



T-33 Code Compliance Certificate Checklist

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

Appalling 12/12/07

ADDRESS OF PROPERTY	7849 STATE HIGHWAY 12, WAIMAMAKU 0473
CONSENT NUMBER	BC-2004-1532
DATE	12 DECEMBER 2007

NUMBER	ISSUE	YES	NO	N/A	COMMENT *1-7(CSO BUILD)
1. *	Change of owner	YES	NO	N/A	
1. *	Request for CCC within the 2-year time-frame	YES	NO	N/A	BC issued
2. *	All inspections completed	YES	NO	N/A	
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. *	All building consent conditions fulfilled	YES	NO	N/A	No conditions
7.	Ensure that conditions of geotechnical reports / engineers reports or Producer Statements complied with	YES	NO	N/A	
8.	Work complies with approved building consent documentation	YES	NO	N/A	
9.	Specified systems // performance standards	YES	NO	N/A	
10.	Green Final Sheet Check Items	YES	NO	N/A	
11.	LBP advised that building work does not comply	YES	NO	N/A	
12.	Survey certificates – siting, height in relation to boundary, maximum height of building or minimum floor level	YES	NO	N/A	
13.	List of consultants	YES	NO	N/A	
14.	Amendments and associated documentation properly completed.	YES	NO	N/A	
15.	• Document applies to building work for which a building consent has been issued before the date on which the	YES	NO	N/A	

	Compliance Document came into force.				
16.	• Reference (if applicable) to Acceptable Solutions or Verification Methods.	YES	NO	N/A	
17.	Documentation incomplete , suspend the time clock. Obtain necessary information Enter note into NCS.	YES	NO	N/A	
18.	If time clock stopped, owner notified	YES	NO	N/A	
19.	File forwarded to a senior Building Services Officer to undertake a Peer review and arrange issue of CCC	YES	NO	N/A	
20.	If compliance schedule must be issued, coordinate issue with issue of CCC	YES	NO	N/A	
21.	Photographs	YES	NO	N/A	
22.	CPENG Engineers Producer Statements	YES	NO	N/A	
23.	Alternative Solutions	YES	NO	N/A	
24.	CCC Consent over 5 years old (Peer Review TTL, DE)	YES	NO	N/A	
Compliance Document must not state any restrictions relating to:					
25.	• 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	By - MCKay		
REASON FOR DECISION	Checklist done, final OK.		

FINAL INSPECTION SHEET



Far North District Council

Date: **30/11/07**

Action: **305**

BC#: **20041532**

Time: **10-00 AM/PM**

Applicant/Builder: **Nichols**

Inspection Description: **2nd Final**

Property Address: **7849 SH12 Waimanaku**

Issue CCC: Yes/No

Valuation: **619-48801**

Reinspection Needed: Yes/No

Travelling Time: :

Officer: **MJA**

ENTERED

Inspection Time: :

Signature: **M. J. Beson**

FINAL Fireplaces Inspection			OK	Not	N/A	Comments
1	Smoke Alarms with Hush					OK to issue
2	Hearth size & secured					Work from 1st Final Complete
3	Fire Place clearances					
4	Fire Place secured					
5	Flue Shield					
6	Flashings / Flue height					Additions to Ducting
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					
	Hot water energy cut out switch to all valve vented systems					
7						
8	Hot water drain OK (falls to outside of building)					
	Filter, non return, stop, cold water expansion, pressure reducing & pressure relief valves					
9	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				





REF: ABA: BC-2004-1532
PROPERTY: 7849 State Highway 12, Waimamaku 0473

14 November 2007

Brendan Nichols
C/- Hans Mitt
RD 3
Kaikohe 0473

Dear Sir / Madam

RE: ADDITION TO EXISTING DWELLING - LAUNDRY AND GARAGE, 7849 State Highway 12, Waimamaku 0473

An inspection on 9 November 2007 at 7849 State Highway 12, Waimamaku 0473, revealed the following will need attention.

1. Rebuild carport steps so going's of rises are equal.
2. Fit Hot water cylinder seismic restraint.
3. Seal all window flashings.
4. Fit z nails to purlins in carport.
5. Please supply electrical compliance certificate.
6. Seal apertures in cladding.
7. Fit 2 x smoke alarms.

Once this has been completed you will need to re-book a final inspection at the Rawene Service Centre by phoning 0800 920 029 and ask to be put through to this office and quote your **Building Consent Number ABA BC-2004-1532**.

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

Yours faithfully

Barry Moor
BUILDING OFFICER

val 00619-48801

FINAL INSPECTION SHEET



Far North District Council

Date **09-11-07** Action **305**

BC# **991073** Time **2-00** AM/PM
20041532

Applicant/Builder **B. Nichols** Inspection Description

Property **7849 9/4 12 Opononi** Issue CCC Yes/No

Address **[Redacted]** Reinspection Needed Yes/No

Valuation **[Redacted]**
 Travelling Time : :
 Officer **LBM**
 Section Time : :
 Signature **[Signature]**

ENTERED

FINAL Fireplaces Inspection		OK	Not	N/A	Comments
1	Smoke Alarms with Hush		X		
2	Hearth size & secured				Signed by Bryan W May
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	Waste pipe for washing machine	✓			
3	Ceiling tank and tray with Seismic restraint	✓			
4	1 metre minimum of copper outlet of HWC	✓			
5	Hotwater cylinder seismic restraint	✓			Fit correct restraint
6	Hot water tempering valve 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	Back flow prevention where required	✓			

