



From: Greg McGarity, 5B Manning Road, Rawene
To: Far North Council
Re: Demolish House Building Consent ABA-BC-2008-579/1

Date: 10 October 2011

Dear Malcom Stevenson / Bob Wright,

I write in relation to your letter of June 17th, 2010. Requesting I complete necessary items for Demolish House Building Consent ABA-BC-2008-579/1.

I now wish to place another relocatable onsite, for which plans have been drawn up and are being submitted by my agent in this matter, Hans Mitt, architect. I understand from Hans that progress has been made locating an email trail that indicates that the items on the building consent have already been completed at time of subdivision, but due to a clerical error by council were not noted properly. I myself have no idea of the contractors involved as it was all done by the previous owners of the section (Ngawha Springs Ltd).

Furthermore, as the demolition of the house at 5 Manning was required by the previous owner's of the section (Ngawha Springs Ltd – from whom I bought the one of the 2 lot subdivided sections, 5B) , as part of the necessary conditions of resource consent for that subdivision.

Council argues that the unfinished building consent adheres to the section. However, the legal opinion that I have recently obtained suggests that as it was a condition of resource consent for that subdivision the house was to be demolished then the subdivision should not have been signed off before the Demolish House Building Consent ABA-BC-2008-579/1 was completed and that if council did so, it was in error and that therefore, the completion of the Demolish House Building Consent applies neither to myself (owner of 5B Manning) nor to the owner of the other newly created lot (5A Manning).

There seem to have been other council oversights in signing off the original subdivision. These include but are not limited to the driveway and several services not coming all the way to the 5A boundary.

As I am in Auckland, as indicated, I hereby authorize and would prefer the conclusion to this matter to be undertaken by Hans Mitt who can explain the finer details of the matter. As I have a house sitting in a yard awaiting removal onto my section, time is of the essence in this matter and I would appreciate the council coming to a reasonable suggestion of how to remedy this relatively minor matter as quickly as possible so that it doesn't hold up the new consent process.



**Far North
District Council**

REF: ABA BC-2008-1579/1
PROPERTY: 5B Manning Street, Rawene 0443
27 October 2011

Gregory Melville McGarity
5B Manning Road
Rawene 0443

Private Bag 752, Memorial Ave
Kaikōhe 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

Dear Sir

RE: Demolish house, 5B Manning Street, Rawene 0443

Thank you for your letter of 10 October 2011 regarding the demolition of the previous house.

Mr Hans Mitt has indeed been in touch with me on a number of occasions but there still appears to be some confusion as to what is required. Building Consents and Code Compliance Certificates are processes which come under the Building Act and not the Resource Management Act.

This is really a simple procedure when broken down into its steps.

Building Consent number BC2008-1579 was issued for the demolition of a dwelling which has taken place. For the owner to now achieve a Code Compliance Certificate covering this work, an application needs to be submitted. An application form is attached. The fee has already been paid by the previous owner.

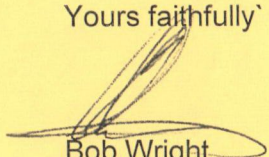
As is usual for this type of project, we have asked for a copy of the electrical certificate for the disconnection and a Producer Statement for the capping of services – open drains, septic tanks and the like. These are essential health and safety matters – especially as elsewhere in New Zealand a toddler recently drowned in an uncapped water tank following a house demolition.

Being the new owner, the responsibility for progressing these things has passed to you. No doubt your solicitor or Lim Report would have indicated that this Building Consent had been issued and no Code Compliance Certificate had yet been issued.

I suggested to Mr Mitt, that if you are unable to obtain the electrical certificate and/or producer statement then you should advise us of this when you submit your application and perhaps provide us with a written assurance that the site is indeed safe. We would then be able to take this into account when deciding on whether we can issue a Code Compliance Certificate.

Please do not hesitate to contact a Customer Services (Building) staff member or myself on 0800 920 029 should you wish to discuss this matter further.

Yours faithfully



Bob Wright

BUILDING SUPPORT OFFICER

T-33 Code Compliance Certificate Checklist

NOTE: IN SOME CASES SOME OF THE FOLLOWING ITEMS MAY NOT NEED TO BE CHECKED

ADDRESS OF PROPERTY	5B MANNING STREET, RAWENE 0443
CONSENT NUMBER	BC-2008-1579/0
DATE	15/06/10

“YES” MEANS APPROVED, “NO” MEANS NOT APPROVED, “N/A MEANS NOT APPLICABLE.

Administration Review.

NO.	ISSUE	YES	NO	N/A	COMMENT (CSO BUILDING)
1.	Change of owner (from original BC)	YES	NO	N/A	(YES = proof of ownership req'd)
1.	Request for CCC within the 2-year time-frame	YES	NO	N/A	Granted Date =
2.	All inspections completed	YES	NO	N/A	Original no. = Actual No. =
3.	Development contributions paid	YES	NO	N/A	
4.	Energy works certificate provided	YES	NO	N/A	
5.	Inspection fees paid	YES	NO	N/A	
6.	Documentation incomplete , suspend the time clock. Obtain necessary information Enter note into NCS.	YES	NO	N/A	
7.	If time clock stopped, owner notified	YES	NO	N/A	
8.	Check that Resource Consent conditions have been met, and Monitoring dept informed	YES	NO	N/A	

STAFF RESPONSIBLE:	<i>Shirley</i>	DATE:	17-6-2010
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Technical Review.

1.	All building consent conditions fulfilled	YES	NO	N/A	See green sheet
2.	Work complies with approved building consent documentation	YES	NO	N/A	Dismantled Building
3.	Specified systems // performance standards	YES	NO	N/A	
4.	Green Final Sheet Check Items	YES	NO	N/A	Form bt Tradesman
5.	LBP advised that building work does not comply	YES	NO	N/A	
6.	Survey certificates – siting, height in relation to boundary, maximum height of building or minimum floor level	YES	NO	N/A	
7.	Ensure that conditions of geotechnical reports / engineers reports or Producer Statements complied with	YES	NO	N/A	

Signed General Manager

Date:

Signed: Quality Manager

Date:

8.	List of consultants / Tradespersons complete	YES	<input checked="" type="radio"/> NO	N/A	(Registration nos. etc)
9.	Amendments and associated documentation properly completed.	YES	<input type="radio"/> NO	<input checked="" type="radio"/> N/A	(Check plans etc for stamps / ID)
10.	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	<input type="radio"/> NO	<input checked="" type="radio"/> N/A	
11.	Reference (if applicable) to Acceptable Solutions or Verification Methods.	YES	<input type="radio"/> NO	<input checked="" type="radio"/> N/A	
12.	If compliance schedule must be issued, coordinate issue with issue of CCC	YES	<input type="radio"/> NO	<input checked="" type="radio"/> N/A	
13.	Photographs	YES	<input checked="" type="radio"/> NO	N/A	
14.	Check that all CPENG Engineers Reports or Producer Statements are present, both from issue of consent, through construction	YES	<input type="radio"/> NO	<input checked="" type="radio"/> N/A	
15.	Alternative Solutions	YES	<input checked="" type="radio"/> NO	N/A	
16.	CCC Consent over 5 years old (Peer Review TTL, DE)	YES	<input checked="" type="radio"/> NO	N/A	Under 5yrs
17.	Compliance document must not state any restriction relating to: Regulatory approvals, dispensations or waivers				
18.	File forwarded to a senior Building Services Officer to undertake a Peer review and arrange issue of CCC	YES	<input type="radio"/> NO	<input checked="" type="radio"/> N/A	

