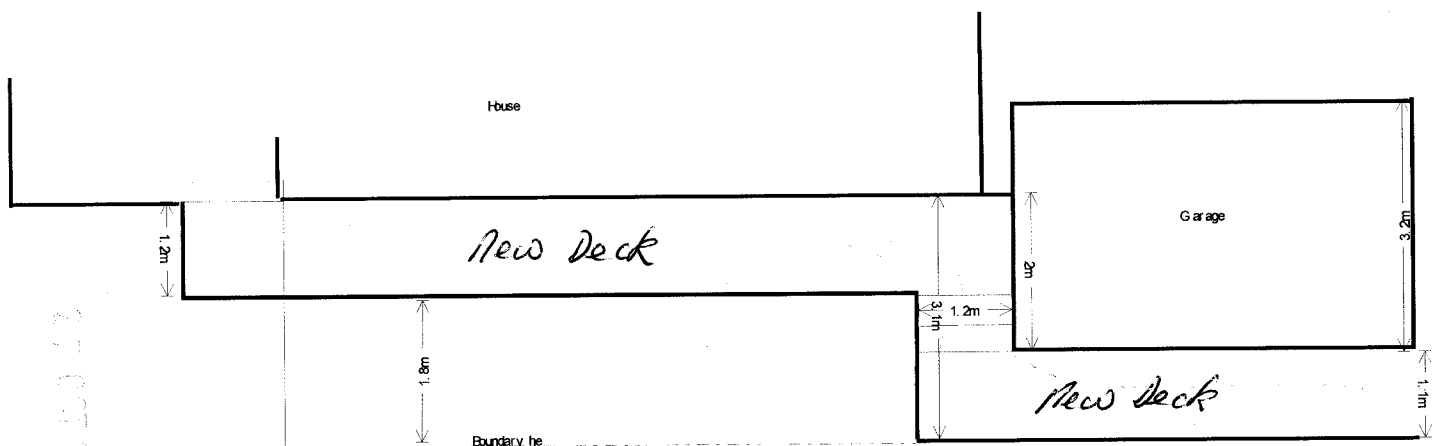
(Please note: The granting of an extension is at Councils' discretion, advice will be sent to you. Any extension granted will incur additional costs)

The following Councils have developed and adopted this form in partnership:

HASTINGS  
DISTRICT  
COUNCIL



ELEVATION



PLAN

Pin New deck 28 Argyl Street

Argyl Street

6198

5986

Shaun Tremonger 23/10/08



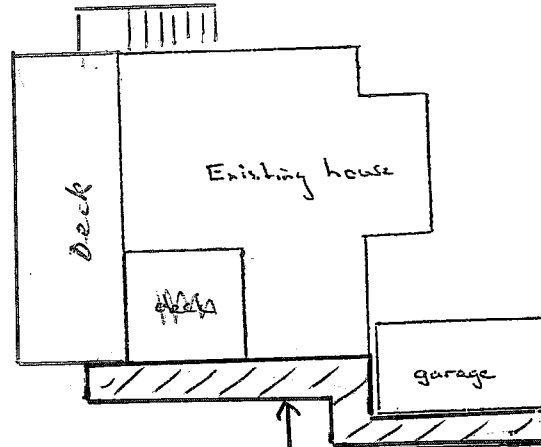
27 OCT 2019

8619

7865

ARGYLL DISTRICT COUNCIL

Lot 10  
D.P. 3994  
948 m<sup>2</sup>



Proposed structure.

