



FORM 3
APPLICATION FOR BUILDING CONSENT

(Section 33, Building Act 1991)



To: FAR NORTH DISTRICT COUNCIL

Building Consent No: 991073

PART A : GENERAL [To be completed by all applicants]

APPLICANT*

Name: PHILLIP MAURICE KITE Telephone: 4019369

Mailing Address: PO BOX 314 KAIKOHE

Builder: SELF WITH QUALIFIED ASSISTANCE Telephone: 4019369

Address: AS ABOVE

Contact Person: P. M. KITE Telephone: 4019369

Address: AS ABOVE

*Under section 33 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.

PROJECT

- New building Area: 82 m²
- Relocated building Area: _____ m²
- Alteration Area: _____ m²
- Demolition Area: _____ m²
- Plumbing/Drainage Only

Property uses(s): RESIDENTIAL

Description of work: TO BUILD NEW DWELLING

- Intended life:
- Indefinite but not less than 50 years
 - Specified as _____ years

Estimated Value (inclusive of GST)

Building : \$ 35000-00 Plumbing & Drainage: \$ 5000-00 Total : \$ 40,000-00

PROJECT LOCATION

Street Address : STATE HIGHWAY 12 WAIMAMAKU

Legal Description (as shown on certificate of title) : * Lot 1 DP 184898 BLK VIII HOKIANGA S.D.

Area: 15.83600 m²/ha. Valuation No: * 00619-488-9

THIS APPLICATION IS FOR :

- Building consent only, in accordance with project information memorandum No : _____
- Issued on : _____
- Both building consent and a project information memorandum

FOR COUNCIL USE

Date Received: 5/2/99 Minimum Estimated Charge : \$150-00 Receipt No: 553142

Paid by

PART B: PROJECT DETAILS [Complete only if a separate project information memorandum has not been applied for]

Provide information on the following matters as relevant [Cross applicable boxes and attach information in duplicate] :

- Location, in relation to legal boundaries, and external dimensions of all existing, new, relocated, or altered buildings or demolition work
- New and/or existing provisions for vehicular access, including parking
- Provisions to be made in building over or adjacent to any road or public place
- New and/or existing provisions for disposing of stormwater and wastewater
- Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermains or under/over cables
- New and/or existing connections to public utilities
- New and/or existing provisions for water supply
- Provisions to be made in any demolition work for the protection of the public, suppression of dust, disposal of debris, disconnection from public utilities, and suppression of noise
- Any cultural heritage significance of the building or building site, including if it is on a marae.

PART C: BUILDING DETAILS [To Be Completed by all Applicants]

This application is accompanied by [Cross applicable boxes, attach relevant documents in duplicate]:

- Copy of the Certificate of Title.
- What existing buildings are on the property?
- The site plan and drawings, specifications, and other documents according to which the building is proposed to be constructed to comply with the provisions of the building code, with supporting documents, if any, including:
 - Building certificates
 - Producer statements
 - References to accreditation certificates issued by the Building Industry Authority
 - References to determinations issued by the Building Industry Authority
- Proposed procedures, if any, for inspection during construction

PART D: COMPLIANCE SCHEDULE DETAILS

D1 : SYSTEMS NECESSITATING A COMPLIANCE SCHEDULE

[Complete Part D1 for all new buildings and alterations, except single residential dwellings]

The building will contain the following [Cross applicable boxes and attach proposed inspection, maintenance, and reporting procedures in duplicate]:

- Automatic sprinkler systems or other systems of automatic fire protection
 - Automatic doors which form part of any fire wall & which are designed to close shut and remain shut on an alarm of fire
 - Emergency warning systems for fire or other dangers
 - Emergency lighting systems
 - Escape route pressurisation systems
 - Riser mains for fire service use
 - Any automatic back-flow preventer connected to a potable water supply
 - Lifts, escalators, or travelators or other similar systems
 - Mechanical ventilation or air conditioning system serving all or a major part of the building
 - Any other mechanical, electrical, hydraulic, or electronic system whose proper operation is necessary for compliance with the building code
 - Building maintenance units for providing access to the exterior and interior walls of buildings
 - Such signs as are required by the building code in respect of the above-mentioned systems
 - None of the above
- N/A