Filing Requirements

Compliance Schedules	Y	N	<input checked="" type="radio"/> N/A	
Building Warrants of fitness	Y	N	<input checked="" type="radio"/> N/A	
Test Certificates, Energy Certs, other Certs	Y	<input checked="" type="radio"/> N	N/A	Power
Inspection records/sheets	<input checked="" type="radio"/> Y	N	N/A	Final Only
T.33 Checklist	<input checked="" type="radio"/> Y	N	N/A	
Code Compliance Certificate	Y	N	N/A	

ISSUE C.C.C	STAFF RESPONSIBLE: <i>MAccorn</i>	DATE: <i>15/06/10</i>
YES	I have checked the information as required and am satisfied on reasonable grounds that the project is complete and compliant with building consent issued	
<input checked="" type="radio"/> NO	Please refer to green sheet items 1 to 3.	

Use if required – e.g. refused first time of processing, but required changes/information have been supplied.

ISSUE C.C.C	STAFF RESPONSIBLE: <i>MAccorn</i>	DATE: <i>16/11/11</i>
<input checked="" type="radio"/> YES	<i>OK to issue discussed with Ty ok</i>	
NO		

Signed General Manager

Date:

Signed: Quality Manager

Date:



**Far North
District Council**

DEVELOPMENTS & CONSENTS

For Council use

1107 AON 1 -

Received:

FAR NORTH DISTRICT COUNCIL
JOB CENTRE

Application no:

ENTERED

FORM 6

Application for Code Compliance Certificate
Section 92, Building Act 2004

The Building Consent

Building consent number:

2008 -1579/1

Issued by:

Far North District Council

The Owner (delete this section if details have not changed from the building consent)

Name of owner:
(e.g. Mr, Mrs, Miss, Dr if an individual)

GREG Mc GARTHY

Contact person:

Houskett

Mailing address:

76 Anich Road

Street address / registered office:

Massey 0614

Phone numbers:

Landline

09 833 44 77

Mobile

Daytime

After hour's

Fax

Email Address

The following evidence of ownership is attached to this application:

If the Owner is a Company, Trust or other Organisation the Title or Capacity of the authorised signatory must be given.

Certificate of Title
6 months old or less



Agreement for Sale
and Purchase



Lease



Other document(s)



SCANNED

Agent (delete this section if the application is not being made on behalf of the owner)

Name of the agent:
(Only required if application is being made on behalf of the owner)

Hous Mitt

Contact person:

u

Mailing address / registered office:

645c Wdotemara Rd 0473
Gorge Rd, RD3 Kukuhe

Phone numbers:

Landline 094054876 Mobile _____
Daytime _____ A/hours _____

Email / Web address: hous_mitt@msu.com

Relationship to the Owner:
(State details of the authorisation from the Owner to make the application on the owner's behalf)

Design/Proj. team

First point of contact for communications with the council / building consent authority:
(State full name, mailing address, phone number /s Fax no., email address)

Agent other than fees/charges.

Phone numbers:

Landline u Mobile _____
Daytime _____ A/hours _____
Email / Web address: _____

Application

All building work to be carried out under the above building consent was completed on previously (date). As per confirmation by Pat Kuluks as seen on electronic property file records.

I request that you issue a code compliance certificate for this work under section 95 of the Building Act 2004.

The code compliance certificate should be sent to:

State name: Owner.

State address: as above.

Signature of owner: _____

Signature of Agent on behalf of and with the authority of the owner: Hous Mitt

Date: 1/11/11

The personnel (tradesmen) who carried out the building work are as follows:

12. Niddah Springs Properties Ltd.

Builder Name	Unknown. as applicant will not disclose. and property files donot show!
Address	
Phone Number	
Registration Number	
Plumber Name	Unknown as applicant will not disclose and property files donot show
Address	
Phone Number	
Registration Number	
Drain Layer Name	Unknown as applicant will not disclose and property files and property files donot show.
Address	
Phone Number	
Registration Number	
Electrician Name	Unknown as applicant will not disclose and property files donot show
Address	
Phone Number	
Registration Number	
Other _____	
Address	
Phone Number	✓
Registration Number	
Other _____	
Address	
Phone Number	✓
Registration Number	
Other _____	
Address	
Phone Number	
Registration Number	✓
Other _____	
Address	
Phone Number	
Registration Number	

The following specified systems are contained on the compliance schedule for the building and, in the opinion of personnel who installed them, are capable of performing to the performance standards set out in the building consent:

Type of System	Tick
Cable car	
Automatic systems for fire suppression	
Electromagnetic doors or automatic doors and windows	
Automatic emergency warnings or manual emergency warnings	
Emergency lighting systems	
Escape route pressurisation systems	
Riser mains for use by fire service	
Any automatic back-flow prevention connected to potable water supply	
Lifts, escalators travelators or other systems for moving people or goods	
Mechanical ventilation or air conditioning systems	
Building maintenance units for providing access to buildings (internal or external)	
Laboratory fume cupboards	
Audio loops or other assistive listening systems	
Smoke control systems	
Emergency power systems	
Means of escape from fire	
Safety barriers	
Means of access and facilities for disabled persons	
Hand-held hose reels for fire fighting	
Signs required by the building Code	

Attachments

The following documents are attached to this application:

Certificates from the personnel (tradesmen) who carried out the work: Unavailable/NR.

Certificates that relate to the energy work: Unavailable/NR
Delete if inapplicable

Evidence that specified systems are capable of performing to the performance Standards set out in the building consent:
Delete if inapplicable

Note: Pat Kibbles Stated that a note on electronic property file, unavailable to owner, shows that the services were all disconnected and inspected by an EDC inspector prior to consent application!



Far North
District Council

AD 3352208

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

REF: ABA BC-2008-1579/1

PROPERTY: 5B Manning Street, Rawene 0443

17 June 2010

Gregory Melville McGarity
76 Anich Road
Massey
Waitakere 0614

Dear Sir / Madam

RE: Demolish house, 5B Manning Street, Rawene 0443

A peer review on at 5B Manning Street, Rawene 0443, revealed the following will need attention.

1. Complete and return the attached form 6 and tradesmen.
2. Provide electrical certificate stating power has been disconnected.
3. Provide PS3 from drainlayer stating water and sewer has been disconnected and capped correctly.

Once this has been completed the Building Consent will be sent through to issue a Code Compliance Certificate for your **Building Consent Number ABA BC-2008-1579/1**

Please do not hesitate to contact a Customer Services (Building) staff member or myself on 0800 920 029 should you wish to discuss this matter further.

