

HURUNUI

District Council

P.O. BOX 13,
AMBERLEY 8251
NEW ZEALAND
TELEPHONE:
AMBERLEY (03) 314-8816
FAX: (03) 314-9181
E-MAIL: info@hurunui.govt.nz

To Building Officers

Advice of Completion of Building Work

Section 43(1), Building Act 1991

To: Hurunui District Council

Consent Details

J Robertson	No.	990149
C/- P O Box 56	Issue date	29/04/99
AMBERLEY	Application date	28/04/99

Project

Description	ALTERATIONS, REPAIRS or EXTENSIONS BEING STAGE 1 OF AN INTENDED 1 STAGES Install a Ranchslider & Beam
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	Residential
Estimated Value	\$600
Location	182 Carters Road, Amberley 1670/182
Legal Description	LOT 13 PT LOT 12 DP 16650 BLK VIII TEVIO TDALE SD
Valuation No.	2143017508

You are hereby advised that

- ☐ All
☐ Part only as specified in the attached particulars

of the building work under the above building consent is believed to have been completed to the extent required by that building consent.

You are requested to issue

- ☐ A final
☐ An interim

code compliance certificate accordingly (except where a code compliance certificate has been issued by a building certifier as stated below).

The attached particulars include:

- ☐ Building certificates
☐ A code compliance certificate issued by a building certifier
☐ Producer statements

Signed by or for and on behalf of the owner:

Name:

Position:

Date: 28.5.99

Business hours contact phone no.: 0331488055

Please ring client John Robertson 3147522
re access.



HURUNUI DISTRICT COUNCIL

3256

SITE INSPECTION REPORT

CONSENT No.

990149

Name of Owner/Owners Agent: J. Robertson
Site Address: 182 Carters Rd Amberley
Description of Consent: Install Ranchslider & Beam.

COMMENTS:

All work completed as per
plan and species supplied.

OK to Issue CCC

INSPECTION TYPE

Final

Delete that which is not applicable.

INSTRUCTION TO OWNER/OWNERS AGENT:

All work inspected is in accordance with the Building Consent.

Some work is not satisfactory as detailed above and rectification is required.

A formal notice to rectify will be issued.

SIGNED: Contractor

J. Robertson

Officer

J. W. Arthur

DATE:

2 / 6 / 99



HURUNUI DISTRICT COUNCIL

SITE INSPECTION REPORT

3365

CONSENT No.

Name of Owner / Owners Agent: S-I Robertson
Site Address: 182 Carfax Rd
Description of Consent: Ducting 1111

COMMENTS:

Replaced lintel where chimney
Removed. - 4 Rods into existing lintel
R6 ties at 300¢ all steel well tied
Solid Posing

INSPECTION TYPE

Delete that which is not applicable.

INSTRUCTION TO OWNER / OWNERS AGENT:

All work inspected is in accordance with the Building Consent.

Some work is not satisfactory as detailed above and rectification is required.

A formal notice to rectify will be issued.

SIGNED: Contractor

S-I Robertson

Officer

[Signature]

DATE:

29.4.99

FIELD CHECK SHEET

Owner Address

Construction

Location within site Site Pegs / Flagged.....

FOUNDATIONS Bearing Piles / Poles : Timber / Concrete
Anchor : Braced Cantilevered Ordinary
Concrete Perimeter / Internal Piles Steel
Concrete Floor : aggregate Vapour Barrier.....
Slab Fastening : Mesh / Slab Cutting
Insulations Engineer Designed

Sub-Floor Fastening : Galv. Bolts Galv Brackets.....