D2 : OTHER SYSTEMS AND FEATURES TO BE INCLUDED IN THE COMPLIANCE SCHEDULE

[Complete Part D2 only if the building contains one or more of the systems listed in Part D1]

The building will contain the following [Cross applicable boxes and attach proposed inspection, maintenance, and reporting procedures in duplicate]:

- Means of escape from fire
 - Safety barriers
 - Means of access and facilities for use by persons with disabilities which meet the requirements of section 25 of the Disabled Persons Community Welfare Act 1975
 - Hand-held hoses for fire fighting
 - Such signs as are required by the building code or section 25 of the Disabled Persons Community Welfare Act 1975
- N/A

PART E: KEY PERSONNEL [Complete as relevant]

Designer :	<u>PM KITE</u>	Reg No:	_____
Address:	<u>13 SETTLERS WAY OKAIHAI</u>	Tel:	<u>4019369</u>
Registered drainlayer :	<u>T.B.A</u>	Reg No:	_____
Address:	_____	Tel:	_____
Registered plumber :	<u>T.B.A</u>	Reg No:	_____
Address:	_____	Tel:	_____
Registered gasfitter :	<u>N/A</u>	Reg No:	_____
Address:	_____	Tel:	_____
Registered electrician :	<u>T.B.A</u>	Reg No:	_____
Address:	_____	Tel:	_____
Other :	_____		

If you intend to use a Building Certifier, provided information below.

Building certifier(s) :	_____	Reg No:	_____
Address:	_____	Tel:	_____

Signed by or for and on behalf of the applicant:

Name : PM KITE P.M. KITE
Position : OWNER Date : 3/2/99

Kaikohe Service Centre
Memorial Avenue
Private Bag 752
Kaikohe

Ph : (09) 0800 920 029, Fax (09) 401- 2137



**Far North
District Council**

Private Bag 752, Memorial Ave

Kaikohe 0400, New Zealand

Freephone: 0800 920 029

Phone: (09) 405 2750

Fax: (09) 401 2137

Email: ask.us@fndc.govt.nz

Website: www.fndc.govt.nz

Ref: BC-1999-1073/0

21 September 2009

Brendan Nichols
Counter Delivery
Waimamaku PostCentre
Waimamaku 0446

Dear Brendon

Re – New Dwelling, at 7849 State Highway 12, Waimamaku 0473

In response to your letter dated 28th August 2009, A Building Consent 1999-1073 for a new dwelling was applied for on 23rd September 1999 by PM Kite being the owner at the time of application.

Building consent fees in 1999 were set as one bulk payment and included all charges to Code Compliance Certificate stage, therefore no refund is payable.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Stewart Wright', written over a large, stylized flourish.

Stewart Wright
Administration Manager Environmental Management



Waimamaku P.D.C
Hokiana.
15.10.08

Dear Shona

13.10.08 Following our phone conversation
Please find enclosed a
deposit slip for my inspections
refund to be paid into my account.

I had 3^{or 4} ~~tests~~ inspections still
owing to me from consent no
BC 1999 1073/0 taken out by Phil
Kite previous owner.

When I took out consent BC2004
-1532 I had to pay for 6
new inspections and was told
that I would be refunded for any
unused inspections from both
consents.

I had a footings inspection of Curport
and Laundry.

2/ Drainage inspection

3/ Prelim inspection.

4/ Final inspection by Barry Moore -
was told to fix 5 things.

5/ Final inspection by Malcolm Stevenson
Also signed off my 4 bay shed
at same time.

