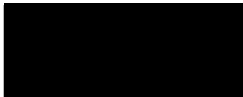


21 September 2016

50 The Octagon, PO Box 5045, Moray Place  
Dunedin 9058, New Zealand  
Telephone: 03 477 4000, Fax: 03 474 3488  
Email: [dcc@dcc.govt.nz](mailto:dcc@dcc.govt.nz)  
[www.dunedin.govt.nz](http://www.dunedin.govt.nz)

Mr David Searle



Dear Mr Searle

**Official information request**

I refer to your request for information dated 15 August 2016 for documentation relating to the balcony collapse, on 4 March 2016, at 598 Castle Street, Dunedin.

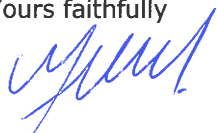
Your request has been considered under the Official Information and Meetings Act (1987) with the answers to your questions as follows:

- 1) The Building Consent with drawings and specification that relate directly to the balconies:  
This information is available on the Dunedin City Council website via the following link:  
<http://tinyurl.com/BuildingConsent598Castle>
- 2) The Engineers Certificate relating to the balconies:  
We do not hold this information and therefore your request is refused under Section 17(e) of the Local Government Official Information and Meetings Act 1987.
- 3) Details of all inspections, the inspectors name, notes and signatures relating to the balconies:  
This information is enclosed.
- 4) Any notices to rectify, relating to the balconies:  
We do not hold this information and therefore your request is refused under Section 17(e) of the Local Government Official Information and Meetings Act 1987.
- 5) The Code of Compliance Certificate:  
This information is enclosed.
- 6) The Chief Inspector's report, subsequent to the balcony collapse:  
This information is enclosed.
- 7) The Independent structural engineer's reports subsequent to the balcony collapse:  
This information is available on the Dunedin City Council website via the following link:  
<http://tinyurl.com/Engineerreport598Castle>

You have the right to seek an investigation and review by the Ombudsman of this decision. Information about how to make a complaint is available at [www.ombudsman.parliament.nz](http://www.ombudsman.parliament.nz) or Freephone 0800 802 602.

If you wish to discuss this decision with us, please feel free to contact me.

Yours faithfully



Wendy Collard  
Governance Support Officer

## Building Application Inspections History

Application	Description	Property ID	Address	Status
ABA-1999-348346 : ABA993045 Building Category: None	BC Only - Erect 8 Student units	5030492	1 - 598 Castle Street Dunedin	CCC Issued

Person ID	Name	Contact details		
208983	Kinetic Holdings Limited	Home phone:	Bus. phone: 03 477 7884	Mobile:

There are no linked Building Practitioners

Related application	Details	Status
PIM-1999-348008	Pim only - Clear Site, Erect 8 Student units	PIM Issued

### Building Application Inspections History

Code	Description	Date	Inspector	Result
CWP	Check Work Progress	24/11/2003	Peter Gillespie	Pass
FIN	Final Inspection	24/11/2003	Peter Gillespie	Pass
BCO	Building Completion	21/11/2003	Michael Reece	Pass
DCO	Drainage Completion	21/11/2003	Glenn McGregor	Pass
DRP	Drainage Plan As Built	13/11/2003	Robbie Ludlow	Pass
CLD	Cladding Complete Inspection	12/11/2003	Frazer Kerr	Pass
CAN	Cancelled	11/11/2003	Wendy Barratt	Pass
FWT	Foulwater Inspection	11/02/2000	Alan Bevan	Pass
SWT	Stormwater	11/02/2000	Alan Bevan	Outstanding
WST	Waste and Soil	20/01/2000	Talei Anderson	Outstanding
PLP	Pre-Lining Pipe Inspection	18/01/2000	Peter Gillespie	Pass
STW	Check Work Started (Monitoring)	07/01/2000	Murray Kennedy	Pass
FND	Foundation Inspection	02/12/1999	Michael Larson	Pass
UND	Under Slab Inspection	02/12/1999	Michael Larson	Pass
SUP	Supplementary Plan Received	29/11/1999	Neil McLeod	Outstanding
FPL	Framing/Prelining	12/01/1999	Murray Martin	Pass

