

84 KAURI POINT RD

Nikau Design Studio
32 Warner Park Ave
Laingholm



urgent

f a c s i m i l e

To: 836 8001
Company:
Fax Number: 836 8001
Business Phone:

From: Robert & Angeli
Fax Number: +64 (09) 817-7131
Business Phone:
Home Phone:

Pages: 3
Date/Time: 3/04/01 20:48:22
Subject: Cantwell

AF,

see me => Re - this
issue

Ta - Di

=> informed Robert Cluskey/D... 9/4/01
11:00pm.

* AF to address letter when ^{he} returns.

* drop off note to Mr Cantwell
Re - AF on leave.

de D... 5/4/01

* spoke to Mr Cantwell 6/4/01.
(Mayne)

Re - meeting after Easter ph 817-7475.

COPY OF FAX 8.50

RECEIVED 4/4/01

488858

nikau design studio
architecture

building consents resource management consents

robert chisholm BA NZCD(arch) colleague NZIA Dip. Tchg

Phone/Fax 817 7131 Mob. 021 216 4494 email

nikaudesign@clear.net.

WAITAKERE CITY COUNCIL

- 4 APR 2001

3 April 2001

Building Control Manager
Waitakere City Council
Attention Alf Sodo
Customer Field Advisor

Re Wayne Cantwell 84 Kauri Point Road.
Dear Alf,

Wayne Cantwell has asked me to express his concerns about the wording of your letter dated 28 March 2001. He has gone to great lengths to do things as correctly as possible, and feels that the wording of your letter does not fairly reflect the situation.

The first sentence ends with the phrase "without authorisation", but the grammatical context of this phrase is a little unclear. I feel sure that you imply the garage /studio was converted to a minor unit without authorisation and if so, then it is a misleading phrase. Wayne Cantwell has sought authorisation at every stage. He made enquiries of WCC regarding Building Consent, and was advised he could not apply for a building consent, because the garage/studio was a long established building. He was also advised that in fact it had a building permit. He was advised by WCC that he needed a resource consent to legally establish the activity. This was duly obtained. He was advised to seek a safe and sanitary report to establish if the building was suitable for the activity. This was duly obtained. He was advised to file the report with WCC. This was duly done. He was advised that the installation of sanitary facilities would require a minor building consent. This was duly obtained. Some additional electrical work was required. This was done by a registered electrician who issues a specific certificate of compliance.

No new building work was done. Nothing unauthorised was done. Therefore you cannot logically make a note of unauthorised work on to the councils records. It is your duty under the RMA to gather information and keep records. This information should preferably be accurate and not misleading.

The third paragraph also requires some comment. Firstly, council did have direct involvement and prior knowledge. They issued the original building permit, they issued a minor building consent, and they issued a resource consent. Secondly, it is irrelevant for you to state that you accept responsibility for the accuracy of the report. It is quite clearly not a council report. I do not advise my clients that I accept no responsibility for the accuracy or adequacy of reports and letters issued by Waitakere City Council. Is there a requirement that you make such a statement. With regards to the adequacy of the building works to which they refer, councils responsibility remains no doubt in the manner prescribed by legislation. There is responsibility for the original

structure , probably amounting to zero, as it was constructed well before the Building Act, and there is responsibility for the works constructed under the minor building consent. In addition there is responsibility for monitoring compliance with conditions of the resource consent.

On behalf of Wayne Cantwell, I would therefore invite you to revise the notation to council records, and to revise the letter which will be attached to the Safe and Sanitary Report, so that an accurate record is kept. Please advise if you are willing to do this, and if so can you send a draft version for comment.
yours faithfully

Robert Chisholm
on behalf of Wayne cantwell

Executive	
Operational Services	
Community Devel.	
Regulatory	
Strategy & Dev.	
Human Resources	
City Infrastructure	
Maori Issues	
<i>Feld S</i>	

5

84 Kauri Pt Rd
Laingholm AK 7
21/3/01

487862

The Building Control Manager,
Waitakere City Council,
Waitakere City

WAITAKERE CITY COUNCIL

26 MAR 2001

Dear Sir,

I hereby enclose a Safe & Sanitary Report by
Approved Building Certifiers for the building which is used as a
Minor Household Unit, on my property at 84 Kauri Pt Rd Laingholm
You will note I have a Resource Consent and a minor Building
Consent for the plumbing and drainage which was recently installed
As the building was already existing no Building Consent
for this was possible, therefore I commissioned a Safe & Sanitary Report.
Please lodge this in my property file and send a letter of
acknowledgement that everything meets standard requirements.
If you have any queries please phone my agent Robert
Chisholm 817 7131

Thank you

Wayne Cartmell

FILE

in Property Bag

Chief Executive	
Corporate Services	
Community Devel.	
Regulatory	
Strategy & Dev.	
Human Resources	
City Infrastructure	
Maori Issues	
Cons Services	

Field 5

Approved Building Certifiers Ltd

Safe & Sanitary Report

Name	Cantwell	Lot No.	384
Address	84 Kauri Point Rd Laingholm	DP.	17523
Date of works	2000	Report Date.	8/02/2001
		Inspector.	Steve King