I believe I am entitled to a refund
of 4 inspection for the house, consents
+ 5 if the drainage was a separate consent

~~At~~ plus, ~~at~~ a refund for unused
consents visits for 4 bay shed.
BC 2005-551/0

Thanks Shona

Yours Faithfully
Brendan Nichols

Donna Smith

From: Margaret Crooke
Sent: Thursday, 17 September 2009 7:42 a.m.
To: Donna Smith
Cc: Stewart Wright
Subject: RE: Refund for Burilding inspections

Good morning

Can you advise that this refund has been prepared. If it has not been sorted and sent over to Philomina for payment, can one of you please look into, as the next step that the customer is going to take is going to the mayor as it has dragged on too long, and I don't think the department wants that.

Please advise on progress. You should get the payment in for next week. Philomina is doing one on Monday, so if you can get the paper work over to her that would be great. Customer deadline is Thursdays run next week, before this escalates hgher.

Cheers
Margaret

From: Donna Smith
Sent: Monday, 14 September 2009 3:19 p.m.
To: Margaret Crooke; Shona Connon-Harris
Cc: Stewart Wright
Subject: RE: Refund for Burilding inspections

thanks Margaret the file should arrive here tomorrow
Shona I will leave the file for you to go through and confirm the details of the refund due.
thanks in advance
Donna

From: Margaret Crooke
Sent: Monday, 14 September 2009 3:01 p.m.
To: Donna Smith; Shona Connon-Harris

17/09/2009

Cc: Stewart Wright

Subject: Refund for Building inspections

Hi

I've received a property file for BC 1999-1073. I can see an invoice raised for inspections under the new BC 2004 1532 and these were 5 @ \$75.00. As regards the old BC can see that we received payment of \$1049.00 for fees for new dwelling. As I don't work in the building area I can not tell you what the charge was in 1999 for building inspections or even if they had to pay then.

All the monies due were paid. I think somebody in the building area has to make the decision as to what inspections need to be refunded. I have made the file with blue tags, and when the amount is decided it is to come out of code GL.1.2613.01.1205, as it is prior to Pathway.

Am sending the property file back over to you Donna, can you please sort out with Shona what has to be refunded.. Think this has been going on for some time as I recall Morgan in Kaikohe ringing me about it some months ago to see where it was at..

Hope somebody over there can sort the customers issue out.

Thanks
Margaret

17/09/2009

Donna Smith

From: Shona Connon-Harris
Sent: Monday, 14 September 2009 3:23 p.m.
To: Donna Smith
Cc: Stewart Wright
Subject: RE: Refund for Building inspections

Hi Donna

I am on leave as of tomorrow and won't be back till next Monday - I have already been through the file with the same result as Margaret - I have no idea what the breakdown of costs were back in those days hence why it was sent to Margaret in the hope that she might be able to find something through the old journal file system - so may be just an executive decision that you and Stewart will have to work out if any monies at all is to be refunded and if so you would have to determine the amount.

Thanks

Shona Connon-Harris

Customer Services Officer - Building
Environmental Management
Far North District Council
Ph: 0800 920 029

From: Donna Smith
Sent: Monday, 14 September 2009 3:19 p.m.
To: Margaret Croke; Shona Connon-Harris
Cc: Stewart Wright
Subject: RE: Refund for Building inspections

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Hope somebody over there can sort the customers issue out.

Thanks
Margaret

17/09/2009



**ACCOUNTS PAYABLE
MANUAL CHEQUE REQUEST - DEBTORS**

DATE

CREDITOR

Debtor Acct No:

WBZ Acct No:

RTZ Acct No:

Val No: - - -

CREDITOR'S NAME Brendan Nichols

CREDITOR'S ADDRESS C/- Poastal Delivery Centre
Waimamaku
Hokianga 0446

Reason for Request:

Ref: BC-1999-1073/0 – Unused inspections

GL CODE	AMOUNT
<input type="checkbox"/> 1.1011.01.5210 (Rates Debtor)	<input type="text"/>
<input type="checkbox"/> 1.1011.01.5325 (Sundry Debtor)	<input type="text"/>
<input type="checkbox"/> 1.1011.01.5211 (Water Debtor)	<input type="text"/>
Please note: Cheques are now only issued in exceptional circumstances	
Please ensure you obtain bank details from the customer before submitting this form to Finance	
Note: GST not applicable	<input type="text"/>
TOTAL (incl GST)	<input type="text"/>

