



FORUM NORTH IS PRIVATE DOC 90257 WHANGAREI NEW ZEALAND TELEPHONE 09 438 4200 FAX 09 438 7632

**Issue Document**

CODE COMPLIANCE CERTIFICATE NO: 72306

Section 43(3), Building Act 1991

Issued: 16/03/2004  
Building Consent No: 72306

**Applicant**

ROBERT HAMILTON  
4 KARA RD  
R D 9  
WHANGAREI 0121

**Agent**

ROBERT HAMILTON  
4 KARA RD  
R D 9  
WHANGAREI 0121

**Site Information**

PROPERTY ID: 038495  
ASSESSMENT NO:  
STREET ADDRESS: 4 KARA RD, R D 9, WHANGAREI 0121  
LEGAL DESCRIPT: PT LOT 4 DP 56422

**Project Information**

PROJECT IS FOR: Other & Demolition  
INTENDED USE(S): BOAT & TOOL STORAGE SHED  
INTENDED LIFE: Indefinite but not less than 50 years  
  
NUMBER OF STAGES: 1

**Fees**

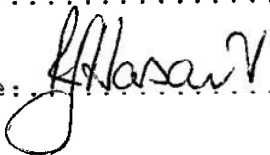
There are no outstanding fees.

FINAL CODE COMPLIANCE CERTIFICATE: 72306  
See attached page(s) for any other conditions.

This is a final code compliance certificate issued in respect of all of the building work under the above building consent.

Signed for and on behalf of the Council

Name: R J HARSANT .....

Signature:  .....

Date: 25 / 6 / 04

## Building Consent No: BC1400439

Section 51, Building Act 2004

Issued: 17 June 2014

Project Assessment No: PA1400308

COPY

### The Building

Street address of building: Kara Road  
Whangarei 0179

Legal description of land where building is located: LOT 1 DP 407393  
LLP: 123085

Building name: N/A

Location of building within site/block number: N/A

Level/unit number: N/A

### The Owner

N G De Ridder  
K B De Ridder  
J Z C De Ridder  
4 Kara Road  
RD 9  
Whangarei 0179

Phone number: N/A

Mobile number: 0274922839

Facsimile number: N/A

Email address: N/A

Website: N/A

Street address/registered office: Kara Road  
Whangarei 0179

First point of contact for communications with Council/building consent authority

### Contact Person

Decor Frame & Heat Limited  
PO Box 1891  
Whangarei 0140

Phone number: 4303025

Mobile number: N/A

Facsimile number: N/A

Email address: office@framenheat.co.nz

Website: N/A

### Building Work

The following building work is authorised by this consent:

#### New Fireplace

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 subject to the following conditions:**

**Section 90 Building Act 2004**

Under section 90 of the Building Act 2004, agents authorised by Council (acting as a Building Consent Authority) are entitled, at all times during normal working hours or while building work is being done, to inspect:

- ii) land on which building work is being or is proposed to be carried out; and
- iii) building work that has been or is being carried out on or off that building site; and
- iii) any building.

See attached schedule of site requirements for inspections and documentation required.

**Compliance Schedule**

A compliance schedule is not required for the building.

**Attachments**

No attachments.

**Additional Information**

1. The applicant must control dust nuisance created by any site or building works.
2. Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.
3. Lapsing of building consent. For the purposes of S52(b) of the Building Act 2004, the period after which this consent will lapse if the building work to which it relates does not commence will be 24 months from the date of issue.



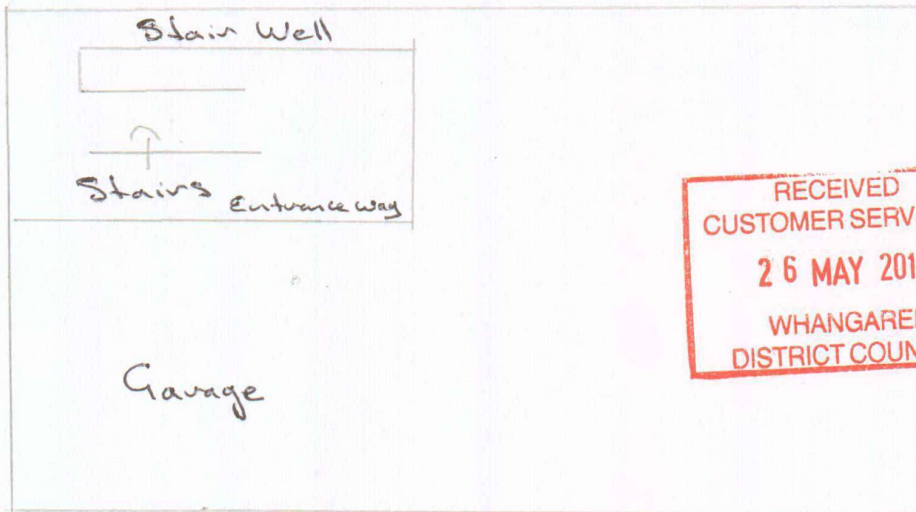
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Kayla Maxwell  
Support Assistant – Building Processing  
On behalf of Whangarei District Council