Yours faithfully

Malcolm Stevenson
BUILDING OFFICER



Far North
District Council

For Council use

Received: 23.11.07

Application no: 2008-1579

APPLICATION FORM

PROJECT INFORMATION MEMORANDUM (PIM)

Section 33 of the Building Act 2004

&

BUILDING CONSENT
Section 45 of the building Act 2004

FOR STRUCTURES REQUIRING CONSENT IN THE FAR NORTH DISTRICT

Received	
23 NOV 2007	
Dept	Doc Ref

Building Consent \$207
Plan \$76-

PIM and Building Consent Application

Application

CONFIDENTIALITY: PIM and Building Consent applications are normally held in the public domain however if, for reasons of security or copyright, you wish your application to be considered in confidence, please discuss this at your Pre-Application Vetting Meeting

I wish to apply for a

PIM only

Building Consent only

PIM and Building Consent

(Tick as applicable)

If you already have a PIM please confirm no.: _____

If you have already obtained a P.I.M. and are applying for a Building Consent only, the details and plans must be identical to those provided in the P.I.M. application. If there are any changes then either a new PIM must be obtained or you may submit a combined PIM and Building Consent with the new details.

The Building - Location

PRINT CLEARLY WITH BLUE OR BLACK PEN

Street address of building:

(for structures that do not have a street address or RAPID number, state the nearest street intersection and the distance and direction from that intersection, or the closest RAPID no):

5 Manning Street.
Rawene.

Legal description of land and where Building is located:

(state legal description as at the date of application and if the land is proposed to be subdivided, include details of relevant lot number and subdivision consent)

**Building name(if applicable):
Location of building within site/block number**

(includes nearest street access)

5 Manning Street.
Rawene

Number of Levels:

(include ground level and any levels below ground)

1

Level/unit number:

Current lawfully established use:

(include number of occupants per level and use if more than one, e.g. shop with dwelling above)

dwelling house.

Area of Site

(sq mtrs / ha / acres)

1628 sqm.

Year first constructed if known

(approximate date is acceptable e.g. 1920's or 1960 - 1970)

1930's

The Owner - Applicant (All contact details must be in New Zealand)

Name of owner
(e.g. Mr, Mrs, Miss, Dr if an individual)
Contact person
(insert n/a if the applicant is an individual)
Mailing address:

Ngawha Springs Ltd
Ray Smith
2 William Pitcher Place
Greenhithe, Auckland.

Postal address of Registered Office(if applicable)

Phone numbers: Landline
Mobile
Daytime
Fax
Email Address

09-413 8993
021 648 711
021 648 711
09-413 8993
gibsonsmith@xtra.co.nz

Evidence of ownership.(attached to this application)

Certificate of Title.
(Dated 6 months Old or less)



Agreement for Sale
and Purchase.
(see guidance notes)



Lease



Other document(s)
(see guidance notes)



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

Name of the agent:
Contact person:
(insert n/a if the agent is an individual)

~~Ray~~
Ray Smith
2 William Pitcher Place
Greenhithe, Auckland.

Postal Address/registered office

Phone numbers Landline
Mobile
Daytime
After hours
Fax number(s)
Email address

09-413 8993
021-648 711
09-413 8993
"
gibsonsmith@xtra.co.nz.

Relationship to the Owner

First Point of Contact (for ALL communication with the Council)

Full name:
Postal address:

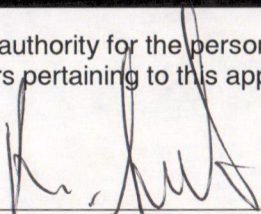
Ray Smith
2 William Pitcher Place
Greenhithe, Auckland

Phone Numbers Landline
Mobile
Fax number(s)
Email address

09-413 8993
021-648 711
09-413 8993
gibsonsmith@xtra.co.nz.

Declaration if using an Agent

I give authority for the person named as agent to act in that capacity on my behalf, in connection with all matters pertaining to this application.


Signature of owner(s).

20-11-07
Date

The Project

Description of the building work :

New Dwelling	Demolition	Addition	Alteration	Carport/Pergola/Deck
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Swimming Pool/Spa	Garage/Small building	Commercial/Industrial	Other	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

(Please provide sufficient description of building work to enable scope of work to be fully understood; continue on a separate page if necessary, or refer to an attached document setting out the description)

To dismantle + clean up site of trashed house
that is in very poor condition and unfit to
live in.

Intended Use of the building
(Residential, Industrial, Commercial etc)

N/A

intended life of the building if less than 50 years
(number of years)

N/A

Will the building work result in a **Change of Use** for the building?

Yes

No

If **Yes**, provide details of the new use:

List any resource or building consents previously issued **for this project only**, by number, if known.

N/A

Estimated Market Value of the building work on which the building levy will be calculated.
(including GST) : [State estimated value as defined in section 7 of the Building Act 2004]

\$

~~N/A~~ \$5000.00

Area of Project. Please indicate the following in square metres of Floor Area:

Existing area of the Building

approx 80sqm

Proposed change in Building

Total area

Project Information Memorandum (PIM)

Which of the following matters are involved in the project? (Tick as appropriate)

Yes N/A

Subdivision – do you have a Resource Consent?

Alterations to land contours, e.g. earthworks, cut and fill faces and volumes etc

New or altered connections to public utilities – do you have an attached application form?

New or altered locations and/or external dimensions of buildings

Alterations to and/or location to any legal boundaries

New or altered access for vehicles – do you have an attached application form?

Building work over or adjacent to any road or public place

Disposal of storm water and wastewater

Is the site contaminated

Is the building work sited on sloping ground, near to a bank or stream or coastal zone

Building work over any existing drains or sewers, or in close proximity to wells or water mains.

Other matters known to the applicant that should be made known, or may require authorisations, from the Council, e.g details of any Cultural or Heritage significance, potential erosion, subsidence, slippage etc

N/A -

IMPORTANT .

Please note that we are unable to accept your application unless either the **YES** or **N/A** (not applicable) box is ticked.

This concludes the requirements for a PIM Only application please go to the last page to sign the Declaration. For a Building Consent Application please continue to the end of the form then sign the Declaration on the last page. Do not forget to complete the relevant checklist for your application type.

Building Consent (DO NOT complete this section if the application is for a PIM only)

To help with the completion of this form, which is required as part of your application under the Building Act 2004, use the "Guide to applying for a Building Consent" booklet, included in the development pack. This gives guidance, examples, and background to the requirements under the Act. Please indicate on the form which clauses are identified and considered for the project.