24/11/2003 ABA-1999-348346	<b>Final Inspection</b>	Completed	Peter Gillespie
Officer: PETER GILLESPIE Logged By: KAREN TYTSMAComments:			
24/11/2003 ABA-1999-348346	<b>Check Work Progress</b>	Completed	Peter Gillespie
Officer: PETER GILLESPIE Comments: Check Work Progresslouie			
<b>Outcome:</b>		<b>(Manually Entered Inspection)</b>	

## Building Application Inspections History

21/11/2003 ABA-1999-348346	<b>Building Completion</b>	Completed	Michael Reece
Officer: MICHAEL REECE Logged By: KAREN TYTSMAComments:			
21/11/2003 ABA-1999-348346	<b>Drainage Completion</b>	Completed	Glenn McGregor
Officer: GLENN MCGREGOR Logged By: KAREN TYTSMAComments:			
<b>Outcome:</b>		<b>(Manually Entered Inspection)</b>	

20/11/2003 ABA-1999-348346	<b>Check Work Progress</b>	Completed	Peter Gillespie
Officer: PETER GILLESPIE Comments: Check Work Progressjane			
<b>Outcome:</b>		<b>(Manually Entered Inspection)</b>	

17/11/2003 ABA-1999-348346	<b>Building Completion</b>	Outstanding	Michael Reece
Officer: MICHAEL REECE Logged By: JAMIE CHILTONComments: 1/UNIT 1 COVERBD SOUTHEAST CORNER 2/ FIRE ALARMS TO EACH UNIT 3/ SECURITYSTAYS TO 1ST FLOOR WINDOWS 4/ UNIT 7 EAST SIDE, GAP UNDER RWH			
17/11/2003 ABA-1999-348346	<b>Drainage Completion</b>	Outstanding	Glenn McGregor
Officer: GLENN MCGREGOR Logged By: CAROLE BEZETTComments: UNIT 1--VANITY TO BE SEALED UP & DOWNSTAIRSSWT-"O"-NO OVERFLOW ON RAINHEADS"THE WHOLE COMPLEX"-S/W GETTING INTO GULLYTRAPUNIT 2--VANITY TO BE SEALED UP & DOWNSTAIRSHWT-"O"-NO SISMIC RESTRAINTSUNIT 3/4/5/6/7/8--VANITY TO BE SEALED UP & DOWNSTAIRS			
<b>Outcome:</b>		<b>(Manually Entered Inspection)</b>	

14/11/2003 ABA-1999-348346	<b>Check Work Progress</b>	Completed	Peter Gillespie
Officer: PETER GILLESPIE Comments: Check Work Progressjane			
<b>Outcome:</b>		<b>(Manually Entered Inspection)</b>	

13/11/2003 ABA-1999-348346	<b>Drainage Plan As Built</b>	Completed	Robbie Ludlow
Officer: ROBBIE LUDLOW Logged By: ROBBIE LUDLOWComments:			
<b>Outcome:</b>		<b>(Manually Entered Inspection)</b>	

## Building Application Inspections History

12/11/2003	ABA-1999-348346	<b>Cladding Complete Inspection</b>	Completed	Frazer Kerr
Officer: FRAZER KERRLogged By: REBECCA HILLComments: all units				
<b>Outcome:</b>		<b>(Manually Entered Inspection)</b>		
11/11/2003	ABA-1999-348346	<b>Cancelled</b>	Completed	Wendy Barratt
Officer: WENDY BARRATTLogged By: WENDY BARRATTComments: INSPECTION CANCELLED				
11/11/2003	ABA-1999-348346	<b>Check Work Progress</b>	Completed	Peter Gillespie
Officer: PETER GILLESPIE Comments: Check Work Progressjane				
<b>Outcome:</b>		<b>(Manually Entered Inspection)</b>		
11/02/2000	ABA-1999-348346	<b>Foulwater Inspection</b>	Completed	Alan Bevan
Officer: ALAN BEVANLogged By: ALAN BEVANComments: units 1 to 8				
11/02/2000	ABA-1999-348346	<b>Stormwater</b>	Outstanding	Alan Bevan
Officer: ALAN BEVANLogged By: ALAN BEVANComments: 3 s/w sumps to do				
<b>Outcome:</b>		<b>(Manually Entered Inspection)</b>		
09/02/2000	ABA-1999-348346	<b>Stormwater</b>	Outstanding	Alan Bevan
Officer: ALAN BEVANLogged By: ALAN BEVANComments: back of units 3 to 8				
09/02/2000	ABA-1999-348346	<b>Foulwater Inspection</b>	Outstanding	Alan Bevan
Officer: ALAN BEVANLogged By: ALAN BEVANComments: back of units3 to 8				
<b>Outcome:</b>		<b>(Manually Entered Inspection)</b>		