---

17 June 2014  
Date

Sits below  
Lounge  
Dine  
Kitchen  
Area.



RECEIVED  
CUSTOMER SERVICES  
26 MAY 2014  
WHANGAREI  
DISTRICT COUNCIL



APPROVED 2014  
BC NUMBER 1044 1471  
00439 1708  
WHANGAREI DISTRICT COUNCIL  
BCA

Floor protector	with floor Protection	thick concrete with grouted tiles, M10 Bolts for seismic restraint
Side Clearance g	300 mm	
Rear Clearance H	110 mm	
Front Clearance F	200 mm.	

All smoke alarms are situated within three meters off all bedroom doors and entrance ways passage ways in single or double story houses : Model SS-1556,



## Code Compliance Certificate BC1400439

Section 95, Building Act 2004

Issued: 04 September 2014

### The Building

Street Address of building:	Kara Road Whangarei 0179
Legal Description of land where building is located:	LOT 1 DP 407393 LLP: 123085
Building name:	N/A
Location of building within site/block number:	N/A
Level unit number:	N/A
Current, lawfully established use:	Detached Dwelling
Year first constructed:	1980

### The Owner

N G De Ridder  
K B De Ridder  
J Z C De Ridder  
4 Kara Road  
RD 9  
Whangarei 0179

Phone number:	N/A
Mobile number:	0274922839
Facsimile number:	N/A
Email address:	N/A
Website:	N/A

First point of contact for communications with the building consent authority:

### Contact Person

N G De Ridder  
4 Kara Road  
RD 9  
Whangarei 0179

Phone number:	N/A
Mobile number:	0274922839
Facsimile number:	N/A
Email address:	N/A
Website:	N/A

Street address/registered office:	Kara Road Whangarei 0179
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**Building Work**

**New Fireplace**

Building Consent number:

BC1400439

Issued by:

Whangarei 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.



---

Jennie Thomas  
Support Assistant – Building Processing  
On behalf of Whangarei District Council

04 September 2014

---

Date

COPY

## Building Consent No: BC1601405

### Section 51, Building Act 2004

Issued: 19 December 2016

#### The Building

Street address of building: 4 Kara Road  
Whangarei 0179

Legal description of land where building is located: LOT 1 DP 407393  
LLP: 123085

Building name: N/A

Location of building within site/block number: N/A

Level/unit number: N/A

#### The Owner

N G De Ridder  
K B De Ridder  
J Z C De Ridder  
4 Kara Road  
RD 9  
Whangarei 0179

Phone number: N/A

Mobile number: 0274922839

Facsimile number: N/A

Email address: nderidder@lic.co.nz

Website: N/A

Street address/registered office: 4 Kara Road  
Whangarei 0179

First point of contact for communications with Council/building consent authority

#### Contact Person

Guyco Construction Limited  
PO Box 605  
Whangarei 0140

Phone number: 4700650

Mobile number: 021504586, 021926284

Facsimile number: N/A

Email address: kevinthorne@guyco.co.nz

Website: N/A

#### Building Work

The following building work is authorised by this consent:

**Alterations to Existing Dwelling - Convert Bedroom to Ensuite**

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 subject to the following conditions:**

**Section 90 Building Act 2004**

Under section 90 of the Building Act 2004, agents authorised by Council (acting as a Building Consent Authority) are entitled, at all times during normal working hours or while building work is being done, to inspect:

- ii) land on which building work is being or is proposed to be carried out; and
  - iii) building work that has been or is being carried out on or off that building site; and
  - iii) any building.
1. See attached schedule of site requirements for inspections and documentation required.
  2. A copy of your Electrical Certificate will be required.
  3. A copy of your Gas Certificate will be required.

**Compliance Schedule**

A compliance schedule is not required for the building.

**Attachments**

No attachments.

