

BUILDING CONSENT

107386A

PROPERTY ID

004366



107386A



Code Compliance Certificate
Form 7, Section 95, Building Act 2004

The Building

Street Address of building: 48 Pitcairn Street 4601
Legal Description of land where building is located: FLAT 2 DP 14005
FLAT 1 DP 14005
FLAT 4 DP 13567
FLAT 3 DP 13567
Current, lawfully established use: Dwelling
Year first constructed: Unknown

The Owner

Name of owner: A Fitzgibbons
Contact Person: Paul Donald COXHEAD
Mailing Address: 48 Pitcairn Street
OAKURA

Building Work

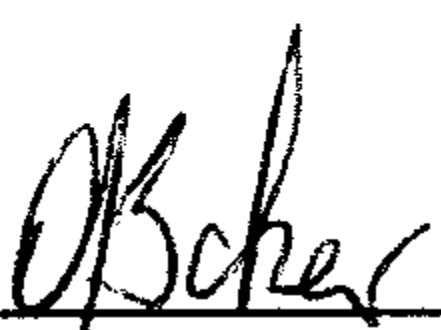
Building Consent number:	BC09/107386
Description of work:	Oakura Sewage Connection
Issued by:	New Plymouth District Council

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that –
(a) the building work complies with the building consent.

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

CODE COMPLIANCE CERTIFICATE


Team Leader Inspectorate

Date Issued: 16 June 2010



NEW PLYMOUTH DISTRICT COUNCIL

newplymouthnz.com

Building Consent No: BC09/107386
Section 51, Building Act 2004

Building

Street address of building: 48 Pitcairn Street, OAKURA

Legal description of land where building is located: LOT 1 DP 12903

Building name: Sewer Pipe

Owner

Name of owner: A Fitzgibbons, G Kircher

Applicant: Paul Coxhead

Applicant contact address: 18 Messenger Terrace, OAKURA

Ph (work): 06 752 7559

Ph (private): 027 269 4852

Email: p-p-coxhead@xtra.co.nz

First point of contact for communications with council/building consent authority:

New Plymouth District Council

Private Bag 2025

NEW PLYMOUTH

Ph: 06-759 6060

Fax: 06-759 6072

Email: enquiries@npdc.govt.nz

Website: www.newplymouth.com

Building work

The following building work is authorised by this consent:

Project: Oakura Sewage Connection

Intended use: Plumbing and Drainage

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.

Additional Comments

No additional Comments Relate to this Building Consent.

This building consent is subject to the following conditions:

Additional Conditions

There are no conditions relating to this Building Consent.

1. Inspections

All inspections are to be carried out by BCA Building Inspectors unless prior arrangements have been made by the BCA to have an approved qualified person inspect specific items. Inspections shall be carried out in accordance with the attached schedule of inspection types. It is the owner's responsibility to ensure all necessary inspections are carried out as required. Please contact NPDC if you are unsure what requires inspection – do not cover or enclose any building work without inspection.

2. Durability of building elements

Building elements may have an intended life of less than 50 years. Limited life building elements carry certain limitations and obligations. Based on current legislation these obligations require the building owner to follow the normal and/or scheduled maintenance of the building element to ensure its continued compliance with the New Zealand Building Code (NZBC). Where failure to properly maintain the building elements results in non-compliance with the NZBC, the Territorial Authority may issued a "Notice to Fix" which if not met could result in legal action appropriate in the circumstances.

3. Construction and demolition noise

The proposed New Plymouth District Plan, appendix 12, clause 1.1 - 1.4 sets construction and demolition noise standards. Anyone carrying out building work must ensure they comply with these noise levels at all times. These standards may be obtained from the council's website or by contacting the council.

4. Lapse and cancellation of consents

A Building Consent lapses and is of no effect if the building work to which it relates does not commence within 12 months after the date of issue of the building consent or any further period that the Building Consent Authority may allow. (Time extensions to commence building work after 12 months must be submitted to the Building Consent Authority in writing stating the reason for the request, prior to the lapse date of the consent.

