

# ACC Property File



## 12 Vida Place Howick 2014



**Eileen Becker**

*Licensed Salesperson (REAA 2008)*

**M** 027 476 5937

**E** [eileen.becker@remax.co.nz](mailto:eileen.becker@remax.co.nz)

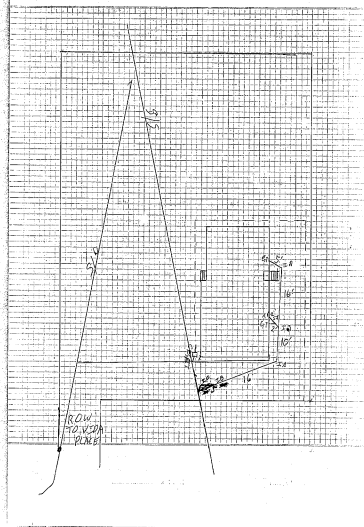


**RE/MAX**



SCALE: 1/4" = 1' to 1" = 12"

NEW SEWERS: Black OLD SEWERS (other colours): STORMWATER: Dotted Black



**MICROFILM RECORDS (WAIKATO) LTD. HAMILTON**

09 FEB 1993

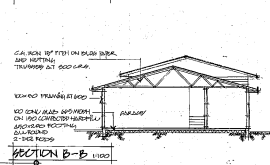
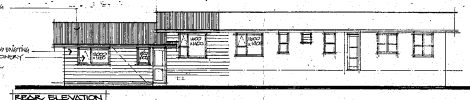
**3552**

12

12/93

23

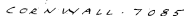
1



SITE PLAN & FLOOR PLAN 1:100

Project Address	Contractor must verify all dimensions on the job before commencing any work or installing any shop drawings.	REPOSITIONING, ADDITION AND ALTERATION OF EXISTING RESIDENCE FOR MR. & MRS. FRASER, AT NO 12 VIND PLACE, — HOWICK.	This document was produced by and is the copyright of <b>patten &amp; associates design group</b> 1000 Highway 101, Suite 100 Markham, Ontario L3R 9V7 Tel: (905) 477-2727 Fax: (905) 477-2728 E-mail: info@pattengroup.com	Drawn	JOB NO. <b>7909</b> DATE: JANUARY 19/98 Scale: 1/32"	Sheet 1 of 1 sheets
Project Engineer	Any extra material in work shown hereon must be approved by the architect before proceeding or otherwise no extra will be allowed.					





**BEAZLEY HOMES LTD.**  
A/CCL AND DIVISION  
P.O. Box 59006  
410-11th Bridge  
Phone 669-434

CONTRACTOR  
S.M. BRADLEY LTD

Drawn: *EH*  
Date: *27-6-73*  
Re-drawn:  
Checked: *1/8" = 1'-0"*  
Scale: *1/8" = 1'-0"*

## AMENDMENTS

FILE No.  
AUCKLAND  
Job. No. 1021

Sheet 2  
of 2

MICROFILMED ON

**3552**

1 2

7/27/93 3

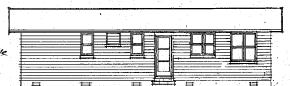
$$\frac{\Delta}{2}$$



FRONT ELEVATION



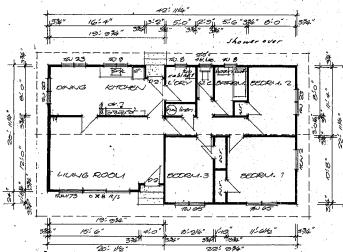
SIDE ELEVATION



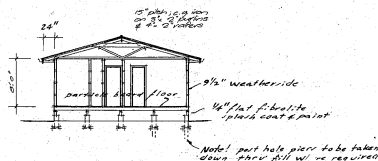
REAR ELEVATION



SIDE ELEVATION



FLOOR PLAN  
AREA: 945 SQ. FT.



SECTION

PROPERTY DEVELOPER  
APPROVED DESIGN  
CONTRACTOR'S SEAL  
ANY OTHER SIGNATURES  
DATE  
SIGNED

CORNWALLS 7085

PROPOSED RESIDENCE FOR MR G.D. FRAYER  
AT LOT 5, VIDA PLACE  
HOWICK

BEAZLEY HOMES LTD.  
AUCKLAND DIVISION  
P.O. Box 59 005  
MURFREESBURG 2010  
Phone 543-1234

CONTRACTOR  
J.M. BRADLEY LTD

Drawn: J.M.  
Date: 17.4.79  
Redrawn:  
Checked:  
Scale: 1/8" = 1'0"

FILE NO.  
AUCKLAND  
Job No. 1057

Sheet 1  
of 2

MICROFILM RECORDS (WAIKATO) LTD. HAMILTON

MICROFILMED ON  
09 FEB 1983

3552

12

12/78

3

2

PFC510

POOL FENCING - Inspection Details

18 MAY 2009

Pool id 11443

Property No

3552/12

Assessment 60884049

Address 12 VIDA PL HOWICK

Pool Type 1 SWIMMING POOL

Date Registered

07 MAR 1990

Permit No

How pool identified 01 REGISTERED BY OWNER

----- Inspection Details -----

Last Inspection Date

16 JAN 2009

Exemption Category

01 NOT EXEMPT

Compliance

Y COMPLIES

INSP Date: 16 JAN 2009 Inspector: WJ Insp No: 02550

Invoice: BE004071 Date: 14 MAY 2009 Amt: 90.00 Tot Paid: 0.00

Comments INSPECTION REPORT 3552-12POOL09 ON ALCHEMY

Reason id Reason

Comment

Page (F)orward or (B)ackward or <RETURN> for next inspection : .....