**Additional Information**

1. The applicant must control dust nuisance created by any site or building works.
2. Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.
3. Lapsing of building consent. For the purposes of S52(b) of the Building Act 2004, the period after which this consent will lapse if the building work to which it relates does not commence will be 12 months from the date of issue.



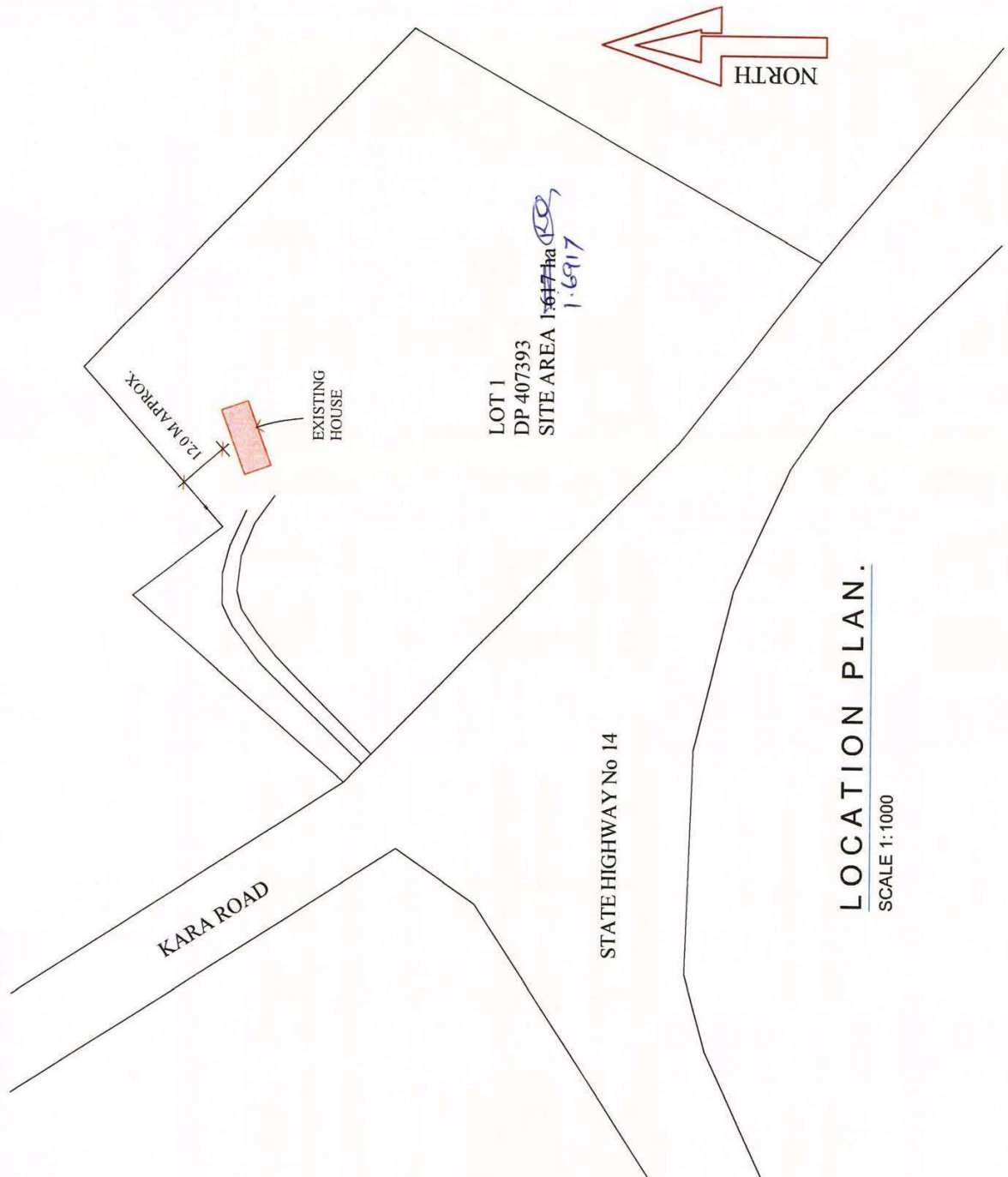
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Tilly Selwyn  
Support Assistant – Building Processing  
On behalf of Whangarei District Council