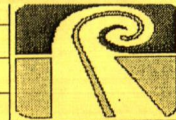
FINAL Internal Inspection		OK	Not	N/A	Comments
1	Smoke alarms with Hush	✓			
2	Sink insert secured correctly	✓			
3	Service rooms Impervious walls	✓			
4	Service rooms Impervious floors	✓			
5	Producer statement membrane in wet areas	✓			
9	Ceiling insulation (clear of Downlights)	✓			
10	Safety glass where required	✓			
11	Ventilation	✓			
13	Stairs gap / tread / rise		✓		car port steps
14	Barrier Height 1.0m / Stairs 900mm		✓		
15	Safe from Falling Balustrades			✓	
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 consent			✓	
1a	Landscaping	✓			
2	Joints in bearers supported			✓	
3	Ground clearance to u/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)			✓	Seal all window flashing
9	Cladding - painted / penetrations sealed			✓	cladding gaps
10	Brick veneer weep holes cleared			✓	
11	Handrails & 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 Discharge/Vermin Cage	✓			
18	Stairs gap / tread / rise			✓	Back steps - Car port
19	Barriers 1.0m / Stairs 900mm			✓	
20	Safe from Falling Balustrades			✓	
21	RAMPS grade / slip resistance			✓	
22	Safety Glass (Glass Visible-commercial)			✓	
Producer Statements		OK	Not	N/A	Comments
1	Engineer / Licenced Building Practitioner			✓	
2	Membranes / Roof			✓	
FINAL POOL Inspection		OK	Not	N/A	Comments
1	Pool Fencing Compliance			✓	
2	Back flow prevention where required			✓	
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"	✓			The following will require attention before CCC can be issued
4	Relief gully installed	✓			
5	Foulwater drain finished	✓			
6	Ventilation to drains e.g. TV & or valves	✓			① rebuild car port steps so gully's at rises are equal
7	Stormwater drain finished	✓			② fit HWC seismic restraint
8	Retaining wall drainage connected into stormwater drain	✓			③ Seal all window flashings
9	Overflow to water tank	✓			④ fit Z Nails to Purlins in car port
10	Access for septic tank maintenance	✓			⑤ Please supply electrical load
11	Commissioning statements				⑥ Seal apertures in cladding
12	Effluent Completed Barking/Planting				⑦ fit 2 smoke alarms
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 Statements- Fire alarm, Ventilation etc				





BUILDING INSPECTION SHEET



Far North District Council

Date: 9/9/04

Valuation Number: 619-488-01

BC#: ABA 20041532

Time: 3.30 AM/PM

Applicant/Builder: Nicols Brenden

phone #

Travelling Time: 60:00

Officer: Bry -

Inspection Time: 20:00

Signature: n

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			

RAWENE SERVICE

20 SEP 2004

CENTRE

ENTERED

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			

ENTERED

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	✓			Recheck OK.
3	Ceiling: joists/Batten: fixing, spacing, support	✓			
4	Bottom-Top plate: fixing, size, DPC	✓			
5	Bracing: Strapping, bolts, check plan	✓			OTC
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	Gullies: 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	✓			Second Hand Repard Gira
2	Swimming Pool: backwash, fencing, registration				
3	Other				

285

TAX INVOICE/STATEMENT

Date 31.5.04



CHIMNEY SPECIALISTS

(Ken & Lorraine Slater)



Phone/Fax: (09) 407-5515
Mobile: 025 275-2074

Box 2
Waipapa
Bay of Islands

REGISTERED CHIMNEY SWEEP / WOODFIRE INSTALLER N.Z.H.A.

Qty	Details/Description	\$	c
	To F.N.D.C. ^{copy}		
	This is Co. that the 2nd		
	hand fire - Govt FIREWZI		
	dated about 1997 - is of		
	good order - fire base adequate		
	& I can safely give it a		
	further 5 yrs.		
	K.R. Slater		
	MANAGER		
	Chimneys should be cleaned annually for		
	efficiency, fire safety and insurance cover.		

GST 48-427-766

BALWINDAN NICHOLLS
P.O. BOX WAIMAMAU
HOKINGA 4054874

Sub Total

GST

TOTAL

BUILDING INSPECTION SHEET



Far North District Council

Date 27/5/09

619-488-01

BC# ABA 2004 1532

Valuation Number:

Time 10.30 AM/PM

Applicant / Builder Nichols

phone #

Travelling Time 50:00

Officer

Dry

Inspection Time 20:00

Signature

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

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				

ENTERED

209 FOUNDATION Inspection 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				

13 SLAB / UNDER SLAB PLUMBING Inspection 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				

17 SUBFLOOR Inspection 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				

21 BOND BEAM - SUPENDED SLAB Inspection 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		✓		Stainless steel nails exterior braces
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		✓		Final Brace Fixings
6	Moisture content				
7	Frame: stud size, space, lintel fixings, grade	✓			
8	Recheck Cladding: flashing, nog spacings(480mm-board/batten)				
9	Insulation: type, thickness		✓		no batts
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		✓		Plumber to certify owner did own plumbing
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		✓		Tom Irwin
2	Depth of drain	✓			
3	Bedding	✓			Recheck required
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				

PRIORITY: TO BE PROCESSED UNDER BOTH TDP AND PDP PLANS

**BUILDING CONSENT NO ABA 20041532
TRACKING SHEET**

NAME:	NICHOLS, B	DATE:	13-Feb-04
VAL NO:	619-488-01	PROPERTY ID	3328410
LEGAL DESC:	LOT 1 DP 184898		
BUILDING:	ADDITION TO EXISTING DWELLING - LAUNDRY AND GARAGE		
LOCATION	STATE HIGHWAY 12, WAIOTEMARAMA		

RESOURCE PLANNER	
DATE: 15-03-04	SIGNED: <i>MUMFORD</i>
CONDITIONS:	

Hold.