Displaying first page



Te Kaunihera o  
MANUKAU  
City Council

Correspondence:  
Private Bag 76917  
Manukau City  
New Zealand  
Tel: (09) 263 7100  
Fax: (09) 262 8948,  
DX 7181

ENVIRONMENT DIRECTORATE

# Fencing of Swimming Pools

Name MR + MRS <sup>SN</sup> Stanners No. 02550  
Job No. \_\_\_\_\_  
Property Address 12 <sup>Vida</sup> Vida A Howick Property Reference No. 3552/12  
Postal Address \_\_\_\_\_  
Phone Numbers \_\_\_\_\_ (Hm) \_\_\_\_\_ (Wk) \_\_\_\_\_ (Mobile) \_\_\_\_\_  
Owner/Occupier \_\_\_\_\_ Type of Pool(s): Swimming / Spa  
On 16/1/9 inspected / re-inspected your pool fencing at the above property.

The fencing complied / did not comply with the requirements of the Fencing of Swimming Pools Act 1987. The fee for this inspection is \$ 90  
An invoice will follow.

The attached inspection report shows the areas where your pool fencing does not comply and ways of making it comply. You must also carry out the following actions:

ACTION	TIME	
Drain the pool and keep it drained until the fencing is constructed and complies		Y / N
Apply for a building consent to construct the required fencing		Y / N
Carry out rectification work as shown on the attached inspection sheet and notify the Council when the work is complete and ready for inspection		Y / N
Other		Y / N

You must carry out all actions within the required timeframe/s. If you do not do so we may take legal action against you without further warning. It is an offence if you do not meet the requirements of the Act. On conviction a Court may fine you up to \$500 and a further \$50 for every day that the offence continues. Please contact us immediately if you are unable to meet any of the deadlines for any reason. Phone 262.8900 ext 8271

Warren Jones  
(Signature)  
(Print name)

Multi Skilled Building Official / Pool Fencing Official

FENCES & SWIMMING POOL RECORD  
POOL ID: 11443  
HOLDING NO: 3552/12

BE 004071



# FENCING OF SWIMMING POOLS INSPECTION

FILE COPY ONLY



Te Kaunihera o  
**MANUKAU**  
City Council

Private Bag 76917  
Manukau City 2241  
New Zealand  
Phone 0-9-263 7100  
Fax 0-9-262 5151

## Tax Invoice

GST Reg. No. 51-963-660

**Tax Invoice No**

**BE004071**

Page 1 of 1

Invoice Date: 15 May 2009

Customer No: 0775859

Charge Ref: POOL3552/12

Order No:

Stuart Stanners And Victoria Stanners  
12 Vida Place  
HOWICK  
Manukau 1705

For inquiries on this account please e-mail  
accounts\_receivable@manukau.govt.nz  
or phone 262 8900 ext. 8478

Description	Quantity	Unit Price	Amount
COMPLIANT POOL FENCE	1.00 Each	80.00	80.00

The fencing complied with the requirements of the Fencing of Swimming Pools Act 1987

### INTERNET BANKING:

Account Name: Manukau City Council  
Bank: BNZ  
Branch: Manukau  
Account No. 02-0191-0190002-04

### CHEQUE:

Please Make Your Cheque Payable To:

MANUKAU CITY COUNCIL

### CASH OR EFTPOS:

Kotuku House - Customer Centre  
4 Osterley Way, **MANUKAU, 2104**

### Particulars:

**Code:** Customer No.  
**Reference:** Tax Invoice No.

Attach your Cheque to the Payment Slip /  
Remittance Advice below and post to:

PO Box 76917, **MANUKAU, 2241**

Produce below Payment Slip / Remittance  
Advice to Cashiers along with your payment

FENCING OF SWIMMING POOLS INSPECTION REFERENCE NO.02550

DATE: 16/01/09 - ADDRESS: 12 VIDA PLACE HOWICK

Sub Total \$80.00

GST \$10.00

Any query on this charge must be lodged with  
Council within 10 days of receipt of this invoice.

**DUE DATE**

**15 Jun 2009**

**AMOUNT DUE**

**\$90.00**



Te Kaunihera o  
**MANUKAU**  
City Council

Stuart Stanners And Victoria Stanners  
12 Vida Place  
HOWICK  
Manukau 1705

Please make cheques payable to Manukau City Council and return this slip with your  
payment by the due date to MANUKAU CITY COUNCIL, PRIVATE BAG 76917, MANUKAU  
CITY 2241. Payment can be made in person at: CITIZEN & CUSTOMER CENTRE,

Customer No: 0775859  
Invoice No: BE004071  
Charge Ref: POOL3552/12

Please note any change of postal address below:

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Telephone:

**DUE DATE** 15 Jun 2009  
**AMOUNT DUE** \$90.00

AMOUNT PAID \$

FENCING OF SWIMMING POOLS INSPECTION

Form 9

# Certificate of Acceptance

Section 99 of the Building Act 2004



## Building Control Southern

Correspondence:

Private Bag 76-917  
Manukau  
Auckland 2241  
New Zealand  
Tel: (09) 2628900 Ext: 8486

**CoA Number: 20112020**

<b>The Building</b>	
Street Address of Building	12 Vida Place, Howick, Auckland, 2014
Legal description of land	Lot 5 DP 58343
Building Name (include building name if applicable)	
Location within site/block number (include nearest street access)	
Unit Number	

<b>The Owner</b>			
Name of the owner	Stuart Roy Stanners and Victoria Lucy Stanners		
Contact Person	Stuart Stanners		
Mailing Address	12 Vida Place Howick Auckland 2014		
Street address	12 Vida Place, Howick, Auckland, 2014		
Home Phone	09 5375711	Mobile No	0274 686617
Day time phone	09 9786617	Fax No.	
Email	stu.stanners@cyb.co.nz	Website	

**CoA Number: 20112020**

Page 1 of 4

BCA-082 / Issued July 2011 / Issue 3

# Certificate of Acceptance

Section 99 of the Building Act 2004

Point of Contact for Council			
Contact Name	Stuart Stanners		
Mailing Address	12 Vida Place Howick Auckland 2014		
Phone No.	Landline 09 5375711	Mobile 0274 686617	Fax No.
Email:	stu.stanners@cyb.co.nz		

## Acceptance of Compliance

The territorial authority name below is satisfied, **to the best of its knowledge and belief and on reasonable grounds**, that, insofar as it can ascertain, the building work described below complies with the building code.

