

24 June 2025



LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT Request: 2025-24

Thank you for your email of 27 May 2025 to the Carterton District Council requesting the following information:

"We request the following information held by Carterton District Council relating to the building project at [Beach Road, Flat Point](#):

- 1. All correspondence between Council and any parties regarding this property/project from 1 January 2024 to present*
- 2. All complaints or concerns received by Council regarding this property/project (including complainant details unless privacy exemptions apply)*
- 3. All legal advice sought or received by Council regarding this matter, including advice on:*
 - o Council's jurisdiction and enforcement powers*
 - o Interpretation of building platform requirements*
 - o Relationship between resource consent conditions and private covenants*
- 4. All internal communications between Council officers regarding this property/project*
- 5. All records of Council's approach to similar building projects in the Flat Point Beach subdivision ..."*

On 28 May 2025, you clarified, "We have always thought it to be 1 Beach road, our mail is addressed so, but looking at 1 roof it comes up as [Beach road](#), as it does on google maps, but so does our neighbours - see attached photos. It is the corner property."

Your request has been considered under the Local Government Official Information and Meeting Act 1987 (the Act). My response to your request is in the number order of your request.

1. We have identified 17 emails relating to [Beach Road](#) within scope of your request. The attached **Appendix One**, itemises the information that is being released along with our decision to the release of the information.

Some of the information has been withheld under section 7(2)(a) of the Act, to protect the privacy of natural persons.

2. Refer to question one.
3. Council has not yet sort legal advice on any matters listed below:
 - o Council's jurisdiction and enforcement powers
 - o Interpretation of building platform requirements
 - o Relationship between resource consent conditions and private covenants
4. All communications released, refer to question one.
5. Council has in the past accepted accessory structures outside of the building platforms if they have had approval from the directors. When a complaint arises such as in this instance, Council must adhere to the consent notice's wording, which clearly states that all buildings must be within the 15mx15m building platform with a 2m variance each way.

Where information has been withheld under section 7(2), I have considered, as required under section 7(1) of the Act, the public interest considerations favouring its release. I have identified no public interest considerations which outweigh the need to withhold information at this time.

Please note, the Council proactively publishes LGOIMA responses on our website. As such, we may publish this response on our website after five working days. Your name and contact details will be removed.

Thank you again for your email. You have the right to ask an Ombudsman to review this decision. You can do this by writing to info@ombudsman.parliament.nz or Office of the Ombudsman, PO Box 10152, Wellington 6143.

Yours sincerely



Geoff Hamilton
Chief Executive
Carterton District Council

LGOIMA 2025-24: Decision to release the information

Doc #	Date	Emails	Decision on release
1.	7 May 2025	From: John Tait To: s7(2)(a), Cc: s7(2)(a), Becca Adams Subject: ■ Beach rd	Release in Part. Information withheld under s7(2)(a) of the Act.
2.	8 May 2025	From: LGOIMA To: John Tait, Becca Adams Subject: FW: ■ Beach rd	Release in Part. Information withheld under s7(2)(a) of the Act.
3.	8 May 2025	From: John Tait To: s7(2)(a) Cc: Becca Adams Subject: pole shed construction ■ beach rd flat point	Release in Part. Information withheld under s7(2)(a) of the Act.
4.	9 May 2025	From: John Tait To: Becca Adams Subject: FW: ■ Beach Attachments: 20250509_103952.jpg; 20250509_104041.jpg; 20250509_103943.jpg; 20250509_103949.jpg	Release in Part. Information withheld under s7(2)(a) of the Act.
5.	12 May 2025	From: John Tait To: s7(2)(a) Subject: ■ Beach rd, lbp Complaint	Release in Part. Information withheld under s7(2)(a) of the Act.
6.	15 May 2025	From: Scott Taylor <scottwtaylor1975@gmail.com> To: Chris Bargh, John Taint, Building Admin Subject: Fwd: Attention: John - Acceptance application Attachments: Application-for-a- Certificate-of-Acceptance-Form- 13052025.pdf; Stud attachment and purlin fixing.HEIC; Girt fixing.HEIC; Front beam side rafter attachment.HEIC; Site.HEIC; Reinforcing.HEIC; Concrete cuts.HEIC; Authority to act from Harrises.docx; More girt attachments.HEIC; Camera	Release in Part. Information withheld under s7(2)(a) of the Act.

LGOIMA 2025-24: Decision to release the information

Doc #	Date	Emails	Decision on release
		from neighbour on building site.HEIC	
7.	20 May 2025	From: Scott Taylor < scottwtaylor1975@gmail.com > To: Solitaire Robertson; John Tait; s7(2)(a) Subject: Re: ■ Beach road - replacing original existing structure.	Release in Part. Information withheld under s7(2)(a) of the Act.
8.	20 May 2025	From: Scott Taylor scottwtaylor1975@gmail.com To: Solitaire Robertson; John Tait; s7(2)(a) Subject: Re: ■ Beach road - replacing original existing structure Attachments: Pic of original plans with mark up.jpeg; Pic of original plan.jpeg; ■ beach rd Site plan.pdf	Release in Part. Information withheld under s7(2)(a) of the Act.
9.	21 May 2025	From: Scott Taylor scottwtaylor1975@gmail.com To: Solitaire Robertson Subject: Re: ■ Beach road - replacing original existing structure	Release in Part. Information withheld under s7(2)(a) of the Act.
10.	21 May 2025	From: Solitaire Robertson To: Scott Taylor; John Tait; s7(2)(a) Subject: RE: ■ Beach road - replacing original existing structure.	Release in Part. Information withheld under s7(2)(a) of the Act.
11	23 May 2025	From: s7(2)(a) To: Solitaire Robertson Subject: RE: ■ Beach road - replacing original existing structure.	Release in Part. Information withheld under s7(2)(a) of the Act.
12	23 May 2025	From: Scott Taylor scottwtaylor1975@gmail.com To: Solitaire Robertson Subject: Re: ■ Beach Road	Release in Part. Information withheld under s7(2)(a) of the Act.
13	26 May 2025	From: Solitaire Robertson	Release in Part.

LGOIMA 2025-24: Decision to release the information

Doc #	Date	Emails	Decision on release
		To: 'Scott Taylor' Subject: RE: ■ Beach Road	Information withheld under s7(2)(a) of the Act.
14	29 May 2025	From: John Tait To: Solitaire Robertson Cc: s7(2)(a) Subject: ■ beach rd	Release in Part. Information withheld under s7(2)(a) of the Act.
15	5 June 2025	From: Scott Taylor scottwtaylor1975@gmail.com To: Solitaire Roberson Cc: John Tait Subject: Re: ■ Beach Road Attachments: Carpot rebuild with extension inside Building Platform (1).png	Release in Part. Information withheld under s7(2)(a) of the Act.
16	6 June 2025	From: Solitaire Roberston To: Scott Taylor Cc: John Tait Subject: RE: ■ Beach Road	Release in Part. Information withheld under s7(2)(a) of the Act.
17	6 June 2025	From: John Tait To: Solitaire Robertson, Scott Taylor Subject: RE: ■ Beach Road	Release in Part. Information withheld under s7(2)(a) of the Act.

From: John Tait
Sent: Wednesday, 7 May 2025 1:34 pm
To: s7(2)(a)
Cc: s7(2)(a) Becca Adams
Subject: Beach rd

Hi s7(2)(a)

Im the building team , team leader. Becca has forwarded me your email.

We haven't taken any action as yet. We haven't made contact with the owners or the builder as yet.

Ill forward this to our lgoima team for their consideration and action.

I understand they have 20 working days to respond.

As yet we haven't had the chance to approach the owners of the property.

We were going to go last week, which Becca understood to be the case, however due to staff absence this didn't happen. We didn't tell Becca we didn't go so she wouldn't have known.

I do note that the Building Act allows specific exemptions from the need to obtain building consents for pole sheds. It is possible that the owner has relied on these exemptions.

Given the time it takes to get to the area it is likely that we will undertake the site visit next time we are undertaking a booked inspection in the area.

The owner also has the ability to apply for a certificate of acceptance, if the work wasn't exempt for the work. In these cases we are obliged to issue the certificate where we can establish Building Code compliance.

One of the matters of confusion is that we know the address as ■beach road not ■beach road.

Becca is correct in that we don't give out owner details to the public as in our view this is in breach of their privacy. You may wish to pop in and see them to discuss your concerns. In the same way we don't tell owners the names etc of complainants for the same reason.

I will forward the LGOIMA request to the relevant people for their review.

s7(2)(a) could you treat this as a LGOIMA request please – I note we have done anything yet so will have no information

Regards

John Tait

Building Services Team Leader
Carterton District Council

063794040

Dear Becca,

I am s7(2)(a)

You have been very helpful. I don't, however, understand your reference to Privacy Act restrictions on disclosing information. There can be none.

