

T-33 Code Compliance Certificate Checklist



Note: In some cases some of the following items may not need to be checked

ADDRESS OF PROPERTY	7849 STATE HIGHWAY 12, WAIMAMAKU 0473
CONSENT NUMBER	BC 2005-551
DATE	11 DECEMBER 2007

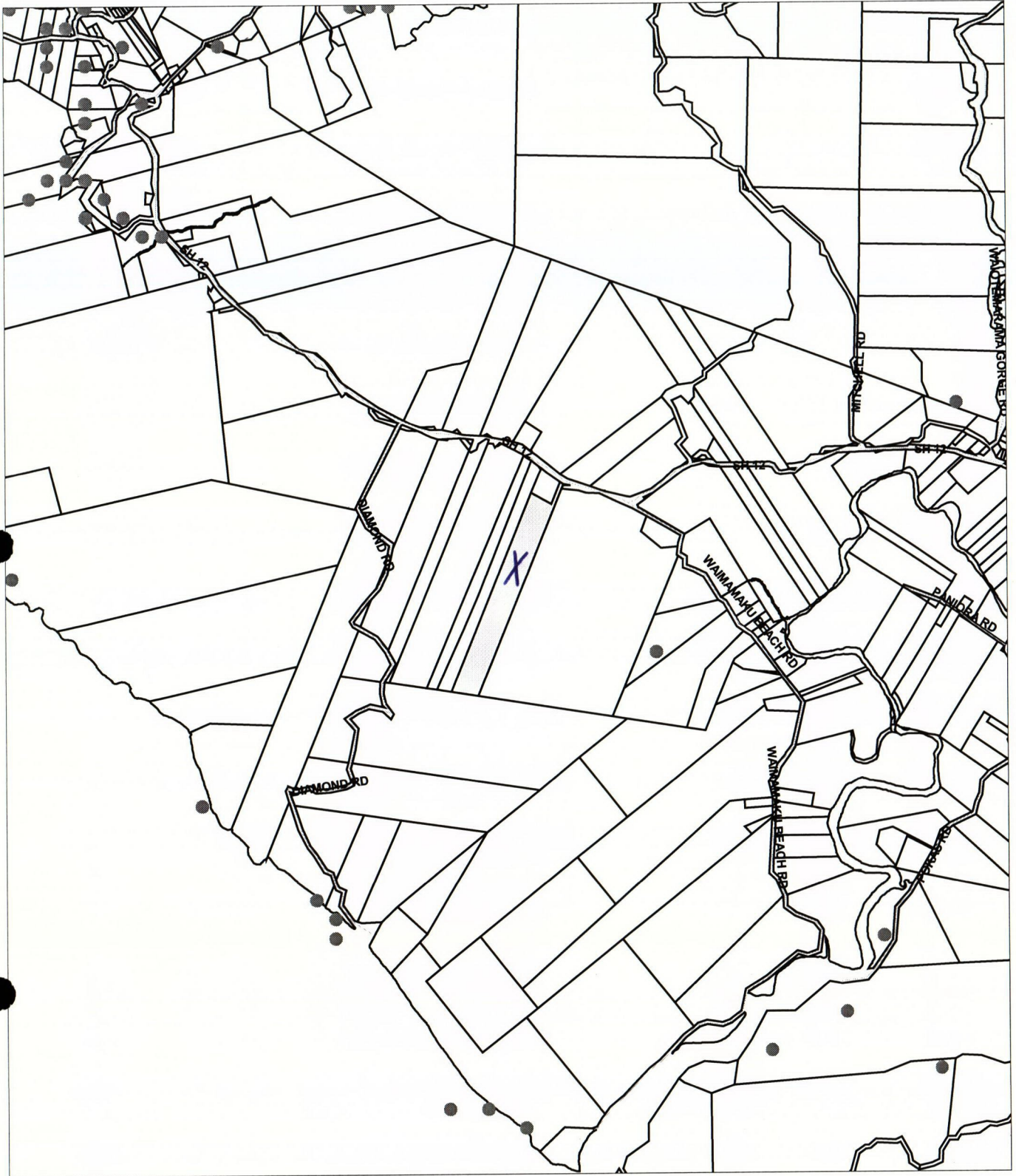
Appealing 12/12/07

NUMBER	ISSUE	YES	NO	N/A	COMMENT *1-7(CSO BUILD)
1. *	Change of owner	YES	NO	N/A	
2. *	Request for CCC within the 2-year time-frame	YES	NO	N/A	BC ISSUED 5-OCT-2004
3. *	All inspections completed	YES	NO	N/A	Footing.
4. *	Development contributions paid	YES	NO	N/A	
5. *	Energy works certificate provided	YES	NO	N/A	
6. *	Inspection fees paid	YES	NO	N/A	2 Inspectors paid for.
7. *	All building consent conditions fulfilled	YES	NO	N/A	No conditions
8.	Ensure that conditions of geotechnical reports / engineers reports or Producer Statements complied with	YES	NO	N/A	
* 9.	Work complies with approved building consent documentation	YES	NO	N/A	Frd Plan + BC
10.	Specified systems // performance standards	YES	NO	N/A	
11.	Green Final Sheet Check Items	YES	NO	N/A	
12.	LBP advised that building work does not comply	YES	NO	N/A	
13.	Survey certificates – siting, height in relation to boundary, maximum height of building or minimum floor level	YES	NO	N/A	
14.	List of consultants	YES	NO	N/A	
15.	Amendments and associated	YES	NO	N/A	

	documentation properly completed.				
16.	<ul style="list-style-type: none"> Document applies to building work for which a building consent has been issued before the date on which the Compliance Document came into force. 	YES	NO	N/A	
17.	<ul style="list-style-type: none"> Reference (if applicable) to Acceptable Solutions or Verification Methods. 	YES	NO	N/A	
18.	Documentation incomplete , suspend the time clock. Obtain necessary information Enter note into NCS.	YES	NO	N/A	
19.	If time clock stopped, owner notified	YES	NO	N/A	
20.	File forwarded to a senior Building Services Officer to undertake a Peer review and arrange issue of CCC	YES	NO	N/A	
21.	If compliance schedule must be issued, coordinate issue with issue of CCC	YES	NO	N/A	
22.	Photographs	YES	NO	N/A	
23.	CPENG Engineers Producer Statements	YES	NO	N/A	
24.	Alternative Solutions	YES	NO	N/A	
25.	CCC Consent over 5 years old (Peer Review TTL, DE)	YES	NO	N/A	
Compliance Document must not state any restrictions relating to:					
26.	<ul style="list-style-type: none"> Regulatory approvals, dispensations or waivers. 	YES	NO	N/A	

¹ "YES" MEANS APPROVED, "NO" MEANS NOT APPROVED, "N/A MEANS NOT APPLICABLE.

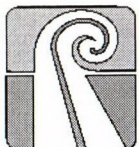
ISSUE CODE COMPLIANCE CERTIFICATE	YES	NO	
STAFF RESPONSIBLE	B McKay		
REASON FOR DECISION	Architect done, Email OK		



Property Location: 0 STATE HIGHWAY 12 SOUTHERN HOKIANGA Property Area: 15.836ha.

00619-488-01

LOT 1 DP 184898 BLK VIII HOKIANGA SD



Far North District Council

PROPERTY INQUIRY

This map is for illustration purposes only and is not necessarily accurate to surveying, engineering or ortho-photographic standards. While every effort has been made to ensure correctness and timeliness of the information presented, Far North District Council assumes no responsibility for errors or omissions.