### 1. The Applications Scheduled Building Work

- 1.1. The construction of internal non-load bearing wall to divide bedroom into two areas to form a bathroom and dressing room.
- 1.2. Remove wardrobe walls.
- 1.3. Infill doorway.
- 1.4. Construction of a doorway to the formed bathroom.
- 1.5. Install sanitary fittings, toilet, shower and vanity in the formed bathroom.
- 1.6. Replace ranch slider with a window and infill below.

### 2. The Inspection Confirms

- 2.1 The acceptable construction of internal non-load bearing wall to divide bedroom into two areas to form a bathroom and dressing room, as detailed and located in the plans.
  - a) The timber framing was lined both sides and was not able to be inspected.

**CoA Number: 20112020**

Page 2 of 4

BCA-082 / Issued July 2011 / Issue 3

# Certificate of Acceptance

Section 99 of the Building Act 2004

- 2.2. The acceptable removal of the wardrobe walls, as detailed and located in the plans.
- 2.3. The acceptable infill of the doorway, as detailed and located in the plans.
  - a) The infill timber framing was lined both sides and was not able to be inspected.
- 2.4. The acceptable construction of a doorway to the formed bathroom, as detailed and located in the plans.
- 2.5. The acceptable installation of sanitary fittings, toilet, shower and vanity in the formed bathroom, as detailed and located in the plans.
  - a) Part of the plumbing and drainage was concealed in the walls and was not able to be inspected.
  - b) The waterproof membrane was concealed and not able to be inspected.
- 2.6. The acceptable replacement of the bedroom ranch slider with a window and infill below, as detailed and located in the plans.
  - a) The side and cill flashings and the insulation and building paper were concealed and was not able to be inspected
  - b) The infill timber framing was lined both sides and was not able to be inspected
- 2.7. No Electrical Certificate of Compliance for any electrical work that may have been carried out with the above building work, was supplied.

## 3. The Inspection Exclusions [Therefore these items are not part of this certificate]

- 3.1. Confirmation of the timber infill framing. [Items 2.1.a) & 2.3.a) & 2.6.b) above]
- 3.2. The confirmation of the concealed plumbing. [Item 2.5.a) above]
- 3.3. Confirmation of the bathroom floor waterproof membrane [Item 2.5.b) above]
- 3.4. Confirmation of the window side& cill flashings and the installation of insulation & building paper. [Item 2.6.a) above]
- 3.5. Any electrical work. [Item 2.7. above]

**CoA Number: 20112020**

Page 3 of 4

BCA-082 / Issued July 2011 / Issue 3



## Certificate of Acceptance

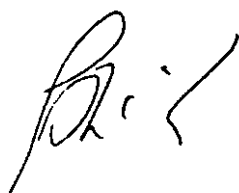
Section 99 of the Building Act 2004

**4. Advice** [Therefore these items are not part of this certificate]

- 4.1.** The Electrical Certificate of Compliance for any electrical work carried out with the above building work should be held with this Certificate of Acceptance. [Items 2.7. and 3.5. above]

**IMPORTANT**

Nothing in this certificate limits the requirements that a person must not carry out building work except in accordance with a building consent, nor does it relieve any person from the requirement to obtain a building consent for building work.



**Council Signature**

Ian McCormick  
Building Control Manager  
Auckland Council

Print date: 11 October 2011

**CoA Number: 20112020**

Page 4 of 4

BCA-082 / Issued July 2011 / Issue 3



**PIM: 20112020**

**Bag No: PINK18**

Date Rec'd: 28/09/2011

Legal Desc: LOT 5 DP 58343

**Owner:** STUART ROY STANNERS

Site: 12 VIDA PL HOWICK 2014

Ward: WARD HOWICK

Street Ref: 3552/12

· Applicant: **Compass Building Consultants**

Phone: 272 2269

**Fax: 272 2270**

**Map Ref:**

**Notes: Convert Bedroom to Bathroom & Dressing Room**

Wind Zone: \_\_\_\_\_ Sea Spray ☐ Producer Statement ☐ Staged Consent ☐ LIR ☐ Section 37 ☐

[illegible]

	Approved	Processor's Name (Print Clearly)	Initials	Date	Time & Rate	* Additional Information Req'd 17	
						Date Asked	Date Rec'd
8	Vetting						
36	Hazards						
3	Planning						
12	BA Technical						
47	On Site Effluent						
7	Pool Fencing						
8	Dangerous Goods						
9	Health						
1	Plumbing & Drainage						
2	Building						
4	Fire & Egress						
5	Structural Engineer						
20	Review Check/ Audit						
19	Administration						

Contours	<input type="checkbox"/>	Excavation	<input type="checkbox"/>	Retaining Walls	<input type="checkbox"/>
Foundation Plans	<input type="checkbox"/>	Exterior Cladding	<input type="checkbox"/>	Ventilation	<input type="checkbox"/>
Surface Water Control	<input type="checkbox"/>	Wastewater Treatment	<input type="checkbox"/>	Compliance Items	<input type="checkbox"/>
Old Consents	<input type="checkbox"/>				