NZBC CLAUSE	MEANS OF COMPLIANCE MUST BE COMPLETED BY APPLICANT		
IMPORTANT: Refer to Guidance note 9 prior to completing this section			
B1 Structure	B1/AS2 NZS 4229	NZS 3604	NZS4203
B2 Durability	B2/AS1 NZS 3604	NZS 3101	NZS 3602
C1-C2-C3-C4 Fire	C1/AS1 C4/AS1	C2/AS1	C3/AS1
D1 Access routes	D1/AS1	NZS 4121	
D2 Mechanical installations for access	D2/AS1 EN115	NZS 4322	EN/81
E1 Surface water	E2/AS1	AS/NZS 3500	
E2 External Moisture	E2/AS1	SPECIFIC DESIGN	
E3 Internal Moisture	E3/AS1	COUNCIL STANDARDS	
F1 Hazardous agents on site	F1/AS1		
F2 Hazardous building materials	F2/AS1	NZS 4233	
F3 Hazardous substances	F3/AS1		
F4 Safety from falling	F4/AS1	FENCING OF SWIMMINGPOOLS ACT	
F5 Construction and demolition hazards	F5/AS1		
F6 Lighting for emergency	F6/AS1		
F7 Warning systems	F7/AS1 AS/NZS 1668	NZS 4512	NZS 4515
F8 Signs	F8/AS1		
G1 Personal hygiene	G1/AS1		

NZBC CLAUSE	MEANS OF COMPLIANCE MUST BE COMPLETED BY APPLICANT		
G2 Laundrying	G2/AS1		
G3 Food prep. and prevention from contamination	G3/AS1		
G4 Ventilation	G4/AS1	AS 1668.2	
G5 Interior environment	G5/AS1	NZS 3604	NZS4203
G6 Airbourne and impact sound	G6/AS1	NZS 3101	NZS 3602
G7 Natural light	G7/AS1	C2/AS1	C3/AS1
G8 Artificial light	G8/AS1	NZS 6703	
G9 Electricity	G9/AS1		
G10 Piped services	G10/AS1	AS/NZS 3500.2	ASNZS 3500.5
G11 Gas and energy source	G11/AS1		
G12 Water supplies	G12/AS1		
G13 Foul water	G13/AS1	AS/NZS 3500.2	BS5572
G14 Industrial liquid waste	G14/AS1		
G15 Solis waste	G15/AS1		
H1 Energy efficiency	H1/AS1 NZS4214	NZS 4218	NZS 4243

Energy works Certificat

Energy works Certificat

Energy works Certificat

Waiver or Modification	B1	B2	C1	C2	C3	C4	D1	D2
	E1	E2	E3	F1	F2	F3	F4	F5
	F6	F7	F8	G1	G2	G3	G4	G5
	G6	G7	G8	G9	G10	G11	G12	G13
	G14	G15	H1					
Alternative Solution	B1	B2	C1	C2	C3	C4	D1	D2
	E1	E2	E3	F1	F2	F3	F4	F5
	F6	F7	F8	G1	G2	G3	G4	G5
	G6	G7	G8	G9	G10	G11	G12	G13
	G14	G15	H1					

The building work will comply with the **Building Code**.

Yes

No

If the application contains solutions which are **DIFFERENT** from the acceptable solutions contained in the Building Code please check the '**NO**' box and specify clause(s) and the alternative solution(s) to the Building Code. Attach additional pages if needed.

(If you are not sure which clauses apply to your project, talk to your architect or a building Professional)

Compliance Schedule (Commercial and Industrial Buildings in the main)

There are no specified systems in the building

Yes

No

If Yes, complete the following table.

The following systems apply to, will be modified by, added to or removed by, this project.
(Tick the appropriate box for each)

System	Apply	Modified	Added	Removed
Automatic systems for fire suppression				
Automatic and manual emergency warning systems for fire or other dangers				
Electromagnetic or Automatic doors and windows				
Emergency lighting systems				
Escape route pressurisation systems				
Riser mains for use by fire service				
Automatic back-flow prevention connected to potable water supplies				
Mechanical ventilation or air conditioning systems		N/A		
Laboratory fume cupboards				
Audio loops or other assisted listening systems				
Smoke control systems				
Lifts, escalators, travelators or other systems to move people or goods within buildings				
Building maintenance units providing access to exterior and interior walls of buildings				
Emergency power systems for, or signs to, a system or feature specified in the above clauses				

Attachments

The following documents are attached to this application:
Plans and Specifications and other documentation (list them)

PIM

Site plan.

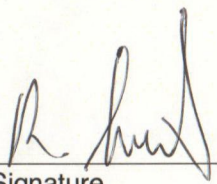
(Tick as applicable or put N/A if there are no attachments)

Declaration (Must be signed by the Owner or Authorised Agent as previously identified)

I have read the guidance notes and the information I have supplied with this application is true and complete to the best of my knowledge.

Owner

Agent


Signature

Ray Smith
Name (please print)

20/11/07.
Date

KEY PERSONNEL

BUILDER

Name : Reg. N° : Email

Address :

Phone N° : Mobile N° : Website:

DESIGNER

Name : Reg. N° : Email

Address :

Phone N° : Mobile N° : Website:

REGISTERED DRAINLAYER

Name : Reg. N° : Email

Address :

Phone N° : Mobile N° : Website:

REGISTERED PLUMBER

Name : Reg. N° : Email

Address :

Phone N° : Mobile N° : Website:

REGISTERED ELECTRICIAN

Name : Reg. N° : Email

Address :

Phone N° : Mobile N° : Website:

REGISTERED ENGINEER

Name : Reg. N° : Email

Address :

Phone N° : Mobile N° : Website:

REGISTERED GAS FITTER

Name : Reg. N° : Email

Address :

Phone N° : Mobile N° : Website:

OTHER PROFESSIONAL

Name : *C. J. Fife Contractors* Reg. N° : Email

Address : *P.O. Box 222 Karkohe*

Phone N° : Mobile N° : Website:

TRACKING SHEET

COMBINED

CONSENT N° - BC-2008-1579

APPLICANT NAME: Ngawha Springs Ltd
DATE: 26-Nov-2007
PROJECT DESCRIPTION: Demolish house
LEGAL DESCRIPTION: SECS 115 116 RAWENE TOWNSHIP VAL 00611-05100
PROJECT LOCATION: 5 Manning Street, Rawene 0443
NEW LOT / DP NUMBER:

If assessment not required - please circle 'N/A'

BUILDING SUPPORT CHECK

• HPT (Historic Places Trust)	Letter sent:	N/A
	Received back:	
• EHO (Environmental Health Officer)	Letter sent:	N/A
	Received back:	
• Utility Operator	Letter sent:	N/A
	Received back:	
• NZFS (NZ Fire Service)	Letter sent:	N/A
	Received back:	

COMMENTS:

DATE: 26.11.07 MAINTAINED BY: Initials - SB Signature - SB

PIM OFFICERS ASSESSMENT / ISSUE PIM

N/A

ANY CONDITIONS – see notes over page FORM 4A

DATE: 6/12/07 ASSESSED BY: Initials - MR Signature - MR

ENGINEERING ASSESSMENT

N/A

ANY CONDITIONS – see notes over page

DATE: ASSESSED BY: Initials - Signature -

BUILDING OFFICERS ASSESSMENT

N/A

ANY CONDITIONS – see notes over page

DATE: 12-12-07 ASSESSED BY: Initials - STJ Signature - STJ

ISSUE BC

N/A

DATE: 12-12-07 ASSESSED BY: Initials - STJ Signature - STJ

Enter Swimming Pool Register	BWOFF / Compliance Schedule Required	NRC Septic Tank Booklet	NRC (Consent on behalf)	NUMBER OF INSPECTIONS	
				PREPAID	CHARGE
					1.

CONDITIONS OF APPLICATION

Application N° : BC-2008-1579

NAME : Ngawha Springs Ltd

DATE : 26-Nov-2007

Condition of Form4A:

Not yet applied for

No works to commence until Resource Consent/Earthworks permit has been applied for and granted by Council.