LINZ Digital Licence No AK 3501/1 CROWN COPYRIGHT RESERVED

Date: 29/9/4

FINAL INSPECTION SHEET



Far North District Council

Date: **30/1/07**

Action 305

BC#: **2005 551**

Time: **1-00** AM/PM

Applicant/Builder: **Nichols**

Inspection Description: **Final**

Property Address: **7849 SH 12 Waimamaku**

Issue CCC: Yes / No

Valuation: **619 488 01**

Reinspection Needed: Yes / No

Travelling Time: : :

Officer: *MJ*

Inspection Time: : :

Signature: *[Handwritten Signature]*

ENTERED

FINAL Fireplaces Inspection OK Not N/A Comments

1	Smoke Alarms with Hush				<i>Shed Only OK to issue</i>
2	Hearth size & secured				
3	Fire Place clearances				
4	Fire Place secured				
5	Flue Shield				
6	Flashings / Flue height				
12	Wet back circulators correct size & fall				

PLUMBING OK Not N/A Comments

1	Waste pipe correct support & gradient				
2	Water Filtration system installed				
3	Hot Water pipe lagged				
4	1 metre minimum of copper outlet of HWC				
5	Hotwater cylinder seismic restraint				
6	Hot water tempering value set at 45/55 degrees				
7	Hot water energy cut out switch to all valve vented systems				
8	Hot water drain OK (falls to outside of building)				
9	Filter, non return, stop, cold water expansion, pressure reducing & pressure relief valves				
10	Notches & holes in joists & bearers				
11	Waste pipes finished at gully trap				
12	Soil pipe sizing / fall / support				
13	Adequate support to water pipes				
14	Water supply Tank / bore / supply				
15	Back flow prevention where required				

FINAL Internal Inspection OK Not N/A Comments

1	Smoke alarms with Hush				
2	Sink insert secured correctly				
3	Service rooms Impervious walls				
4	Service rooms Impervious floors				
5	Producer statement membrane in wet areas				
9	Ceiling insulation (clear of Downlights)				
10	Safety glass where required				
11	Ventilation				
13	Stairs gap / tread / rise/ handrails				
14	Barrier Height 1.0m / Stairs 900mm				
15	Safety from Falling eg. 100mm balustrade gaps				
16	Access for disabled - Commercial only				
17	Facilities for disabled - Commercial only				
18	All surfaces Completed				

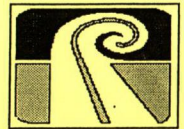
FINAL EXTERIOR Inspection		OK	Not	N/A	Comments
1	Conditions on Resource/ Building Consent				
1a	Landscaping Complete				
2	Joints in bearers supported				
3	Ground clearance to u/side of floor	✓			
4	Subfloor ventilation			✓	
5	Subfloor bracing			✓	
6	U/floor Insulation			✓	
7	Finnished ground level				
8	Cladding (joints, corner, sribers window flashing etc)	✓			
9	Cladding- painted / penetrations sealed	✓			
10	Brick veneer weep holes cleared			✓	
11	Roof & post fixings	✓			
12	Roof, ridging & flashings fixed correctly	✓			
13	Roof penetrations flashed correctly	✓			
14	Spouting fixed correctly	✓			
15	Down pipe clips at 1.2	✓			
16	Vent pipe clips at 1.2				
17	Vent Dischrage/Vermin Cage				
18	Stairs gap / tread / rise/ handrails				
19	Barriers 1.0m / Stairs 900mm				
20	Safe from Falling Balustrades				
21	RAMPS grade / slip resistance				
22	Safety Glass (Glass Visible-commercial)				
DRAINAGE		OK	Not	N/A	Comments
1	Asbuilt drainage plan s/water and sewer				
2	Gully dish 25 mm above sealed surface "A"				
3	Gully dish 75mm above unsealed surface "B"				
4	Relief gully installed				
5	Foulwater drain finished				
6	Ventilation to drains e.g. TV & or valves				
7	Stormwater drain finished				
8	Retaining wall drainage connected into stormwater drain				
9	Overflow to water tank				
10	Access for septic tank maintenance				
11	Commissioning statements				
12	Effluent Completed Barking/Planting				
Producer Statements		OK	Not	N/A	Comments
1	Engineer / Licenced Building Practioneer				
2	Membranes / Roof				
FINAL POOL Inspection		OK	Not	N/A	Comments
1	Pool Fencing Compliance. (Sheet completed)				
2	Back flow prevention where required				
ENERGY CERTIFICATES		OK	Not	N/A	Comments
1	Electrical				
2	Gas				
ROAD DAMAGE		OK	Not	N/A	Comments
1	Footpath & kerb damage				
2	Crossing installed				
COMMERCIAL		OK	Not	N/A	Comments
1	Compliance Schedule				
2	Fire Design Compliance				
3	FPIS report				
4	Certificate of Public Use				
5	Fire Service - Evacuation Scheme				
6	Fire Service - Conditions Meet				
7	Poducer Statemants- Fire alarm, Ventilation etc				



30/11/2007



BUILDING INSPECTION SHEET



Far North District Council

Date 11/10/04

Valuation Number: 619-488-01

BC# 200509551

Time 11-30 AM/PM

Applicant /Builder Nicholls

phone #

Travelling Time : :

Officer MGS

Inspection Time : :

Signature

205 SITE Inspection OK Not N/A **Comments..... If further inspection needed please indicate**

#	Description	OK	Not	N/A
1	Any Items under Sec. 36 ?			
2	Distance from power lines			
3	Footpath damage			
4	Wind zone			
5	Suitability of effluent design			
6	Council services			
7	Other			

Garage footing ok to pour

209 FOUNDATION Inspection OK Not N/A

#	Description	OK	Not	N/A
1	Correct site & building siting	✓		
2	Ground bearing, fill, expansive clay	✓		
3	reinforcing: spacing, size, clearance etc			
4	Excavation: depth, width			
5	Pile/pole holes: depth, diameter	✓		
6	Pile/pole: Correct grade, diameter	✓		
7	Driven Piles: Engineers Certification			
8	Retaining Wall: polythene underneath			
9	Other			

213 SLAB / UNDER SLAB PLUMBING Inspection OK Not N/A

#	Description	OK	Not	N/A
1	Slab thickness: D.P.M., tape, rebates			
2	Slab Reinforcing: Thickenings, tying cover etc			
3	Fill: Compaction, depth, binding			
4	Pipes: gradient, protection, sizing, tested			
5	Other			

217 SUBFLOOR Inspection OK Not N/A

#	Description	OK	Not	N/A
1	Sub floor brace connectors			
2	Bracing: washers, timber size etc			
3	Bearer/Joist: Size, spacing, joist hangers			
4	Notching/holes/blocking for lines of horizontal supports			
5	Ventilation & insulation			
6	Other			

221 BOND BEAM - SUPENDED SLAB Inspection OK Not N/A

#	Description	OK	Not	N/A
1	Block Size			
2	Reinforcing: Size, grade, laps, tied			
3	Washouts: If pour exceed 1.2 m in height			
4	Design Calculation on site			
5	Retaining Wall: DPM & protection			
6	Adequate propping			
7	Services Installation (Fire Collars)			
8	Identify proprietary pre-stress components			
9	Other			