### Documents Included ✓

<b>Forms and associated documents</b>	
• Application Form	<input checked="" type="checkbox"/>
• Certificate of Title	<input checked="" type="checkbox"/>
• Resource Consent	<input type="checkbox"/>
• Preferred Provider	<input checked="" type="checkbox"/>
• Application Checklist	<input type="checkbox"/>
• Reflections	<input checked="" type="checkbox"/>
• Hazard Report	<input type="checkbox"/>
• Street Damage	<input type="checkbox"/>
<b>Plans</b>	<input type="checkbox"/>
<b>Specifications</b>	<input type="checkbox"/>
<b>Reports</b>	
• Fire Report	<input type="checkbox"/>
• Geotech Report	<input type="checkbox"/>
<b>Producer Statements</b>	<input type="checkbox"/>
<b>Calculations</b>	
• Bracing	<input type="checkbox"/>
• Risk Matrix	<input type="checkbox"/>
• H1 Calculation	<input type="checkbox"/>
• Structural Calculations	<input type="checkbox"/>
<b>Other</b>	<input type="checkbox"/>

[illegible]

<b>Name:</b>	LINDA MASON	<b>File Secure:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>Signature:</b>	Linda Mason	

GP 11454

# Application for certificate of acceptance

Section 97, Building Act 2004  
(Form 8 – Building Forms) Regulations 2004)

**Auckland Council**  
Te Kaunihera o Tāmaki Makaurau



(R1)

For office use

Receipt No: \_\_\_\_\_

Deposit: \$ \_\_\_\_\_

Date: \_\_\_\_\_

COA No: \_\_\_\_\_

PIM No: \_\_\_\_\_

## Location of building (please tick)

To: ☐ Central ☐ Henderson ☒ Manukau ☐ Orewa ☐ Papakura ☐ Pukekohe ☐ Takapuna

## THE BUILDING

Street address: (for structures that do not have a street address, state the nearest street intersection and the distance and direction from that intersection)

12 Vida Place

Howick

Postcode: 2014

Legal description: (state legal description as at the date of application and, if the land is proposed to be subdivided, include details of relevant lot numbers & subdivision consent)

Lot number:

LOT 5 OP58343

Deposited plan DP: \_\_\_\_\_

Parcel: \_\_\_\_\_

Valuation Number:  
(please provide if you are able)

Building name: \_\_\_\_\_

Location of building within site/block number: (include nearest street access)

Number of levels: (include ground level and any levels below ground)

1

Level or unit number: \_\_\_\_\_

Current lawfully established use: (include number of occupants per level and per use if more than 1. If use was changed by the building work this application relates to state previous use.)

DWELLING

Unauthorised - Unconsented Works

20112020

Technical Officer

Year first constructed: (approximate date is acceptable, e.g. 1920s or 1960-1970):

1970's

RECEIVED

27 SEP 2011

COMPASS BUILDING CONSULTANTS



## THE OWNER

AGENT (Only required if application is being made on behalf of the owner)

Name of owner: Stuart & Victoria Stonners  
(include preferred form of address, eg Mr, Miss, Dr, if an individual)Mailing address: 12 Vido Place  
Howick Postcode: 2014Street address: As above  
(for courier) Postcode:Telephone No (Home): 537 5711Telephone No (Work): 978 6617 (Stuart)Mobile No: 0274 686 617Facsimile No: 978 6677Email address: Stu.Stonners@cyb.co.nz

Evidence of ownership: (copy of certificate of title (no older than 3 months), lease, agreement for sale &amp; purchase or other document showing full name of legal owner(s) of the building should be attached)

Signature of Owner:

Print name: Stuart Stonners

Name of agent:

Mailing address:

Postcode:

Street address: (for courier)

Postcode:

Telephone No (Home):

Telephone No (Work):

Mobile No:

Facsimile No:

Email address:

Relationship to owner:

(state details of the authorisation from the owner to make the application on the owner's behalf)

Signature of Agent:

Print name:

## FIRST POINT OF CONTACT FOR COMMUNICATION (Must be in New Zealand)

(If first point of contact for communications from the Council is different to above, please provide full name, mailing address, phone numbers and email addresses)

Full Name: Stuart StonnersMailing address: 12 Vido Place  
Howick Postcode: 2014

Street address/registered office Postcode:

Telephone No (home):

Telephone No (work):

Mobile No:

Facsimile No:

Email address:

## APPLICATION

I request that you issue a certificate of acceptance for the building work described in this application.

Signature of owner/ agent:

Date: 27.9.11

Print name:

Stuart Stonners

Unauthorised - Unconsented Works

20112020

Technical Officer

**BUILDING WORK**

Description of the building work:

CONVERT BEDROOM TO BATHROOM &amp; DRESSING ROOM

Date the building work carried out:

2006

**PERSONNEL WHO CARRIED OUT THE BUILDING WORK ARE AS FOLLOWS:**

Trade: <u>Builder</u>		Trade:	
Business/Name: <u>CLAUDE LUNICH</u>		Business/Name:	
Address: <u>5 ALWYN R PANNEMORA</u>		Address:	
Daytime:	After Hours:	Daytime:	After Hours:
Mobile:	Fax:	Mobile:	Fax:
Registration/Qualifications:		Registration/Qualifications:	
Trade:		Trade:	
Business/Name:		Business/Name:	
Address:		Address:	
Daytime:	After Hours:	Daytime:	After Hours:
Mobile:	Fax:	Mobile:	Fax:
Registration/Qualifications:		Registration/Qualifications:	

Did the building work result in a change of use of the building?:

☐ Yes☒ No

If yes, provide details of the new use:


Intended life of the building if 50 years or less:

years.

List building consent previously issued for this project (if any).