Sub-Floor / Layout / Insulation / Flooring : (as per plan)

Fixing of framing above floor : Bolts Steel Dowel
Tri-fold Tru Bolts Other

FRAMING : Studs Centres Dwangs
BRACES & FIXING : Walls Roof
Moisture % Insulation Building Paper

TRUSSES : Rafters Joists Fixing
PURLINS : Tile Battens Beams

CEILINGS BATTENS : Dwangs Ceiling Runners
Insulation Moisture %

ROOFING : Galvanized Iron Colour Steel
Concrete Tile Membranes Gutter
Building Paper Roofing Underlays Sarking

EXTERIOR JOINERY : Aluminium Timber
Other Flashings : Head Side

EXTERIOR CLADDING : Brick / Block veneer Ties
Timber Purpose made W / B Plaster.....
Cement Sheet Concrete

INTERIOR LININGS : Gypsum Plaster Bd. Fibreboard
Softwood Fibre Hardboard : Other

INTERIOR JOINERY : Doors Joinery

COMBUSTION FIRE : Hearth	Wall Protection
Roof / Ceiling Clearances	Make and Model

PLUMBING : Water	HP	LP	County	Own
Pressure Test	Tank Restraints	Tank Tray.....	Overflow	
	Pressure Reducer.....		Mains Cylinder	
Circulators	Wet Back.....	Solar Heater	Lagging	
Clipping	Wastes	Soil Stack	Vents	

TV	BV's	Room Ventilation:	Fan	Natural
Cylinder restraints	Tempering valve	Pressure Reducing Valve		
Mains Cylinder Safety Valves	Filter	Drain Cock		
WC	Vent	Overflow	Seals etc	
Wastes	Traps	Taps and Coding		
Stormwater	Spoutings/gutters	Downpipes		

DRAINAGE : Stormwater	Outfall/soak hole
Sewer Drains	Septic Tank Disposal system
AS LAID PLAN	Sewer Stormwater

Notes :



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FILE COPY

IF CALLING ASK FOR
Grant Fife

REF

03 September 1999

M S Walter *or*
Current Occupier
182 Carters Road
AMBERLEY



A Building Officer is
coming to inspect your
property on
16/09/99 at 4.00pm.
Read on to find out why.

Dear Sir / Madam

**BUILDING CONSENT NO. 930026, INSTALL A YUNKA FIRE
182 CARTERS ROAD, AMBERLEY
COMPLETION OF BUILDING PROJECT CODE COMPLIANCE CERTIFICATE(S)**

Your Building Consent is one of several hundred Council currently has on file that has not yet been issued with a Code Compliance Certificate. A Code Compliance Certificate is Council's notification that the building work has been completed in accordance with the relevant Building Codes. In order for Council to issue a Code Compliance Certificate all work must be completed and a final inspection undertaken by Council officers.

Why is the issue of a Code Compliance Certificate important to you?

- A Code Compliance Certificate assures you that the work is complete and complies with the relevant Building Codes. Once obtained the final account from the tradepersons can be paid in confidence. It can be very difficult to get any works remedied long after the tradepersons have been paid.
- This may be very important for the insurance cover of the building. You may find that your building's insurance is not fully valid if a Code Compliance Certificate has yet to be issued. It is possible that a log fire, which has not been inspected and passed by Council, will not be covered under your insurance making a successful fire damage claim unlikely.
- The sale of a property usually requires a Land Information Memorandum (LIM) from Council. The LIM outlines any building consent without a Code Compliance Certificate. This could halt or postpone any sale agreement.



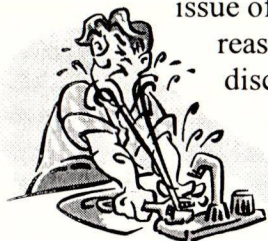
Why is the issue of a Code Compliance Certificate important to Council?

- The Building Act 1991, under which this consent was issued, requires that the "owner shall as soon as practical, advise the territorial authority that the work has been completed" and that the territorial authority carry out a final inspection. The Territorial Authority will then either issue a "Code Compliance Certificate" if all work covered by the building consent is satisfactory or a "Notice to Rectify" in the event of any fault being found.

- This Council, and many others, previously adopted the practice of completing a final inspection only when notified of completion by the owner. From the point of view of the law, this now appears to be an unsatisfactory practice. Council has a duty to take all reasonable steps to ensure that the building work complies. An owner or builder's failure to give notice of completion does not necessarily appear to excuse Council of possible liability. This liability is no longer acceptable for Council to be exposed to.

What if my work is not completed?