19 December 2016

---

Date



RECEIVED  
CUSTOMER SERVICES  
11 NOV 2016  
WHANGAREI  
DISTRICT COUNCIL



APPROVED 2016  
BC NUMBER IDAY IMTH  
01405 1612  
WHANGAREI DISTRICT COUNCIL  
BCA

LOCATION PLAN.  
SCALE 1:1000

<b>ARCHITECTURAL SERVICES</b> <b>NORTHLAND LTD.</b>	OWEN JONES 47 NORFOLK STREET WHANGAREI PH - FAX: 09 488 7279 EMAIL: o-jones@celmar.nz	<b>PROPOSED INTERNAL ALTERATION FOR DE RIDDER</b> <b>AT KARA ROAD - MAUNGATAPERE</b> <small>DO NOT SCALE. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. THIS DRAWING AND THE DESIGN IT COVERS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF THE DESIGNER</small>	ISSUE FOR BUILDING CONSENT DESIGNED BY DRAWN BY K. HAAG	SCALES AS SHOWN @ A3 <small>DATE TIME PRINTED</small> Wednesday, November 9, 2016 11:35 AM SHEET No. JOB NO. 1668 REVISION <b>SHT. 1 OF 2</b>



## Code Compliance Certificate BC1601405

Section 95, Building Act 2004

Issued: 14 July 2017

### The Building

Street address of building: 4 Kara Road  
Whangarei 0179

Legal description of land where building is located: LOT 1 DP 407393  
LLP: 123085

Building name: N/A

Location of building within site/block number: N/A

Level unit number: N/A

Current, lawfully established use: Detached Dwelling

Year first constructed: 1983

### The Owner

N G De Ridder  
K B De Ridder  
J Z C De Ridder  
4 Kara Road  
RD 9  
Whangarei 0179

Phone number: N/A

Mobile number: 0274922839

Facsimile number: N/A

Email address: nderidder@xtra.co.nz

Website: N/A

First point of contact for communications with the building consent authority:

### Contact Person

Guyco Construction Limited  
PO Box 605  
Whangarei 0140

Phone number: 4700650

Mobile number: 021599022

Facsimile number: N/A

Email address: kevin@guyco.co.nz

Website: N/A

Street address/registered office: 4 Kara Road  
Whangarei 0179



**Building Work**

**Alterations to Existing Dwelling - Convert  
Bedroom to Ensuite**

Building Consent Number:

BC1601405

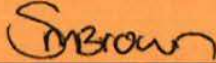
Issued by:

Whangarei 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.



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Stephanie Brown

Support Assistant – Building Processing  
On behalf of Whangarei District Council

14 July 2017

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Date

File Ref NTF230012.01.01

## Notice to Fix - (Form 13)

### Section 164 and 165, Building Act 2004

To: A W Kairuz, J E Kairuz  
36 Purakau Road  
Maunu  
Whangarei 0110

### Building

Street address: 4 Kara Road Whangarei 0179

Legal description of land where building is located: LOT 1 DP 407393

Building name:

Date contravention first notified to BCA/TA:

### Particulars of Contravention or Non-Compliance

Constructed two buildings, both measuring 28.85 sq. Meters. Both buildings contain kitchens, bathrooms, and laundry.

#### **This is in contravention of Section 40 of the Building Act 2004,**

All building, plumbing, and drainage work requires a building consent.

#### **The construction of the two buildings also contravenes section 17 of the Building Act 2004,**

Deck joist spacing, deck barrier height, building pile size and treatment, building bracing, insulation.

#### **To remedy the contravention or non-compliance you must:**

1. Either remove both buildings from the site, or;
2. Apply for and obtain a Certificate of Acceptance

This notice must be complied with by **06 September 2024** or such further time being subject to Whangarei District Council approval.

### Further Particulars

- You must contact Whangarei District Council on completion of the required building work.
- All building work must cease immediately until the authority that issued this notice is satisfied that you are able and willing to resume operations in compliance with the Building Act 2004 and regulations under that Act.

If you do not comply with this notice you commit an offence under section 168 of the Building Act 2004 and may be liable for an infringement notice of \$1,000, or a fine of up to \$200,000 and a further fine of up to \$20,000 for each day or part of a day that you fail to comply with this notice.