225 EXTERIOR CLADDING Inspection		OK	Not	N/A	Comments..... If further inspection needed please indicate
1	Plaster: reinforcing, flashings, sealants, construction				
2	Texture coating				
3	EPS (polystyrene), nailing, flashings etc.				
4	Sheet Systems: layout, nailing, flashing, construction				
5	Weatherboard: grading, type, fixing, flashing				
6	Bricks/Blocks: fixings, control joints, flashing				
229 PRELINE BUILDING Inspection		OK	Not	N/A	
1	Trusses: fixing, spacing, bracing, support				
2	Pitched roof; fixing, spacing, bracing, strutting, span				
3	Ceiling: joists/Batten: fixing, spacing, support				
4	Bottom-Top plate: fixing, size, DPC				
5	Bracing: Strapping, bolts, check plan				
6	Moisture content				
7	Frame; stud size, space, lintel fixings, grade				
8	Recheck Cladding: flashing, nog spacings(480mm-board/batten)				
9	Insulation: type, thickness				
10	Glazing: safety glass, thickness				
11	Fire & sound walls: sealer, staggered laps, fire collars				
233 PRELINE PLUMBING Inspection		OK	Not	N/A	
1	Pressure test				
2	Pipe material, size, support, insulation				
3	Stacks				
4	Wastes				
5	Supply tank				
6	Other				
237 POST LINING Inspection		OK	Not	N/A	
1	Sheet brace nailing				
2	Other				
241 DRAINAGE Inspection		OK	Not	N/A	
1	Accurate "As built" plan provided				
2	Depth of drain				
3	Bedding				
4	Gradient Line: Inspections, diameter correct				
5	Water test - connection to main				
6	Gullys: max 600mm depth, finish 25 mm above protected or 100mm above unprotected ground				
7	Drains within boundaries, too close to foundations				
8	Other				
245 SEPTIC TANKS Inspection		OK	Not	N/A	
1	TP58 on site - is it per design?				
2	Depth of beds, length, scoria, matting, cut off drain				
3	Tank installed properly on level				
4	Ventilation provided-distribution box				
5	Aerated mechanical systems installed to manufacturers specifications				
6	Access for tank maintenance(no vertical air loading)				
7	Other				
249 MISCELLANEOUS Inspection		OK	Not	N/A	
1	Solid fuel heating, chimney check, setback fixing, flue flashing, mantel shelf, hearth construction				
2	Swimming Pool: backwash, fencing, registration				
3	Other				



PRYDA (NZ)

1/18 Croftfield Lane, Glenfield, Auckland, New Zealand

Tel: (09) 444 4122 Office Fax: (09) 444 0199

Postal address: PO Box 101517 N.S.M.C. Auckland

Engineering Office: Tel: (09) 441 8002 Fax: (09) 444 0199

Sales: Tel: (09) 0800 22 00 88 Tel: (09) 270 0606 Office Fax: (09) 270 1800

Offices in: Christchurch and Napier

PRODUCER STATEMENT (DESIGN)


RE: ITM /Pryda Standard Pole and Rafter Gable Portal Building for High Wind Area/ 0.5 kPa Snow

I, **T M Seagrave**, being registered under the provisions of the Engineers Registration Act 1924 (Registration No. 210805) and currently holding an Annual Practising Certificate, hereby certify that I have perused the design of the following category V rural building.

Design: Multi bay, pole and rafter gable portal category V classification rural building of 6 metre span with 3.6 metre bay centres and 3.6 metre eaves height for high wind area and 0.5 kPa snow loading.
As per ITM/Pryda drawing PRGP3.6HW – sheets 1 & 2

This design has been prepared in accordance with sound and widely accepted engineering principles, to support dead and imposed loads specified in NZS 4203: 1992 **General Structural Design and Design Loadings for Buildings**, with capacities so induced not to exceed the those specified in NZS 3603: 1990 **Timber Structures Standard** and using, where shown on the drawings, Pryda/ Reid connectors and fastenings. This Design is not valid should product substitution occur without the approval of Pryda (NZ).

I believe on reasonable grounds that the design of this rural farm building complies with the relevant provisions of the NZ Building Code (Approved Documents B1 - Verification method VM 1, and B2).

Signed: 

TM Seagrave B Sc(Hon) (Eng). (Civil), MICE, Reg. Eng.
ENGINEER - PRYDA (NZ)

Date: 14/08/2002

PRIORITY: TO BE PROCESSED UNDER BOTH TDP AND PDP PLANS

BUILDING CONSENT NO ABA 20050551
TRACKING SHEET

NAME: NICHOLS, B DATE: 17-Sep-04
VAL NO: 619-488-01 PROPERTY ID 3328410
LEGAL DESC: LOT 1 DP 184898
BUILDING: 4 BAY SHED
LOCATION STATE HIGHWAY 12 WAIMAMAKU

RESOURCE PLANNER
DATE: 01/10/04 SIGNED: *Mumford*
CONDITIONS: Form 2A
No work is to commence until it has been granted by Council.

DEVELOPMENT ENGINEER
DATE: SIGNED:
CONDITIONS:

PLUMBING AND DRAINAGE
DATE: SIGNED:
CONDITIONS:

BUILDING INSPECTOR
DATE: 30-9-04 SIGNED: *B. E. J.*
CONDITIONS:

OTHER:
DATE: SIGNED:
CONDITIONS:

Enter Swimming Pool Register	BWO / Compliance Schedule Required	NRC Septic Tank Booklet	NUMBER OF INSPECTIONS	
			PREPAID	CHARGE
				2

Transitional District Plan(TDP)

Revised Proposed District Plan(RPDP)

Zoning: Rural 1

Zoning: Rural Production

Check CT (i.e. Consent Notices, Building line restrictions):

District Wide Issues:

Use - Predominant.

District Wide Issues:

Resources - OK
Earth - OK
Access - Existing
Noise - OK

Rules of Zone (i.e. Setback, Sunlight etc):

Yards - Exceeds 10m Internal
Height - N/A
HRTB - OK
Coverage - OK

Rules of Zone (i.e. Setback, Sunlight etc):

Res Int - OK
Sun - OK
Imp Sur - OK
Setback - Exceeded
Height - OK

Type of Activity under the Resource Management Act 1991?

Discretionary

Restricted Discretionary

Does the project require a resource consent under either Plan?

No

No

Yes

Yes

Resource Consent granted?

No

Yes

RC # _____ Date granted: _____

Conditions appropriate to this project?

No

Yes Attached.

Licenses that may be required to operate:

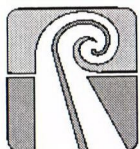
- Liquor license
- Health license
- Dangerous Goods license
- Other license _____

Note: This listing is not intended to contain all licenses, permits or other legal requirements relevant to the proposed project.



Property Location: 0 STATE HIGHWAY 12 SOUTHERN HOKIANGA Property Area: 15.836ha.