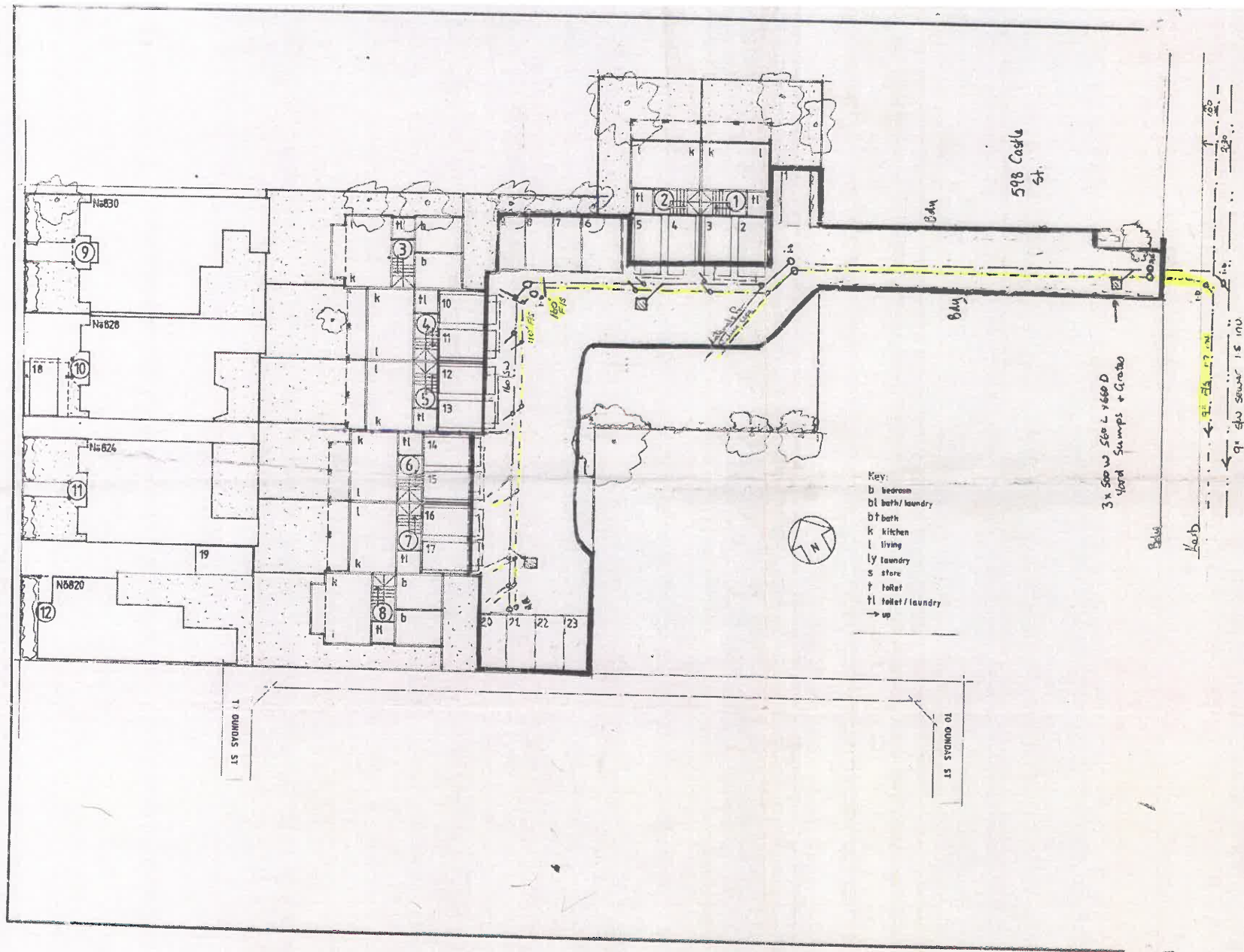
## Building Application Inspections History