This is now an urgent request under LOGOMA. The reasons for urgency are because work continues in breach of the RMA, and probably, the Building Act. Also, the communications you refer to about need to be recorded contemporaneously.

It is a narrow request:

You advised The Building Team Leader has been in touch with the owner last week.

Please advise the name and contact details of the Building Team Leader. Not something that can be withheld.

Please advise the name of the "owner" who was contacted. How, and by what method. I assume by phone as you advise they were given a call. It seems much more likely it was the on-site builder. But please confirm. Please provide a note of the call, or a subsequent file note of what was said. Any suggestion now, so recently, it can't be recalled would be successfully complained about to the Ombudsman. Such a suggestion either reflects poor administration (i.e. no file note) or an inability to recall recent discussions.

You advised the complaint was being dealt with by both the Building Team and/or Planning Team regarding our complaint about the ongoing non-compliant building works at ■ Beach Road. I assume it is both Teams. Please confirm.

Please disclose all emails and other communications sent or received relating to the advice referred to in the paragraph above. The time frame is limited. It will not take much time to assemble the information. Supporting the request for urgency.

Please provide any further information how "the matter is being dealt with".

s7(2)(a)

s 7(2)(a)

From: LGOIMA Requests
Sent: Thursday, 8 May 2025 12:16 pm
To: John Tait; Becca Adams
Subject: FW: [REDACTED] Beach rd

Hi John and Becks,

Thank you for the email below from [REDACTED] I will treat it as a LGOIMA.

Question, do you have [REDACTED] original email which confirms the date that his email was sent please. I will need it to calculate the 20 working days by using the Ombudsman calculator which is in their website.

Grateful if you can forward the email to our LGOIMA email address.

Cheers in advance.



s 7(2)(a)

| Democratic Services Officer | Executive Assistant to Mayor

CARTERTON DISTRICT COUNCIL

Email: [REDACTED]@cdc.govt.nz

PO Box 9 Carterton 5743 | 28 Holloway Street Carterton 5713 | Website: www.cdc.govt.nz

From: [REDACTED]@cdc.govt.nz
Sent: Thursday, 8 May 2025 9:52 am
To: LGOIMA Requests <lgoima@cdc.govt.nz>
Subject: FW: [REDACTED] Beach rd

From: John Tait <johnt@cdc.govt.nz>
Sent: Wednesday, 7 May 2025 1:34 pm
To: [REDACTED]
Cc: [REDACTED]@cdc.govt.nz; Becca Adams <becca@cdc.govt.nz>
Subject: [REDACTED] Beach rd

Hi [REDACTED]

Im the building team , team leader. Becca has forwarded me your email.

We haven't taken any action as yet. We haven't made contact with the owners or the builder as yet.

Ill forward this to our lgoima team for their consideration and action.

I understand they have 20 working days to respond.

As yet we haven't had the chance to approach the owners of the property.

We were going to go last week, which Becca understood to be the case, however due to staff absence this didn't happen. We didn't tell Becca we didn't go so she wouldn't have known.

I do note that the Building Act allows specific exemptions from the need to obtain building consents for pole sheds. It is possible that the owner has relied on these exemptions.

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John Tait

Building Services Team Leader
Carterton District Council
063794040

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Please provide any further information how “the matter is being dealt with”.

s7(2)(a)

From: John Tait
Sent: Thursday, 8 May 2025 2:34 pm
To: s7(2)(a)
Cc: Becca Adams
Subject: pole shed construction ■ beach rd flat point

Good afternoon,

We have recently received a complaint regarding the construction of a pole shed at the above address.

Council have no record of a consent having been applied for the shed.

Council have not yet visited the site to have a look at the construction.

I note the Building Act exemptions allow a pole shed to be built without consent where the following requirements are met:

A Single-storey pole sheds and hay barns in rural zones

- (1) *Building work in connection with a pole shed or hay barn in a rural zone if—*
- (a) *any design or construction work is carried out or supervised by a licensed building practitioner; and*
 - (b) *the building—*
 - (i) *is not more than 1 storey (being a floor level of up to 1 metre above the supporting ground and a height of up to 4 metres above the floor level); and*
 - (ii) *does not exceed 110 square metres in floor area; and*
 - (iii) *is not accessible by the public; and*
 - (iv) *is not used to store hazardous substances within the meaning of that term in regulation 4 of the Health and Safety at Work (Hazardous Substances) Regulations 2017; and*
 - (c) *the maximum unsupported roof span in any direction does not exceed 6 metres; and*
 - (d) *either—*
 - (i) *the design wind speeds do not exceed 44 metres per second (calculated using Verification Method B1/VM1); or*
 - (ii) *the building is located in a wind zone no greater than high (as defined in Acceptable Solution B1/AS1).*
- (2) *However, subclause (1) does not include any building work in connection with a building that is closer than the measure of its own height to any residential building, public road, railway, or legal boundary.*

It may well be that you have met all the conditions of this exemption and therefore a consent is not required.

Where these conditions have not been met you may need to apply for a certificate of acceptance.

Could you please provide a copy of any site plan showing the distance measurement from the boundary to the shed and any other buildings. In addition please clarify the buildings height and internal foot print size.

Once we have received this information we will confirm that the exemption requirements have been met and if there are any resource consent matters to be considered. If the work is in breach of the district plan then you are not entitled to rely on the exemption.

Please note Council do not check for compliance with any private covenant's.

Please feel free to give me a call to discuss

Kind regards

John Tait

Building Services Team Leader
Carterton District Council
063794040

From: John Tait
Sent: Friday, 9 May 2025 11:28 am
To: Becca Adams
Subject: FW: ■ beach
Attachments: 20250509_103952.jpg; 20250509_104041.jpg; 20250509_103943.jpg; 20250509_103949.jpg

Hi Becca,

See above, this would have required a building consent on the face of it.

Don't know if it triggers any planning matters

Its far enough away from the boundary but it cant be closer than its own height to other buildings.

Building Services Team Leader
Carterton District Council
063794040

From: Brett Rudman <brettr@cdc.govt.nz>
Sent: Friday, 9 May 2025 11:21 am
To: John Tait <johnt@cdc.govt.nz>
Subject: ■ beach

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From: John Tait
Sent: Monday, 12 May 2025 12:26 pm
To: s7(2)(a)@mbie.govt.nz
Subject: beach rd , lbp complaint

Hi s7(2)(a)

Following our recent email correspondence, It has come to our attention that there is a pole shed being constructed on this site.

We received the neighbours complaint prior to our correspondence with you, however they had given us the incorrect address meaning we didn't recognise it was the same matter at the time.

No building consent has been applied for or obtained for this work.

We have spoken to the person undertaking the work who has explained that they are building the pole shed in reliance on Building Act schedule 1 section 4A.

This provides that a pole shed type structure can be constructed without building consent where the conditions of the exemption are met.

We are working with the person constructing the shed to establish if all of the requirements have been met. In particular as it relates to the site windzone and distance to a residential building.

Once we have met with them, we will also seek to establish if there is any breach of the District plan.

Im not sure if you are aware but there is a complex ownership arrangement in this subdivision.

To own a property you must also be part of a company.

There are private covenants and company rules that owners are required to comply with.

We are not able to provide any comment on the matters of dispute between the neighbours and whether there are any breaches of the company rules or covenants.

These private arrangements are also not matters that are considered by Council when processing either Building or Resource consent applications or certificates of acceptance.

If it is necessary for the owner to make an application for a certificate of acceptance in relation to the pole shed, or a resource consent, Council's decisions are limited to the legislative matters, not the private matters between the owner of the allotment and the company or in relation to any covenants.

Please note, we have received a LGOIMA request from a neighbour in relation to this property.

Let me know if you require any additional information

Kind regards

John Tait
Building Services Team Leader
Carterton District Council
063794040

RELEASED UNDER LGOIMA

From: Scott Taylor <scottwtaylor1975@gmail.com>
Sent: Thursday, 15 May 2025 12:44 pm
To: Chris Bargh; John Tait; Building Admin
Subject: Fwd: Attention: John - Acceptance application
Attachments: Application-for-a-Certificate-of-Acceptance-Form-13052025.pdf; Stud attachment and purlin fixing.HEIC; Girt fixing.HEIC; Front beam side rafter attachment.HEIC; Site.HEIC; Reinforcing.HEIC; Concrete cuts.HEIC; Authority to act from Harrises.docx; More girt attachments.HEIC; Camera from neighbour on building site.HEIC

Caution: This email originated from outside the council. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi John hopefully

You get this?

Let me know .

Scott Taylor
Taylormade Builders
027 248 5964

----- Forwarded message -----

From: **Scott Taylor** <scottwtaylor1975@gmail.com>
Date: Tue, 13 May 2025 at 4:32 PM
Subject: Attention: John - Acceptance application
To: Building Admin <buildingadmin@cdc.govt.nz>

Hi John,

Please find attached document and evidence. Do not hesitate to contact me if you have any questions or concerns.