00619-488-01
 LOT 1 DP 184898 BLK VIII HOKIANGA SD



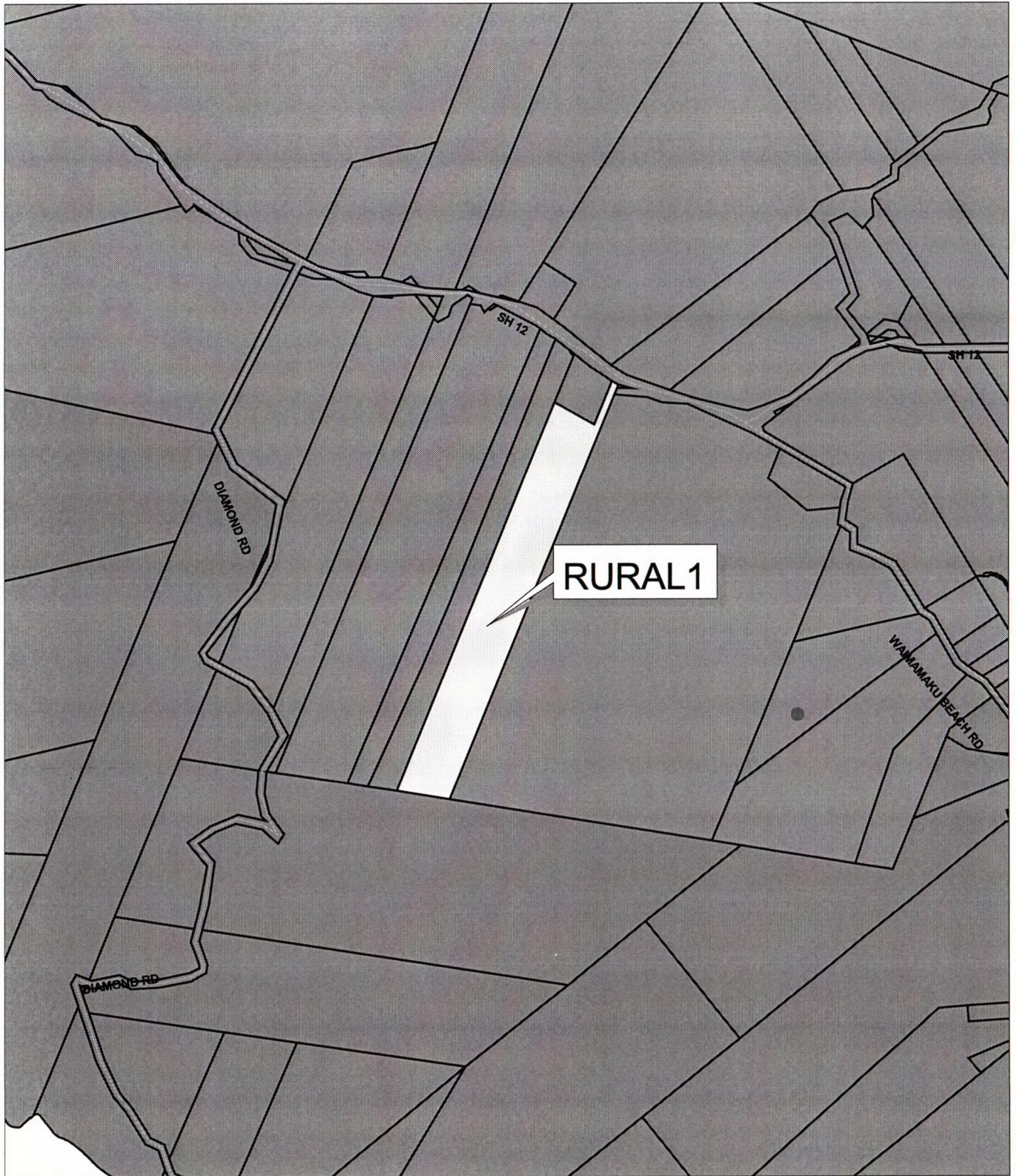
Far North District Council

PROPERTY INQUIRY

This map is for illustration purposes only and is not necessarily accurate to surveying, engineering or ortho-photographic standards. While every effort has been made to ensure correctness and timeliness of the information presented, Far North District Council assumes no responsibility for errors or omissions.

LINZ Digital Licence No AK 3501/1 CROWN COPYRIGHT RESERVED

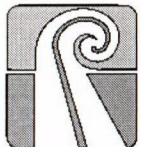
Date: 29/9/4



Property Location: 0 STATE HIGHWAY 12 SOUTHERN HOKIANGA Property Area: 15.836ha.

00619-488-01

LOT 1 DP 184898 BLK VIII HOKIANGA SD



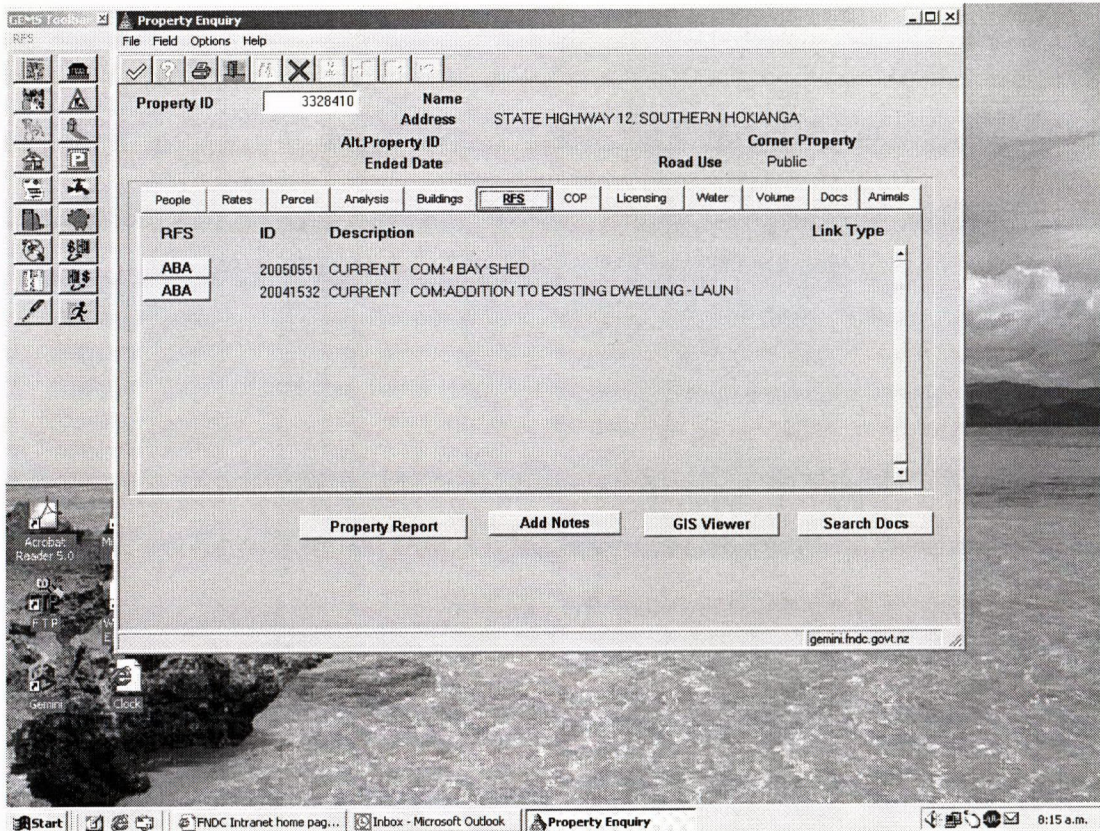
Far North District Council

PROPERTY INQUIRY

This map is for illustration purposes only and is not necessarily accurate to surveying, engineering or ortho-photographic standards. While every effort has been made to ensure correctness and timeliness of the information presented, Far North District Council assumes no responsibility for errors or omissions.