03/02/2000	ABA-1999-348346	<b>Stormwater</b>	Outstanding	Murray Cumming
Officer: MURRAY CUMMINGLogged By: BARBARA OBRIENComments: from street boundary straight line to main building ok				
<b>Outcome:</b>		<b>(Manually Entered Inspection)</b>		
31/01/2000	ABA-1999-348346	<b>Stormwater</b>	Outstanding	Murray Cumming
Officer: MURRAY CUMMINGLogged By: MURRAY CUMMINGComments: west end,under water,ckeck grade when hyd. test is done				
<b>Outcome:</b>		<b>(Manually Entered Inspection)</b>		
25/01/2000	ABA-1999-348346	<b>Foulwater Inspection</b>	Outstanding	Michael Larson
Officer: MICHAEL LARSONLogged By: MICHAEL LARSONComments: fwt and swt from boundary to sewers okold line sealed				
<b>Outcome:</b>		<b>(Manually Entered Inspection)</b>		
20/01/2000	ABA-1999-348346	<b>Waste and Soil</b>	Outstanding	Talei Anderson
Officer: TALEI ANDERSONLogged By: TALEI ANDERSONComments:				
<b>Outcome:</b>		<b>(Manually Entered Inspection)</b>		
18/01/2000	ABA-1999-348346	<b>Pre-Lining Pipe Inspection</b>	Completed	Peter Gillespie
Officer: PETER GILLESPIELogged By: WENDY BARRATTComments:				
<b>Outcome:</b>		<b>(Manually Entered Inspection)</b>		
11/01/2000	ABA-1999-348346	<b>Pre-Lining Pipe Inspection</b>	Outstanding	Michael Larson
Officer: MICHAEL LARSONLogged By: MICHAEL LARSONComments: advised pressure test 1500kpa for pipes regarding situation				

### Building Application Inspections History

11/01/2000	ABA-1999-348346	<b>Pre-Lining Pipe Inspection</b>	Outstanding	Michael Larson
Officer: MICHAEL LARSONLogged By: MICHAEL LARSONComments: units 1 and 2 ok				
<b>Outcome:</b>		<b>(Manually Entered Inspection)</b>		
07/01/2000	ABA-1999-348346	<b>Check Work Started (Monitoring)</b>	Completed	Murray Kennedy
Officer: MURRAY KENNEDY Comments: Check Work Started				
<b>Outcome:</b>		<b>(Manually Entered Inspection)</b>		
02/12/1999	ABA-1999-348346	<b>Foundation Inspection</b>	Completed	Michael Larson
Officer: MICHAEL LARSONLogged By: KAREN TYTSMAComments: UNITS 3 4 5 6 7 8				
02/12/1999	ABA-1999-348346	<b>Under Slab Inspection</b>	Completed	Michael Larson
Officer: MICHAEL LARSONLogged By: KAREN TYTSMAComments: UNITS 3 4 5 6 7 8				
<b>Outcome:</b>		<b>(Manually Entered Inspection)</b>		
01/12/1999	ABA-1999-348346	<b>Foundation Inspection</b>	Completed	Michael Larson
Officer: MICHAEL LARSONLogged By: KAREN TYTSMAComments: UNIT 1 & 2				
01/12/1999	ABA-1999-348346	<b>Under Slab Inspection</b>	Completed	Michael Larson
Officer: MICHAEL LARSONLogged By: KAREN TYTSMAComments: UNIT 1 & 2				
<b>Outcome:</b>		<b>(Manually Entered Inspection)</b>		
12/01/1999	ABA-1999-348346	<b>Framing/Prelining</b>	Completed	Murray Martin
Officer: MURRAY MARTINLogged By: MURRAY MARTINComments:				
<b>Outcome:</b>		<b>(Manually Entered Inspection)</b>		

CUMBERLAND ST



Kard	Bday
1	1/1/1990
2	2/2/1991
3	3/3/1992
4	4/4/1993
5	5/5/1994
6	6/6/1995
7	7/7/1996
8	8/8/1997
9	9/9/1998
10	10/10/1999
11	11/11/2000
12	12/12/2001
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92	92/92/2081
93	93/93/2082
94	94/94/2083
95	95/95/2084
96	96/96/2085
97	97/97/2086
98	98/98/2087
99	99/99/2088
100	100/100/2089

6" R.R.S. From Sewers to unit 2 inc.  
4" R.R.S. " UNITS 3 → 8 inc.