DEVELOPMENT ENGINEER	
DATE:	SIGNED:
CONDITIONS:	

PLUMBING AND DRAINAGE	
DATE: 1-3-04	SIGNED: <i>[Signature]</i>
CONDITIONS:	

BUILDING INSPECTOR	
DATE: 1-3-04	SIGNED: <i>[Signature]</i>
CONDITIONS:	

OTHER:	
DATE:	SIGNED:
CONDITIONS:	

Enter Swimming Pool Register	BWOF / Compliance Schedule Required	NRC Septic Tank Booklet	New Sewer Connection	New Water Connection	Number of Inspections PREPAID CHG
					5

Transitional District Plan(TDP)

Proposed District Plan(PDP)

Zoning: Rur 1

Zoning: Rural Production.

Standards/Rules not complied with:

Use - Predominant

Coverage - OK

Yards - OK

Distances - OK

hand clearance OK

parking - OK.

CT - Not in owners Name!

Resources - OK

TPS8 - N/A

Res. ht - OK

Sunlight - OK

Imp Sur - OK

Setbacks - OK

Traffic - OK

Noise - OK

Height - OK

Earthworks - OK

Type of Activity under the Resource Management Act 1991?

[Empty box for activity description]

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.

Has this property been part of a subdivision?

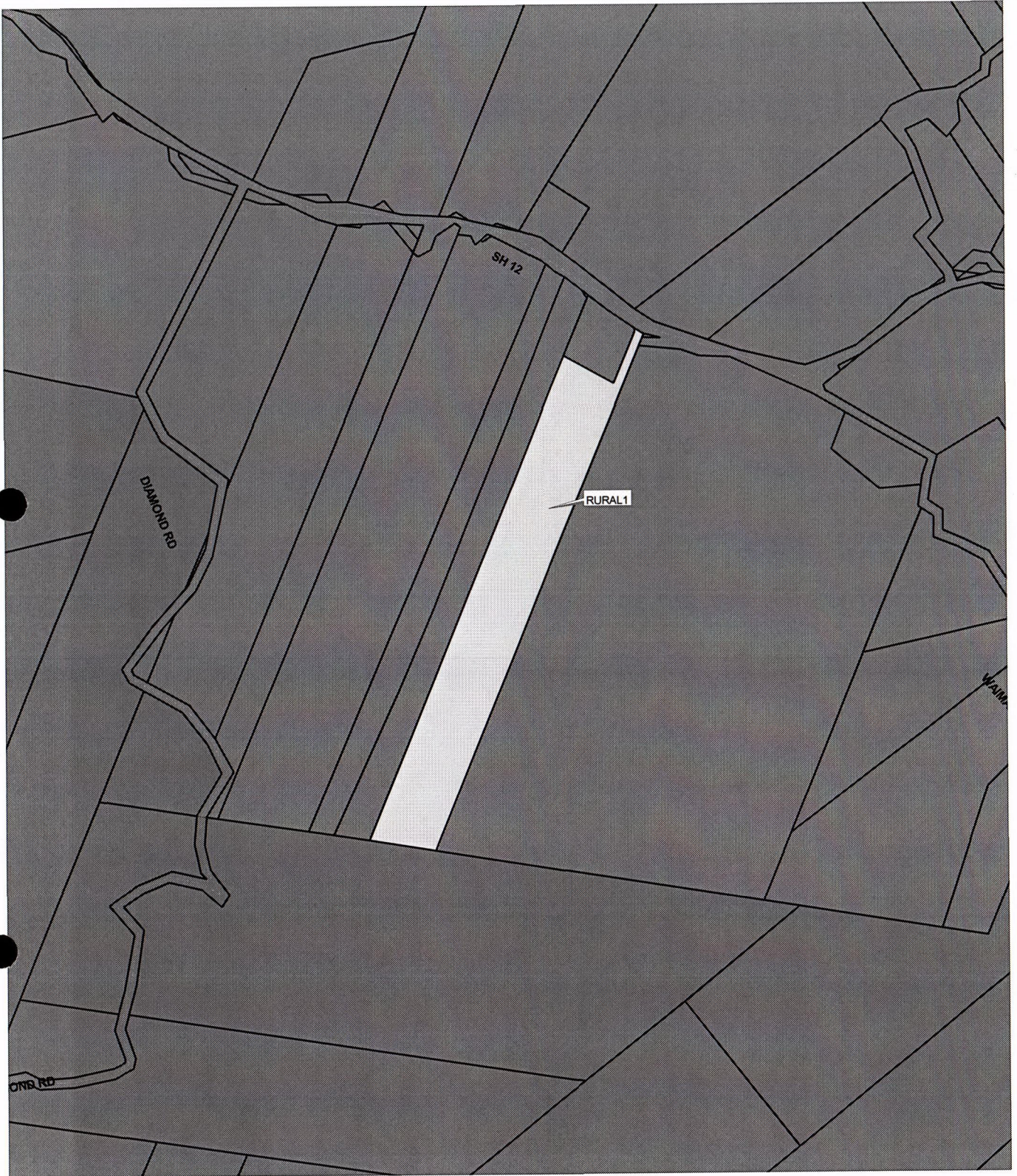
No

Yes

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: STATE HIGH 12 619

Property Area: 15.836ha.