LINZ Digital Licence No AK 3501/1 CROWN COPYRIGHT RESERVED

Date: 29/9/4





PRYDA (NZ)

1/18 Croftfield Lane, Glenfield, Auckland, New Zealand

Tel: (09) 444 4122 Office Fax: (09) 444 0199

Postal address: PO Box 101517 N.S.M.C. Auckland

Engineering Office: Tel: (09) 441 8002 Fax: (09) 444 0199

Sales: Tel: (09) 0800 22 00 88 Tel: (09) 270 0606 Office Fax: (09) 270 1800

Offices in: Christchurch and Napier

PRODUCER STATEMENT (DESIGN)


RE: ITM /Pryda Standard Pole and Rafter Gable Portal Building for High Wind Area/ 0.5 kPa Snow

I, **T M Seagrave**, being registered under the provisions of the Engineers Registration Act 1924 (Registration No. 210805) and currently holding an Annual Practising Certificate, hereby certify that I have perused the design of the following category V rural building.

Design: Multi bay, pole and rafter gable portal category V classification rural building of 6 metre span with 3.6 metre bay centres and 3.6 metre eaves height for high wind area and 0.5 kPa snow loading.
As per ITM/Pryda drawing PRGP3.6HW – sheets 1 & 2

This design has been prepared in accordance with sound and widely accepted engineering principles, to support dead and imposed loads specified in NZS 4203: 1992 *General Structural Design and Design Loadings for Buildings*, with capacities so induced not to exceed the those specified in NZS 3603: 1990 *Timber Structures Standard* and using, where shown on the drawings, Pryda/ Reid connectors and fastenings. This Design is not valid should product substitution occur without the approval of Pryda (NZ).

I believe on reasonable grounds that the design of this rural farm building complies with the relevant provisions of the NZ Building Code (Approved Documents B1 - Verification method VM 1, and B2).

Signed: 

TM Seagrave B Sc(Hon) (Eng). (Civil), MICE, Reg. Eng.
ENGINEER - PRYDA (NZ)

Date: 14/08/2002



BUILDING CONSENT AND PROJECT INFORMATION MEMORANDUM APPLICATION

For the Far North District

Section 33, Building Act 1991

ENVIRONMENTAL

IMPORTANT INFORMATION
TO ASSIST IN COMPLETING THE APPLICATION FORM

20 SEP 2004

RECEIVED

CHECK LIST

Please Ensure all information as listed on the check box, is provided when lodging your application. Your application cannot be accepted unless it is complete.

Information is required in triplicate :

- an approved copy of plans etc., is returned to the owner or contact when consent is issued
- one copy is held by Council and becomes part of the property file; and
- a further copy is carried by the Building Officer to ensure compliance when carrying out inspections.



- Under The Building Act 1991, a Building Consent Application and a Project Information Memorandum (PIM) can be applied for together.
- You may however apply for a Project Information Memorandum (PIM) as a 1st step in obtaining your Building Consent.
- If you have already obtained a PIM, it is important to include the PIM N° at question 2 overleaf.

NOTE : A PIM is not required for a fire place or a residential internal alteration

Please read notes overleaf thoroughly.....

NOTES : PLEASE READ NOTES PRIOR TO COMPLETING PART A

1. Please indicate whether your project is **Domestic, Commercial or Industrial**. If your project is Commercial or Industrial, you must also complete supplementary application form E, for **systems necessitating a compliance schedule**. For the purpose of this application, all farm buildings are regarded as domestic.
2. **PIM or BC only, or Combined Application** : Under the Building Act, a Building Consent application (BC) and a Project Information Memorandum (PIM) can be applied for together or separately. You must however obtain a PIM prior to a BC being issued. If you are applying for a PIM only, you need to complete **Part B** (over page) of this form also. If you already have a PIM, tick box **B** and write the PIM number in the space provided, you are not then required to complete **Part B** of this form, but you must complete **Part C : Building Details**. If you are applying for both Building Consent and PIM together, you must complete both **Part B : Project Details** and **Part C : Building Details**.
3. **Owner** : For the purposes of the Building Act the owner of the land may be :
 - * The owner of the fee simple of the land; OR
 - * Any person who has agreed in writing, either conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or take out a lease of the land, while the agreement remains in force. If you have purchased this property within the last 6 months, please give name of previous owner.
4. **Contact Person** : The contact may be your builder or other agent. Provide the contact/agents name, address and other particulars so that we may address verbal or written correspondence to them. **Only complete this section if the contact person is not the owner.**
5. **Correspondence/Refunds** : If you are the owner and paying your fees direct to Council, tick box 1. Tick box 2, if the consent fees are to be paid by the applicant (builder/agent or other as detailed in box 4), then the application must be signed by the contact person in question 4. All communication and any invoices/refunds will then be sent to the applicant.
6. **Proposed Location of Building Work** : Give the street or road address, including **RAPID** number. If possible give proximity to any well known landmark, river or stream to assist in locating the property.
7. The **legal description** is usually the Lot and Deposited Plan number of the land. You can get this information from the rates assessment notice or the certificate of title. The Valuation Roll Number can be found on the rates assessment also. If you cannot obtain the information from these sources, our Customer Liaison Team may be able to assist you. You can obtain a copy of your Certificate of Title from : "Land Information New Zealand, PO Box 92016, Auckland" a small fee is charged.
8. **Project** : Identify the project being undertaken by ticking the appropriate box—e.g. a new house would be a New Building. You may specify the actual life of the building being constructed or you can assume it to be 50 years, which is the time-frame under the Building Act.
Description of Work : Describe the work—e.g. 3 bedroom dwelling and attached garage.
Intended Use : e.g. private or communal housing, or a particular commercial, industrial, service or farming use. **Estimated Value of Work** : Refers to the value of the completed project. i.e. The amount you would expect to obtain if you were to sell and must be GST inclusive.

The information supplied with this application is true and complete to the best of my knowledge :

Signed by the owner.

Signature:

Name:

Date:

OR - Signed by the contact person.

Signature: 

Name:

Date: 

Please Note :

Council is unable to accept your application until all details and all relevant information is provided, including completed **check list** and the application is signed and the processing fee paid. See the Pamphlet : 'Building Consent Fees and Charges' for a full breakdown of the fee structure.

17

PART A : GENERAL

ABA N° : 20050551 Office Use Only

Complete Part A in all cases - Read Notes Opposite First!

1. THIS APPLICATION IS IN RELATION TO : Domestic (incl. farm buildings)
 (Tick boxes as appropriate). Commercial
 Industrial

If your project is Commercial or Industrial you must complete :
 'Application Form E - COMPLIANCE SCHEDULE - 'Commercial or Industrial Buildings'

2. Tick box A or B below

A Application is for a Project Information Memorandum (PIM) only
 B Application is for Building Consent only, in accordance with PIM N° :
 C Application is for Building Consent (BC) and Project Information Memorandum (PIM).

3. **OWNER** (Provide owner details in all cases - if also applicant, tick box)

Name 104613
B. NICHOLS.

Postal Address WAIMAKU.

Phone N° 4054876 Fax N°

Name of previous property owner
 (if property has been recently sold a copy of Sale and Purchase Agreement is required).

4. **CONTACT PERSON** (If not owner)

Business Name HANS MITT.

Name

Postal Address 645C GORGE Rd
RD3 KAIKOTE

Phone N° 4054876 Fax N°

CURRENT
ABA 2004 1532

021405424

5. CORRESPONDENCE/REFUNDS to : 1. OWNER (as above) or 2. CONTACT

6. PROPOSED LOCATION OF BUILDING WORK : RAPID Number : (3328410)

Address SH, 12 WAIMAMAKU.