99/3045



# CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY:



Telephone No:	477-4000	CCC No:	ABA 993045	Reference No:	5105420
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(Insert a cross in each applicable box. Attach relevant documents).

PROJECT LOCATION	PROJECT
Name and Mailing Address:  KINETIC HOLDINGS LIMITED C/O MR R J & MRS K M HARPUR 20 GARDEN PLACE DUNEDIN 9001	All <input checked="" type="checkbox"/>  Stage No .....of an intended .....stages  New Building <input checked="" type="checkbox"/>  Alteration <input type="checkbox"/>
<b>LEGAL DESCRIPTION</b>	Intended Use(s) in detail: ERECT 8 STUDENT UNITS/BC ONLY  Intended Life:
Property Number: 5105420 Valuation Roll No: 27200 17300 1  Street Address: 820 CUMBERLAND STREET, DUNEDIN 9001  Legal Description:  LOT 1 DP 307951	Indefinite, not less than 50 years <input checked="" type="checkbox"/>  Specified as ..... years  Demolition <input type="checkbox"/>

This is:

- ☒ A final code compliance issued in respect of all of the building work under the above building consent.
- ☐ An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent.
- ☐ This certificate is issued subject to the conditions specified in the attached ..... page(s) headed "Conditions of Code Compliance Certificate No:....." (being this certificate).

The Council charges payable on the uplifting of this code compliance, in accordance with the attached details are: \$  
Receipt No:

Signed for and on behalf of the Council:

Name:.....

Position: AUTHORISED OFFICER

Date: 24/11/2003



# ADVICE OF COMPLETION OF BUILDING WORK

Section 43(1), Building Act 1991

TO \_\_\_\_\_ COUNCIL

UNDER BUILDING CONSENT NO: 993045

(Insert a cross in each applicable box. Attach relevant documents)

FROM (owner):

Name: Ray Harper

Mailing Address: 20 Garden Place

Dunedin.

You are hereby advised that:



All



Part only as specified in the attached particulars

of the building work under the above building consent is believed to have been completed to the extent required by that building consent.

You are required to issue



A final



An interim

code compliance certificate accordingly (except where a code compliance certificate has been issued by a building certifier as stated below).

The attached particulars include:



Building certificates



Code compliance certificate no: \_\_\_\_\_ issued by: \_\_\_\_\_

\_\_\_\_\_  
(building certifier)

Signed by/for and on behalf of the owner:

Name: Ray Harper

Position: Owner

Date: 21.11.03

**BUILDING CONTROL****DUNEDIN CITY COUNCIL****Site Inspection Record**

Owner/Agent:	Address:	Building Consent Number:
	820 Cumberland St	99-3045
Builder:	Contact Telephone:	Date Issued:

**At Least One Working Day's Notice is Required For Each Inspection**

Contact telephone 477-4000 between 8.00am and 8.00pm

For Mobile phones only 0800-322-467

Website access: [www.cityofdunedin.com/city/?page=working\\_inspection](http://www.cityofdunedin.com/city/?page=working_inspection)

Please note that work cannot proceed past **each** step until that step has been inspected if required, and approved, and this form is signed by the relevant inspector or certifier.

**CONSTRUCTION****DRAINAGE/PLUMBING**

Inspections	Signature	Date	Inspections	Signature	Date
Siting/Ground			Under Floor		
Foundation			Pre-line Pipe		
Floor Slab			Water Pipe		
Blockwork					
Framing/Prelining/ Moisture			Waste & Soil		
Structural Features			Water Heater		
Insulation			Foulwater		
Claddings			Stormwater		
Pre Plaster					
Fire Ratings			Guttering/Downpipes		
Fire Safety Features					
Egress			Backflow Prevention		
Disabled Facilities			Septic Tank & Effluent Disposal system Exposed		
Stairs/Glazing/Barriers			Septic Tank & Effluent Disposal system Completed		
Heating Appliance			As-Built Drainage Plan		
COMPLETION		21/11/03	COMPLETION		21-11-03

# **THIS FORM MUST BE PRODUCED ON THE SITE AT EVERY INSPECTION EITHER BY THE OWNER OR HIS/HER AGENT**

**A building consent shall lapse if:**

- The building work has not commenced within 6 months of issue or
- If reasonable progress has not been made within a 12 month period after work has commenced.