Lodged - but not granted yet

No works to commence until RC _____ lodged _____ has been granted by Council.

Granted

Works to comply with all conditions of RC _____ granted by Council on _____.

Any other conditions applicable:

① ENERGY WORKS CERTIFICATE REQUIRED FROM A REGISTERED ELECTRICIAN STATING ELECTRICITY HAS BEEN DISCONNECTED CORRECTLY.

② PS3 REQUIRED FROM DRAINLAYER STATING WATER AND SEWER DISCONNECTED AND CAPPED CORRECTLY.

PROCESS NAME

COMBINED APPLICATION PROCESS

Date Issued

23/10/07

PROCESS CHECKLIST PURPOSE

COMBINED CHECKLIST & TRACKING SHEET

Page

KEY PROCESS OWNER

Quality Manager

Process ID

T- 08.2

PIM PROCESSING CHECKLIST

Application N° : BC-2008-1579

NAME : Ngawha Springs Ltd

DATE : 26-Nov-2007

1 ZONING: Trans. District Plan		Revised Proposed District Plan					
		<i>Coastal Res</i>					
2 Resources:							
Outstanding Natural Feature		Historic Site		Designated Area			
Outstanding Landscape Feature		Historic Places Trust		NRC Flooding			
Outstanding Landscape		Heritage Precinct		Coastal Hazard			
Notable Trees		Site of Significance to Maori		Hazards (other)			
Recorded Archaeological Site		Registered Archaeological Site					
3 Certificate of Title:							
Certificate of Title #:				Area:			
Consent Notices:						N/A	
Building Line Restrictions:						N/A	
Transit NZ Gazette Notice:						N/A	
Other:							
4 Zone Rules: (RPDP)							
	Reqmt	Proposed	Decision		Reqmt	Proposed	Decision
Setback:				Traffic Intensity:			
Sunlight:	2m+ shd			Scale of Activity:			
Height:				Noise:			
Residential Intensity:				Visual Amenity:			
Impermeable Surface:							
* Imp Surf Requirement:		% of area		=	m2		
* Actual Imp Surf: Existing		+ Proposed		=	m2 (actual)		
(Actual) (Area)		x 100 =		%			
5 District Wide Issues: (RPDP)							
Earthworks	Reqmt	Proposed	Decision	Parking			
RC requirement	Volume: < m3		<i>Demolition</i>	Access:			
	Cut/fill: <1.5m			Setback – Water:			
EWP requirement	Volume: >50m3			Setback – TP58:			
	<20m from boundary		Setback – Services:				
6 Rules Exceeded – if applicable							
7 Type of Activity under Resource Management Act 1991							

PIM PROCESSING CHECKLIST (Continued)

8	Any Resource Consents relevant to this application										
									Is RC required	Y	N
									Is EWP required	Y	N

9	Other Licenses that may be required											
	Liquor	Y	N	Health	Y	N	Dangerous Goods	Y	N	Other:	Y	N

Site Inspection Sheet attached										Y	N
Sea Spray Zone										Y	N
Wind Zone					Spec Eng	VH	H				M
Is Certificate of Public Use required?										Y	N
Does Monitoring need to be notified?										Y	N
Hazard identified – engineering assessment required										Y	N
Is Section 75 (Amalgamation of Titles) Certificate required										Y	N

ATTACHMENTS TO BE SENT OUT WITH PIM DOCUMENT:

Required	Sent	
		Building Act Pamphlet
		RED Attachment clearly indicating that this is a PIM only, NOT a Building Consent
		PIM Invoice / Receipt
		Conditions for PIM
		(Form4A) Resource Consent and Conditions
		RC Cover letter & Resource Consent Application Form
		GIS Map (showing zone, hazards, services, HPT if applicable)
		Asbuilt Plans showing existing stormwater/wastewater utilities that relate to the site
		Development Contribution Notice
		Earthworks Permit Application Form
		Vehicle Crossing Permit AND Standard Condition
		Rapid Number Application Form AND Standard Condition
		Certificate of Public Use AND Standard Condition
		Section 75 Notification Letter (Amalgamation of Titles) AND Invoice
		Section 72 Notification Letter (Hazards) AND Invoice
		Copy of CT- if customer paid
		Copies of PIM to : (if applicable)
		HPT

COMMENTS:

CHECKED BY (Print Name)

SIGNED: _____ **DATE:** _____

**FAR NORTH DISTRICT
COUNCIL**

TECHNICAL MANUAL T- 08.2

VERSION

PROCESS NAME

COMBINED APPLICATION PROCESS

Date
Issued

23/10/07

PROCESS CHECKLIST PURPOSE

COMBINED CHECKLIST & TRACKING SHEET

Page

KEY PROCESS OWNER

Quality Manager

Process ID

T-08.2

ENGINEERING CHECKLIST

YES

NO

1	Natural Hazards affect site? <ul style="list-style-type: none">▪ Erosion (including coastal erosion)▪ Falling debris (including soil, rock, snow and ice)▪ Subsidence▪ Inundation (including flooding, overland flow, storm surge, tidal effects and ponding)▪ Slippage		
2	Engineer designed foundations required?		
3	Should this consent be issued under Sec 72 of The Building Act 2004?		

COMMENTS :

CHECKED BY (Print Name)

SIGNED:

DATE:

BC 2008-1579

REGULATORY & CUSTOMER SERVICES
23 NOV 2007
RECEIVED

Building Support Office: Demolition & Relocated Building Checklist

We strongly advise you talk to a Building Support Officer about your project, **before** you lodge your PIM /Building consent, to assist you in filling this checklist out, please read the attached Guidance Notes. These help explain what each item means.

Please submit the number of copies stated.

Items to be provided ; The appropriate fees for you application (see Fees Booklet). There is a \$2000.00 refundable bond payment, plus an application /administration fee of \$210.

	Yes	No	Council use only
1. 1 copy of Certificate of Title (6 months old or less)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
2. 3 copies of a site plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
3. 3 copies of a specification	<input type="checkbox"/>		<input type="checkbox"/>
4. Services to be disconnected	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Services to be connected	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Payment of fees for application type(s)	<input type="checkbox"/>		<input type="checkbox"/>
7. 3 copies of Relocated Building Report	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Traffic Management Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. 3 copies of specific design	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Pre-Application Vetting Meeting booked -phone0800 920029 to arrange this	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Signed by applicant: *[Signature]* Date: 26-10-07

Checked by FNDC: *[Signature]* Accepted: Yes No Date: 26-11-07

For Building Enquiries please contact the Far North District Council Ph: 0800 920029. You may also visit our web site: www.fndc.govt.nz

- * Shimon - when lodged please print off Services s. i.e water & Sewerage maps. & attach to application.
 - * Sewerage has been capped. ✓
 - * Power disconnected.
 - * Water turned off at main ✓
- Have emailed client (see attached)

Received:	
23 NOV 2007	
Dept	Doc Ref
Reg	m11-364

Version 1
15/2/07

Guidance notes

Building Guidance notes

If you are applying to **relocate** a building you will need to apply for a PIM as you must comply with the District Plan and any other site-specific restrictions or regulations. In addition, you will require Building Consent for the new foundations, and this is the only work which the Council will inspect or for which it will issue a Code Compliance Certificate. This is because the building itself must have 'Existing Use Rights' which means that it was properly inspected and certificated when it was originally built. Although the Council requires a pre-locate report to this effect, we take no responsibility for the structure of the building, which rests with the Council which issued the original Consent. If it is necessary for any work to be carried out to make the building comply with the Building Code you, or more commonly, the house removal company, must apply to this Council for a new Building Consent and any work done under that consent will be duly monitored and a Code Compliance Certificate for it will be issued upon satisfactory completion.