CLO Notes Deposit Slip **Must** Be Provided

¹ Prepared by: _____ Date: _____ ² Authorised by: _____ Date: _____

³ Rates/Water: _____ Date: _____ ⁴ Acct Payable: _____ Date: _____

CHEQUE NO

CHEQUE REQUIRED BY

~~MARGARET STONE~~
Donna Smith

* HI ~~MARGARET~~, Donna

● CUSTOMER HAS REQUESTED A REFUND FOR UNUSED INSPECTIONS UNDER BC-1999-1073

I AM UNSURE AS TO HOW MANY INSPECTIONS WOULD HAVE BEEN CHARGED FOR AND WHAT THE COST WOULD HAVE BEEN. COULD YOU PLEASE LOOK INTO THIS?

WE HAVE RECORDS ON FILE OF 3 INSPECTIONS BEING

● PERFORMED $\frac{1}{3}$ COMPLETED. ALSO ATTACHED IS PREVIOUS OWNERS CONSENT TO THE REFUND GOING TO THE NICHOLS.

Thankyou

Shona ☺.

Archives:

please change responsible officer in file
mover to ~~Shivon~~ and then forward this file
to Building Support

Building Support

~~Shivon Gadsby~~ at the

John Butler Centre

Kerikeri

for CCC processing

~~Donna~~

Many thanks

Anja Pohler

Malcolm Stevenson

Rawene Service Centre

~~_____~~
~~_____~~
~~_____~~

FNDC ADMIN
28 AUG 2009

REGULATORY & CUSTOMER SERVICES
31 AUG 2009
RECEIVED

25/8/09

RFS 3424440

Postal Delivery Centre
Waimamaku
Hokianga 0446

Hi Tracey,

Please find enclosed an authorization letter from Phil Kite as requested by you. Also, a bank deposit slip to enable a refund for unused building inspection visits for BC- 1999-1073 signed over to me from Phil Kite, previous owner of my property.

If you are still unsure of any details to complete this refund, please consult with Morgan at Reception.

Thanks,

Brendan Nichols

Waiotemarama
25.8.09

Dear FNDC

Please pay a refund due
to me for unused building inspections
on Consent BC 1999/1073
to Brendan Nichols who purchased
property from me

Yours Faithfully

P. White



The National Bank
of New Zealand

Direct
656 Great South Road
Penrose Auckland

DEPOSIT

PART OF ANZ NATIONAL BANK LIMITED

PAID IN BY

Details of cheques – DRAWER	BANK	BRANCH	AMOUNT

DATE	/	/
NOTES		
COINS		
TOTAL CASH		
CHEQUES <i>as listed</i>		

CREDIT

B & J K NICHOLS

Proceeds of cheques etc. will not be available until cleared

TOTAL \$

⑈060333⑈ 0059764⑈00 ⑈ 50

PLEASE ENTER PARTICULARS OF CHEQUES

Drawer	Bank	Branch	Amount
<i>Cheques, etc. included in this deposit cannot be drawn against until proceeds have been cleared</i>		TOTAL	\$



Far North District Council

Document Type

Form: Request for waiver or modification relating to B2 Durability on a code compliance certificate

Purpose

The purpose of this document is request for a modification, as described in section 67 Building Act 2004.

Building consent no	1999-1073	Date	14 MAY 2008
Owners Name	Brendon Nicole Nichols		
Address	Waimamuku Post Centre Waimamuku 0446		
Phone	09 4058220	Mobile	021 0553627

Project location	New Dwelling
Address	7849 State Highway 12 Waimamuku
Legal description	Lot 1 DP 184898

Request for modification in respect of compliance with Building Code Clause: B2 Durability.

Brendan Nichols *Brendan Nichols* *15.5.08*

Signature of owner/agent

Print Name

Date

Council use only

Waiver No:

Recommendation (please tick): Approved Declined Comment

Satisfied on reasonable grounds that all work complies with the building code.