5. Additional costs and refunds

Building Consent fees are required to be paid prior to a Building Consent being issued. Once the project commences actual costs are charged against the fees paid. In some instances the base fee may be exceeded due to amendments, extra inspections or other time spent because of project complexity. These additional costs will be charged.

6. Completion of building project

A Code Compliance Certificate must be applied for as soon as practicable after the building work is completed. A building consent is valid for two years after the date on which the building consent was granted. An extension of time may be considered if required, application for this time extension must be made in writing explaining reasons for the request prior to the consent lapsing.

Compliance Schedule

A Compliance Schedule is not required for the building.

A handwritten signature in black ink, appearing to be 'M. H. A.', written over a horizontal line.

Signature

Building Administration Officer

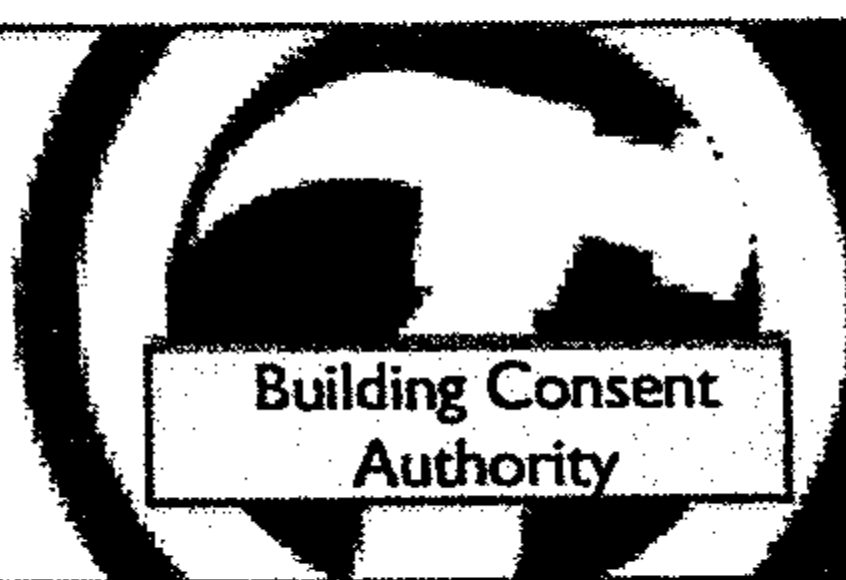
Position

On behalf of: New Plymouth District Council

Date: 15 June 2009



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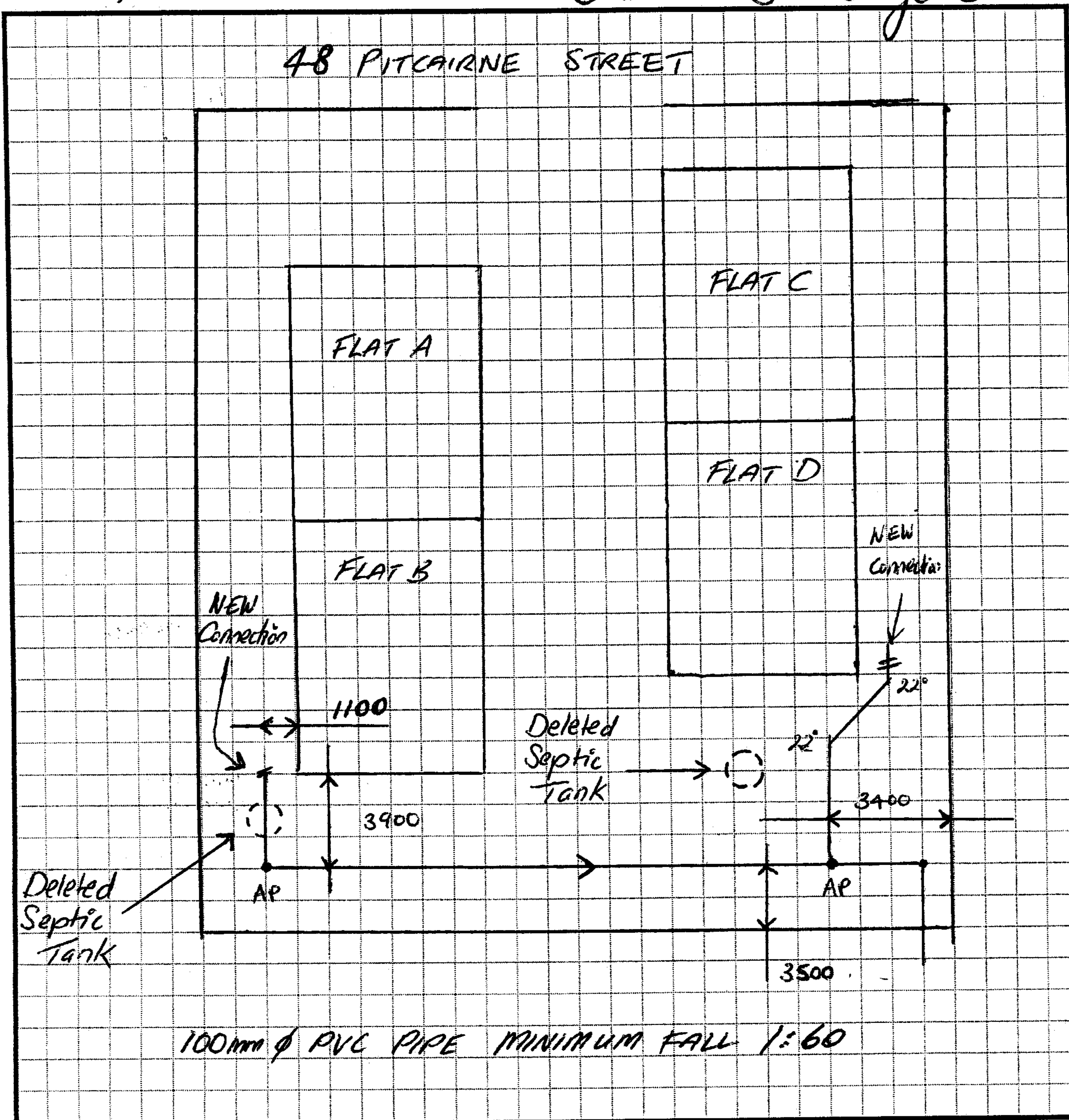


Building consent BC: 09/107388 Address: 48 Pitcairne St

Drainlayer: Spencer Lister Registration No. 11302

Date: 18/02/10

Oakura Sewerage Scheme



Specify system used:



G13/AS1



AS/NZS: 3500

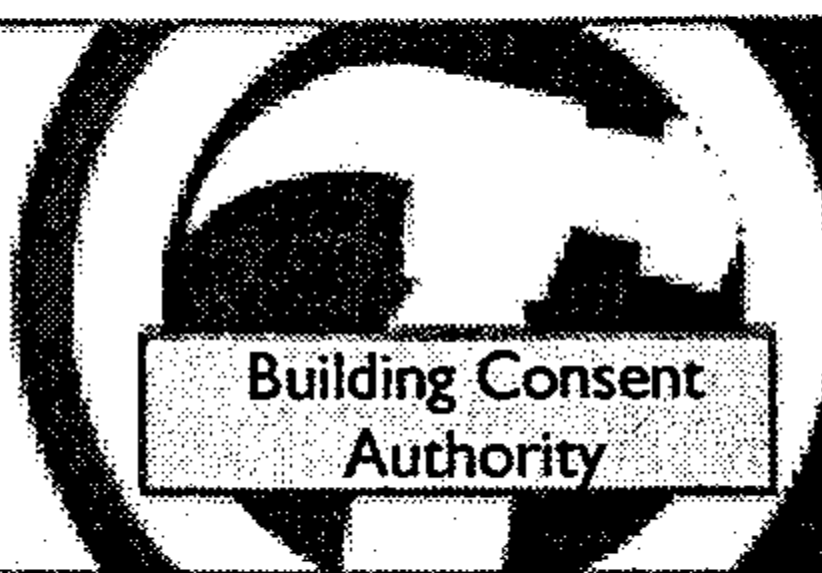
PI 004366
004367
004368
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004370

