



FORM 7
CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

Building Consent Number: BC-2012-459/1

THE BUILDING

Street Address of Building

5B Manning Street, Rawene 0443

Legal description of land where building is located:

Lot 2 DP 406421

Building Name:

Level/Unit Number:

Current, lawfully established, use:

Residential

Location of Building within site / block number:

Year first constructed:

THE OWNER

Name of Owner:

Gregory Melville McGarity

Contact Person Name:

Mailing Address:

6 Anich Road

Massey

Auckland 0614

Street Address / Registered Office:

As Above

Phone Number:

Landline:

Mobile:

Daytime:

After Hours:

Facsimile Number:

Email Address:

Website:

First point of contact for communications with the building consent authority:

Far North District Council

Freephone: 0800 920029

Memorial Avenue

Phone: (09) 405 2750

Private Bag 752

Fax: (09) 401 2137

Kaikohe 0440

Email: ask.us@fndc.govt.nz

New Zealand

Website: www.fndc.govt.nz

BUILDING WORK

The following building work is authorised and issued by Far North District Council:

Foundations for Relocated Dwelling

CODE COMPLIANCE

The building consent authority named below is satisfied, on reasonable grounds, that:

- (a) the building work complies with the building consent

Signature:

Malcolm Stevenson

Position:

Building Officer

On behalf of:

Far North District Council (Building Consent Authority)

Date:

16 August 2012

16 August 2012

Te Kaunihera o Tai Tokerau Ki Te Raki

*The top place where talent
wants to live, work and invest*

Application No: BC-2012-459/1

Gregory Melville McGarity
76 Anich Road
Massey
Auckland 0614

Dear Sir

**Re: Code Compliance Certificate for Foundations for Relocated Dwelling at 5B
Manning Street, Rawene 0443**

The Far North District Council wishes to congratulate you on successfully completing your Building project. This brings the consent process to its conclusion and your property file will be updated with this information.

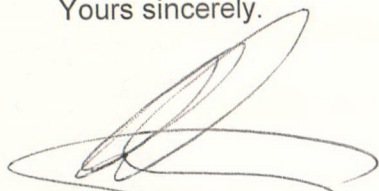
In issuing the code compliance certification, your building is now entering the monitoring and maintenance phase. We would like to bring your attention to this, to ensure that your building will continue to perform in the built environment.

This certificate is issued with reliance on producers statements supplied by or on behalf of the building owner as statements of compliance.

Regular and ongoing monitoring and maintenance of all building elements is necessary for specified intended life purposes; you may wish to contact your designer to establish a site specific maintenance schedule to ensure the minimum performance criteria is achieved.

Please refer to the Department of Building and Housing website, www.dbh.govt.nz, for guidance documents or alternatively, Building Research Association of New Zealand (Branz) has available for purchase a best practise book on maintaining your home.

Yours sincerely,



The Building Team at the Far North District Council





Far North District Council

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

CONDITIONS FOR PIM APPLICATION No: BC-2012-459/0/A

APPLICANT NAME:	Gregory Melville McGarity
PROPERTY ID:	3352208
PROJECT DESCRIPTION:	Create Laundry and 4th Bedroom in subfloor space
SITE LOCATION:	5B Manning Street, Rawene 0443
LEGAL DESCRIPTION:	Lot 2 DP 406421

1. Please note that the proposed dwelling is close to breaching the permitted sunlight angle on the southern boundary (Rule 10.8.5.1.5 Sunlight). The plans submitted demonstrate compliance with this rule and this Building Consent has been issued on that basis. Please note it is your legal responsibility to ensure the proposed extension is built in accordance with the approved plans.
2. All work required to re-instate the exterior including painting and repair of joinery shall be completed within six months of the building being delivered to the site. Reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations.
3. All stormwater from roofs, paved surfaces and tank overflows is to be piped to and discharged into stormwater pipeline at the south-western edge of the site.

A handwritten signature in black ink, appearing to read 'Carmel Taylor'.