ML

Estimated value of the building work on which the building levy will be calculated (including goods and services tax); (state estimated value as defined in section 7 of the Building Act 2004):

\$ 8000

**REASONS WHY A CERTIFICATE OF ACCEPTANCE IS REQUIRED**

- ☒ The owner, or the owner's predecessor in title, carried out building work for which a building consent was required, but a building consent was not obtained because: (explain in detail)

DID NOT REALISE CONSENT WAS REQUIRED FOR  
INTERNAL WORK

Unauthorised - Unconsented  
Works

20112020

Technical Officer

- ☐ A building consent could not practicably be obtained in advance because the building work had to be carried out urgently: (delete one of the following)

(a) for the purpose of saving or protecting life or health or preventing serious damage to property as follows: (explain in detail)

(b) in order to ensure that a specified system was maintained in a safe condition or made safe as follows: (explain in detail)

- ☐ The building consent authority that granted the building consent is unable or refuses to issue a code compliance certificate in relation to the building work, and no other building consent authority will agree to issue a code compliance certificate for the building work: (state details of name of building consent authority and building consent granted)

#### COMPLIANCE SCHEDULE

- ☐ The specified systems for the building are as follows:

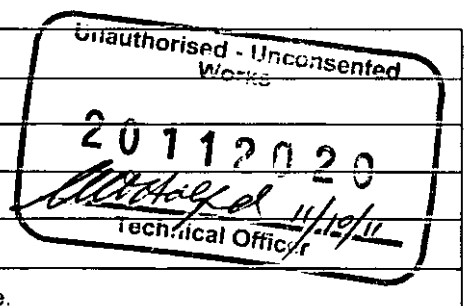
- ☐ The following specified systems were altered, added to, or removed in the course of the building work:

- ☐ There are no specified systems in the building.

#### ATTACHMENTS

The following documents are attached to this application

- ☐ Project information memorandum.  
☒ Plans and specifications.  
☐ Certificates from the personnel who carried out the work.  
☐ Energy work certificate.  
☐ Application fee.  
☒ All relevant professional reports that will demonstrate building code compliance.



#### IMPORTANT PRIVACY INFORMATION

If you would like to request access to, or correction of, your details, please contact the Council.

# Consent Processing and Compliance

## Preferred Provider Form

### Owner and Location

Name:	S. STANNERS
Project Location:	12 VIDA PL

### Service Provider

Please select one of the following service providers to undertake the processing of your consent and the compliance inspections during the development of your project. Listed below are the services that each unit offers:


<b>Compass Building Consultants Ltd</b> <ul style="list-style-type: none"><li>• Residential</li><li>• Commercial</li><li>• Industrial</li></ul>	Unit 23/ 2 Bishop Dunn Place Botany South, Manukau, 2013 Ph: (09) 272 2269 Fax: (09) 272 2270 www.compassbuilding.co.nz	<input checked="" type="checkbox"/>
<b>Manukau Building Consultants Ltd</b> <ul style="list-style-type: none"><li>• Residential</li><li>• Commercial</li><li>• Industrial</li></ul>	277 Te Irirangi Drive Manukau City, 2104 Ph: (09) 272 7890 0800 4 A CONSENT (0800 4 2 26673) Fax: (09) 272 7892 www.mbcl.co.nz	<input type="checkbox"/>
<b>Professional Building Consultants Ltd</b> <ul style="list-style-type: none"><li>• Residential</li></ul>	Level 1, 83d Springs Road East Tamaki, Auckland, 2013 Ph: (09) 272 3443 Fax: (09) 272 3442 www.pbc.co.nz	<input type="checkbox"/>

### Plan Requirements

**Three (3)** complete sets of Architectural plans required with the building consent application. Refer to lodgement checklist for details.

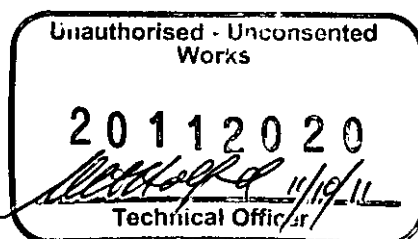
### Declaration

I/we authorise the above chosen processor to process the attached building consent application.