Note: Show terminal vent size, location,
and all relevant dimensions to inspection points

Receipt by the NPDC of this record does not imply endorsement of its accuracy.



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Building consent BC: 107388
107386

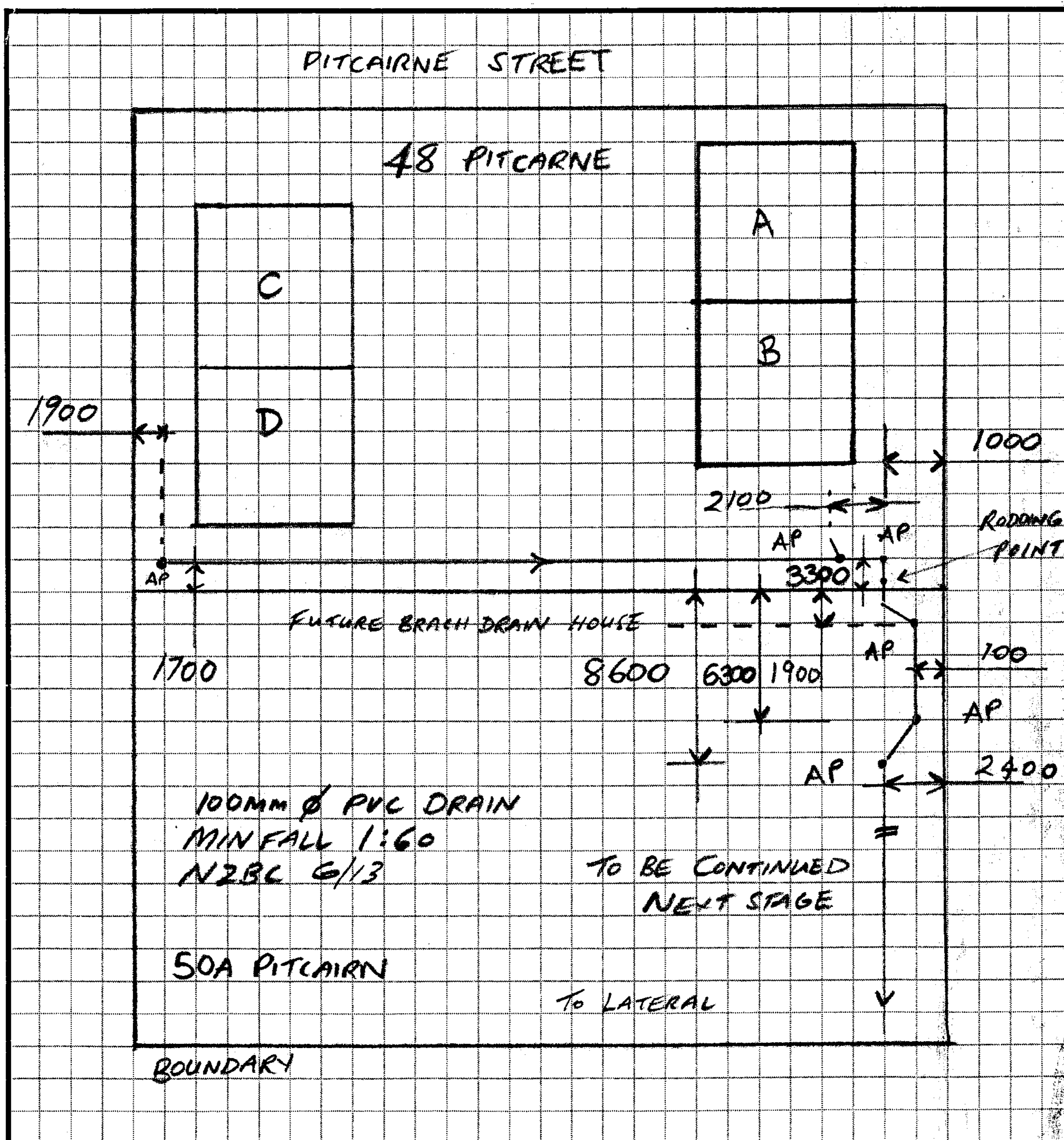
Address: 48 PITCARNE ST
50A "