00619-488-01

LOT 1 DP 184898 BLK VIII HOKIANGA SD



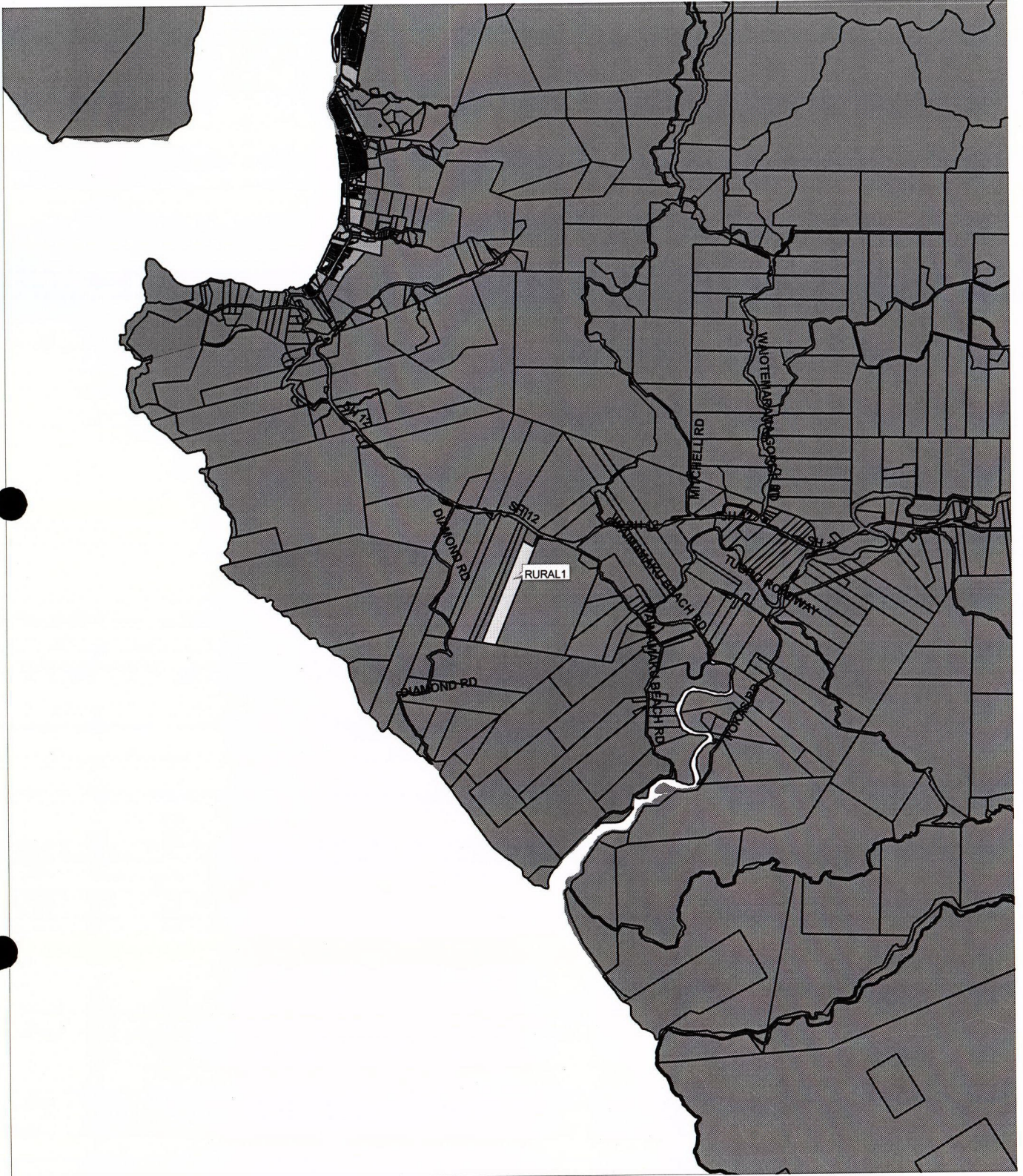
Far North District Council

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: 16/2/4



Property Location: STATE HIGH 12 619

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: 16/2/4

Property Enquiry

File Field Options Help

Property ID: 3328410 Name: STATE HIGHWAY 12, SOUTHERN HOKIANGA

Address: STATE HIGHWAY 12, SOUTHERN HOKIANGA

Alt. Property ID: Corner Property: Public

Ended Date: Road Use: Public

People Rates Parcel Analysis Buildings **RFS** COP Licensing Water Volume Docs Animals