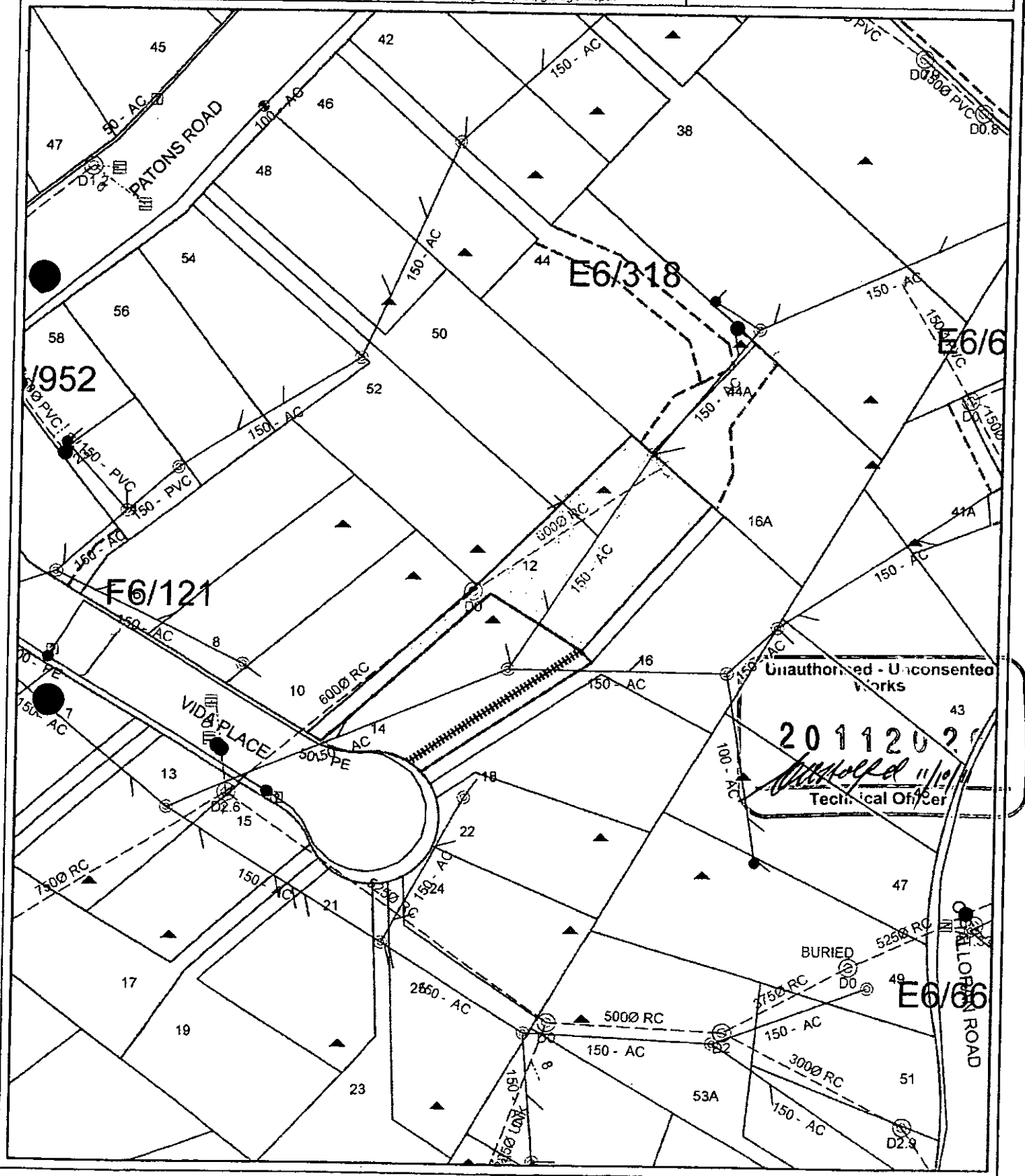
Signature: 	Date: 27.9.11
Signed by: Name of person signing (please print): Stuart Stanners	Owner <input checked="" type="checkbox"/> Agent <input type="checkbox"/>

### Confidentiality

I/we require that my/our plans <input type="checkbox"/> specifications <input type="checkbox"/>
Be treated as confidential in order to protect: the security of the building <input type="checkbox"/> copyright <input type="checkbox"/>







# RCR035 Parcel Hierarchy Detail - LIR Print Template



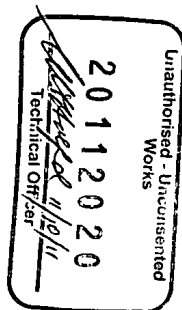
Te Kaunihera o  
**MANUKAU**  
City Council

Last Data Refresh: 28/09/2011 02:32

Holding Number: 3552/12

Primary Address: 12 VIDA PL HOWICK HOWICK

LIR	Comments	File	Doc
LIR_00038815	SITES MAY BE SUBJECT TO SURFACE WATER OVERLAND FLOWPATH IN HEAVY RAINFALL EVENTS. PRIOR TO ANY CONSENT TO SUBDIVISION OR BUILDING THE COUNCIL MAY REQUIRE ANY OR ALL OF THE FOLLOWING. 1) DETAILED FLOOD ASSESSMENT BY A REGISTERED ENGINEER. 2) SPECIFIC FLOOR LEVEL DESIGN. 3) THE CREATION OF AN OVERLAND FLOWPATH EASEMENT IN FAVOUR OF THE COUNCIL. 4) ISSUE OF A SEC.36 (2) CERTIFICATE IN TERMS OF THE BUILDING ACT. 5) SPECIFIC DESIGN OF ANY PROPOSED SITE WORKS. THE ABOVE MEASURES MAY PRECLUDE THE PLACEMENT OF ADDITIONAL BUILDINGS ON THE SITE OR THE CONSENT TO A SUBDIVISION OF THE LAND.	INTER-OFFICE MEMO	C.805



28<sup>th</sup> September 2011

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Auckland Council Manukau  
Private Bag 76 917  
Manukau

Attention: Mr Harold Halford

Dear Sir

**Re: Unauthorised works at 12 Vida Pl, Howick**

The owners of the above property have undertaken building work without firstly obtaining a building consent. The works were carried out in 2006. Other changes to the building appear to have been carried out many years ago and based on the style of joinery, I would estimate that this was pre 1992 and are therefore not part of this application.

Council have no interest in work carried out prior to 1992 unless the work becomes dangerous or insanitary.

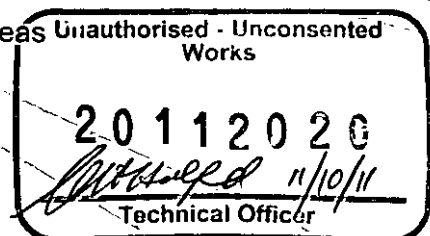
The plans reflect what is currently the floor plan of the dwelling

The property is under offer for sale and the purchasers have requested that the unauthorised works be approved by Council under a Certificate of Acceptance application.

The current owners have selected Compass Building Consultants Ltd from Councils list of approved service providers to undertake a site inspection, provide a report and recommendation to Councils Building Authority in order that they can consider a Certificate of Acceptance application.

The unauthorised work is as follows:

1. Construct internal wall to divide bedroom into two areas
2. Remove wardrobe walls
3. Infill doorway
4. Form new doorway
5. Install sanitary fittings
6. Replace ranch slider with window



**INSPECTION**

This was undertaken by the writer on the 27<sup>th</sup> September 2011 accompanied by Mr Stu Stanners (the owner). Equipment used was an Electrophysics non-invasive moisture meter.