If a PIM has already been obtained and the application is for Building Consent only, with no alterations to the plans and details given in the PIM application, it is not necessary to provide duplicates of material already supplied. If there are any alterations at all, however, then a new PIM must be sought. In this case you should complete a combined PIM and Building Consent application with new supporting documents.

Plans

Please supply the sets of plans requested. These must be of a clear and professional standard. You should contact a design professional to assist you with this.

- Acceptable scales: 1:200, 1:100, 1:50
- You must provide **original size copies** and one which must be A3 size.

1. Certificate of Title

This is an important document that identifies which piece of land the project is to be built on and **must** be supplied with all applications. It must be no more than 6 months old. This can be obtained from Land Information New Zealand; or from the FNDC on request; an application form is included in your Development Pack. There is a fee for this service details of which can be found in the enclosed Fees booklet.

2. Site Plan

You need to show:

- Position of buildings to be removed or demolished
- Existing drainage on site
- Expected route of vehicles from the site
- Existing vehicle crossing
- Position of fences and/or hoardings and/or gantries

3. Specification

Must include:

- A brief of demolition methods
- Cleaning up site and public safety
- Where applicable, asbestos removal methodology
- A copy of contactors Public Liability Insurance to \$500,000

4. Services to be Disconnected

You will need to indicate on the "Waste & Water Services Connection" form, included in your Development Pack:

- Which services need a permanent disconnection
- Please note: connection sizes greater than 150mm waste and storm water; and 20mm water, will require a quote from our Waste & Water Services Unit. You may organise this quote before application, or we can do it for you.

5. Services to be Connected

Is there a new or altered connection required to Councils sewer, storm water or water services? If so, please fill out form "W WS – CS - Connection" form. A copy of this is in your Development Pack if you need it.

6. Fees

The full fees **will** be required as part of the application for consent. Please check our fees and charges booklet to calculate your deposit. Payment options are cash, cheque or Eftpos/credit cards.

7. Relocated Building Report

The building itself must have 'Existing Use Rights' which means that it was properly inspected and certificated when it was originally built. Although the Council requires a pre-locate report to this effect, we take no responsibility for the structure of the building, which rests with the Council which issued the original Consent.

8. Traffic Management Plan

You may need to provide a plan showing how and when trucks are to vacate the site with demolition material. Please contact Roads & Traffic if you need to discuss this further.

9. Specific Design

Engineer's calculations and producer statement will be required for the following where applicable:

- Gantry
- Specifically designed structure to aid demolition

10. Pre-Application Vetting Meeting

.Please book this meeting by phoning a Customer Service or Building Support Officer on 0800 920029. Alternatively, call in to one of our Service Centres to make an appointment.

TYPE OF INSPECTIONS REQUIRED FOR BUILDING CONSENT no. ABA 2008 577

Please circle

Description of inspection

205	Site inspection	This inspection is carried out at the PIM stage and is already completed prior to issue of Building Consent (<i>do not call for a site inspection</i>)
208	Foundations <i>slab or wall concrete strip foundations</i>	Boundaries are to be defined and foundations excavated, reinforcing placed as required. Depth/width of excavations, steel size, laps ties clearances ground bearing to be checked.
209	Footings <i>pile or posts</i>	Boundaries are to be clearly defined. Pile and/or post holes to be drilled/dug to required depth, cleaned and correct size. Depth/width of holes, ground bearing (ie firm original clay) anchor or bracing components identified, to be checked.
212	Slab drainage <i>concrete floors</i>	All sub floor drainage to be completed, and junctions exposed. Inspection to be carried out while under water test
213	Slab <i>concrete floors</i>	All slab steel, underlay, penetrations wrapped, thickenings and point loads, formwork complete. Please have a string line taught across slab for ready thickness check
214	Tilt Slabs	All Formwork complete. All steel in place, tied and on chairs. All welding plates lifting eyes as per engineer design.
217	Sub floor <i>timber floor</i>	Bearer support, fixings, and size, and joist span, support, fixings and size, and brace size, location, fixings to be complete (if this is carried out before the floor is laid it is useful). Decks – all fixings to be stainless steel.
221	Bond Beam	Any block work with bond beams or fill to be complete with steel correctly placed and if over 1200mm high washouts at the base of each starter
222	Framing	All framing to be completed, all bottom plate, stud to top plate, truss fixings, strapping diagonal braces, purlin fixings to be checked prior to building wrap or roof install
223	Flashing/Wrap	All building wrap and flashing tape to be completed, roof can be installed by this stage
224	Cavity	Check of Flashings and Battens to Cavity systems prior to cladding being installed / fitted.
225	Brick Veneer	Bricks half completed, brick tie spacing, slope, type checked, cavity width window flashings (dpc) checked
229	Preline	Cladding completed windows installed, building completely weather tight, pre-wire, pipe-out (<i>see preline plumbing</i>) wastes and soil stacks, vents and insulation complete
230	Fireplace Chimney	Chimney to be inspected prior to the fire being installed (In Built)
233	Preline Plumbing <i>often part of preline</i>	All plumbing to be complete and mixers bypassed, outlets plugged and entire system to be under 1500kpa (250psi) pressure test for not less than 30 minutes. Pressure gauge to be on the line at time of inspection and under the above pressure
237	Post Line	When Internal linings (gib) is installed and all bracing elements correctly fastened, fastening type and spacing to be inspected. All fastening to be exposed, no stopping skirting, scotia etc to be covering fasteners
241	Drainage	An inspection of all foul water, storm water drains, septic tanks, effluent fields, sewer connections is to be carried out when drains are completed prior to back filling all foul water lines to be under static water test at time of inspection As built plan of drainage to be provided
245	Septic Tank	Septic Tank installed. Effluent systems completed and/or planted. Asbuilt plan of drainage required at time of inspection.
248	Swimming Pool Fence	The pool fence and gates must meet the requirements of the Swimming Pool and Fences Act 1987
304	Final – Heating Appliance	Required when appliance has been installed in strict compliance with the manufacturers instructions and NZ Building Code
305	Final – Building (Code Compliance Certificate inspection)	All work to be completed, all specified inspections on inspection sheet passed by an FNDC building officer, and all work complying to consented plans. (This may require landscaping against building to be complete also). All required documentation to be provided, see below Development levies to be paid prior to issue of CCC if applicable
501	As built drainage plan	This plan shows the location of drains laid, inspection, gullies, depth of connections, with distances off boundaries or buildings to enable accurate relocation of services in the future
502	Producer statements	As required by either the consent or BCA officer for work such as water proof membranes, or specialist installations
503	Other documentation	As required. Copies of Electrical certificates, or Gas certificates included