Signature

[Handwritten Signature]



Print Name

Date *20/6/08* Position *Team leader*

Advised: (please tick)

Code compliance certificate dept informed

Date *20 / 6 / 08*

Department of building and housing

Date *1 / 15 / 2008*

28 MAY 2008
DC MS-239

This code compliance certificate has been issued subject to the modification of clause B2.3 of the New Zealand Building Code incorporated in this building consent to the effect that the required durability periods for building elements put in place in the course of the work carried out under this building consent are to be measured from the date of the substantial completion of the building, being the *26th* of the *Month* *20XX* and not from the date of the issue of the code compliance certificate. *2000*



Far North
District Council

Private Bag 752, Memorial Ave

Kaikohe 0400, New Zealand

Freephone: 0800 920 029

Phone: (09) 405 2750

Fax: (09) 401 2137

Email: ask.us@fndc.govt.nz

Website: www.fndc.govt.nz

Ref: BC-1999-1073/0

14 May 2008

Brendon Nichols
Waimamaku Post Centre
Waimamaku 0446

Dear Sir

Re – New Dwelling, at 7849 State Highway 12, Waimamaku 0473

Further to a final inspection and request for Code Compliance Certificate, done on the 30 November 2007, the following item will need attention.

Due to the age of the outstanding Building Consent, Council requests that you make a formal application to amend your Building Consent with modification to Building Code Clause B2.3.1 (Durability).

The modification to durability is to be back dated to the date of completed construction 26th April 2000.

Please complete, sign and date the following information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Tyrone Hansford', written over a circular stamp.

Tyrone Hansford
Team Leader – Building Field Inspector





Document Type

Form: Request for waiver or modification relating to B2 Durability on a code compliance certificate

Purpose

The purpose of this document is request for a modification, as described in section 67 Building Act 2004.

Building consent no	1999-1073	Date	14 MAY 2008
Owners Name	Brendon Nicole		
Address	Waimamuku Post Centre Waimamuku 0446		
Phone		Mobile	

Project location	New Dwelling
Address	7849 State Highway 12 Waimamuku
Legal description	Lot 1 DP 184898

Request for modification in respect of compliance with Building Code Clause: B2 Durability.

Signature of owner/agent	Print Name	Date
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Council use only

Waiver No:

Recommendation (please tick): Approved Declined Comment

Signature	Print Name	Date	Position
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Advised: (please tick)

- Code compliance certificate dept informed **Date** / /
- Department of building and housing **Date** / /

This code compliance certificate has been issued subject to the modification of clause B2.3 of the New Zealand Building Code incorporated in this building consent to the effect that the required durability periods for building elements put in place in the course of the work carried out under this building consent are to be measured from the date of the substantial completion of the building, being the of the20XX and not from the date of the issue of the code compliance certificate.

Site Inspection BC 1999-1073



- Building Consent relates to the main part of the building as a shell only.
- There looks to be no evidence of weather tightness issues to the roof or cladding.
- The Building Consent was superseded by an amendment 2004 1532 which the CC has been issued.
- Owner has been told to cut back the front deck to allow water to drain away between the cladding and deck junction.
- Inspected by Malcolm and Barry.
- OK for CC to be issued with modification to durability.

Tyrene Pearson 13/8/08.

1999-1073 12/5/08



12/5/08



12/5/03



2004-1

PAUL.

Paul - Do you want me to review this.

Brendon Nichols

BC 1999-1073

NOT HAPPY THAT HE WOULD NEED A WEATHER TIGHTEN REPORT AT TIME OF INSPECTION

HE RECEIVED A LETTER FROM B. M. T. A. AFTER POOR REVIEW

HE MAY CALL YOU.

BUT I THINK I HAVE A - CONTACTING

B/L you ring

Ring Malcolm

021745404

Thanks

~~Malcolm believes weather tightness report not required. Minimal liability to Council.~~

~~Lyons.~~

Shona -

● Do you know where this consent is?

= Being sent up from archives. 10/1/08.

- Leather tightness. requested by

Bryan McKay, Owner to action.

Tyone. 16/1/08.