RFS	ID	Description	Link Type
ABA	20041532	CURRENT COM.ADDITION TO EXISTING DWELLING - LAUN	

Property Report Add Notes GIS Viewer Search Docs

gemini.fndc.govt.nz

Attention M. I. McGrath
Re ABA no 2004 1532



COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952



Search Copy

R. W. Muir
Registrar-General
of Land

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 Waitotemarama Gorge Road at Pakanae and proceeding in a Southerly direction to its intersection with the southern end of Waitotemarama Gorge Road at Waitotemarama 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

Transaction Id 6483210
Client Reference B Nichols

Search Copy Dated 20/02/04 11:46 am, Page 1 of 1
Register Only



FAR NORTH DISTRICT COUNCIL

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

ABA: 20041532 VNZ: 619-488-01

Wednesday, March 10, 2004

B Nichols
C/- Hans Mitt
R D 3
KAIKOHE

Dear Hans

RE: ABA: 20041532, Nichols, addition to existing dwelling, State Highway 12, Waioitemarama.

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

Initial vetting of your application has highlighted the need for further information to be provided to enable the process of issuing your consent to continue. The time period for processing your application has been suspended under Section 34 of The Building Act 1991, however this will be resumed as soon as the necessary information as listed below is received.

PLANNING ASPECT:

Please provide a legible and current Certificate Of Title.

It would assist considerably if you would include your consent number (20041532) when responding. This will ensure the information provided is included with your application and that processing continues with the minimum of delay.

Yours faithfully

M I McGrath

TECHNICAL PLANNING OFFICER

REQUEST FOR INFORMATION (S 30)

NAME: <u>Nichols, B</u>	DATE: <u>13/02/04</u>	PIM/BC: <u>20041532</u>
VALUATION No: _____	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: MUMGATE Date: 03/03/04

Engineer: _____ Date: _____

Plumbing & Drainage Inspector: _____ Date: _____

Building Inspector: _____ Date: _____

ABA 20041532

Please provide legible and current Certificate of Title.

13 FEB 2004



CENTRE

BUILDING CONSENT AND PROJECT INFORMATION MEMORANDUM APPLICATION

For the Far North District

Section 33, Building Act 1991

ENVIRONMENTAL

13 FEB 2004

RECEIVED

**IMPORTANT INFORMATION
TO ASSIST IN COMPLETING THE APPLICATION FORM**

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: *[Handwritten Signature]*

Name: *[Handwritten Name]*

Date: *[Handwritten 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.

PART A : GENERAL

ABA N° : 20041532 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 B. NICHOLS ¹⁰⁴⁶¹³
 Postal Address PDC WAIMAKAU
 Phone N° 4058220 Fax N° 4054872
AT

Name of previous property owner P. KITE
 (if property has been recently sold a copy of Sale and Purchase Agreement is required).
4054655 B.H.

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

Business Name HAUS MITT
 Name U. V.
 Postal Address RD 3 KAIKOTE
 Phone N° 4054896 Fax N° U

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

6. **PROPOSED LOCATION OF BUILDING WORK :** RAPID Number :

Address SH 12 WAIOTEMARAU.

7. **LEGAL DESCRIPTION** ~~60F~~ 3328410

Valuation Roll Number 619-488-01 Lot(s) or Section N° :
 (Can be obtained from your rates notice or a Customer Liaison Officer PH : 0800 920029) LOT 1 DP 184898
 AREA OF SITE (M²) : 15.836 Ha Certificate of Title : N° (Not more than 6 months old)

8. **PROJECT**

New Building Intended Life :
Alteration NOT less than 50 years
Relocation OR
Demolition Less than 50 years
Other Specified as years

Description of work : ~~New building~~
New timber framed const.
 Intended use(s) in detail : addition to existing dwelling
Domestic

Total Floor Area of project : 35m²
 Ground floor area of project : -m²
 Upper floor area of project : -m²

Estimated Value of Work 17,500 (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 : H. MITT Address : _____
Phone Number : _____
Cell Phone Number : _____ Fax Number : _____ Email Address : _____

BUILDER

Name : IAN MACDONALD 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 | <input type="checkbox"/> | (All applications) |
| PART B | <input type="checkbox"/> | (When applying for a PIM) |
| PART C | <input type="checkbox"/> | (When applying for a BC) |
| PART D | <input type="checkbox"/> | (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 checked="" type="checkbox"/> 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 two months old - obtained from Land Information NZ</i>) or Proof of Purchase from Solicitor.			<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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: <ul style="list-style-type: none"> <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. 			KAIKOHE SERVICE 13 FEB 2004 CENTRE
NOTES : <ol style="list-style-type: none"> 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	KHO	Office	
Date	13/02/04	Receipt N°	3210SS
Fees Rec. \$	315	VAL N°	69-488-01
ABA N°	20041532		
Applicant I.D. N°	104613		
Agent/Rep I.D. N°			
CHECKED BY	ZAS	Customer Liaison Officer	
Far North District Council Private Bag 752 KAIKOHE		Phone: 0800 920029 Fax: (09) 4012137 Email: gws@fndc.govt.nz	
Kaikohe Service Centre Memorial Avenue KAIKOHE		Kaeo Service Centre Main Road KAEO	
Kawakawa Service Centre Gillies Street KAWAKAWA		Kaitaia Service Centre Redan Road KAITAIA	
Kerikeri Service Centre Hobson Avenue KERIKERI		Rawene Service Centre Parnell Street RAWENE	