Scott Taylor
Taylormade Builders
027 248 5964

APPLICATION FOR A CERTIFICATE OF ACCEPTANCE



Building Act 2004, section 33 or section 45

Send or deliver your application to:

Carterton District Council, Holloway Street, Carterton, PO Box 09, Carterton 5743
or email: consents@cdc.govt.nz

For enquiries, phone 06 379 4030

Please provide two copies of all attachments

Council use only:
Application Number:
Valuation Number:

PART 1 – APPLICATION (SELECT TYPE APPROPRIATELY)

Certificate to be

☐ mailed ☐ collected ☐ hard copy ☐ electronic copy - please state desired format

Restricted building work applies from 1 March 2012

Does application involve restricted building work? ☐ yes ☐ no

If yes provide Certificate(s) of design work and Advice of licensed building practitioner(s) form(s)

Financial assistance package (FAP)

Is this a re-clad application? ☐ yes ☐ no

Is application subject to a claim under the FAP scheme? ☐ yes ☐ no If yes, FAP claim number

Cultural or heritage significance

Does the building or site have any cultural or heritage significance, or is it a marae? ☐ yes ☐ no

Is the site subject to natural or created hazards such as erosion, subsidence, flooding, slips, cut and fill or contamination?

☐ yes ☐ no If yes provide details

The building (PROJECT LOCATION)

Building name (if applicable)

Building street address

Location of building within the site (include nearest street access)

Legal description of land where the building is located. If a subdivision of the land is proposed provide the lot numbers and consent number

Lot(s)

Subdivision lot No:

DP(s)

Subdivision consent No:

Number of levels (include below ground, ground and above ground)

Level/unit number (if applicable)

Area (in square metres)

Existing floor area:

Proposed new floor area:

Resulting total floor area:

Current, lawfully established use of all parts of the building (include number of occupants per level and per use if more than one level)

Year first constructed (insert year, an approximate date is acceptable such as 1920's or 1960-1970)

The owner (MUST BE COMPLETED FOR ALL APPLICATIONS AND ALL DETAILS MUST BE THE OWNER'S)

Owner's name. If the owner is a company or other organisation provide the company or organisation name and a contact person's name

Name: [REDACTED]

Owner's mailing address s7(2)(a) [REDACTED]

Street address/registered office

Owner's contact details

Landline	Mobile s7(2)(a) [REDACTED]	After hours
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Fax	Email s7(2)(a) [REDACTED]	Website
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Proof of ownership – attach the following as evidence

☐ Copy of the land title (Computer register, Certificate of Title, CT or property title) – no more than three months old.
And if applicable ☐ Lease ☐ Agreement for sale and purchase

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

Name of agent. If application is for a company, trust or other organisation provide a contact person's name

Name:

Agent's mailing address s7(2)(a) [REDACTED]

Street address/registered office

Agent's contact details

Landline:	Mobile:	After hours:
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Fax:	Email:	Website:
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Relationship to owner (state the details of the owner's authorisation if making this application on the owner's behalf)

First point of contact (mark boxes as appropriate and provide details of any other points of contact)

Further information ☐ Agent ☐ Owner ☐ Other

Correspondence ☐ Agent ☐ Owner ☐ Other

Invoicing ☐ Agent ☐ Owner ☐ Other

Contacts (PROVIDE ALL DETAILS WHERE RELEVANT)

Designer or Architect	Business/name
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Address

Registration/qualification	Mobile	Landline
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Email	After hours phone	Fax
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Structural engineer	Business/name
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Address		
Registration/qualification	Mobile	Landline
Email	After hours phone	Fax
Fire safety designer	Business/name	
Address		
Registration/qualification	Mobile	Landline
Email	After hours phone	Fax
Head Contractor / Site Manager	Business/name	
Address		
Registration/qualification	Mobile	Landline
Email	After hours phone	Fax
Builder	Business/name	
Address		
Registration/qualification	Mobile	Landline
Email	After hours phone	Fax
Plumber	Business/name	
Address		
Certifying Plumber/qualification	Mobile	Landline
Email	After hours phone	Fax
Drainlayer	Business/name	
Address		
Certifying Drainlayer/qualification	Mobile	Landline
Email	After hours phone	Fax
Other (Attach additional page if required)		
Role	Business/name	
Address		
Email	Registration/qualification	Landline
Mobile	After hours phone	Fax

Application

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

Signed by the owner	OR	Signed by the agent (on behalf of, or with the authority from, the owner)
Signature		Signature

Name
Date

Name
Date

Privacy information

The information you have provided on this form is required so that your building consent application can be processed under the Building Act 2004. The Council collates statistics relating to issued building consents and has a statutory obligation to forward these regularly to Statistics New Zealand. The Council stores the information on a public register, which must be supplied (as previously determined by the Ombudsman) to whoever requests the information. Under the Privacy Act 1993 you have the right to see and correct personal information the Council holds about you.

PART 2 – PROJECT

General information

Description of the building work *(provide sufficient description to enable full understanding of the scope of the work).*

Date building work carried out: From: To:

Did the building work result in a change of use of any part of the building? *(If yes, provide details of the new use)*

☐ Yes ☐ No

Intended life of the building stated in years, only if intended to be less than 50 years old

List building consents previously issued for the project *(if any)*. List who issued the consent, the date of issue and the consent number.

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].

\$

PART 3 – SITE ISSUES

Site issues	Applicant to complete	Reference on drawings, specifications and/or comments	Council use only
Are the finished floor, finished ground, street and associated datum levels shown on plans?			☐ Verified
Are the distances to boundaries shown on plans?			
Does the proposed work cover two or more allotments?			
What is the wind zone?			
What is the exposure zone?			
Are there public drains on the site?			
Is the site subject to natural or created hazards such as erosion, subsidence, flooding, slips, cut and fill or contamination? If yes, provide details.			
Are the ground conditions specified?			

Project information

Select box if the matter is part of the project	Comments
Subdivision ☐	
Alterations to land contours ☐	
New or altered connection to public utilities ☐	
New or altered locations and/or external dimensions of building(s) ☐	
New or altered access for vehicles ☐	
Building work over or adjacent to any road or public place ☐	
Disposal of stormwater and wastewater ☐	
Building work over any existing drains or sewers or in close proximity to wells or water mains ☐	
Other matters known to the applicant that may require authorisation from the appropriate territorial authority [specify] ☐	

PART 4 – COMPLIANCE

Do not fill in this section if this application is only for a project information memorandum

All documentation, including plans, specifications, calculations and producer statements, used to show building consent compliance must be formally listed as attachments in the accompanying checklist.

The building work will comply with the building code as follows

Please ensure that any details of the listed compliance elements are shown on drawings and/or specifications.

B1: Structure

Elements	Means of compliance	Reference on drawings, specifications and/or comments	For Council use only	
B1: Foundations	Not applicable/applicable		☐ Checked	
foundation size	☐ Specific engineering design ☐ NZS 3604 ☐ NZS 4229			
reinforcing				
foundation/footings for retaining walls				
B1: Slab	Not applicable/applicable			
layout dimensions	☐ Specific engineering design ☐ NZS 3604 ☐ NZS 4229			
thickness				
reinforcing				
slab thickening/point loads				
fixing/connections	Not applicable/applicable			
B1: Timber sub-floor and floor				
pile details including bracing				
bearers and joist details including support/blocking details				
flooring material and floor height above ground	☐ Specific engineering design ☐ NZS 3604			
fixing/connection				
B1: Walls	Not applicable/applicable			
wall type, height, centres, member sizes and bracing	☐ Specific engineering design ☐ NZS 3604 ☐ NZS 4210 ☐ NZS 4229 ☐ NZS 4230			
window and door framing details including lintels				
fixing/connection				
B1: Roof	Not applicable/applicable			
layout/trusses including member centres sizes and bracing	☐ Specific engineering design ☐ NZS 3604			
purlin/batten centres and sizes				
beams centres and sizes				
fixing/connection				

B1: Structure

Elements	Means of compliance	Reference on drawings, specifications and/or comments	For Council use only
B1: Barrier fixings	Not applicable/applicable		
rail, fence, baluster fixings	☐ B1/AS2 ☐ Specific engineering design		

B2: Durability

Elements	Means of compliance	Reference on drawings, specifications and/or comments	For Council use only
B2: Durability	Not applicable/applicable		☐ Checked
concrete/masonry	☐ B2/AS1 ☐ NZS 3101 ☐ NZS 3404 ☐ NZS 3602 ☐ NZS 3604 ☐ NZS 4229 ☐ NZS 4230 ☐ Other [specify]		
timber treatment			
metal			
subfloor and roof/skillion ventilation			
plumbing materials			