Electrical works do not form part of this report.

The inspection was limited to what could be seen from a visual inspection only. No linings were removed nor destructive testing carried out.

This report is for the benefit of Auckland Council only and should not be construed as a pre-purchase report.

## **REPORT**

### **Item 1 – Construct internal wall to divide bedroom**

This is a timber framed non-load bearing wall that sits at right angles to the floor joists and does not require any nogging between the floor joists.

The wall is clad in gib board which the owner informs me is gib Aqualine board on the side that is within the bathroom. The wall where exposed is tiled up to a height of approx. 1.5 metres on the bathroom side.

The wall shows no sign of any movement and as far as can be ascertained complies with the building code.

### **Item 2 – Remove wardrobe walls**

The front and rear wardrobe walls have been removed to provide access into the walk-in wardrobe. The walls are non-load bearing and there is no sign of any movement associated with the alteration.

As far as can be ascertained the work complies with the Building Code.

### **Item 3 – Infill doorway**

The original doorway has been infilled with timber framing clad in plasterboard on both sides. There is no sign of movement and the works as far as can be ascertained complies with the building code.

### **Item 4 – Form new doorway**

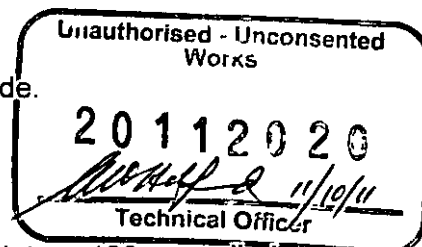
A new doorway has been formed from the bedroom into the new bathroom. The wall in question is non-load bearing and there is no sign of any movement associated with the opening.

The works as far as can be ascertained comply with the Building Code.

### **Item 5 – Install sanitary fittings**

A shower, wc and vanity have been installed. The wc discharges into a 100mm soil pipe that is suspended under the floor and connects into the existing drainage system.

The 32mm trapped waste from the vanity and 40mm trapped waste from the shower connects into the 100mm dia waste pipe which is under the suspended timber sub floor and connects into the existing drainage system. None of the traps suffer from back pressure or syphonage.



The water supply pipes have been extended under the floor from the existing hot and cold water supply pipework and show no sign of leakage.

Part of the pipes however are concealed within walls and cannot be checked but moisture checks taken at bottom plate level where pipes have passed through the plate indicate no unusual levels of moisture.

The shower has a preformed base and sides. Two of the sides are acrylic sheet and the other sides are glazed safety glass.

The floor is ceramic tiled which the owner states is over a waterproof membrane on a tile and slate underlay.

As far as can be ascertained the works comply with the Building Code.

#### **Item 6 – Replace ranchslider with window to bathroom**

The original plans of the dwelling indicate a timber framed window to the bedroom. However this was replaced many years ago (as were all the windows on the front elevation) by a series of aluminium framed ranchsliders, the same width as the windows (refer item 6)

The ranchslider to the new bathroom has been removed and replaced with an aluminium framed window glazed with safety glass, of the same width as the original window and ranchslider.

The area beneath the window has been clad in H3 Shadowclad sheathing, the original ranchslider scribes and head flashing still being in place. There is no sign of any moisture ingress around the new windows. The space has been infilled with timber framing and lined with gib board.

I was unable to check concealed window flashings, building paper or insulation, however as far as I was able to ascertain the works comply with the Building Code.

#### **CONCLUSION**

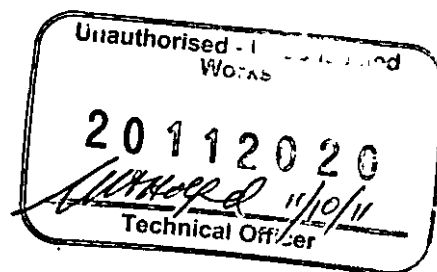
The works as constructed are neither in a dangerous nor insanitary condition as set out in Sections 121 & 123 of the Building Act 2004.

It is recommended that the works be approved and a Certificate of Acceptance be issued based on my inspection, plans, analysis sheets and report

Yours faithfully



Graham White RMBOINZ, MNZIOB  
Compass Building Consultants Ltd



In your reply please quote: GP 11454 / GW / 28-09-11



FORM

# COA Process & Inspection Record

BUILDING  
CONTROL  
SOUTHERN

BAG No:	Pink 18	COA No:	20112020
OWNER:	S. STANNERS		
SITE ADDRESS:	12 VIDA PL HOWICK		
LEGAL DESCRIPTION:	LOT 5 DP 58343		
WARD:	HOWICK	STREET REF:	3552/12
APPLICANT:	S STANNERS		
PHONE:		MOBILE:	
NOTES:			

## PROCESS & INSPECTION

- List COA **Scheduled Item Number** from the documents of the COA application in the left-hand column, with sub-item numbers as required
- List the plan process and inspection **Item No** in the second column with the associated description details in the appropriate **Processing** and **Inspection** column
- Indicate Acceptance (**A**), Acceptance with Exclusions (**AE**) or Refuse (**R**) in the right-hand column
- Report on COA documents Audit / non-invasion inspection, in **Recommendations / Remedial Work**

DATE OF INSPECTION:	
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## INSPECTED ITEMS

COA Schedule Item No (e.g. 1a) & Date	Plan Processing	Site Inspection	A / AE / I
1	WALL FRAMING GIB BOARD LINING	CONCEALED INSPECTED	AE A
2	FRAMING REMOVED	INSPECTED	A
3	WALL FRAMING GIB BOARD LINING	CONCEALED INSPECTED	AE A
4	DOOR OPENING	INSPECTED	A
5	INSTALL SANITARY FITTINGS WATER SUPPLY	INSPECTED PARTIALLY CONCEALED	A A