The Building Act gives a two (2) year time frame for the completion of building from the issue of the consent. This can be further extended by a clause outlining reasonable progress being made. Reasonable progress is determined at the discretion of Council and it has the power to cancel consents over a certain age. Cancellation of consent is not an avenue this Council wishes to follow, as it would rather see the works completed to a satisfactory level. Council can issue an Interim Code Compliance Certificate for works to any stage. Interim Code Compliance covers the partial works done to date but does not exempt the requirement of a full Code Compliance once the project is fully complete.



What will Council do to rectify this problem?

Unlike the previous correspondence from Council regarding outstanding requests for final inspections, Council is now required to act. We are now writing to advise you that Council intend sending a building inspector to your property to inspect the building work pursuant to Section 76 of the Building Act. You will then be issued with a Code Compliance Certificate, Interim Code Compliance Certificate or Notice to Rectify.

When will the building inspector be coming to my site?

16 September 1999

Depending on whether the building work is associated with a dwelling, commercial or similar enclosed building or whether the work is an accessible accessory type building determines the notice Council will be giving.

- As internal access is required for some building works (dwelling etc.) please make every attempt to be on site or make a key available. If the above date is not possible, please contact Grant Fife at this office to arrange access or a better time to suit. The change of inspection time is limited due to other works being done in the same areas and to the large number of inspections Council will be completing.
- Accessible works (garages, farm buildings etc.) will be inspected during the above time frame.

Council looks forward to your co-operation throughout these final inspections. The Building Department at this office can answer any questions that you may have relating to this matter.

Yours sincerely

PP Andrew Feierabend
MANAGER ENVIRONMENTAL SERVICES



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Building Consent

Section 35, Building Act 1991

Application

J Robertson
C/- P O Box 56
AMBERLEY

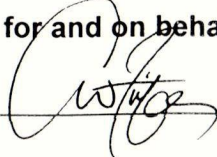
No.	990149
Issue date	29/04/99
Application date	28/04/99

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Legal Description	LOT 13 PT LOT 12 DP 16650 BLK VIII TEVIOTDALE SD	
Valuation No.	2143017508	

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It is not a consent under the Resource Management Act and does not affect any duty or responsibility under any other Act nor permit any breach of any other Act. This building consent is issued subject to the conditions specified in the attached page(s) headed Conditions of Building Consent 990149.

Signed for and on behalf of the Council:

Name: 

Date: 29.04.99



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Conditions of Building Consent 990149

1. A minimum of 24 hrs notice must be given to the Building Officer prior to any inspections.
2. All construction and fixings are to be in accordance with NZS 3604:1990 and the requirements of the NZ Building Code 1992 and subsequent amendments.
3. At least one copy of the approved plans and specifications must be kept on site at all times and made available to the Building Control Officer on request.



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Project Information Memorandum 990149

Section 31, Building Act 1991

Issued in accordance with Building Consent No. 990149

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991, and any requirements of the building consent attached.

This project information memorandum includes:

_____ Details of authorisations which have been granted

1. The proposal is a permitted activity.

Signed by or for and on behalf of the Council:

Name: _____

Date: 29.04.99

HURUNUI DISTRICT COUNCIL



Processing Folder

VALUATION NUMBER

2143017508.

DUE DATE:

DATE LODGED:

OWNER: J Robertson

ZONE:

ADDRESS OF PROPOSED WORK: 182 Carters Rd, Amberley.

NATURE OF BUILDING WORK: Install a Ranchslide & Beam.

REGISTRATION NO.

990149

C.P.U. DATE CONSIDERED

APPLICATION

PIM

BC

JOINT PIM/BC

PIM APPROVED FOR ISSUE

BC APPROVED FOR ISSUE

ISSUE CERTIF. OF COMPLIANCE:

DATA ENTRY:

DATE:

Building:

Date Approved
PIM BC

Signature

INFORMATION IDENTIFYING RELEVANT SPECIAL FEATURES OF THE LAND

Wind Zone

Earth Quake Zone

Snow Load Zone

Hazard Identification

- ☐ Medium
- ☒ High
- ☐ Very High
- ☐ Specific Design

- ☒ A
- ☐ Specific Design

- ☐ 3
 - ☒ 4
- alt=45m

- ☐ No information
- ☐ Flooding
- ☐ Ground instability
- ☐ Filled ground
- ☐ Public drains
- ☒ Other