C1-C4: Fire safety

Elements	Means of compliance	Reference on drawings, specifications and/or comments	For Council use only
C1-C4: Fire safety	Not applicable/applicable		☐ Checked
C1: solid fuel fireplace (please provide manufacturer's specifications. If second-hand, provide a producer statement)	☐ C/AS1 ☐ Other [specify]		
C1: other type of fireplace or burner			
C2: means of escape (ie 24 m MAX)			
C3-C4: fire resistance rating - walls, ceilings, roofs, windows, eaves and penetrations including fire dampers on ducting			

D1-D2: Access

Elements	Means of compliance	Reference on drawings, specifications and/or comments	For Council use only
D1: Access routes	Not applicable/applicable		☐ Checked
slip resistance	☐ D1/AS1 ☐ AS/2890.1 ☐ Other [specify]		
landing size			
handrail			
stair dimension including tread and riser			

D1-D2: Access

Elements	Means of compliance	Reference on drawings, specifications and/or comments	For Council use only
ramps			
head height clearance			
vehicle access: parking, loading spaces and driveway			
D2: Mechanical installations for access	Not applicable/applicable		
lift	☐ D2/AS1 ☐ D2/AS2		
external platform/chairlift	☐ NZS 5279		
cable car	☐ Other [specify]		

E1-E3: Moisture

Elements	Means of compliance	Reference on drawings, specifications and/or comments	For Council use only
E1: Site drainage (surface water)	Not applicable/applicable		☐ Checked
secondary flow path	☐ E1/AS1 ☐ E1/VM1 ☐ AS/NZS 3500.3 ☐ AS/NZS 3500.5 ☐ Other [specify]		
stormwater disposal method: gravity controlled, storage-pumped systems to Council main, soak pit or street kerb with channel			
surface water and field drains to silt sumps			
E1: Roof water dispersal (surface water)			
internal/external gutter including rainwater head, scupper opening details	☐ E1/AS1 ☐ E1/VM1 ☐ AS/NZS 3500.3 ☐ AS/NZS 3500.5 ☐ Other [specify]		
roof and deck catchment area, pitch (roof and/or deck) including downpipe size and number			
E2: Floor (external moisture)	Not applicable/applicable		
floor height above ground	☐ E2/AS1 ☐ Other [specify]		
damp-proof membrane			
deck threshold with door details			
E2: Decks and balconies (external moisture)	Not applicable/applicable		
waterproof membrane details including eaves, barges, junction with walls, barrier fixings, outlets and overflows	☐ E2/AS1 ☐ Other [specify]		
balustrade detail of flashing, capping, junctions and penetration			

E1-E3: Moisture

Elements	Means of compliance	Reference on drawings, specifications and/or comments	For Council use only	
E2: Walls (external moisture)	Not applicable/applicable			
building wrap	☐ E2/AS1 ☐ Other [specify]			
head, jamb and sill flashing details				
cavity or direct fix cladding system including: flashing details for external and internal corners, junctions with other materials, vertical and horizontal control joints				
cladding clearances between floor level, ground level and/or membrane deck level				
tanking/damp proof membrane to retaining wall				
E2: Roof (external moisture)	Not applicable/applicable			
building wrap	☐ E2/AS1 ☐ Other [specify]			
type of roof: profiled metal roof, concrete, clay tile roof etc				
membrane roof				
flashing of penetrations				
flashings of junctions: eave, ridge, valley, apron and upstands				
Flashing of parapets: junctions and penetration				
skylight details and flashings				
roof spouting, downpipe, solar panel fixings				
E3: Internal moisture	Not applicable/applicable			
wall and floor impervious lining	☐ E3/AS1 ☐ AS/NZS 3500.2 ☐ Other [specify]			
wet area membrane				
bath or shower junction details				
floor overflow control for sanitary rooms such as bathroom, toilet, kitchen – only required for more than one unit				

F1-F8: Safety of users

Elements	Means of compliance	Reference on drawings, specifications and/or comments	For Council use only
F1: Hazardous agents onsite	Not applicable/applicable		☐ Checked
contaminated site	☐ F1/VM1 ☐ Other [specify]		

F1-F8: Safety of users

Elements	Means of compliance	Reference on drawings, specifications and/or comments	For Council use only	
F2: Hazardous building materials	Not applicable/applicable			
glass barriers, windows, doors, screens, mould, asbestos etc	☐ F2/VM1 ☐ NZS 4223.3			
bathroom windows	☐ Other [specify]			
F4: Safety from falling	Not applicable/applicable			
minimum height for internal and external barriers and barrier opening sizes (ie no toe holds)	☐ F4/AS1 ☐ FSP Act ☐ Other [specify]			
swimming pool fence and gate height. Provide detail of any other opening – see Fencing of Swimming Pools (FSP) Act 1987	Not applicable/applicable			
minimum window sill height and window restrictors required if there is potential for fall hazard	☐ F5/AS1 ☐ Other [specify]			
F5: Site safety				
fencing/hoarding/overhead protection				
traffic plan	Not applicable/applicable			
encroachment/Council approval	☐ F7/AS1 ☐ Other [specify]			
F7: Warning systems				
smoke detectors				
other warning systems specified				

G1-G15: Services and facilities

Elements	Means of compliance	Reference on drawings, specifications and/or comments	For Council use only	
G1-G3: Bathroom, laundry and kitchen	Not applicable/applicable		☐ Checked	
G1: bathroom fixtures and layout	☐ G1/AS1 ☐ Other [specify]			
G2: laundry fixtures and layout	☐ G2/AS1 ☐ Other [specify]			
G3: kitchen fixtures and layout	☐ G3/AS1 ☐ Other [specify]			
G4: Ventilation	Not applicable/applicable			
natural ventilation	☐ G4/AS1 ☐ G4/VM1 ☐ NZS 4303 ☐ AS 1668.2			
mechanical ventilation				
conditioned areas (living area) ventilation				

G1-G15: Services and facilities

Elements	Means of compliance	Reference on drawings, specifications and/or comments	For Council use only
ventilation of gas-fired appliances	☐ Other [specify]		
G6: Airborne and impact sound	Not applicable/applicable		
sound transmission class and sound transmission insulation details (vertical and horizontal transfer) including at penetrations (pipes)	☐ G6/AS1 ☐ G6/VM1 ☐ Other [specify]		
G7-G8: Natural and artificial light	Not applicable/applicable		
G7: natural light to habitable space (eg glazing greater 10 percent of floor area)	☐ G7/AS1 ☐ G7/VM1 ☐ NZS 6703		
G7: outside visual awareness	☐ G8/AS1 ☐ G8/VM1		
G8: artificial lighting details	☐ Other [specify]		
G9: Electricity	Not applicable/applicable		
Electricity	☐ G9/VM1 ☐ G9/AS1 ☐ Other [specify]		
G10-G11: Piped services and gas used as an energy source	Not applicable/applicable		
G10: ventilation and airflow for gas appliances	☐ G10/AS1 ☐ G11/AS1		
G10: specified gas appliances types	☐ NZS 3500.4 ☐ NZS 5261		
G11: gas supply type	☐ Other [specify]		
G12-G13: Water supply and foul water	Not applicable/applicable		
G12: water supplies: pipe material, type of hot water system	☐ G12/AS1 ☐ G12/AS2 ☐ AS/NZS 3500.1&4 ☐ AS/NZS 3500.5 ☐ Other [specify]		
G13: foul water: pipe sizing, materials, venting and overflow relief gullies	☐ G13/AS1 ☐ G13/AS2 ☐ G13/AS3 ☐ AS/NZS 3500.2 ☐ AS/NZS 3500.5 ☐ Other [specify]		

H1: Energy efficiency

Elements	Means of compliance	Reference on drawings, specifications and/or comments	For Council use only
H1: Energy efficiency	Not applicable/applicable		☐ Checked
hot water heater and pipe insulation	☐ H1/AS1 ☐ H1/VM1 ☐ NZS 4218 ☐ NZS 4305 ☐ ALF design ☐ Other [specify]		
insulation: wall, roof, floor, glazing, etc			

PART 5 – 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 (explain in detail):
☐	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]

PART 6 – COMPLIANCE SCHEDULE (INSPECTION, MAINTENANCE AND REPORTING PROCEDURES)

If the building requires or has an existing compliance schedule please complete form 11 Amendment to a compliance schedule.

Available from the Council office or download from the Council web site www.mstn.govt.nz

PART 7 – Attachments.

☐	Plans (<i>Detailing construction and compliance</i>)
☐	Specifications (<i>Detailing compliance with the building code</i>)
☐	Calculations (<i>for bracing or specific engineering design</i>)
☐	Producer statements (<i>To accompany any calculations</i>)
☐	Certificates from personal who carried out the building work
☐	Certificates from personal who supervised the building work
☐	Energy work certificates
☐	Investigatory reports

CHECKSHEET

Certificate of acceptance



This checksheet shows you the information that has to be supplied with your certificate of acceptance application. Please attach **2** **copies** of the following information along with as much supporting evidence as can be collected..