Rate Account / Notice of Sale			
Rate Account Id	2428410	Assessment No	00619 48801
Primary Address	STATE HIGHWAY 12, SOUTHERN HOKIANGA		
Advised	8/12/2003	Agreement	28/11/2003
		Settlement	11/12/2003
Gross	87100	Net	87100
		Chattels	
		Other	
GST	1	Subject to GST	Sale Warning (Y/N)
Sale Type	S	Sale of Whole Proper	Sales Group
Sale Tenure			Price/Value 1 Arms length
Buyer/Seller	1	No Relationship Arms	Nat. Imp.
Buyer Type			Owner Type
Farm Buyer			Farm Vendor
Prop. Group			Multiple Sale N (Y/N)
Sale/Vend. Name	KITE/NICHOLS		No. Assessment 1
CI Reference	NA115B/969		Sale Amended N (Y/N)
Solicitor	PURCH. DOREEN BEER		
Comments	PH 09 4010785		
	VENDOR: PALMER MACAULEY		
	PH 09 4010240		
Full/Partial Sale	F	Original A/C	Land Area of Sale
User Defined Fields		Other Sales Data	

Reference:
Prior CT: 69A/393
Document No.: D206204.2



REGISTER

115B/969

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT 1952

This Certificate dated the 17th day of October One Thousand Nine Hundred and Ninety Seven under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that NELLIE NAJERA is seized of an estate in fee simple (subject to such reservations, restrictions, encumbrances and incumbrances as are notified by memorial endorsed hereto) in the land hereinafter described, delineated on the plan hereon, by the several admeasurements a title issue to her, that is to say: All that parcel of land containing 15.8260 hectares, more or less being LOT 184898 PLAN 184898



D206204.2 Reassess certificate affecting Lots on DP 184898

NATURE	SERVIENT LAND	DOMINANT LAND
Right of way	1-A	2 CT 115B/970

The above easement will be subject to Section 243(a) Resource Management Act 1991 when created - 17.10.1997 at 1.05

[Signature]
For DLR

D228941.1 Transfer to Phillip Maurice Kite
18.12.1997 at 2.38.

[Signature]
for DLR

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 Waiokearua Gorge Road at Papanui and proceeding in a southerly direction to its intersection with the southern end of Waiokearua Gorge Road at Waiokearua to be limited access road