Signed on behalf of Whangarei District Council:



\_\_\_\_\_  
Freya Newton  
Building Approvals and Compliance Officer

06 March 2023

\_\_\_\_\_  
Date

In reply, please quote  
Or ask for

NTF230012.01.01  
Freya Newton



06 March 2024

A W Kairuz, J E Kairuz  
36 Purakau Road  
Maunu  
Whangarei 0110

Te Iwitahi, 9 Rust Avenue,  
Private Bag 9023, Te Mai,  
Whangārei 0143, New Zealand  
P +64 9 430 4200  
E [mailroom@wdc.govt.nz](mailto:mailroom@wdc.govt.nz)  
[www.wdc.govt.nz/ContactUs](http://www.wdc.govt.nz/ContactUs)

## **Notice to Fix – Issued – NTF230012.01.01**

A re-inspection of the two buildings erected on your property **4 Kara Road** was completed on the 05 March 2024, to confirm if the notice to fix (NTF230012.01) issued to you on the 06 December 2023 had been complied with. To remedy the contraventions, you were to either remove both buildings from the site or apply for a Certificate of Acceptance.

Council acknowledges the work that has been completed by the owners to date, which includes air-conditioning unit, califont and electric cooktops disconnected, drainage capped, septic system and water tanks removed, and the front entrance decking, and stairs being removed. This work had been completed in preparation for the two buildings to be removed from site. But as both buildings are still on site, and no COA (certificate of acceptance) application has been submitted, the previous notice has not been complied with in the set period.

Therefore, a new notice to fix has been issued with a set period of 6 months (06 September 2024). Attached is a copy of the Notice to Fix (NTF230012.01.01) issued to you in pursuant to the Building Act 2004. The NTF (Notice to Fix) has been issued to you because you are a "Specified Person" as defined in the Act.

The Contraventions are.

Section 40 Building work not to be carried out without consent  
(1) A person must not carry out any building work except in accordance with a building consent.

The attached notice gives you options as to how to achieve compliance. The options remain the same as in the previous notice. Either remove both buildings from the site or apply for a Certificate of Acceptance. The option of obtaining a Certificate of Acceptance may be difficult to achieve, as the piles are in place, the walls insulation and bracing cannot be verified, etc. I strongly suggest that you obtain professional advice from a suitably qualified person regarding these buildings.

This will be the final notice to fix issued to you and will remain live on your property file until it is complied with. A copy of this Notice and respective letter will be attached to your property file and will be included in any Land Information Memorandum requested by a potential purchaser. Whangarei District Council may take legal action if the notice is not complied with.

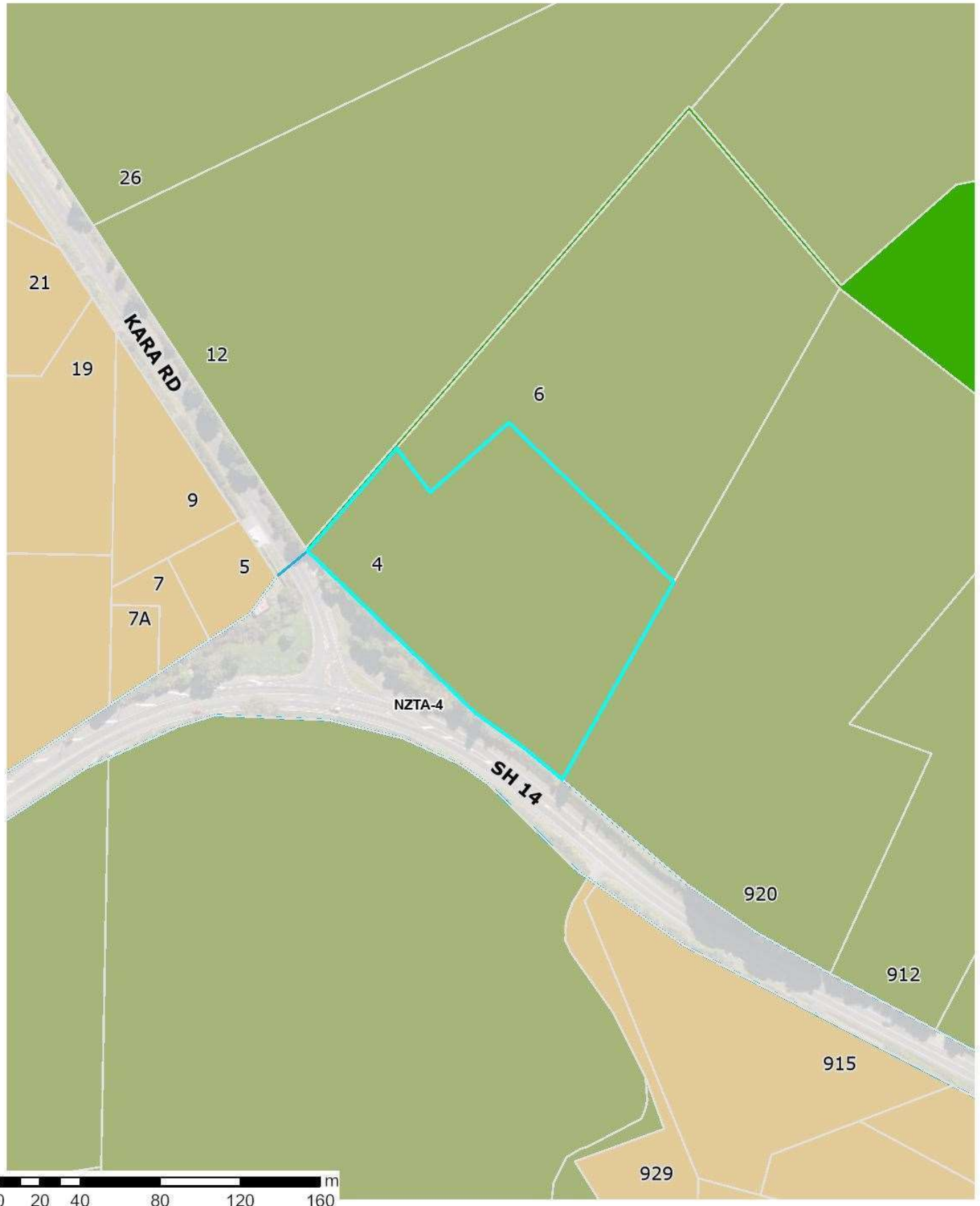
NOTE: This Notice to Fix is only regarding the Building Act 2004. It does not cover the Resource Management Act 1991.