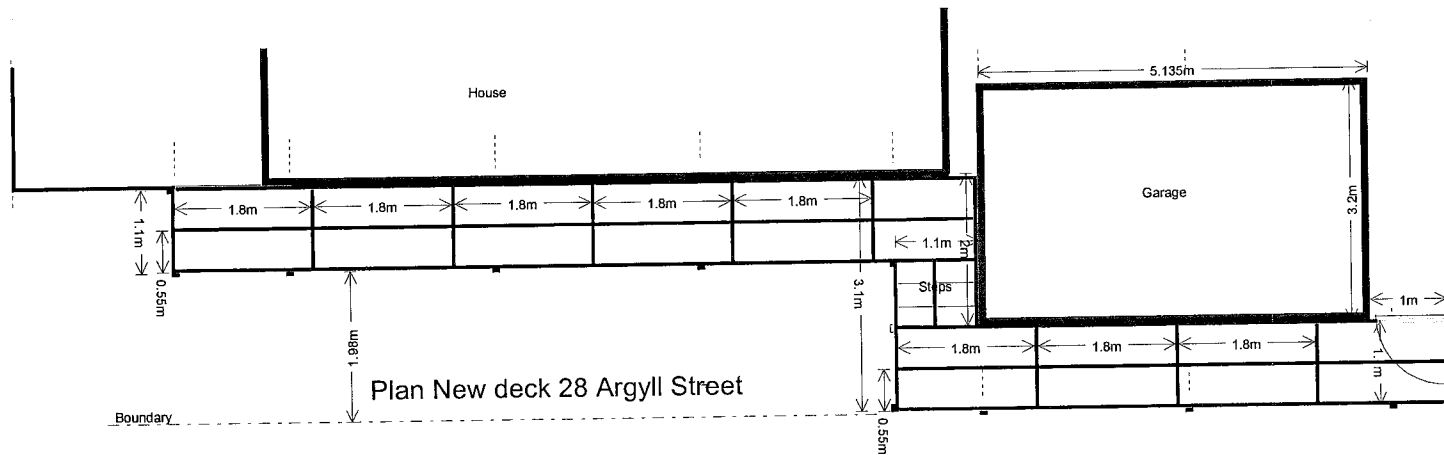
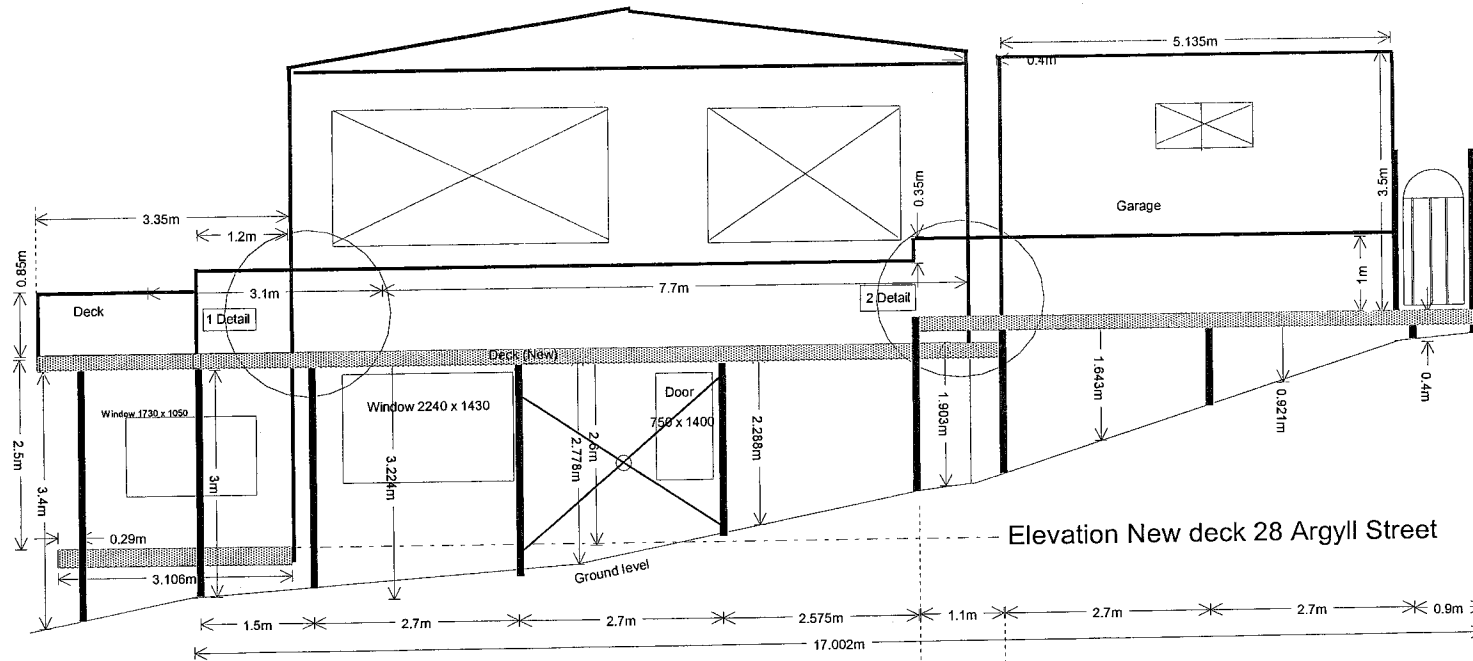
ARGYLE ST.