Planning:

Date Approved
PIM BC

Signature

--	--	--

Plumbing & Drainage:

Date Approved
PIM BC

Signature

--	--	--

Utilities (Water & Sewer):

Date Approved
PIM BC

Signature

--	--	--

Engineering:

Date Approved
PIM BC

Signature

--	--	--

Other (e.g.. Health):

Date Approved
PIM BC

Signature

--	--	--

File Processing Time Sheet

Building Department



HURUNUI
District Council

ALL TIME CHARGED TO THIS BC MUST BE NOTED BELOW ON THIS FORM

Time sheet

Officer	Process	Date	Time
ARO	File est. & DIM	29.4.99	12.
Boc	Process Plans	29.4.99	18.
ARO	Issue BC & DIM	29.4.99	6.
Total Time			set fee.

Inspections pre-paid & done

Inspections:	Cost	No. Pre paid	No. done	Date done
A - Foundation pre pour	\$93.75			
B - Concrete pre pour	\$93.75		1	29-4-99
C - Ring foundation pre pour	\$93.75			
D - Pre-line including plumbing	\$131.25			
E - Pre-line (minor - no plumbing)	\$93.75			
F - Plumbing and / or drainage	\$93.75			
G - Final (major) - Dwelling, commercial or similar	\$132.50			
H - Final (minor) - alterations / additions or similar	\$113.75	1	1	2-6-99
I - Re-Inspection	\$93.75			
J - Check amended plans	\$22.50			
K -				

C.D.

J.W.A.

Application for Building Consent Building Department

Section 33, Building Act 1991



HURUNUI
District Council

Please read ALL sections of this application

Standard of Documentation:

-  On clean paper no smaller than A4.
-  Drawn in permanent ink using a ruler to a commonly recognised scale, i.e. 1:10, 1:20, 1:50, 1:100 and 1:200 for site plans.
-  Provide all documentation in duplicate, or triplicate if builder is engaged.
-  Where YES / NO boxes, one or other must be marked.

Privacy Act

The information you provide on this building consent application form will be collected and held by the Hurunui District Council. Collection of this information is authorised under Building Act 1991. It may be used by the Council in any matters relating to its statutory function. Information collected will be copied except when an owner or subsequent owner has marked as being confidential because of the need to safeguard the copyright of the plan or specification or because of any requirements of the owner of the building relating to security of the building.

Identify Construction Arrangements

Is a builder responsible for the completion of the project in accordance with the Building Consent drawings and Specifications?

Yes ☒ No ☐

If **NO** give details of extent of construction arrangements: (tick box)

- | | |
|--|---|
| ☐ Labour only (contracts) | ☐ Separate project manager |
| ☐ Owner to arrange subcontractors | ☐ Architect and / or Engineer controlled |
| ☒ Owner builder | |

If **YES** give details of extent of builders responsibility: (tick box)

- ☒ Whole job to completion – Code Compliance Certificate issue
- ☐ Partial completion: (specify who is responsible to complete works and amount remaining)

Mechanical Systems

Does the project include mechanical systems, fire protection systems or emergency warning systems etc. for which a Compliance Schedule is required?

If **YES** identify these features on form BA21. Yes ☐ No ☐

Project Details

Only complete this section if you have **NOT** applied separately for a Project Information Memorandum

The project involves the following matters: (tick each applicable box, and attach relevant information).

☐

Location in relation to legal boundaries, and external dimensions of new, relocated or altered buildings (site plan with elevations, topography attached).

☐

Details of any known or potential erosions, avulsion, falling debris, filled ground, subsidence, slippage, alluvion, inundation, hazardous contaminants on or near the site.

Yes

No

☐☐

New provisions to be made for vehicular access, including parking (to be shown on site plan)

☐☐

Provisions to be made in building over or adjacent to any road or public place.

☐☐

New provisions to be made for disposing of stormwater and wastewater (to be shown on site plan).