Processing Building Officer: S. JOBE

Date signed off: 12-12-07

Time started:- _____ Time completed:- _____ Chargeable Hours:- _____

SITE INSPECTION SHEET

Date booked	Officer	Signed
28/11/07	mqg	<i>[Signature]</i>

Applicant Name:	Ngawha Springs Ltd	Consent N°:	BC-2008-1579
Location:	5 Manning Street, Rawene 0443	Date:	26-Nov-2007
Contact Person:	Ray Smith	Contact Phone:	09 4138993

Enter or in each box to indicate yes or no

***Site Topography:**

- Gentle Moderate Steep

***Wind Zone:**

- Medium High Very High
 Specific Eng Sea Spray Zone

***Vehicle Crossing:**

- New Crossing required
 Existing Crossing - does it comply **YES / NO**

***Council Services available:**

- Sewer Water Stormwater

***Easements:**

- Man hole covers Overland flow path
 Stormwater disposal / kerb outlet Overhead wires

***Hazards:** Is Sec 72 required ?

Section to SQA

If in floodzone, is site prone to flooding? *No*

***Building across boundary:** Is Sec 75 required

***Waterways:**

- Any waterways present Wider than 3m
 If so, distance from proposed project: *on boundary* metres

***Excavation – RC Checks**

Volume

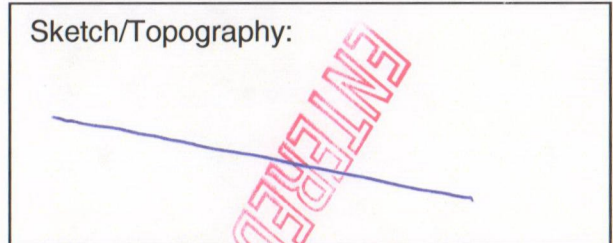
- Less than 200m³
 Exceeds 200m³
 Exceeds 300m³
 Exceeds 5000m³

Cut / Fill Height

- Less than 1.5m
 Exceeds 1.5m

***Excavation – EWP Checks**

- Fill exceeds 50m³
 Within 20m of boundary



Demolish house

***Engineering Required:**

- Signs of slippage
 Poor soils
 Fill on site
 Un-natural profiles
 Flooding
 Foundations

Existing Structures on Site:

No. *9*
 Type. *9*

On-site Effluent Disposal:

- Is the area suitable
 Is there room for a reserve area
 If there local knowledge of poor soakage
 Engineering Design required
 Ground Water Protection required

Estimated Soil Category:

- Gravel, coarse sand
 Coarse to medium sand
 Medium fine and loamy sand
 Sandy loam, loam and silt loam
 Sandy clay-loam, clay-loam, silty clay-loam
 Sandy clay, non swelling clay, silty clay
 Swelling clay, grey clay, hardpan

Photos Taken:

- Site photos
 Footpath damage (if applicable)

Comments:

Maps attached / applicable to this site:

<input checked="" type="checkbox"/> SITE PLAN	<input checked="" type="checkbox"/> LOCATION zoom In-zone	<input checked="" type="checkbox"/> LOCATION zoom out	<input checked="" type="checkbox"/> AERIAL	<input type="checkbox"/> HAZARDS	<input type="checkbox"/> SERVICES	<input type="checkbox"/> HPT
---	---	---	--	----------------------------------	-----------------------------------	------------------------------



28/11/2007



28/11/2007

**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Search Copy

R. W. Muir
Registrar-General
of Land

Identifier **NA33A/194**
Land Registration District **North Auckland**
Date Issued **10 September 1975**


Estate Fee Simple
Area 1628 square metres more or less
Legal Description Section 115-116 Rawene Township
Proprietors
Ngawha Springs Limited

Interests

Subject to Section 8 Mining Act 1971
Subject to Section 168A Coal Mines Act 1925
7429777.2 Mortgage to Westpac New Zealand Limited - 16.8.2007 at 2:51 pm

Transaction Id
Client Reference Ngawha 3614/08

Search Copy Dated 16/08/07 2:51 pm, Page 1 of 2
Registrar Only



TRANSMISSION VERIFICATION REPORT

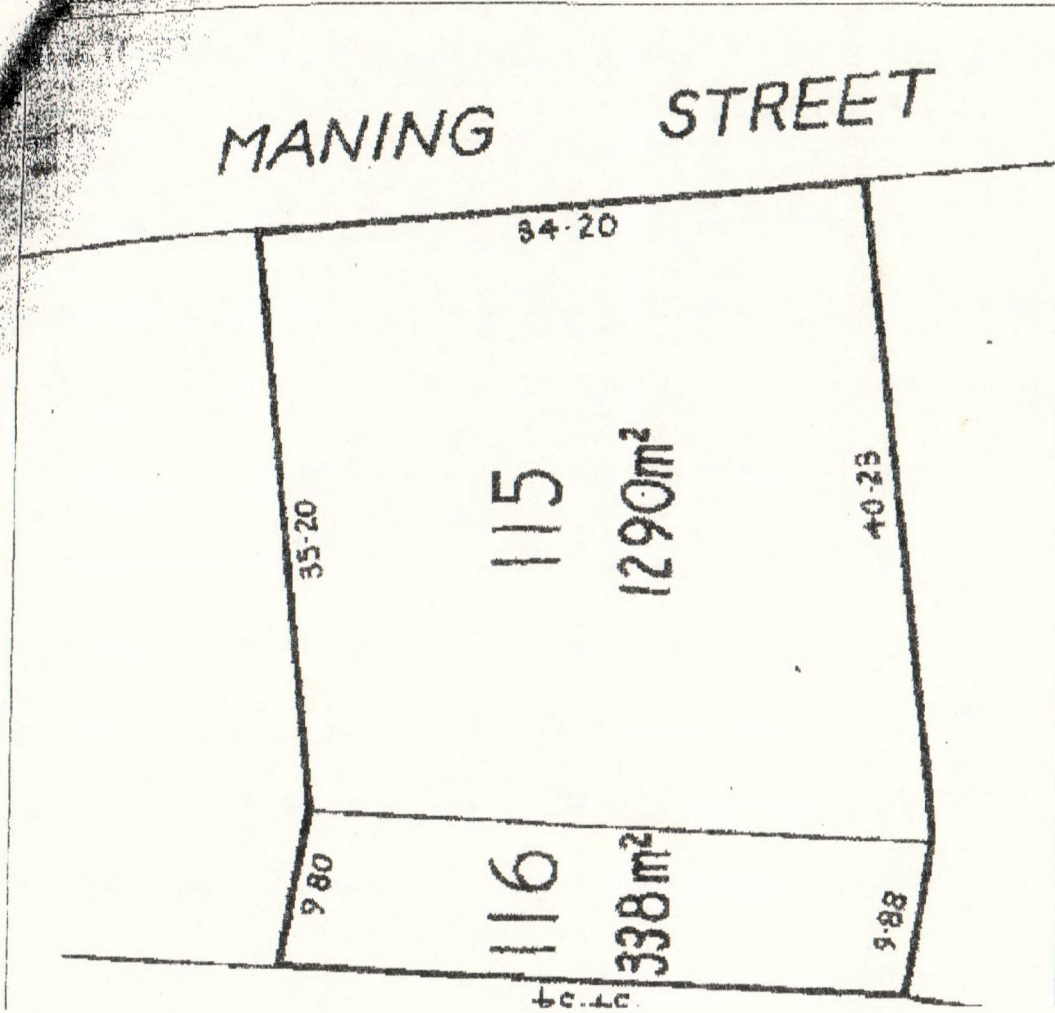
TIME : 15/10/2007 00:49

DATE, TIME
FAX NO./NAME
DURATION
PAGE(S)
RESULT
MODE

15/10 00:48
094385734
00:00:51
00
ERROR
STANDARD
ECM

NA33A/194

MANING STREET



Didi Paraone

To: gibsonsmith@xtra.co.nz

Subject: Building consent for demolition at 5 Manning street Rawene

As per our recent phone conversation please indicate by return email the following details:

Has sewerage been capped?