ARGYLL DISTRICT COUNCIL
BUILDING PERMIT No. 3024632
PLANNING FILE No. 8619

Site Plan.

8619 7865

27 OCT 2003

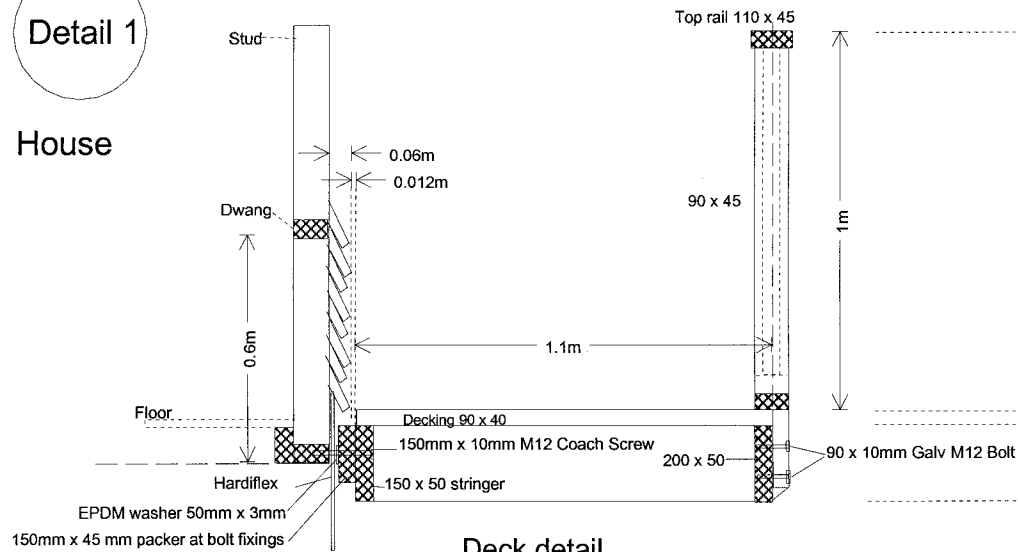


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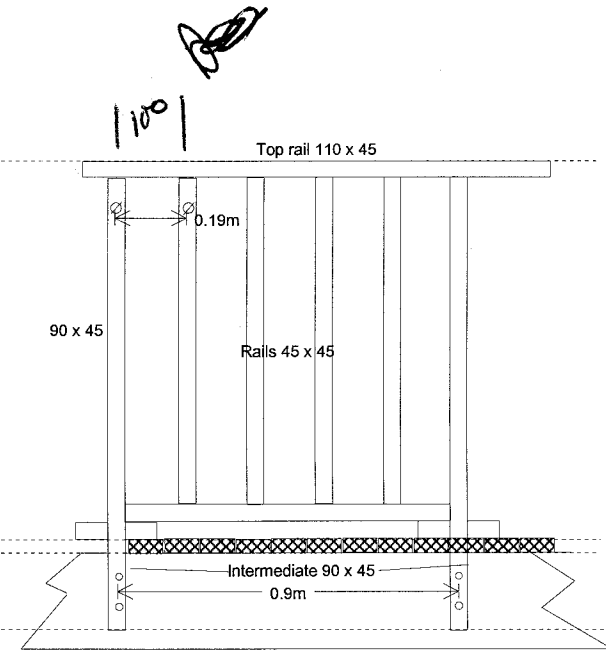
Timber: H3.