0616771.1 Crossing place notice under Section 91 Tapsell New Zealand Act 1939

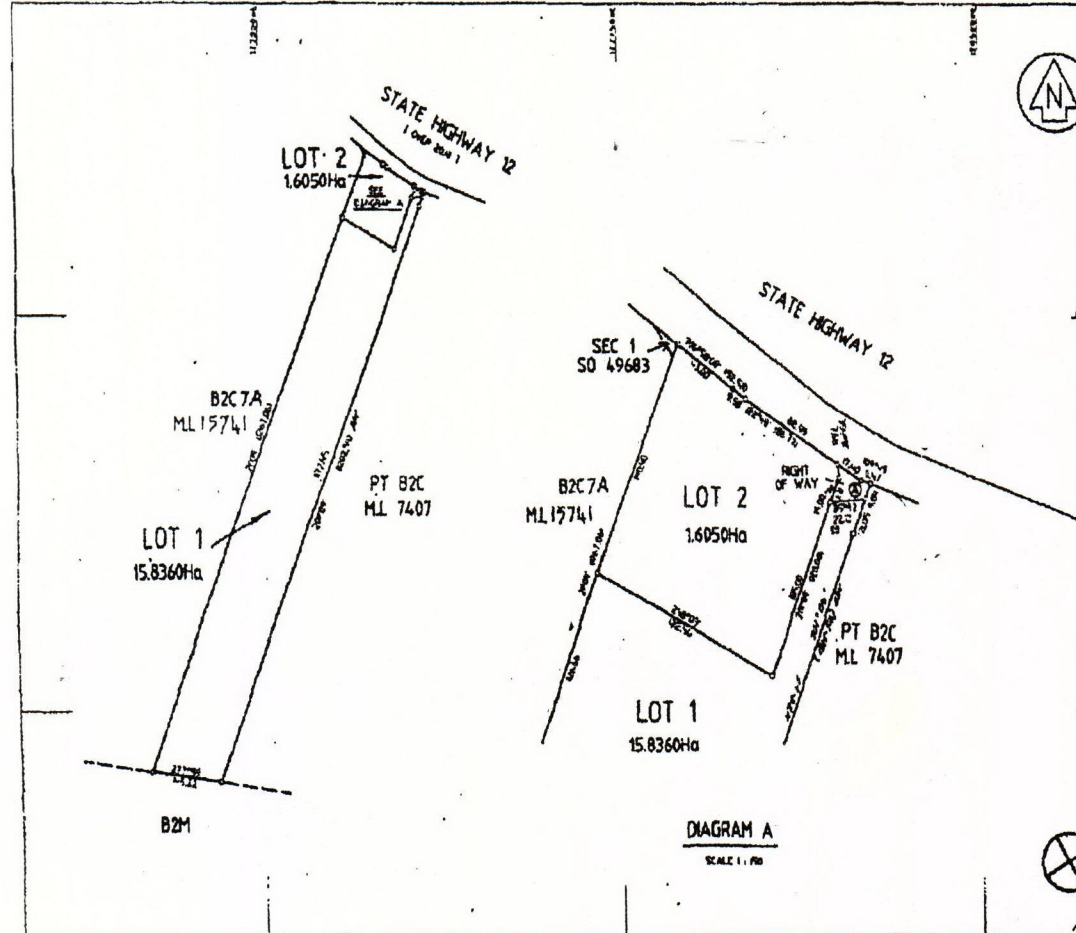
born 17.6.2001 at 9.01

[Signature]
for RGL

115B/969

NA115B/969

Identifier



Approvals ROAD SHOWN IS LEGAL APPROVED

Registered Owner

Approved pursuant to Section 223 of the Resource Management Act 1991 on 17th day of September 1997

The Council Officer of the Far North District Council is hereby certifying the products of:

FRASER THOMAS
 LAND SURVEYOR
 1000 DELEGATED AUTHORITY No. 4102143

SCHEDULE OF EASEMENTS			
PURPOSE	SHOWN	SECTION	DOMINANT TENEMENT
RIGHT OF WAY	②	LOT 1 HEREON	LOT 2 HEREON

NEW LOTS ALLOCATED
 LOT 1 119B/969 LOT 2 119B/970

Total Area 17.4410Ha

Comprised in C.T. 69A/393 (A1)

FURRY APPROBATION UPHOLD

Prepared & approved on behalf of an actual existing mortgagee by the duly qualified & registered Surveyor as shown in Section 223 of the Resource Management Act 1991 and that the same may be relied upon as being correct in accordance with the Survey Regulations 1977 of any opposite map or maps.

Done at 119B/969 this 17th day of September 1997

Fraser Thomas
 Surveyor

Approved as to Survey
 17/9/97
 District Surveyor

Deposited this 17th day of October 1997
 District Land Registrar

No. 21 SEP-997 DP184898

LAND DISTRICT NORTH AUCKLAND
 SURVEY BLK. & DIST. VIII HOKIANGA
 NZMS 261 SHT. 094 RECORD MAP No. 4.2

LOTS 1 & 2 BEING SUBDIVISION OF WAIMAMAKU B2C6
 & SECTIONS 2, 3 & 4 S.O. 49683

TERRITORIAL AUTHORITY: FAR NORTH DISTRICT
 Surveyed by Fraser Thomas
 Scale 1:5000 Date JULY 1997

Historical Search Copy Dated 12/11/03 1:10 pm, Page 3 of 3

Transaction Id
Client Reference Robinson003

Wall Bracing Calculation Sheet A

box 1

Job Details

Name B. NICHOLS
 Street and Number _____
 Lot and DP Number _____
 City/Town/District _____
 Location of Storey: single/upper of two/lower of two
 Building height to apex 3.0 m Roof weight light/heavy
 Roof height above eaves 0.8 m Cladding weight light/heavy
 Stud height 2.4 m Room in roof space y/n
 Average roof pitch 10°
 Building length BL = 16.2 m Gross Building
 Building width BW = 10.8 m Plan Area, 120 m² GPA = _____ m²

Note: When the average roof pitch is over 25 degrees, use the eaves length and width to determine BL and BW.
Note: For heavy roofs use the roof plan at eaves level to determine GPA.

box 2

Wind Zone

Region:	Terrain:	Exposure:	Topography:
R1 0 _____	Inland 0 _____	Sheltered 0 _____	Gentle 0 _____
R2 1 _____	Coastal 1 _____	Exposed 1 _____	Moderate 1 _____
			Extreme 3 _____

Total points _____
 Wind Zone: _____ Low (0) _____ Very high (3)
 _____ Medium (1) _____ Specific Design (4)
 _____ High (2)

box 3

Earthquake Zone

From figure EQ1 select Earthquake Zone: A B C

BU's required Wind

box 4

From Table W1A/W1B
 W along = 63 BU's/m
 W across = 44 BU's/m
 Total wind load,
 W ALONG:
 W along x BW = 680 BU's
 W ACROSS
 W across x BL = 713 BU's

BU's required Earthquake

box 5

From Table EQ1
 E = 3.3 BU's/m²
Note: For a room in the roof space use E + 1
 Total earthquake load,
 EQ ALONG and EQ ACROSS
 E x GPA BU's = 396 BU's

**BUILDER TO CHECK LOCATIONS,
 LEVELS, AND DEPTHS OF ALL
 INGROUND SERVICES PRIOR TO
 COMMENCEMENT.**

Wall Bracing Calculation Sheet B

Along

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6 W	7 W	6 E	7 E
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m	BUs Achieved (BU/m x L) W	Rating BU/m	BUs Achieved (BU/m x L) E
A	81	A1	Br4	0.1	100	10		
		A2	SPST1	1.2	35	108		
		A3	SP2	0.7	35	50		
B	70	B1	Gib3	3.0	65	195		
		B2	Gib3	3.6	65	234		
C	70	C1	Gib3	2.5	65	162		
		C2	Gib3	1.6	65	97		
D	108	D1	SP2	0.75	35	63		
		D2	SPST1	1.3	90	117		
		D3	SP2	1.6	35	51		
E	66	E1	SPST1	2.4	90	216		
		E2	u	u	30	216		