7. LEGAL DESCRIPTION

Valuation Roll Number 619-488-01 Lot(s) or Section N° : LOT 1
 (Can be obtained from your rates notice or a Customer Liaison Officer PH : 0800 920029) DP 18 4898

AREA OF SITE (M²) : 15.836 hd. Certificate of Title : N° (Not more than 6 months old)

8. **PROJECT**

New Building	<input checked="" type="checkbox"/>	Intended Life : NOT less than 50 years	Description of work : <u>4 BAY SHED</u>
Alteration	<input type="checkbox"/>	OR	
Relocation	<input type="checkbox"/>	Less than 50 years <input type="checkbox"/>	
Demolition	<input type="checkbox"/>	Specified as years	
Other	<input type="checkbox"/>		Intended use(s) in detail : <u>FARMING</u>

Total Floor Area of project : 66m²

Ground floor area of project :m²

Upper floor area of project :m²

Estimated Value of Work 15,000. (GST incl.)

PART B : PROJECT DETAILS

6. Project Information Memorandum (Complete Part B only when applying for a PIM)

The project involves the following matters. Tick each applicable box, and attach relevant information in **triplicate**.

- (a) Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings (Site Plan with elevations, Topography, drawn to scale).
- (b) Details of any known or potential erosion, avulsion, falling debris, filled ground, subsidence, slippage, alluvion, inundation, hazardous contaminants on or near the site.
- (c) Provisions to be made for vehicular access, including parking. (To be shown on site plan)
- (d) Provisions to be made in building over or adjacent to any road, or public place.
- (e) Provisions to be made for disposing of stormwater and wastewater. (To be shown on site plan)
- (f) Precautions to be taken where building work is to take place over existing drains or sewers or in Close proximity to wells or water mains.
- (g) New connections to public utilities i.e. water supply, stormwater system, wastewater system.
- (h) Provisions to be made in any demolition work for the protection of the public, suppression of dust, suppression of noise, disposal of debris and disconnection from public utilities.
- (i) Details of any cultural or heritage significance of the building or building site, including whether it is on a marae, or waahi tapu.
- (j) Copy of/or reference to, any resource consent or planning approval for this project.
- (k) Details of volume of proposed excavations: Include volumes for site preparation, basement and driveway.

PART C : BUILDING DETAILS

Complete Part C only when applying for a Building Consent

This Application is accompanied by (tick each applicable box, attach relevant documents in triplicate).

- 7. The drawings, specifications and other documents according to which the building is proposed to be constructed to comply with the provisions of the New Zealand Building Code, with supporting documents, if any, including :
- 8. Building certificates.
- 9. Producer statements (including TP 58 Effluent Design).
- 10. References to accreditation certificates issued by the Building Industry Authority.
- 11. References to determinations issued by the Building Industry authority.

For details on drawings and specifications etc., see checklist form. If applying for PIM and Building Consent together, then plans for (a) can be included in (7). If a PIM has already been applied for then include a copy of any relevant authorisations (e.g. Resource Consents) with this application.

PART D : PROJECT DETAILS

COMPLETE AS FAR AS POSSIBLE IN ALL CASES (GIVE NAME, ADDRESSES, TELEPHONE NUMBERS, GIVE RELEVANT REGISTRATION NUMBERS IF KNOWN)

DESIGNER(S)

Name : Address

Phone Number :

Cell Phone Number : Fax Number : Email Address :

BUILDER

Name : Address

Phone Number :

Cell Phone Number : Fax Number : Email Address :

REGISTERED DRAINLAYER

Name : Reg. N° Email Address :

Address :

Phone Number : Cell Phone : Fax Number :

REGISTERED PLUMBER

Name : Reg. N° Email Address :

Address :

Phone Number : Cell Phone : Fax Number :

REGISTERED ELECTRICIAN

Name : Reg. N° Email Address :

Address :

Phone Number : Cell Phone : Fax Number :

CERTIFIER

Name : Reg. N° Email Address :

Address :

Phone Number : Cell Phone : Fax Number :

OTHER

Name : Reg. N° Email Address :

Address :

Phone Number : Cell Phone : Fax Number :

A final Check!



*Have you provided
all relevant information?*

*My Project is **domestic***

I have completed the form 'Building Consent and Project Information Memorandum Application', including :

PART A

(All applications)

PART B

(When applying for a PIM)

PART C

(When applying for a BC)

PART D

(All applications. If information not yet available, please supply to Council as soon as possible).

I have also included the completed and signed 'Check List for Building Consent Applications' form.

*My project is **Commercial or Industrial***

I have provided all information as for **Domestic** (above) and also completed 'Application Form E—Compliance Schedule'



CHECK LIST FOR BUILDING CONSENT APPLICATIONS

In The Far North District

- RETURN THIS CHECKLIST WITH YOUR APPLICATION
- INCLUDE ALL THE INFORMATION AND DOCUMENTS REQUESTED
- MARK EACH CHECKBOX AS FOLLOWS :

<input checked="" type="checkbox"/> Item Included	<input type="checkbox"/> X Item not Included	<input type="checkbox"/> N/A Item not applicable	OFFICE
<input type="checkbox"/> APPLICATION FORM <input type="checkbox"/> All items relevant to your application are to be completed on the application form. Include accurate 'Values' of the work to be undertaken (GST Inclusive). <input type="checkbox"/> Include the correct legal description (Can be obtained from your rates notice, Certificate of Title or from Council's Customer Liaison Team). <input type="checkbox"/> Name, address and phone numbers of all personnel relevant to your project, including person to receive accounts. <input type="checkbox"/> Copy of recent Certificate of Title (<i>not more than six months old - obtained from Land Information NZ</i>) or Proof of Purchase from Solicitor.			<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<input type="checkbox"/> SPECIFICATIONS (3 Copies)(see Note 1) <input type="checkbox"/> Written specifications, adequately describing all building work, components, materials and fixings including their size and type. Show compliance with the functionality and performance requirements of the Building Code i.e. NZS 3604 1999 or SPECIFIC DESIGN (see over)			<input type="checkbox"/>
<input type="checkbox"/> SITE PLAN (3 Copies) <input type="checkbox"/> Show the floor area of the proposed building project and of all existing buildings to a minimum scale of 1:200. Use metric measurements. <input type="checkbox"/> Show the distance of the proposed and existing buildings from all legal boundaries. These measurements are to be to the walls or nearest part of the building and show any easements, overland flow-paths and/or any Council stormwater and drainage services. <input type="checkbox"/> Show the layout of existing and proposed sanitary and stormwater drains and mains, septic tanks and stormwater disposal. <input type="checkbox"/> Show the source of the water supply. <input type="checkbox"/> Show the location of vehicle entrance.			<input type="checkbox"/>
<input type="checkbox"/> FLOOR PLAN (3 Copies) <input type="checkbox"/> A floor plan of each floor level to a minimum scale of 1:100. Plan to include floor layout and use of each section and show the location of all plumbing, gas and electrical fittings. Show all waste and vent pipes (can be on separate plans).			<input type="checkbox"/>
<input type="checkbox"/> ELEVATIONS (3 Copies) <input type="checkbox"/> An elevation of 1:100, each external wall showing heights and finished ground level at each external corner (see above for smaller scale allowances). <input type="checkbox"/> Location of wall and roof bracing to be shown on elevations. <input type="checkbox"/> Scaled elevations indicating height from ground level to top of roof line.			<input type="checkbox"/>
<input type="checkbox"/> FOUNDATION PLAN (3 Copies) <input type="checkbox"/> For timber floors show location of all piles and sub-floor timber braces, foundation perimeter walls and internal piling system. For concrete floors, a detailed cross-section is required. <input type="checkbox"/> Wind zone calculations (Note : All areas within the Far North District are R.2.) <input type="checkbox"/> Sub-floor bracing calculations.			<input type="checkbox"/>