Has water been turned off?

Will these services be disconnected permanently?

Also include a brief demolition method & how you intend to keep the area safe from the public whilst this is taking place.

Thanks

Kind regards

Didi Paraone
Vetting Officer Building Consents
Regulatory and Customer Services
Far North District Council
Phone 0800 920 029
Email: didi.paraone@fndc.govt.nz

FINAL INSPECTION SHEET



Date: **15/04/10** Action **305** Far North District Council

BC# **2008 1579** Time **4:30** AM/PM

Applicant/Builder **McCarthy** Inspection Description **Final**

Property Address **5B Manning St Rawene** Issue CCC Yes No

Valuation **611 5101** Reinspection Needed Yes No

Travelling Time : : Officer **MM**

Inspection Time : : Signature **[Signature]**

FINAL Inspection		OK	Not	N/A	Comments
1	Peer Review required (over 5yrs)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Please Provide under Box Form 6 + TRAOSMAN ① Electrical (cut statrig power has been disconnected) ②
2	Owners Application for CCC / Contractors list	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3	Consent Documents on Site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4	Photos Taken	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

FINAL Fireplaces Inspection		OK	Not	N/A	Comments
1	Smoke Alarms with Hush	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PS3 from drain Layer statrig water and sewer has been disconnected and capped correctly. ③
2	Hearth size & secured	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3	Fire Place clearances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4	Fire Place secured	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5	Flue Shield	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6	Flashings / Flue height	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
12	Wet back circulators correct size & fall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

PLUMBING		OK	Not	N/A	Comments
1	Waste pipe correct support & gradient	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Plumbing
2	Water Filtration system installed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3	Hot Water pipe lagged	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4	1 metre minimum of copper outlet of HWC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5	Hotwater cylinder seismic restraint	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6	Hot water tempering value set at 45/55 degrees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7	Hot water energy cut out switch to all valve vented systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8	Hot water drain OK (falls to outside of building)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9	Filter, non return, stop, cold water expansion, pressure reducing & pressure relief valves	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
10	Notches & holes in joists & bearers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
11	Waste pipes sizing / fall / support / to gully trap	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
12	Soil pipe sizing / fall / support	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
13	Adequate support to water pipes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
14	Water supply Tank / bore / supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
15	Back flow prevention where required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

FINAL Internal Inspection		OK	Not	N/A	Comments
1	Smoke alarms with Hush	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dismantled Building
2	Sink insert secured correctly	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3	Service rooms Impervious walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4	Service rooms Impervious floors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5	Producer statement membrane in wet areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9	Ceiling insulation (clear of Downlights)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
10	Safety glass where required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
11	Ventilation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
13	Stairs gap / tread / rise / handrails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
14	Barrier Height 1.0m/ 1.1m / Stairs 900mm	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
15	Safety from Falling eg. 100mm balustrade gaps	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
16	Access for disabled - Commercial only	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
17	Facilities for disabled - Commercial only	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
18	All surfaces Completed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

	OK	Not	N/A	Comments
1 Conditions on Resource/ Building Consent				Waiting on conditions to be met
1a Landscaping Complete				
2 Joints in bearers supported				
3 Ground clearance to w/side of floor				
4 Subfloor ventilation				
5 Subfloor bracing				
6 U/floor Insulation				
7 Finished ground level				
8 Cladding (joints, corner, scribes window flashing etc)				
9 Cladding- painted / penetrations sealed				
10 Brick veneer weep holes cleared				
11 Roof & post fixings				Dismantled Building
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 Discharge/Vermin Cage				
18 Stairs gap / tread / rise/ handrails				
19 Barriers 1.0m /1.1m /Stairs 900mm				
20 Safe from Falling Balustrades				
21 RAMPS grade / slip resistance				
22 Safety Glass (Glass Visible-commercial)				

INAGE		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				Sewer to be capped
9	Overflow to water tank				
10	Access for septic tank maintenance				
11	Commissioning statements				
12	Effluent Completed Barking/Planting				

LICENSING STATEMENTS		OK	Not	N/A	Comments
1	Engineer / Licenced Building Practitioner				
2	Membranes / Roof				

POOL INSPECTION		OK	Not	N/A	Comments
1	Pool Fencing Compliance. (Sheet completed)				
2	Back flow prevention where required				

REGULATORY CERTIFICATES		OK	Not	N/A	Comments
1	Electrical				Electrical to be disconnected
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	Producer Statements- Fire alarm, Ventilation etc				

Thursday, 4 October 2007

449626-000080
NGAWAHA SPRINGS LTD
2 WILLIAM PITCHER PLACE
GREENHITHE NORTH SHORE 1311

Account Number: 2600761113

Account Enquiries 0800 376084

Dear NGAWAHA SPRINGS LTD

Our records indicate that your Contact Energy account remains overdue.

We require **immediate** payment of the outstanding account, which currently stands at **\$55.00**.

You can pay your account by telephone banking, cheque, or by taking this letter to any NZ Post outlet.

If you have made payment in the last five (5) days, please ignore this letter. No further action is required from you.

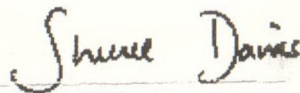
Should you require any assistance with settling this account, please call our Customer Service Team on 0800 376084 anytime from 7am to 9pm Monday to Friday or 8.00am to 5.00pm Saturday.

If we do not receive your payment within seven (7) days from when you receive this letter, Contact Energy will escalate this matter to Dun & Bradstreet for further recovery action.

Dun & Bradstreet are an internationally recognised debt collection agency specialising in the proactive recovery of unpaid accounts.

This is the FINAL written notice in relation to this account before it is escalated to Dun & Bradstreet for collection.

Yours sincerely



Sheree Davies
Debt Manager



Decide with Confidence

Please detach and return with your payment



Account Number: 2600761113

Amount Overdue: \$55.00

IF PAYING BY CHEQUE,
MAKE PAYABLE TO:
Contact Energy Limited

NGAWAHA SPRINGS LTD
2 WILLIAM PITCHER PLACE
GREENHITHE NORTH SHORE 1311

POST PAYMENTS TO:
PO Box 38097
Te Puni
Wellington Mail Centre



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