Your Sincerely

A handwritten signature in black ink that reads "F. Newton".

Freya Newton  
**Building Approvals and Compliance Officer**

# Operative District Plan - Area Specific Matters

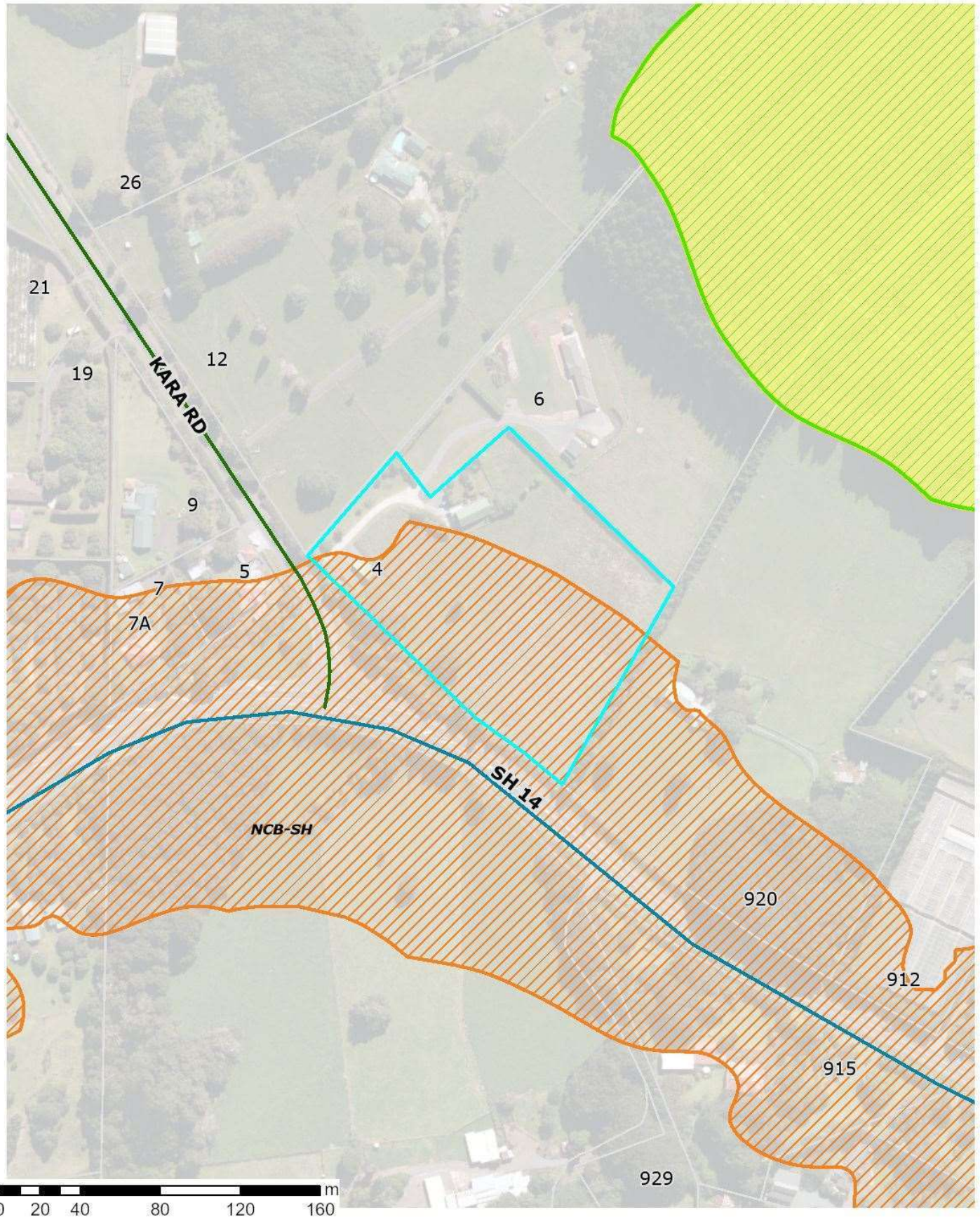


The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed.

11 September 2024  
Scale 1:2,500



Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service.  
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The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed.

11 September 2024  
Scale 1:2,500



Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service.  
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# Operative District Plan – Map Legend

## District-Wide Matters




### Energy, Infrastructure and Transport

-  Airport Runway
-  Indicative Road
-  National Road
-  Regional Road
-  Arterial Road
-  Primary Collector Road
-  Secondary Collector Road
-  Access Road
-  Low Volume Road
-  Strategic Road Protection Area
-  Strategic Railway Protection Line
-  Rescue Helicopter Flight Path
-  National Grid Tower
-  Northpower Tower CEL-Cat1
-  National Grid Line
-  Northpower Overhead Critical Line Cel-Cat1
-  Northpower Critical Overhead Lines CEL
-  Northpower Critical Underground Lines CEL

### Hazards and Risks

-  Coastal Erosion Hazard 1
-  Coastal Erosion Hazard 2
-  Flood Susceptible Areas
-  Mining Hazard Area 1
-  Mining Hazard Area 2
-  Mining Hazard Area 3

### Historical and Cultural Values

-  Notable Tree Overlay
-  Heritage Item Overlay
-  Heritage Area Overlay
-  Sites of Significance to Maori
-  Areas of Significance to Maori
-  Papakāinga

### Natural Environment Values

-  Esplanade Priority Area