Please tick each relevant box in the selection box as you attach the information. If the section is not relevant to your application check the Not Applicable box as appropriate. If part of a section is not relevant leave the check box blank. Please check each section carefully and complete those sections that are relevant to your project. This check sheet is to be submitted with the building consent application.

Once you have attached all the required information, please check for completeness as an incomplete application or lack of any supporting information will mean that your application may not be accepted for processing.

Attached documents included for:	Select the appropriate box for the documents provided	Council use only
1. General – Complete for all applications		
Certificate of acceptance Application Form (1 copy) Completed and signed by the owner or by an agent on behalf of the owner	☐	☐ Checked
Proof of ownership (1 copy) One recent copy of <u>current</u> certificate/s of title (i.e. not older than 3 months) and one copy of purchase agreement (if recently purchased) or one copy of relevant portions of <u>current</u> lease	☐	
Locality plan (1:500) showing: Physical location of the subject building in relation to streets or landmarks, north point, name of building and lot and DP number	☐	
Application fee Applications will not be accepted without payment of the appropriate fees. Fees payable are set out in the published fee schedule Fees are charged at the current normal building consent rate as deposit with the application. Additional fees are charged at the current hourly rate for time used to process the application and inspect the work	☐	
Date of construction Provide proof of date of construction such as signed / dated building contract payments, invoices for materials.	☐	
Work closed in Provide supporting evidence that work closed in and now not able to be inspected complies with the current building code. • Photographs • Concrete certificates • Material supply dockets • PS4 from supervising engineers • Expert opinion reports	☐	

Building Consent Fee	\$.....	GL730516
Building Research Levy	\$.....	GL750515
Dept of Building & Housing Levy	\$.....	GL750516
Roading Bond	\$ 500.00	GL9018353
TOTAL	\$.....	















s7(2)(a)

From: Scott Taylor <scottwtaylor1975@gmail.com>
Sent: Tuesday, 20 May 2025 4:27 pm
To: Solitaire Robertson; John Tait; s7(2)(a)
Subject: Re: Beach road - replacing original existing structure.

Caution: This email originated from outside the council. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Solitaire

It's Scott Taylor here. I am currently working on Beach Rd, Flatpoint. I have had nothing but trouble from the neighbours on this project, frankly disgusting behaviour. We are all hoping to put all of this business behind us as soon as possible.

I had a meeting with John (building) at the CDC last week and he was happy for the project to go ahead after he had consulted with you. CCd.

The existing shed I pulled down, because it was unsafe, was within the 15x15 building platform and I have rebuilt on that existing pad which keeps the new structure within the 15 x 15 platform.

The developers of the subdivision s7(2)(a) have also said that they would be more than happy to sign off on the project, if need be, as they are happy it is within the 15x15.

Thanks for your time. Let me know if there is anything else you require or what the next step is please.

Kind regards

Scott Taylor
Taylormade Builders
027 248 5964

From: Scott Taylor <scottwtaylor1975@gmail.com>
Sent: Tuesday, 20 May 2025 4:50 pm
To: Solitaire Robertson; John Tait; s7(2)(a)
Subject: Re: Beach road - replacing original existing structure.
Attachments: Pic of original plans with mark up.jpeg; Pic of original plan.jpeg; 2 beach rd Site plan.pdf

Caution: This email originated from outside the council. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi again Solitaire - This may help - please find attached:

- Photo of the original plan for house
- Photo of the original plan with mark up showing new structure over old structure
- Site plan

Cheers, Team.

Taylormade Builders
027 248 5964

On Tue, May 20, 2025 at 4:26 PM Scott Taylor <scottwtaylor1975@gmail.com> wrote:
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Scott Taylor
Taylormade Builders
027 248 5964

Ex 75x50 H1 Purlins @ 900ctrs. fixed with 2/100x3.75mm skew nails & 1/wiredog. Edge fixing to be 2/100x3.75mm skew nails & 2/wiredogs

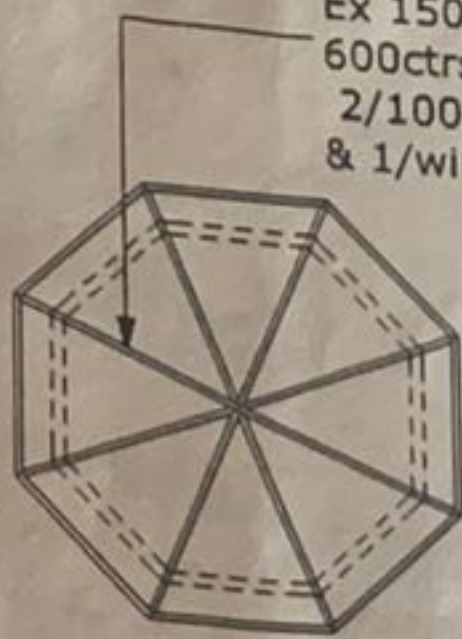
2/250x50 H1 Solid blocking over load bearing wall

2/250x50 H1 Solid blocking below support framing for upper roof

Ex 250x50 H3 External Rafters @ 600ctrs. max. Secured with 2/100x3.75mm skew nails & 1/wiredog.

2/250x50 H1 Solid blocking over load bearing wall

Ex 150x50 H1 Rafters @ 600ctrs. max. Secured with 2/100x3.75mm skew nails & 1/wiredog.



UPPER ROOF FRAMING PLAN

Marley Classic rainwater system

wide x 1.0mm Thk MS strap brace fixed to every

steel Trimline roofing heavy duty building on wire netting

corrugated roofing

wide x 1.0mm Thk strap brace every rafter

rainwater

Exposed H3 Rafters

Colorsteel longrun corrugated roofing laid on heavy duty building paper on wire netting

ROOF LAYOUT PLAN

SCALE 1 : 100

ROBINS BUILDERS

New Dwelling At Flats Point PA

No.	AMENDMENT	NAME	DATE

DRAWING NUMBER

23852

SHEET 6 OF 11 SHEET

Ex 75x50 H1 Purlins @ 900ctrs. fixed with 2/100x3.75mm skew nails & 1/wiredog. Edge fixing to be 2/100x3.75mm skew nails & 2/wiredogs

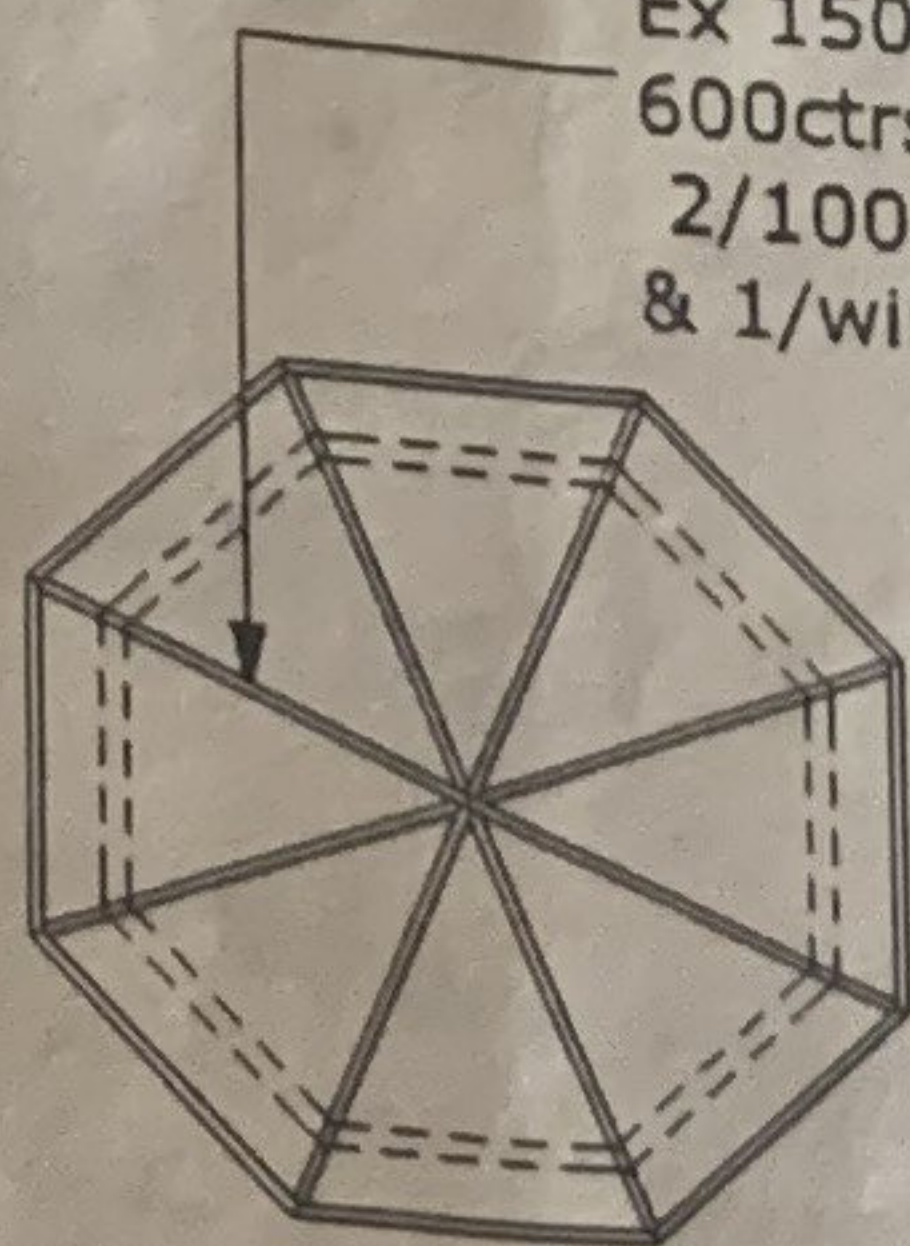
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Ex 150x50 H1 Rafters @ 600ctrs. max. Secured with 2/100x3.75mm skew nails & 1/wiredog.