Unauthorised - Unauthorised Works

20112020

*[Signature]* 11/10/11

Technical Officer



FORM

# COA Process & Inspection Record

BUILDING  
CONTROL  
SOUTHERN**INSPECTED ITEMS**

COA Schedule Item No (e.g. 1a) & Date	Plan Processing	Site Inspection	A / AE / I
5 (CONT)	WASTE PIPES DRAINAGE PIPE	PARTIALLY CONCEALED PARTIALLY CONCEALED	AE AE
	WATERPROOF MEMBRANE	CONCEALED	AE
6	REPLACEMENT WINDOW	INSPECTED	A
	SIDE & CILL FLASHINGS WALL FRAMING EXTERNAL CLADDING	CONCEALED CONCEALED INSPECTED	AE AE A
	GIB LINING INSULATION & BUILDING PAPER SAFETY GLASS	INSPECTED CONCEALED INSPECTED	A AE A

**RECOMMENDATIONS / REMEDIAL WORK**A: Acceptance  
R: Refuse

AE: Acceptance with Exclusions

Signature of Officer: \_\_\_\_\_

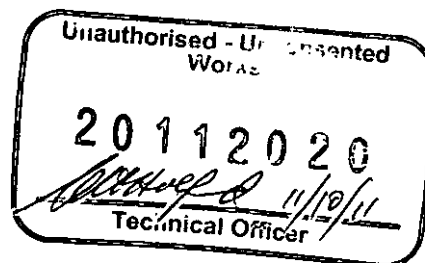
Date: 5/10/11

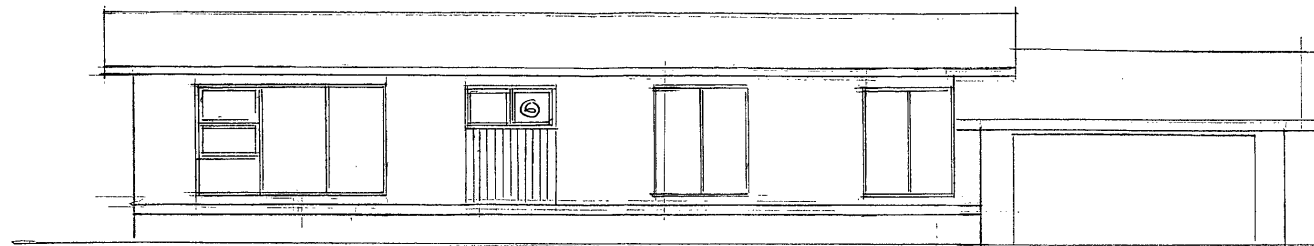
Name of Officer:

GRAHAM WHITE

Position of Officer:

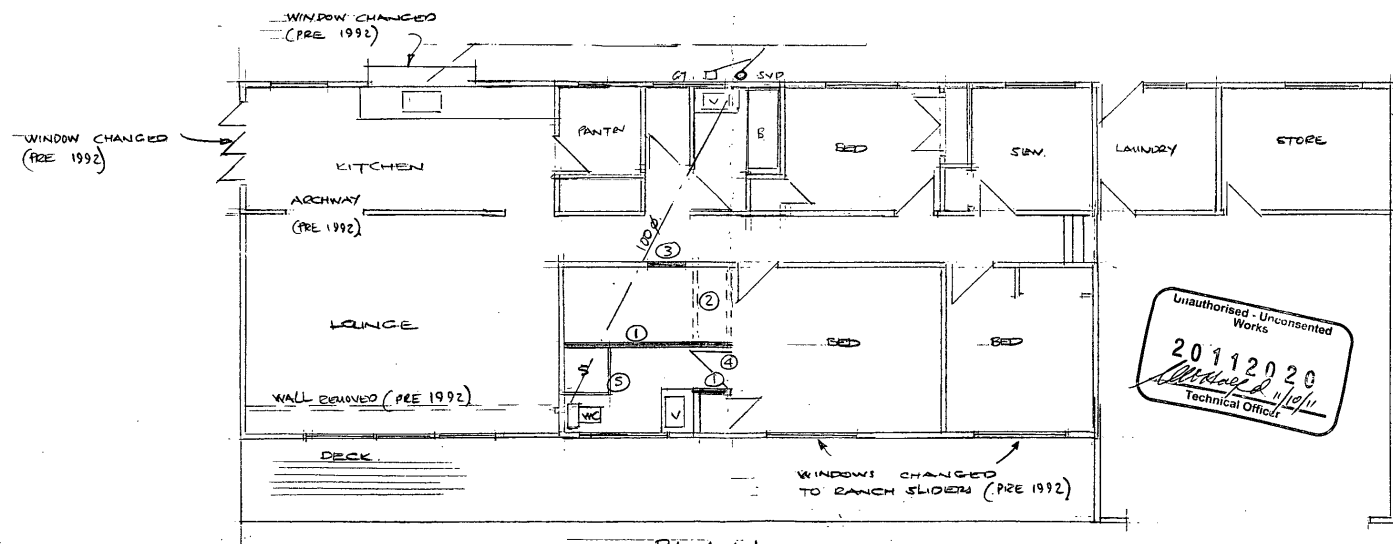
BUILDING INSPECTOR





FRONT ELEVATION

KEY  
 ——— NEW WALLS  
 ——— EX. WALLS



PLAN

Unauthorised - Unconsented  
 Works  
 20112020  
 11/10/11  
 Technical Officer

UNAUTHORISED BATHROOM & CLOAKROOM AT 12 VIDA PL. HOWICK

SCALE 1:75