☐☐

Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or water mains.

☐☐

New connections to public utilities, i.e. water supply, stormwater systems, wastewater systems.

☐☐

Provisions to be made in any demolition work for the protection of the public, suppression of dust, suppression of noise, disposal of debris and disconnection from public utilities.

☐☐

Details of any cultural heritage significance of the building or building site, including whether it is on a Marae, or Waahi Tapu.

☐☐

Copy, or reference to any Resource Consent or planning approval for this project.

☐☐

Details of volume of proposed excavations: include volumes for site preparation, basement and driveway.

Building Details

Complete this section in **ALL** cases.

This application is accompanied by (tick each applicable box, attached relevant documents)

Drawings, specifications and other documents according to which building is proposed to be constructed to comply with the provisions of the Building Code, with supporting documents, if any, including -

☐

Building certificates (e.g. by Independent Building Certifiers).

☐

Producer Statements (specific Engineers design).

☐

References to accreditation certificates issued by the Building Industry Authority.

☐

References to determinations issued by the Building Industry Authority.

☐

Proposed procedures, if any, for inspections during construction e.g. specialist consultant.

Application Details

Has a Project Information Memorandum been issued by the Council for this project? Yes ☐ No ☒

If **YES**, add the Project Information Memorandum (PIM) number here:

990149

Owner (Purchaser or Lessee)

Name

J Robertson.

Postal Address

c/o Box 56

Amberley.

Phone No.

033198055

Fax No.

Post all information to:

Owner ☐

or Agent ☒

Agent (Owner's Representative)

Name

James E Drewery

Postal Address

Box 56

Amberley.

Phone No.

033198055

Fax No.

Ditto.

Project Location

Street Address (Name & No.)

182 Carter Road Amberley.

Legal Description

Valuation Number

2143017508.

Lot(s)
(Section)

DP(s)
(Block)

Property ID

Office Use Only

Survey District

Project

New Building ☐

Alteration ☒

Relocation ☐

Demolition ☐

INTENDED LIFE

Indefinite but not

less than 50 years ☐

or

Specified as (years) ☐

Description of work

Install Ranchside / -

Door

Intended Use(s)

Estimated value of work

(Labour, materials and GST)

\$ 600.00

Floor Area

Area of Land

m2/hectare

Ground floor

Existing

m2

Proposed

m2

Other floors

Existing

m2

Proposed

m2

Accessory Buildings

Existing

m2

Proposed

m2

Total Area of buildings
(over foundation)

Existing

m2

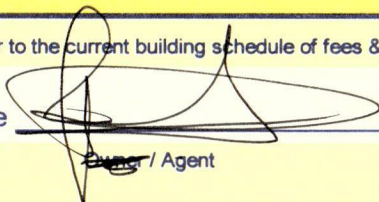
Proposed

m2

Project Authorisation

Please refer to the current building schedule of fees & charges for deposit / fee size.

Signature



Name

James E Drewery.

Date

28.4.99

Key Personnel

Complete as far as possible in all cases

Designer

Yes ☐

No ☐

Name

Company

Address

Phone No.

Fax No.

Engineer

Yes ☐

No ☐

Name

Company

Address

Phone No.

Fax No.

Builder

Yes ☒

No ☐

Name

Company

Address

Phone No.

Fax No.

Registered Drainlayer

Yes ☐

No ☐

Name

Reg. No.

Address

Phone No.

Fax No.

Craftsman Plumber

Yes ☐

No ☐

Name

Reg. No.

Address

Phone No.

Fax No.

Registered Electrician

Yes ☐

No ☐

Name

Reg. No.

Address

Phone No.

Fax No.

Building Certifier

Yes ☐

No ☐

Name

Reg. No.

Address

Phone No.

Fax No.

Received with thanks by
Hurunui District Council

5/01

29-04-99 14:21 Receipt no.194493

COPY *COPY* *COPY*

DR BC990149 ROBERTSON J 200.00-

J Robertson::C/- P O Box 56:AMBERLEY:::

CO ANZ RAN

J E DREWERY 200.00

Total Receipted 200.00