UPPER ROOF FRAMING PLAN

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Exposed H3 Rafters

Colorsteel longrun corrugated roofing laid on heavy duty building paper on wire netting

ROOF LAYOUT PLAN

SCALE 1 : 100

ROBINSON BUILDERS

New Dwelling At Flats Point PA

No.	AMENDMENT	NAME	DATE

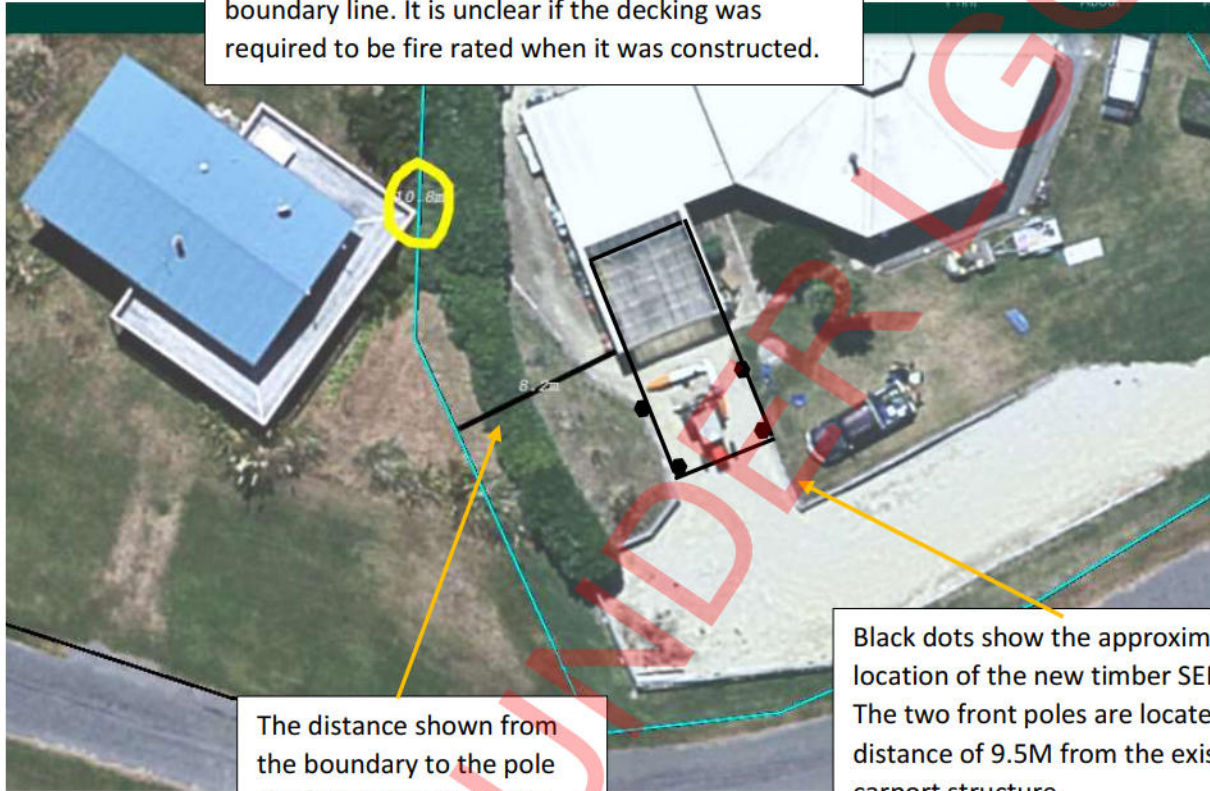
DRAWING NUMBER

23852

SHEET 6 OF 11 SHEET

Beach Road Flat Point pole shed.

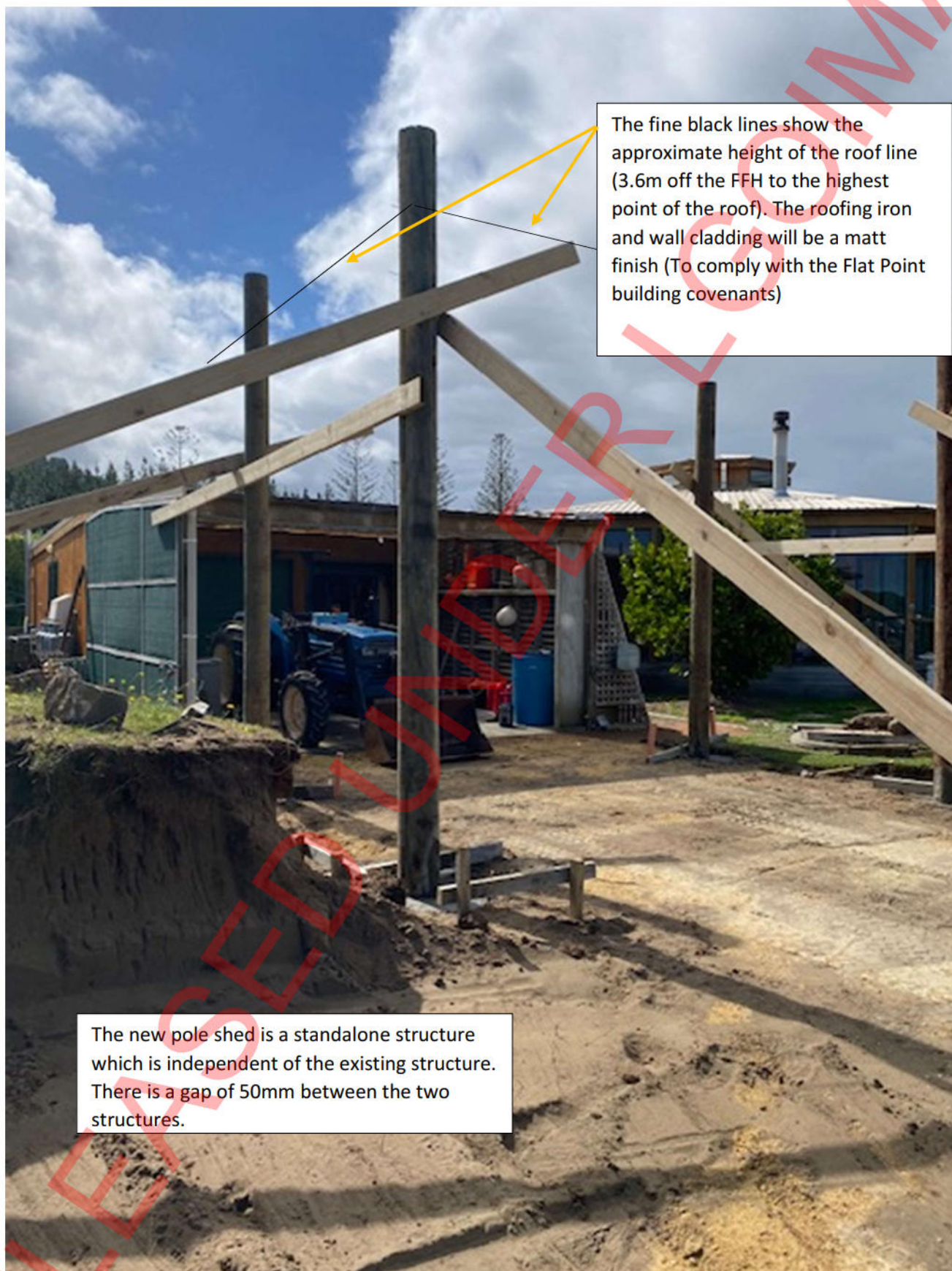
The light blue line shows the boundary between beach road and Nunu Drive. The decking which is connected to Nunu Drive (highlighted by the yellow circle) appears to be situated close to the boundary line. It is unclear if the decking was required to be fire rated when it was constructed.



The distance shown from the boundary to the pole shed structure measures approximately 8.2m

Black dots show the approximate location of the new timber SED poles. The two front poles are located a distance of 9.5M from the existing carport structure.