-  Coastal Marine Area (CMA) boundary
-  Goat Control Areas
-  QRA Quarrying Resource Area
-  QRA Mining Area
-  QRA Buffer Area
-  QRA 500m Indicative Setback
-  Outstanding Natural Feature
-  Outstanding Natural Landscape




### General District-Wide Matters

-  Air Noise Boundary
-  Outer Control Boundary
-  Helicopter Hovering Area
-  Noise Control Boundary Overlay
-  Rail noise alert area
-  Rail vibration alert area
-  Coastal Environment Overlay
-  Outstanding Natural Character Area
-  High Natural Character Area

## Area Specific Matters

-  Multi Title Site
-  Designation
-  Precinct
-  Development Area

### Residential Zones

-  Large Lot Residential Zone
-  Low Density Residential Zone
-  General Residential Zone
-  Medium Density Residential Zone

### Rural Zones

-  Settlement Zone Residential Sub-Zone
-  Settlement Zone Centre Sub-Zone
-  Settlement Zone Industry Sub-Zone
-  Rural Production Zone
-  Rural Lifestyle Zone
-  Future Urban Zone
-  Strategic Rural Industries Zone
-  Fonterra Kauri Milk Processing SRIZ – Ancillary Irrigation Farms

### Commercial and Mixed Zones

-  Local Centre Zone
-  Neighbourhood Centre Zone
-  Commercial Zone
-  Mixed Use Zone
-  Town Centre Zone
-  City Centre Zone
-  Waterfront Zone
-  Shopping Centre Zone



### Industrial Zones

-  Light Industrial Zone
-  Heavy Industrial Zone

### Open Space and Recreation Zones

-  Natural Open Space Zone
-  Open Space Zone
-  Sport and Active Recreation Zone

### Special Purpose Zones

-  Airport Zone
-  Hospital Zone
-  Port Zone
-  Ruakaka Equine Zone

The information displayed is schematic only and serves as a guide.

