



7 May 2025

Our reference: BC220399

Kelson Heights Limited  
3 Jupiter Grove  
Trentham  
UPPER HUTT 5018  
ashlee.g@fridayhomes.co.nz

Kia ora

**Decision to refuse to issue a Code Compliance Certificate (CCC):  
BC220399 – 64 Waipounamu Drive KELSON 5010**

We are writing to advise you that Council has a statutory obligation, under section 93 of the Building Act 2004, to decide on the two-year anniversary of the granting of this building consent, whether or not to issue the CCC for this building consent, despite not receiving a CCC application from you.

The two-year anniversary of the granting of this consent occurred on **4 May 2024**. We have now reviewed this building consent file and we have decided to refuse to issue a CCC for this building consent for the following reasons: Council is not satisfied, on reasonable grounds, that the building work has been completed.

- Not all required building inspections have achieved a pass outcome, therefore the building work does not comply with the issued building consent.
- Inspection related documentation has not been provided.
- Documentation required under section 94 of the Building Act 2004 has not been provided.
- A Lapsed Decision that will fall due on 16/05/25 unless work commences without further communication.

Please note that this decision to refuse to issue the CCC does not mean that a CCC cannot be issued at some later date. All you need to do is address and resolve the reasons that we have provided for our decision not to issue the CCC. If you address and resolve these matters, you can then complete and lodge an application for a CCC and start the CCC evaluation process.

We are willing to talk you through the CCC process when you are ready to complete the building work or any outstanding requirement of the issued building consent.

If you are unhappy with this decision, in the first instance you can contact the inspection team by email at [CCC.Responses@huttcity.govt.nz](mailto:CCC.Responses@huttcity.govt.nz) to discuss the decision. If you are still dissatisfied after our discussion, you can apply to the Ministry of Business, Innovation and Employment (MBIE) for a determination. For information on the determination process please see [here](#).

Ngā mihi

The Building Team