RELEASED



s7(2)(a)

From: Scott Taylor <scottwtaylor1975@gmail.com>
Sent: Wednesday, 21 May 2025 4:13 pm
To: Solitaire Robertson
Subject: Re: Beach road - replacing original existing structure.

Caution: This email originated from outside the council. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Solitaire

The board the council and developers do not have this plan. So the only site plan I could find was the cdc plan which I have given to John. I can not understand how it could not be within the 15x15. If I have built it on the existing permitted plan. The developer has no problem with this project. And are willing to sign it off. s7(2)(a)

Scott Taylor
Taylormade Builders
027 248 5964

On Wed, 21 May 2025 at 3:44 PM, Solitaire Robertson <solitaire@cdc.govt.nz> wrote:

Hi Scott, can you please provide me with a site plan demonstrating the 15x15m building platform, I note the resource consent also allows for a 2m variance in all directions.

In terms of replacing the existing structure with a new one in the same location, I am comfortable with that, it is the new extension that I need to be satisfied is within the identified building platform. If it falls outside of this we will require written permission from the body corporate/flat point directors. If this can not be obtained then the extension will need to be removed.

Kind Regards

Solitaire



SOLITAIRE ROBERTSON | Planning & Regulatory Services Manager | **CARTERTON DISTRICT COUNCIL**

Phone: 06 379 4030 | DDI: 06 379 40 48 | Email: solitaire@cdc.govt.nz

PO Box 9, [Carterton 5743](#) | [28 Holloway Street, Carterton](#) 5713 | Website: www.cdc.govt.nz

From: Scott Taylor <scottwtaylor1975@gmail.com>

Sent: Tuesday, 20 May 2025 4:50 pm

To: Solitaire Robertson <solitaire@cdc.govt.nz>; John Tait <johnt@cdc.govt.nz>; s7(2)(a)

Subject: Re: ■ Beach road - replacing original existing structure.

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Hi again Solitaire - This may help - please find attached:

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Taylor-made Builders

027 248 5964

On Tue, May 20, 2025 at 4:26 PM Scott Taylor <scottwtaylor1975@gmail.com> wrote:

Hi Solitaire

It's Scott Taylor here. I am currently working on [REDACTED] Beach Rd, Flatpoint. I have had nothing but trouble from the neighbours on this project, frankly disgusting behaviour. We are all hoping to put all of this business behind us as soon as possible.

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The developers of the subdivision s7(2)(a) [REDACTED] have also said that they would be more than happy to sign off on the project, if need be, as they are happy it is within the 15x15.

Thanks for your time. Let me know if there is anything else you require or what the next step is please.

Kind regards

Scott Taylor

Taylormade Builders

027 248 5964

RELEASED UNDER LGOIMA

From: Solitaire Robertson
Sent: Wednesday, 21 May 2025 3:45 pm
To: Scott Taylor; John Tait; s7(2)(a)
Subject: RE: Beach road - replacing original existing structure.

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Kind Regards

Solitaire



Te Kaunihera-ā-Rohe o Taratahi
CARTERTON
DISTRICT COUNCIL

SOLITAIRE ROBERTSON | Planning & Regulatory Services Manager | **CARTERTON DISTRICT COUNCIL**
Phone: 06 379 4030 | DDI: 06 379 40 48 | Email: solitaire@cdc.govt.nz
PO Box 9, Carterton 5743 | 28 Holloway Street, Carterton 5713 | Website: www.cdc.govt.nz

From: Scott Taylor <scottwtaylor1975@gmail.com>
Sent: Tuesday, 20 May 2025 4:50 pm
To: Solitaire Robertson <solitaire@cdc.govt.nz>; John Tait <johnt@cdc.govt.nz>; s7(2)(a)
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Kind regards

Scott Taylor
Taylormade Builders
027 248 5964

s7(2)(a)

From: [REDACTED]
Sent: Friday, 23 May 2025 2:38 pm
To: Solitaire Robertson
Subject: RE: [REDACTED] Beach road - replacing original existing structure.

Caution: This email originated from outside the council. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Solitaire

We would like to correct a couple of points in your email to Scott Taylor on Wednesday 21st May 2025

It was stated that we said the garage was in the building platform 15m by 15m. It should have read that it touched the platform.

In your email you stated the company was a Body Corporate. This is untrue! With a lot of thought and the permission of the Carterton District Council we made the Governing Body a Limited Company with strict limitations on the Directors to their power through the Company's Constitution. They require Shareholders Resolutions to make decisions i.e. one vote per section. This was to stop what a Body Corporate allows with a short term head count.

This doesn't concern you but we want you to be aware we have a group at the moment in the first 39 sections at Flat Point Beach including their Directors of Flat Point Beach Ltd trying to make it into a pseudo body corporate. It is causing all sorts of problems with others trying to point out to them their restrictions on making decisions without the involvement of all shareholders.

It really makes both of us sad watching it going on.

Enjoy your weekend Solitaire

Kind Regards

s7(2)(a)

From: Solitaire Robertson <solitaire@cdc.govt.nz>
Sent: Wednesday, 21 May 2025 3:45 pm
To: Scott Taylor <scottwtaylor1975@gmail.com>; John Tait <johnt@cdc.govt.nz>; s7(2)(a)
Subject: RE: [REDACTED] Beach road - replacing original existing structure.

Hi Scott, can you please provide me with a site plan demonstrating the 15x15m building platform, I note the resource consent also allows for a 2m variance in all directions.

In terms of replacing the existing structure with a new one in the same location, I am comfortable with that, it is the new extension that I need to be satisfied is within the identified building platform. If

s7(2)(a)

From: Scott Taylor <scottwtaylor1975@gmail.com>
Sent: Friday, 23 May 2025 5:02 pm
To: Solitaire Robertson
Subject: Re: ■ Beach Road

Caution: This email originated from outside the council. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Solitaire,

The council's site plan doesn't seem to include the shed plan that is on the floor plan and the roof framing plan/ roof layout plan. I have drawn in the existing shed and what I have added to. The total of the addition is 18.5m².

I really hope this will clear up the issues with this site.

As I have told John Tait, I have kept the roofline separate from the house and created a gap between the shed and house as required under the condition for consent.

We are clearly touching the 15x15 building platform as measured from the centre of the house, according to the plans provided from the Council.

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Scott Taylor
Taylormade Builders
027 248 5964

RELEASED UNDER LGOIMA

it falls outside of this we will require written permission from the body corporate/flat point directors. If this can not be obtained then the extension will need to be removed.

Kind Regards

Solitaire



SOLITAIRE ROBERTSON | Planning & Regulatory Services Manager | **CARTERTON DISTRICT COUNCIL**
Phone: 06 379 4030 | DDI: 06 379 40 48 | Email: solitaire@cdc.govt.nz
PO Box 9, Carterton 5743 | 28 Holloway Street, Carterton 5713 | Website: www.cdc.govt.nz

From: Scott Taylor <scottwtaylor1975@gmail.com>

Sent: Tuesday, 20 May 2025 4:50 pm

To: Solitaire Robertson <solitaire@cdc.govt.nz>; John Tait <johnt@cdc.govt.nz>; s7(2)(a)

Subject: Re: ■ Beach road - replacing original existing structure.

Caution: This email originated from outside the council. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi again Solitaire - This may help - please find attached:

- Photo of the original plan for house
- Photo of the original plan with mark up showing new structure over old structure
- Site plan

Cheers, Team.

Taylor-made Builders
027 248 5964

On Tue, May 20, 2025 at 4:26 PM Scott Taylor <scottwtaylor1975@gmail.com> wrote:

Hi Solitaire

It's Scott Taylor here. I am currently working on ■ Beach Rd, Flatpoint. I have had nothing but trouble from the neighbours on this project, frankly disgusting behaviour. We are all hoping to put all of this business behind us as soon as possible.

I had a meeting with John (building) at the CDC last week and he was happy for the project to go ahead after he had consulted with you. CCd.

The existing shed I pulled down, because it was unsafe, was within the 15x15 building platform and I have rebuilt on that existing pad which keeps the new structure within the 15 x 15 platform.

The developers of the subdivision s7(2)(a) have also said that they would be more than happy to sign off on the project, if need be, as they are happy it is within the 15x15.

Thanks for your time. Let me know if there is anything else you require or what the next step is please.

Kind regards

Scott Taylor
Taylormade Builders
027 248 5964

s7(2)(a)

From: Solitaire Robertson
Sent: Monday, 26 May 2025 2:50 pm
To: 'Scott Taylor'
Subject: RE: ■ Beach Road

Hi Scott, Council is still in the difficult position of somehow finding a resolution to this matter. Please speak to the directors and provide written approval for the extension.