**For inspections noted overleaf, the following is required:**

1. Siting/Ground – boundary identified/excavation complete
2. Foundation – reinforcing steel to be in place. Pile excavations complete. No concrete to be poured
3. Concrete Floor Slab – sub grade preparation, moisture barrier and steel is in place and plumbing pipe work is fitted.
4. Framing/Prelining/Moisture Insulation – when the structure is **completely** closed in, plumbing pipework is in place. Moisture content must be at an acceptable level.
5. Fire Ratings – when all linings are fixed, and before any decoration is done.
6. Fire Safety – fire safety features, alarms etc fitted and operational.
7. Disabled Access – if applicable check for correct **facilities for disabled persons**.
8. Water Supply – back flow preventers in place.
9. Drains – fully laid and under test – foul and stormwater.
10. Septic Tanks – disposal system exposed and ready to test.
11. Completion – when the building is ready for occupancy, eg Exterior cladding completed, septic tank completed, as built drainage plan provided. Stairs, glazing, barriers and required ventilation complete.

For all the above inspections, the OWNER or their AGENT is required to be on site at the time of the inspection and they shall have a set of the stamped, approved drawings for the project on site.

**PLEASE NOTE:**

A re-inspection fee may be charged for the following if the Building Control Officer arrives and:

1. The work is not ready for the inspection or has failed to reach the required standard.
2. Owner/agent/plans and Consent Documents not on site.
3. Inspection not cancelled in sufficient time to notify inspector.
4. Boundaries not located or proved.

**If all the necessary inspections are not carried out, a CODE COMPLIANCE CERTIFICATE will not be issued.**

Owners should consider the consequence of occupying or selling a non-complying building.

(Inspection Sheet on Reverse)

## Wendy Collard

---

**From:** Neil McLeod  
**Sent:** Saturday, 5 March 2016 11:55 a.m.  
**To:** Simon Pickford  
**Cc:** Adrian Blair; neilrmcleod@xtra.co.nz  
**Subject:** Castle Street deck collapse

Hi Simon

Confirming our conversation

I have had a look at the microfiche records but unfortunately they are a bit difficult to read so I will order the originals on Monday morning. I have also revisited the site to measure the timber.

As far as I can tell the deck was built in accordance with NZS 3604 for a 2 kPa loading, which is entirely appropriate. (140 x 47 joists @ 400crs with a 1230mm cantilever, NOTE this is 30mm too long but should not be an issue as the last 47mm is the boundary joist. The deck is 4000mm long so is 4.92 square metres)

I spoke to two of the tenants (Lewys Jones and Nikolas Delegat) Opinions are divided about exactly how many people there were on the deck when it failed and range from 10 to 20 with most saying about 12 – 15.

I have instructed the tenants to secure the sliding door so that it cannot be opened without a key and advised them that they should not use any of the decks until they have been checked. They have undertaken to advise all of their neighbours.

Significantly Nokolas reports that the deck was bending about 200 mm with only 3 people on it before the collapse. This seems to be an exaggeration but even if it was 50mm it is too much, given this information I suspect that some of the joists had failed before the collapse and that the problem had not been reported. However I can see no sign of previous joist failure by visual examination.

I could not see any branding on the floor joists so there is a question about exactly what grade of timber has been used, this influences what table you use to calculate joist sizes

In summary my initial conclusion is that the deck is built in accordance with table 7.2 of NZS3604 and was NZ Building Code compliant. I believe that the collapse was caused by overloading the deck beyond its design limits.

I suggest we have the remaining decks checked by an engineer on Monday

Simon, please call me if you need any clarification??

Neil

Neil McLeod  
Building Services Manager  
Regulatory Services  
**Dunedin City Council**

50 The Octagon, Dunedin; P O Box 5045, Moray Place, Dunedin 9058, New Zealand  
Telephone: 03 477 4000; Fax: 03 474 3366  
Email: [nmcleod@dcc.govt.nz](mailto:nmcleod@dcc.govt.nz)