Drainlayer: Spencer Lister

Registration No. 11302

Date: 19/06/09

Oakura Sewerage Scheme.



Specify system used:

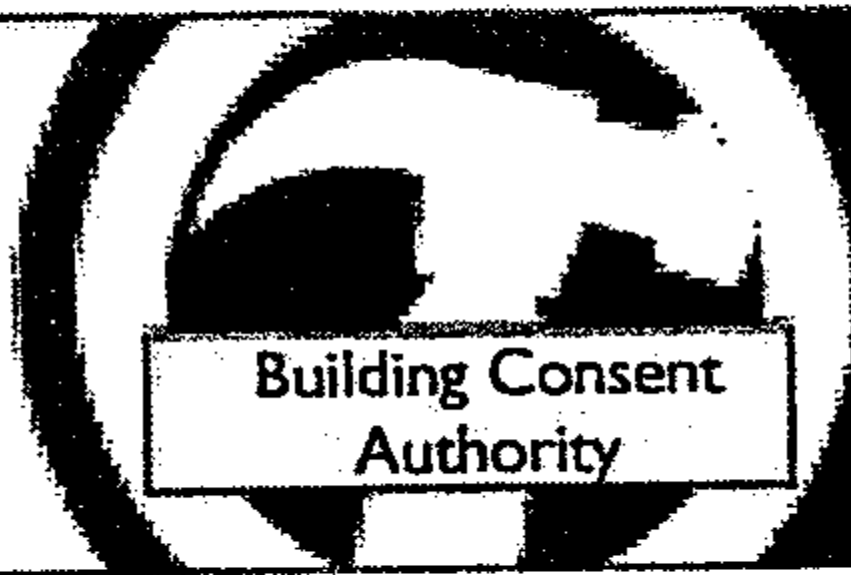
- ☒ G13/AS1
☐ AS/NZS: 3500

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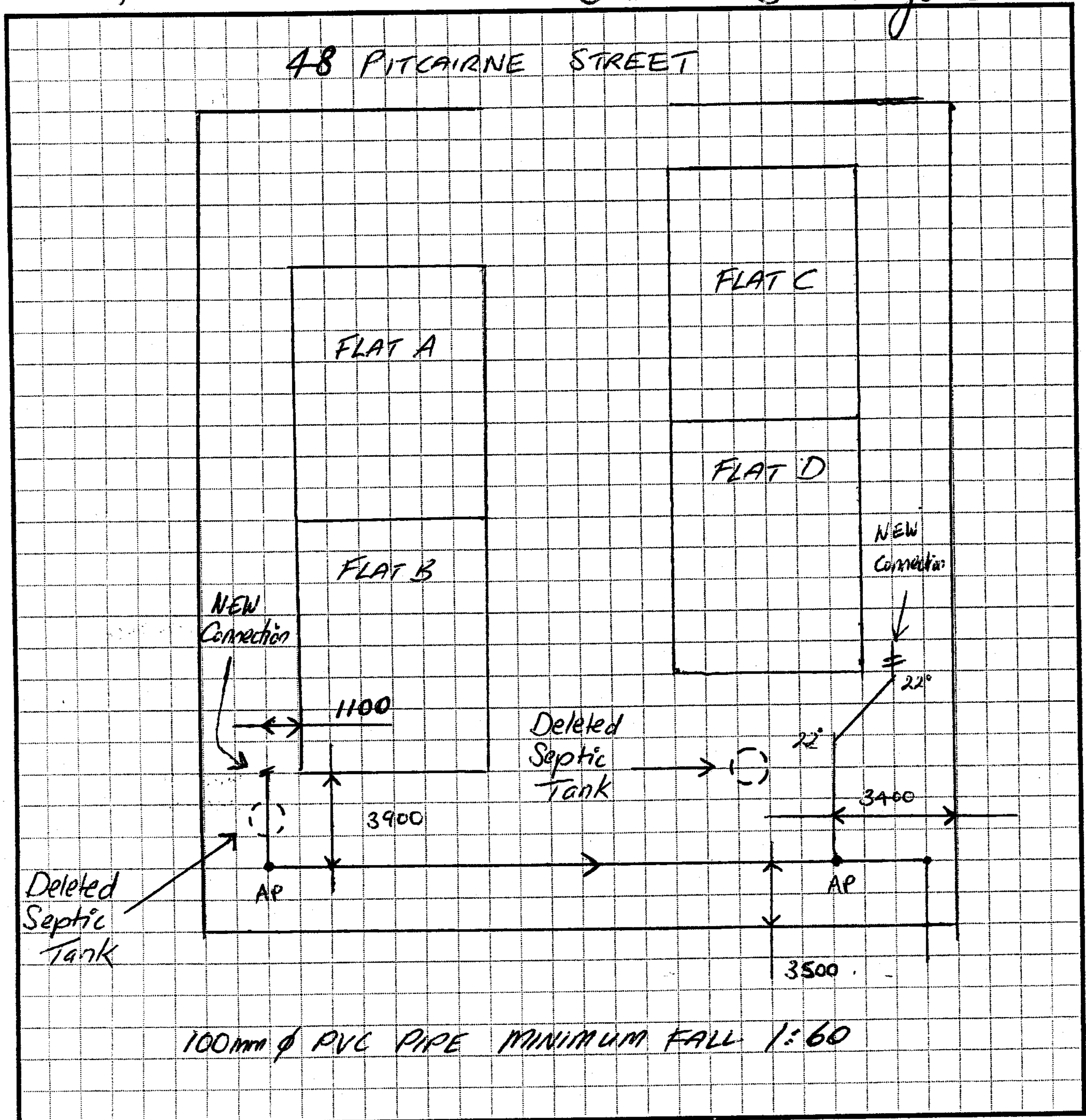


Building consent BC: 09/107388 Address: 48 Pitcairne St

Drainlayer: Spencer Lister Registration No. 11302

Date: 18/02/10

Oakura Sewerage Scheme



Specify system used:



G13/AS1



AS/NZS: 3500

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48c & 50th PIRCHARD ST, OAKURU





PITCAIRN ST

48 ABCD
PITCAIRN ST
EXISTING
UNITS

DRIVEWAY

015-1V
DP. 11847

LOCAL LEVEL DATUM
100.00

SEPTIC
TANKS

STORMWATER PIPE

450 DIA

LOT 2
DP. 16858

LOT 1
DP. 12983

1500

1200

LOT 2
DP. 12983

EFFLUENT DISPOSAL BED
REFER DWG 5369-02

* MATAKAI PARK
CONNECTION POINT

Smaller 0

LOT 1
DP. 16858

NPDC Approved
12 JUN 2009

BC09/102386
09/06/09

NPDC OFFICIAL SEAL
This Building Consent is approved under the
Building Act and is limited to how work only as
shown on these plans and related specifications
Approved: [Signature] Date: 04/6/09