The consent condition which is registered as a s221 notice on the title is quite clearly states that any building must be within the 15x15m building platform with a variance of 2m each way. I am also aware that the developers of the subdivision have stated on a couple of occasions that buildings only need to be touching the building platform and have conveyed this to officers, however im not sure this would stand up in court if challenged.

Personally, I don't want to end up in a legal battle, and im pretty sure you don't either as no one wins and a lot of money gets spent, so your options really are to provide written approval of the directors or demolish the extension. As previously stated we are happy with rebuild of the existing shed.

Kind regards

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PO Box 9, Carterton 5743 | 28 Holloway Street, Carterton 5713 | Website: www.cdc.govt.nz

From: Scott Taylor <scottwtaylor1975@gmail.com>
Sent: Friday, 23 May 2025 5:02 pm
To: Solitaire Robertson <solitaire@cdc.govt.nz>
Subject: Re: ■ Beach Road

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Hi Solitaire,

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I really hope this will clear up the issues with this site.

As I have told John Tait, I have kept the roofline separate from the house and created a gap between the shed and house as required under the condition for consent.

We are clearly touching the 15x15 building platform as measured from the centre of the house, according to the plans provided from the Council.

Thank you for your time. I hope this can be resolved and my family will not have to put up with the abuse we are getting from the neighbours of this building site.

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Scott Taylor
Taylormade Builders
027 248 5964

RELEASED UNDER LGOIMA

From: John Tait
Sent: Thursday, 29 May 2025 10:52 am
To: Solitaire Robertson
Cc: s 7(2)(a)
Subject: beach rd

Hi Soli,

As discussed I have had a couple of conversations with the company doing the construction at the above address.

I had emailed the owners and was contacted by the construction company as a result

There were some delays getting started as we had been given the wrong address.

The general discussion was what was the scope of work. It turned out that the scope of work was:

1. fixing/repairing the existing carport on the garage
2. adding a further carport to the end (pole construction)
3. topping slab of existing concrete
4. new slab for new carport

In regards to point 1 above this is exempt work under exempt building work provisions 1) General repair, maintenance, and replacement – no building consent required

In regards to point 2 above, we have considered exemptions 18A Carports exceeding 20, but not exceeding 40, square metres in floor area - no building consent required

The remaining issues relate to the planning matters.

Based on my understanding of the situation there are no Building Act breaches associated with this work.

Please note we have received correspondence from the Licensed building practitioners board. This too was delayed due to the incorrect address. I have explained to the investigator that the work was exempt.

I intend to update them once the planning matters are addressed.

King Regards

John Tait

Building Services Team Leader
Carterton District Council
063794040

From: Scott Taylor <scottwtaylor1975@gmail.com>
Sent: Thursday, 5 June 2025 1:14 pm
To: Solitaire Robertson
Cc: John Tait
Subject: Re: Beach Road
Attachments: Carpot rebuild with extension inside Building Platform (1).png

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Hi Solitaire

I understand you don't want to end up in a legal battle neither did we, but we are already in one. We are busy responding to the LPB complaint today.

Here's a superimposed plan and building platform map. As you can see it's well within the 15x15.

The FP Board's job is to approve based on **the covenants not to assume your role / planning**. They have no reasons to not approve this. I've attached the covenants if you want to read them: I've copied this from my response as it applies to your planning role. I don't believe that boards and covenants are within your jurisdiction, I believe it's a private matter. - Am I wrong about this?

The structure I am building meets all the covenants. See below in yellow rule 2 states it will be approved if it meets covenants and yet the board unfairly refuses to approve it.



Here are the only other covenants that apply to a building:



Rule 3. The building will be completed within 1 year.

Rule 4 The exterior will match the original house and is similar to all other sheds in the subdivision, a timber finish shadow clad.

Rule 5 The colour is karaka green which is consider a natural or landscape colour

Rule 6 The extension and rebuild complies with the covenants and is complementary.

Regarding the allegation of clause 34 of the Resource Management Act and the 15x15m platform.

The complaint has not provided evidence of this allegation.

The original approved and consented plan and structure have the original carport inside the building platform. As we have rebuilt in the same place, I cannot understand why this is an issue.

However please find attached the house plan with new addition superimposed so you can see it clearly. The original carport and the new structure are well within the 15x15 - on which there is also 2 meter variation.

I hope we can get some resolution at least on CDCs end.

Cheers.

Scott Taylor
Taylormade Builders
027 248 5964

On Mon, May 26, 2025 at 2:49 PM Solitaire Robertson <solitaire@cdc.govt.nz> wrote:

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Solitaire



Te Kaunihera-ā-Rohe o Taratahi

CARTERTON
DISTRICT COUNCIL

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PO Box 9, Carterton 5743 | 28 Holloway Street, Carterton 5713 | Website: www.cdc.govt.nz

From: Scott Taylor <scottwtaylor1975@gmail.com>

Sent: Friday, 23 May 2025 5:02 pm

To: Solitaire Robertson <solitaire@cdc.govt.nz>

Subject: Re: ■ Beach Road

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Taylormade Builders

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From: Solitaire Robertson
Sent: Friday, 6 June 2025 11:01 am
To: Scott Taylor
Cc: John Tait
Subject: RE: [REDACTED] Beach Road

Hi Scott, thanks for imposing the building platform over the site plan.

I agree the original carport structure is within the 15x15m building platform and the part that sits outside of this would comply with the 2m variance rule. However, the new extension is an addition that does not sit within the building platform even with the 2m variance and as such does not comply with the consent notice that is registered on the certificate of title.

I note the main part of the dwelling is well outside of this platform, however it is existing and was granted well before my time, as such I am limiting my comments only to the new work that was brought to our attention by neighbours, our only concern is the non compliant extension which we respectively request be removed.

Had the correct process been followed and a building consent obtained prior to the commencement of construction the non compliance would have been picked up at the planning check and none of us would have been put in this unfortunate situation.

Failure to remove the non compliant structure will result in council taking further action.

Kind Regards

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From: Scott Taylor <scottwtaylor1975@gmail.com>
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To: Solitaire Robertson <solitaire@cdc.govt.nz>
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Subject: Re: [REDACTED] Beach Road

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Sent: Friday, 23 May 2025 5:02 pm
To: Solitaire Robertson <solitaire@cdc.govt.nz>
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Scott Taylor

Taylormade Builders

027 248 5964

RELEASED UNDER LGOIMA

From: John Tait
Sent: Friday, 6 June 2025 11:15 am
To: Solitaire Robertson; Scott Taylor
Subject: RE: [REDACTED] Beach Road

Hi Scott,

From a Building Act point of view, although the work would have been exempt from consent requirements under normal circumstances because the work breaches the rma then the exemption doesn't apply.

Building Act section 42A (2)(c) provides that the exemption applies where the building work does not breach any other enactment.

This means that a consent would have been required.

The options are either remove the structure or the owner applies for a certificate of acceptance for the building work.

Kind regards

John Tait

Building Services Team Leader
Carterton District Council
063794040

From: Solitaire Robertson <solitaire@cdc.govt.nz>
Sent: Friday, 6 June 2025 11:01 am
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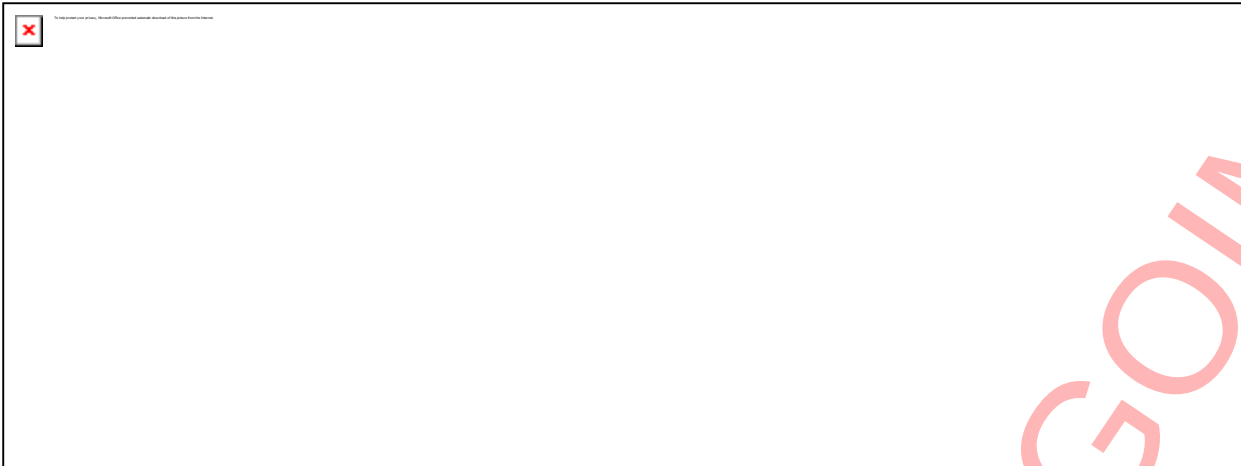
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