It has been compiled from Whangarei District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.

The Whangarei District Council district plan GIS data was created at a specific point in time.

Land parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service. The LINZ land parcel information may be updated by LINZ at any time from that time, which may result in misalignments with Whangarei District Council information.

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In reply please quote: P123085

Or ask for: Michelle Young

Forum North, Private Bag 9023  
Whangarei 0148, New Zealand  
**Telephone:** +64 9 430 4200  
**Facsimile:** +64 9 438 7632  
**Email:** [mailroom@wdc.govt.nz](mailto:mailroom@wdc.govt.nz)  
**Website:** [www.wdc.govt.nz](http://www.wdc.govt.nz)

9 August 2011

R Hamilton  
4 Kara Road  
RD 9  
Whangarei 0179

Dear Sir/Madam

## **Unauthorised building work report from Freeman Enterprises Ltd for 4 Kara Road, Whangarei**

As a matter of course, all correspondence received by Council is placed on the appropriate property file.

Neither the report nor this letter constitutes a Building Consent, Code Compliance Certificate, or Certificate of Acceptance under the Building Act 2004.

Council does not accept any responsibility for the report, and it will be put on file for information only.

Please call should you wish to discuss the issue.

Yours sincerely

Michelle Young  
Support Assistant - Building Inspections

**FREEMAN ENTERPRISES LTD**

INCORPORATING WAIRAU STONE NORTHLAND

JACK FREEMAN DIRECTOR  
 16 SORRENTO STREET, WHANGAREI. PHONE (09) 436 2104  
 FAX (09) 436 2392 MOBILE 021 465 570  
 EMAIL JANDF.FREEMAN@XTRA.CO.NZ

R Hamilton  
 4 Kara Road  
 R D  
 Whangarei

8/03/11



To Whom It May Concern,

**RE: SAFE & SAINTARY INSPECTION OF THE TIMBER DECKS TO HOUSE AT 4 KARA ROAD  
 WHANGAREI**

Following instructions I visited the above property on the *7<sup>th</sup> March 2011* to inspect and report on the timber decks attached to the house at the above address as the Whangarei District Council have no records on the building file of the timber decks; this report is also required for insurance purposes.

Following is my report.

The weather at this time of my inspection was fine.

01. Unauthorised works.

My inspection was of a non-invasive nature and was confirmed to the following area only:

To the timber decks out from the front entrance lounge and dining room & the ranch slider that replaced the end window in the dining room.

The house was built in 1983 for the owner of an Aluminium Joinery manufacturer who replaced the end window in the dining room with a ranch slider at the time the house was built, this change was not noticed or notified at the time.

The timber decks out from the front entrance and the lounge were built at the same time the house was built and additions later added extended across the width of the house to enable access from the dining room. The original owner did not notify the Whangarei District Council of the timber deck additions that extend across the end of the house. My inspection of the deck was visual only and it would appear that the decks are of sound construction and would have met the building code requirements of the day at the time they were built and are safe and sanitary.

I have attached and outline drawing of the deck layout and also included the ramp and landing to the back door that were built at the time of the house as they don't appear on the outline drawing of the house.

**Summary:**

***From my visual and non-invasive inspection of the above addition of the timber decks and the ranch slider door to the dining room I report that the alterations/ additions would have met the building code requirements of the day at the time the work was carried out and is safe & sanitary.***

**To Note:**

***A safe & sanitary report does not constitute a building consent it merely states that the above described works were safe & sanitary at the time of this inspection.***

**Limitations:**

This property report has been prepared solely for the benefit of our client and the comments contained herein are limited to the purposes stated in this report. Freeman Enterprises Limited accepts no liability in respect of its use by others and any other person who relies upon the matter contained in this report does so entirely at their own risk.

This is a visual report only of the building elements that could be seen easily and does not include any item that is closed in or concealed including floors, walls, ceilings, framing, heating, ventilation and wiring etc. Therefore we are not able to advise that any such part of the structure is free from defect.

This property report does not cover structural, electrical, gas piping and fitting, home heating, ventilation and wiring or the state of the premises as our consultants are not qualified to do this but we can arrange for these areas to be inspected by those people who's qualifications enable them to do so.

Yours sincerely

Jack Freeman

A handwritten signature in black ink, appearing to read 'J. Freeman', written in a cursive style.

Freeman Enterprises Limited.

Decks + Ramp outlines to  
House at Akara Road as of

0911