Continued overleaf

<input checked="" type="checkbox"/> Item Included	<input checked="" type="checkbox"/> Item not Included	<input type="checkbox"/> N/A Item not applicable	OFFICE
<input type="checkbox"/> CROSS SECTION DETAILS (3 Copies) <input type="checkbox"/> Sufficient cross sections through the building to show foundation details, floor systems, wall construction, roof construction, location of wall claddings and roof covering. <input type="checkbox"/> Show construction details of terraces, steps, balustrades and any unusual items. <input type="checkbox"/> Details of thermal insulation to be shown (dimensions, type, value).			<input type="checkbox"/>
<input type="checkbox"/> WALL AND FLOOR BRACING CALCULATIONS (3 Copies) (See Note 2) <input type="checkbox"/> Submit wall and sub-floor bracing calculations, and plan, detailing location of bracing elements. <input type="checkbox"/> NOTE : One room additions. Locate requirements and their respective values on the elevations. (See Note 1. Below)			<input type="checkbox"/>
EFFLUENT DESIGN (TP 58) : (Consulting Engineer or Approved Designer) <input type="checkbox"/> 3 Copies of T.P. 58, including producer statement and maintenance requirements.			<input type="checkbox"/>
SPECIFIC DESIGN : To facilitate processing of specific design applications, provide the following information: <input type="checkbox"/> Full engineering calculations and drawings. <input type="checkbox"/> Design Certificate/Producer Statement. <input type="checkbox"/> Soil report or geotechnical report (where applicable). <input type="checkbox"/> A written description of the building model and techniques used in construction. <input type="checkbox"/> Name and Address of Engineer.			

NOTES :

- Specifications for additions, alterations and garages under 40m² can be written on plans (No need for separate document).
- Garages and Carports will not require bracing schedules but may require posthole size calculation.
- Commercial and Industrial Buildings require a Fire Report (**FORM E - Commercial & Industrial** of application will be required).
- The Legislative timeframe for processing a Building Consent or Project Information Memorandum (PIM) is 10 working days or 20 working days where the value of the building exceeds \$500,000 in value.


APPLICATION FEES :

Check with your nearest Council Service Centre (addresses below) for the processing and other fees that will be payable. The pamphlet 'Far North District Council - Schedule of Building Fees', shows these fees in detail and is also available at any Service Centre.

SPECIALIST STAFF

Specialist Staff are available by appointment only.

Dialing **0800 920029** will connect you with your nearest Service Centre. The Customer Liaison Officer will assist in making an appointment with the appropriate officer.

FOR OFFICE USE ONLY		Far North District Council 	
Received at <u>Kerikeri</u> Office		Far North District Council	Phone: 0800 920029
Date <u>17/9</u> Receipt N° <u>371067</u>		Private Bag 752	Fax: (09) 4012137
Fees Rec. \$ <u>375.00</u> VAL N° <u>619-48801</u>		KAIKOHE	Email: gws@fndc.govt.nz
ABA N° <u>20050551</u>		Kaikohe Service Centre Memorial Avenue KAIKOHE	Kaero Service Centre Main Road KAEO
Applicant I.D. N° <u>104613</u>		Kawakawa Service Centre Gillies Street KAWAKAWA	Kaitaia Service Centre Redan Road KAITAIA
Agent/Rep I.D. N°		Kerikeri Service Centre Hobson Avenue KERIKERI	Rawene Service Centre Parnell Street RAWENE
CHECKED BY <u>CJS</u>	<i>Customer Liaison Officer</i>		

Attention M.I. McGrath
Re ABA no 2004 1532



COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952



R. W. Muir
Registrar-General
of Land

Search Copy

Identifier **NA115B/969**
Land Registration District **North Auckland**
Date Issued 17 October 1997

ENVIRONMENTAL

15 MAR 2004

RECEIVED

Prior References
NA69A/393

Estate Fee Simple
Area 15.8360 hectares more or less
Legal Description Lot 1 Deposited Plan 184898

Proprietors
Brendan Nichols

Interests

Subject to a right of way over part marked A on DP 184898 specified in Easement Certificate D206204.3 - 17.10.1997 at 1.05 pm

The easements specified in Easement Certificate D206204.3 are subject to Section 243 (a) Resource Management Act 1991

D616625.1 Gazette Notice (NZ Gazette 9.11.2000 No 152 p 3942) declaring part of State Highway 12 in Northland commencing at its intersection with the northern end of Waiotemarama Gorge Road at Pakanae and proceeding in a Southerly direction to its intersection with the southern end of Waiotemarama Gorge Road at Waiotemarama to be a limited access road - 27.6.2001 at 9.01 am

D616772.1 Crossing plance notice pursuant to Section 91 Transit New Zealand Act 1989 - 27.6.2001 at 9.01 am

5890820.2 Mortgage to The National Bank of New Zealand Limited - 9.2.2004 at 9:00 am

ABA 20050551

This site is zoned Rural 1 under the Hokianga Transitional Plan and Rural Production under the Revised Proposed District Plan.

Please note that resource consent is required because the proposed shed does not meet the setback requirement of 10m from any legal lot boundary, under both plans. Please complete the enclosed resource consent application form and submit to Council with an application fee of \$520.00. Neighbours approval will be required from any affect parties (boundary in which the setback requirement has been breached).



**Far North
District Council**

ABA: 20050551 VNZ: 00619-488-01

Wednesday, October 06, 2004

B Nichols
C/- Hans Mitt
645C Gorge Road
R D 3
KAIKOHE

Attention: Hans Mitt

Dear Hans

RE: ABA: 20050551, Nichols, four bay shed, State Highway 12, Waimamaku.

Thank you for lodging your building application with the Far North District Council.

PLANNING ASPECT:

This site is zoned Rural 1 under the Hokianga Transitional Plan and Rural Production under the Revised Proposed District Plan.

Please note that resource consent is required because the proposed shed does not meet the setback requirement of 10m from any legal lot boundary, under both plans. Please complete the enclosed resource consent application form and submit to Council with an application fee of \$520.00. Neighbours approval will be required from any affect parties (boundary in which the setback requirement has been breached).

Yours faithfully

A handwritten signature in black ink, appearing to read 'M I McGrath'.

**M I McGrath
TECHNICAL PLANNING OFFICER**

Private Bag 752, Memorial Ave,
KAIKOHE 0400
Freephone: 0800 920 029,
Ph: (09) 405 2750,
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz,
Website: www.fndc.govt.nz

Te Kaunihera o Tai Tokerau Ki Te Raki

BUILDING CONSENT
REQUEST FOR INFORMATION (S 30)

NAME: <u>Nichols</u>	DATE: <u>17/9/04</u>	PIM/BC: <u>20050557</u>
VALUATION No: <u>619-488-01</u>	LEGAL Desc: _____	
BUILDING: _____	LOCATION: _____	

Re: PIM / BC / BOTH

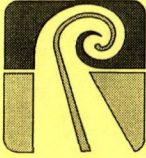
In order to process your application for a project information memorandum, the following information is requested. The time period for processing is hereby suspended as provided for under S30 and will not be issued until the information is received.