	Item	Condition	
		Good	Requires attention
Foundation type	Piles <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Concrete <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Block <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Masonry <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sub Floor ventilation <input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ground clearance <input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Flooring	Concrete <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Timber <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Connections <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walls	Timber <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Concrete <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Block <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cladding	Timber <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hardies <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brick <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Metal weatherboards <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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Henderson
 UNIT J,
 28-30 MOSELLE AVE
 P.O. BOX 104-112
 LINCOLN NORTH
 PHONE: (09) 835-2980
 FAX: (09) 835-2983



	Item	Condition	
		Good	Requires Attention
Windows	Timber <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Aluminium <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roofing	Iron <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Concrete tile <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roof	Trusses <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rafters <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Skillion <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wall insulation	Batts <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Polystyrene <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rocwool <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling insulation	Batts <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Polystyrene <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rocwool <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drainage	Drain Vent <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Gullies <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Support <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Access <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Stormwater <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pool	Fencing <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Backwash <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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	Item	Condition	
		Good	Requires attention
Stair	Pitch	<input type="checkbox"/>	<input type="checkbox"/>
	Handrail	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing	HWC	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Temp Valve	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Hot Water Relief Valve	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Cold Water Relief Valve	<input type="checkbox"/>	<input type="checkbox"/>
	Seismic Restraint	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Water Hammer	<input type="checkbox"/>	<input type="checkbox"/>
	Fixture Vent	<input type="checkbox"/>	<input type="checkbox"/>
Decks	Piles	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Bearers	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Barrier	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Buildings	Garage	<input type="checkbox"/>	<input type="checkbox"/>
	Shed	<input type="checkbox"/>	<input type="checkbox"/>
	Sleepout	<input type="checkbox"/>	<input type="checkbox"/>
	Conservatory	<input type="checkbox"/>	<input type="checkbox"/>
	Carport	<input type="checkbox"/>	<input type="checkbox"/>
Wood Burner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retaining Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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This report is based on a visual inspection of the property and is for the use of our client Mr/Mrs/Miss Cantwell to assist Council in the issue of a Safe & Sanitary designation. This report is copyright and can not be used in full or in part without the permission of Approved Building Certifiers Ltd. The reliance by other parties on the information or opinions contained in the report shall, without our prior review and agreement in writing, be at such parties sole risk.
 Safe & Sanitary Page 3 Form CS24-F2 Issue 2 10/2/99

8/2/2001

Safe & Sanitary Report

1.0 Introduction.

- Party requesting report : Mr Cantwell.
- Site : 84 Kauri Point Rd Laingholm.
- Date of visit : 8/2/2001.
- Inspector, persons present : Stephen King, Mr Cantwell.
- Weather conditions : Fine.
- Council Area : Waitakere.

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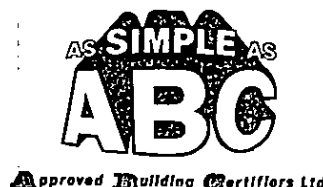
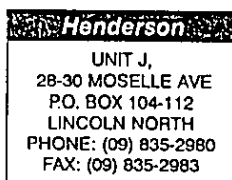
2.0 Reason for Report.

- To offer a visual inspection and report on the condition of the change of use from garage/studio to minor unit.
- No destructive investigation has been requested.

3.0 Building History.

- Two building consents have been obtained for various components to form the minor unit.
- A plumbing and drainage consent 20010017,
- A consent for a free standing fire 99003928.
- The consent for the plumbing and drainage has been discharged and a Code Compliance Certificate issued.
- The consent for the fire is awaiting an installation certificate as per condition of consent.
- Laundering facilities were omitted from the plumbing consent.

Cantwell Report Page 1 Form CS24-F3 Issue 1 22/10/98



4.0 Construction.

- The building is a proprietary built garage with a light roof on a timber frame supported by both a concrete slab and pile foundation.

5.0 Site Investigation.

- In undertaking this report the following equipment was used:
Nil.

5.1 Interior.

- The interior is in good condition.
- Plumbing appears to be functioning as intended.
- All rooms have adequate ventilation and natural lighting.
- Sanitary facilities are adequate and consented.
- Laundering facilities have been provided.
- Fire considerations are not relevant as the building is sufficiently far away from other structures.

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5.2 Exterior.

- The exterior is in good condition.
- Drainage appears to be functioning as intended.

5.3 Roofing.

- The roofing is in good condition.

6.0 Conclusion & Recommendations.

6.1 Interior.

- The interior is in good condition.

6.2 Exterior.

- The exterior is in good condition.

6.3 Roofing.

- The roofing is in good condition.

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7.0 Summary.

- Detailed plans and specification may be required by Council for the works mentioned in this report. These will need to be forwarded at the time this report is tendered to Council. A fee may also be required by Council.
- The structure in our opinion would **not** be considered **Dangerous and Insanitary** under **Section 64 of the New Zealand Building Act 1991.**
- The structure would be suitable as a minor unit.

8.0 Referenced Documents

- Nil.

SG King.
ATC, Member BOINZ.
For Approved Building Certifiers Ltd.