Carmel Taylor

PIM Officer

Environmental Management

Email: carmel.taylor@fndc.govt.nz



**FORM 5
BUILDING CONSENT**

Section 51, Building Act 2004

Building Consent Number: BC-2012-459/0

THE BUILDING

Street Address of Building: **5B Manning Street, Rawene 0443**
Legal description of land where building is located: **Lot 2 DP 406421**

THE OWNER

Name of Owner: **Gregory Melville McGarity**

THE CONTACT PERSON

Contact Person Name: **Hans Mitt**
Mailing Address: **C/- Hans Mitt
645C Waiotemarama Gorge Road
RD 3
Kaikohe 0473**
Street Address / Registered Office: **As Above**
Landline: **09 4054876**

Mobile Phone Number:

After Hours:

Facsimile Number:

Email Address: **hans_mitt@msn.com**

Website:

First point of contact for communications with the council / building authority:

**Hans Mitt
C/- Hans Mitt
645C Waiotemarama Gorge Road
RD 3
Kaikohe 0473**

BUILDING WORK

The following building work is authorised by this building consent:

Foundations for Relocated Dwelling

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

THIS BUILDING CONSENT IS SUBJECT TO THE FOLLOWING CONDITIONS:

Every building consent is subject to the condition that agents authorised by the building consent authority for the purposes of this section are entitled to inspect, at all times during normal working hours or while building work is being done.

ATTACHMENTS

Copies of the following documents are attached to this building consent:

Project information memorandum number: **BC 2012-459/0**

Development contribution notice: **n/a**

Certificate attached to project information memorandum; **Conditions**


PRODUCER STATEMENTS

PS4 - Engineer to confirm good ground during the foundation inspection and provide a PS4

OTHER REQUIREMENTS

1. Please note that the proposed dwelling is close to breaching the permitted sunlight angle on the southern boundary (Rule 10.8.5.1.5 Sunlight) . The plans submitted demonstrate compliance with this rule and this Building Consent has been issued on that basis. Please note it is your legal responsibility to ensure the proposed extension is built in accordance with the approved plans.
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Signature:



Sam Kirkby

Position:

Building Officer

On behalf of:

Far North District Council

Date:

17 November 2011



**PROJECT INFORMATION MEMORANDUM NO. BC-2012-459/0
SECTION 31, BUILDING ACT 2004**

DETAILS OF APPLICANTS

Name	Gregory Melville McGarity
Address	C/- Hans Mitt 645C Waiotemarama Gorge Road RD 3 Kaikohe 0473
Contact Person	Hans Mitt
Telephone	09 4054876

SITE LOCATION

Address	5B Manning Street, Rawene 0443
Legal Description	Lot 2 DP 406421

PROJECT DESCRIPTION

Consent Type:	Residential
Estimated Value (including GST):	\$25000
Floor Area:	25 m2

PROPOSED WORK

Foundations for Relocated Dwelling

INTENDED LIFE

50 years.

This Project Information Memorandum is : (Cross where applicable)

- Confirmation that the proposed work may be undertaken, subject to the provisions of the Building Act 2004, and requirements of the building consent
 - Not yet applied
 - No.BC-2012-459/0
- Notification that the proposed work may not be undertaken because a necessary Authorisation has been refused
- Type of Activity – **Permitted**
- See attached conditions

FOR COUNCIL USE

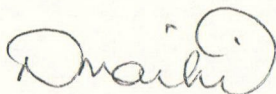
PROJECT INFORMATION MEMORANDUM NO. BC-2012-459/0
SECTION 31, BUILDING ACT 2004

THIS PROJECT INFORMATION MEMORANDUM INCLUDES

(Cross each applicable box, attach relevant documents and send a copy to any relevant network utility operators and organisations having the power to classify land and buildings)

- Information identifying special features of the land concerned
District Plan Zone – Coastal Residential
Outstanding Natural Feature 54 – Rawene Palaeocene Limestone's
- Details of authorisations which have been granted
- Details of authorisations which have been refused
- Notification of any authorisation which must be obtained before the proposed building work may be undertaken
- Information about the land or buildings concerned notified to Council by any statutory Organisation having the power to classify land and buildings
Topography – Gentle
Wind Zone – Very High, Sea Spray Zone
Engineering – Foundations
- Details of relevant utility systems
Sewer
Water
Stormwater

SIGNED FOR AND ON BEHALF OF COUNCIL



Name: Nicky Maihi
Position: PIM PROCESSING OFFICER
Email: nam@fndc.goct.nz

Date: 7 November 2011



Far North District Council

Private Bag 752, Memorial Ave

Kaikohe 0400, New Zealand

Freephone: 0800 920 029

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Email: ask.us@fndc.govt.nz

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CONDITIONS FOR PIM APPLICATION No: BC-2012-459/0

APPLICANT NAME:	Gregory Melville McGarity
PROPERTY ID:	3352208
PROJECT DESCRIPTION:	Foundations for Relocated Dwelling
SITE LOCATION:	5B Manning Street, Rawene 0443
LEGAL DESCRIPTION:	Lot 2 DP 406421

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A handwritten signature in cursive script, appearing to read 'Nicky Maihi'.

Nicky Maihi
PIM OFFICER
Environmental Management
Email: nam@fndc.govt.nz