Resource Planner: memgpa Date: 01/11/04

Engineer: _____ Date: _____

Plumbing & Drainage
Inspector: _____ Date: _____

Building Inspector : _____ Date: _____



FAR NORTH DISTRICT COUNCIL

Private Bag 752, Memorial Ave, KAIKOHE
 Freephone: 0800 920 029, Ph: (09) 405 2750, Fax: (09) 401 2137

**ACCOUNTS PAYABLE
 MANUAL CHEQUE REQUEST - DEBTORS**

DATE 0 6 1 0 0 4 CREDITOR 1 0 4 6 1 3

Debtor Acct No: WBZ Acct No:

RTZ Acct No: Val No: 0 0 - - -

CREDITOR'S NAME Brendan Nichols
 CREDITOR'S ADDRESS Postal Delivery Centre
Waimamaku 0452

Reason for Request:
Overpaid on application fees

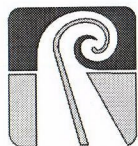
GL CODE	AMOUNT
<input type="checkbox"/> 730723.8116 (Rates)	
<input checked="" type="checkbox"/> 734604.9506 (Sundry Debtor)	6 2 0 0
<input type="checkbox"/> 733149.9506 (Water)	
GSTCRD	
TOTAL (incl GST)	6 2 0 0

CLO Notes

¹ Prepared by: [Signature] Date: 6-10-04 ² Authorised by: [Signature] Date: 7/12/04
³ Rates/Water: _____ Date: _____ ⁴ Acct Payable: _____ Date: _____

CHEQUE NO CHEQUE REQUIRED BY

CUSTOMER ENQUIRY					104613	BRENDAN NICHOLS				
Ledg Type	Doc No	Line	Date	Stat	Curr	Orig Amt	O/S Amt	Hld		
BUIL RFDR	30154			U						
BUIL RFDR	30155		05/10/04	C	\$NZ	-375.00		-62.00	N	
BUIL RFDR	29978		05/10/04	C	\$NZ	313.00		0.00	N	
BUIL RECEIP	371067		28/09/04	H	\$NZ	375.00		0.00	N	
BUIL RECEIP	332275		17/09/04	H	\$NZ	-375.00		0.00	N	
BUIL RECEIP	331688		23/03/04	H	\$NZ	-375.00		0.00	N	
BUIL RFDR	25390		19/03/04	H	\$NZ	-20.00		0.00	N	
BUIL RFDR	24744		15/03/04	H	\$NZ	375.00		0.00	N	
BUIL RECEIP	321055		16/02/04	H	\$NZ	335.00		0.00	N	
			13/02/04	H	\$NZ	-315.00		0.00	N	
Return			Trn Sum Rept			Refresh				
Collation complete - please make your selection.										



Far North District Council

Private Bag 752, Memorial Ave
 Kaikohe (0400), New Zealand
 Freephone: 0800 920 029
 Phone: (09) 405 2750
 Fax: (09) 401 2137
 Email: ask.us@fndc.govt.nz
 Website: www.fndc.govt.nz

G.S.T. REG No. 52-004-926

TAX INVOICE ONLY

NICHOLS, BRENDAN
 C/- HANS MITT
 645C GORGE ROAD
 RD3
 KAIKOHE

ABA A/C: 104613
 INVOICE DATE: 28/09/2004
 INVOICE NO: 29978
 RFS NUMBER: ABA 20050551

BUILDING CONSENT APPLICATION CHARGES

Details: 4 BAY SHED
 VAL. 619-488-01
 Site Address: STATE HIGHWAY 12

Description	Amount
Building Consent Processing Fe	195.00
Project Information Memorandum	180.00

This Invoice Total is inclusive of GST except for any BRANZ Levy **TOTAL** **\$ 375.00**

Please note that no Building Consent will be issued until all scheduled fees have been paid. These fees have been based on inspections. Please note that if more inspections are carried out than specified on this account, then a further charge of \$84.00 per inspection will apply and must be paid prior to issue of a code of Compliance Certificate.

 Please return with payment

NAME OF A/C:

NICHOLS, BRENDAN
 C/- HANS MITT
 645C GORGE ROAD
 RD3
 KAIKOHE

ABA A/C: 104613
 INVOICE DATE: 28/09/2004
 INVOICE NO: 29978
 RFS NUMBER: ABA 20050551
 TOTAL: \$ 375.00



Far North District Council

Private Bag 752, Memorial Ave
 Kaikohe (0400), New Zealand
 Freephone: 0800 920 029
 Phone: (09) 405 2750
 Fax: (09) 401 2137
 Email: ask.us@fndc.govt.nz
 Website: www.fndc.govt.nz

G.S.T. REG No. 52-004-926

TAX INVOICE ONLY

NICHOLS, BRENDAN
 C/- HANS MITT
 645C GORGE ROAD
 RD3
 KAIKOHE

ABA A/C: 104613
 INVOICE DATE: 05/10/2004
 INVOICE NO: 30154
 RFS NUMBER: ABA 20050551

BUILDING CONSENT APPLICATION CHARGES

Details: 4 BAY SHED
 VAL. 619-488-01
 Site Address: STATE HIGHWAY 12

Description	Amount
Building Consent Processing Fe	195.00 CR
Project Information Memorandum	180.00 CR

This Invoice Total is inclusive of GST except for any BRANZ Levy **TOTAL \$ 375.00 CR**

Please note that no Building Consent will be issued until all scheduled fees have been paid. These fees have been based on inspections. Please note that if more inspections are carried out than specified on this account, then a further charge of \$84.00 per inspection will apply and must be paid prior to issue of a code of Compliance Certificate.

Please return with payment

NAME OF A/C:
 NICHOLS, BRENDAN
 C/- HANS MITT
 645C GORGE ROAD
 RD3
 KAIKOHE

ABA A/C: 104613
 INVOICE DATE: 05/10/2004
 INVOICE NO: 30154
 RFS NUMBER: ABA 20050551
 TOTAL: \$ 375.00 CR



PRYDA (NZ)

1/18 Croftfield Lane, Glenfield, Auckland, New Zealand

Tel: (09) 444 4122 Office Fax: (09) 444 0199

Postal address: PO Box 101517 N.S.M.C. Auckland

Engineering Office: Tel: (09) 441 8002 Fax: (09) 444 0199

Sales: Tel: (09) 0800 22 00 88 Tel: (09) 270 0606 Office Fax: (09) 270 1800

Offices in: Christchurch and Napier

PRODUCER STATEMENT (DESIGN)


RE: ITM /Pryda Standard Pole and Rafter Gable Portal Building for High Wind Area/ 0.5 kPa Snow

I, **T M Seagrave**, being registered under the provisions of the Engineers Registration Act 1924 (Registration No. 210805) and currently holding an Annual Practising Certificate, hereby certify that I have perused the design of the following category V rural building.

Design: Multi bay, pole and rafter gable portal category V classification rural building of 6 metre span with 3.6 metre bay centres and 3.6 metre eaves height for high wind area and 0.5 kPa snow loading.
As per ITM/Pryda drawing PRGP3.6HW – sheets 1 & 2

This design has been prepared in accordance with sound and widely accepted engineering principles, to support dead and imposed loads specified in NZS 4203: 1992 **General Structural Design and Design Loadings for Buildings**, with capacities so induced not to exceed the those specified in NZS 3603: 1990 **Timber Structures Standard** and using, where shown on the drawings, Pryda/ Reid connectors and fastenings. This Design is not valid should product substitution occur without the approval of Pryda (NZ).

I believe on reasonable grounds that the design of this rural farm building complies with the relevant provisions of the NZ Building Code (Approved Documents B1 - Verification method VM 1, and B2).

Signed: 

TM Seagrave B Sc(Hon) (Eng). (Civil), MICE, Reg. Eng.
ENGINEER - PRYDA (NZ)

Date: 14/08/2002