Totals Achieved	W	1628	E
From Sheet A Totals Required	W	680	E
Wreq/Ereq =		0.42	

OK ✓

*If Wreq/Ereq is 1 or less complete E column only
If Wreq/Ereq is 1.5 or more complete W column only
Otherwise complete both W and E

Across

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6 W	7 W	6 E	7 E
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m	BUs Achieved (BU/m x L) W	Rating BU/m	BUs Achieved (BU/m x L) E
M	122	M1	SPST1	1.2	90	108		
		M2	u	2.7	u	243		
		M3	u	1.3	u	117		
N	110	N1	Gib3	1.6	65	104		
		N2	u	2.5	u	162		
		N3	u	3.0	u	195		
O		N4	SPST1	2.6	90	234		
P	144	O1	SP4	0.5	70	35		
		O2	SPST1	1.8	90	162		
		O3	u	1.5	30	135		
Q								

Totals Achieved	W	1495	E
From Sheet A Totals Required	W	713	E
Wreq/Ereq =		0.47	

OK ✓



FAR NORTH DISTRICT COUNCIL

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

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

TAX INVOICE ONLY

NICHOLS, BRENDAN
C/- HANS MITT
R D 3
KAIKOHE 0400

ABA A/C: 104613
INVOICE DATE: 15/03/2004
INVOICE NO: 25390
RFS NUMBER: ABA 20041532

BUILDING CONSENT APPLICATION CHARGES

Details: ADDITION TO EXISTING DWELLING - LAUNDRY AND GARAGE
619-488-01
Site Address: STATE HIGHWAY 12

Description	Amount
Standard Building Inspection F	375.00

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 **5** inspections. Please note that if more inspections are carried out than specified on this account, then a further charge of \$75.00 per inspection will apply and must be paid prior to issue of a code of Compliance Certificate.



FAR NORTH DISTRICT COUNCIL

Please detach and return this portion with your payment

NAME OF A/C:
NICHOLS, BRENDAN
C/- HANS MITT
R D 3
KAIKOHE 0400

ABA A/C: 104613
INVOICE DATE: 15/03/2004
INVOICE NO: 25390
RFS NUMBER: ABA 20041532
TOTAL: **\$ 375.00**



FAR NORTH DISTRICT COUNCIL

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

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

TAX INVOICE ONLY

NICHOLS, BRENDAN
C/- HANS MITT
R D 3
KAIKOHE 0400

ABA A/C: 104613
INVOICE DATE: 16/02/2004
INVOICE NO: 24744
RFS NUMBER: ABA 20041532



FAR NORTH DISTRICT COUNCIL

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

RECEIPT
GST No 52-004-926

APPLICATION CHARGES

JNDRY AND GARAGE

Amount
175.00
160.00

OPERATOR: ZAS RECEIPT NO: 321055

PAYEE: BRENDAN NICHOLS
PDC
WAIMAMAKU
PAYMENT DATE: 13/2/2004

BUIL 104613 315.00
TOTAL 315.00
BRENDAN NICHOLS 000000
00 0-000 0 CHQ 315.00

COPY

RANZ Levy TOTAL \$ 335.00
Payment \$ 315.00

All scheduled fees have been paid. These fees
are that if more inspections are carried out than
per inspection will apply and must be paid prior

to issue of a code of Compliance Certificate.



FAR NORTH DISTRICT COUNCIL

Please detach and return this
portion with your payment

NAME OF A/C:

NICHOLS, BRENDAN
C/- HANS MITT
R D 3
KAIKOHE 0400

ABA A/C: 104613
INVOICE DATE: 16/02/2004
INVOICE NO: 24744
RFS NUMBER: ABA 20041532
TOTAL: ~~\$ 335.00~~
\$ 20.00



FAR NORTH DISTRICT COUNCIL

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

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

TAX INVOICE ONLY

NICHOLS, BRENDAN
C/- HANS MITT
R D 3
KAIKOHE 0400

ABA A/C: 104613
INVOICE DATE: 16/02/2004
INVOICE NO: 24744
RFS NUMBER: ABA 20041532



FAR NORTH DISTRICT COUNCIL

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

RECEIPT

GST No 52-004-926

PLICATION CHARGES

JNDRY AND GARAGE

OPERATOR: ZAS RECEIPT NO: 321855

PAYEE: BRENDAN NICHOLS
PDC
WAIMAMAKU
PAYMENT DATE: 13/2/2004

Amount
175.00
160.00

BUIL 104613 315.00
TOTAL 315.00
BRENDAN NICHOLS 00 0-000 0 CHQ 315.00

COPY

RANZ Levy TOTAL \$ 335.00
Payment \$ 315.00

All scheduled fees have been paid. These fees that if more inspections are carried out than per inspection will apply and must be paid prior

to issue of a code of Compliance Certificate.



FAR NORTH DISTRICT COUNCIL

Please detach and return this portion with your payment

NAME OF A/C:

NICHOLS, BRENDAN
C/- HANS MITT
R D 3
KAIKOHE 0400

ABA A/C: 104613
INVOICE DATE: 16/02/2004
INVOICE NO: 24744
RFS NUMBER: ABA 20041532
TOTAL: \$ 335.00
\$ 20.00