Detail 1

House



Deck detail  
Cross Section  
Scale:1:20



Balustrade Detail  
Side View

8619

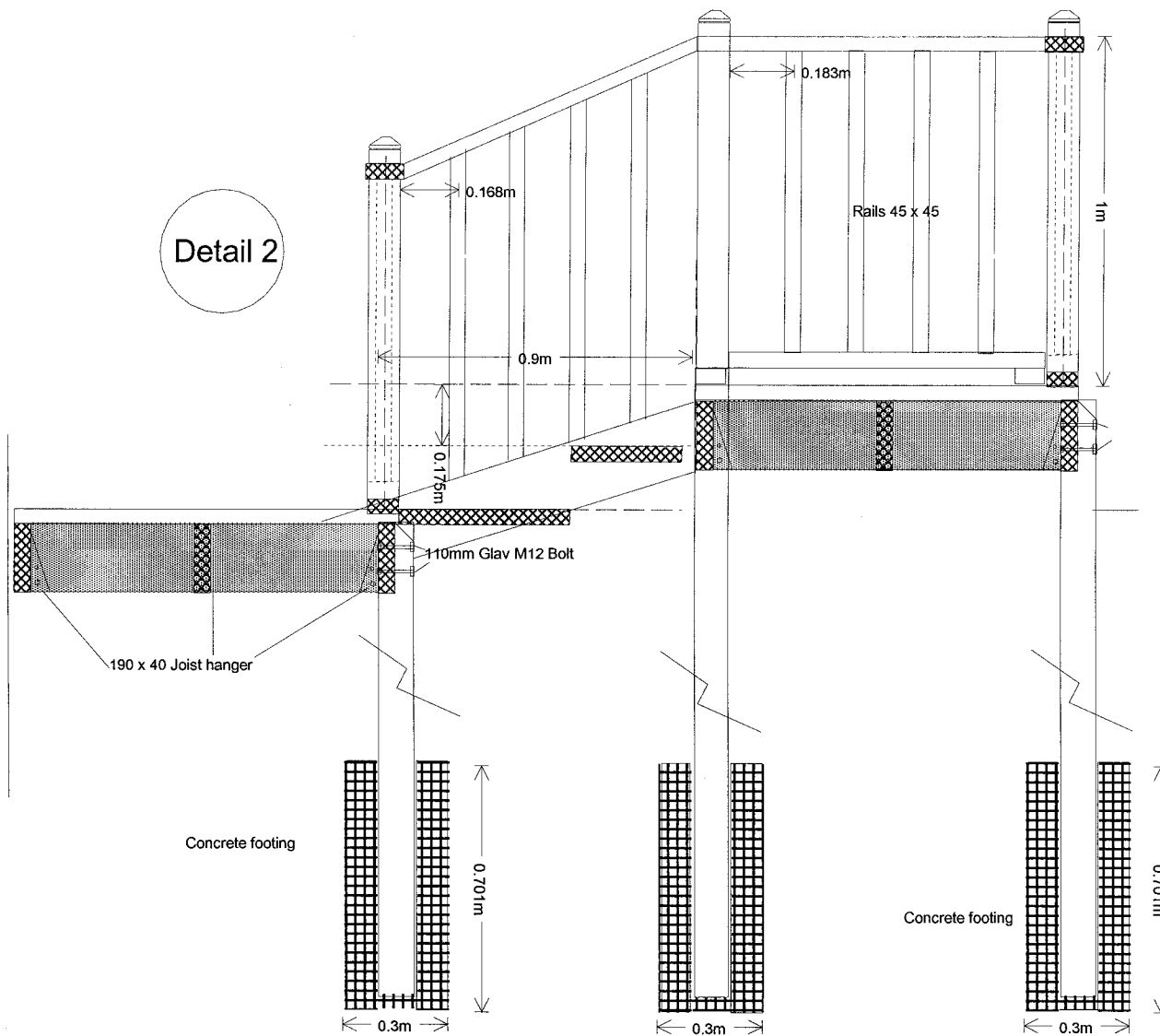
7865

27 OCT 2000

9865  
8619

27 OCT 2020

Detail 2



Step detail  
Scale:1:20