Kaitiaki S/Centre



1 April 2008

PDC
Waimamaku
Hokianga
Northland

Attention: Tyrone Handsford
Field Service Team Leader
FNDC
Kaikohe

Received:	
04 APR 2008	
Dept	Doc Ref
Reg	M4 - 77

Dear Tyrone,

Re: Ref BC1999 1073/0

Thank you for your reply of 12 March, to which I am only now replying as I have been away.

You have not replied to a number of points I raised in my first letter:

1. Why was I not informed at any stage in the last 4-5 years of dealing with the Council (5 inspections from 3 different inspectors) that the building would be required to undergo a weather-tight report? I would have thought, particularly in the final inspections, that I would have been informed of this. But not a word.

I completed the five things Barry Moore asked me to do. Then Brian Mackay moved the goal posts after Malcolm told me I had passed. This is totally unfair.

This house has been covered in for most of the 9 years with the colour-steel roof, plywood cladding and aluminium joinery. I bought it as a shell in December 2003 and it had been covered in for some time before then. (Ask Malcolm Stevenson – he inspected the building for the previous owner). It was not some forlorn framework that was subject to the elements for years. I have lived in it for the past 4 years.

2. In asking for this “Weather-tight Report” by an independent company is the Council expressing doubt in its own inspector’s competency. If so can I please have a refund of all the inspection fees I paid over the past 4 years as they now must be invalid.
3. How can you retrospectively apply 2004 building legislation to a 1999 consent. Surely this 5 year rule only applies to consents taken out after 2004.

I would appreciate a reply to each of these questions.

Yours faithfully,

Brendan Nichols



RFS Number:	3370826	RFS type:	Regulatory and Customer Service Correspondence
Received date:	21-January-2008 @ 16:21:20	Date due:	5-February-2008
Received by:	RCS Mail Group	Actioning Officer:	Leeanne Tane
Contact type:	Letter	Priority:	2 (1=Urgent, 3=Normal)
LOCATION		CUSTOMER	
Location details:		Customer details:	Brendan Nichols C/- PDC Waimamaku 0446
Property details:		Casual customer:	
Street / area:	State Highway 12, Waimamaku	Home Phone:	
		Business Phone:	
After Hours Code:		Mobile Phone:	

REQUEST DETAILS:

Date/Time: 03-Mar-2008 16:51:59

Officer: Tyrone Hansford

Response to letter to be completed and sent to complainant.

Please close

Date/Time: 21-Jan-2008 16:43:13

Officer: Nicole Wooster

Leeanne, please discuss this with Tyrone, you may wish to request that either he or Stuart investigate these BC on your behalf prior to drafting a response. I would like to request the letter goes out under Patrick's name so if you could provide me with the drafted letter I would greatly appreciate it.

Many thanks

Nicole

Date/Time: 21-Jan-2008 16:24:58

Officer: Jacqueline Shadbolt

Nichols - Dissatisfaction of handling both BC 1999-1073 and BC 2004-1532

Miscellaneous notes:

Date Completed: / /

Officer: _____

Postal Delivery Centre
Waimamaku
Hokianga

17 January 2008

To: The Regulatory and Customer Services Manager
Far North District Council
Memorial Ave
Kaikohe

Received:	
21 JAN 2008	
Dept	Doc Ref

Dear Sir,

I am writing to you to express my dissatisfaction with F.N.D.C Building Department's handling of my Building Consent for the original part of my home at S.H. 12 Waiotemarama - Building Consent number ABA B.C. 1999-1073. I took over this consent from Mr Phillip Maurice Kite when I purchased the property in December 2003. I then applied to the Council for an additional Consent B. C. 2004-1532 in March 2004 to add a carport and laundry in order to turn the building into a home. I moved in during December 2004 and have spent the past 3 years attending to the finishing details as time and finance has permitted.

In November 2007 I applied to the Council for a Final Inspection for both consents. Building Inspector Barry Moore came and found 5 Non-Compliances:

1. Carport steps to be rebuilt according to code.
2. Seal windows and gaps in the cladding (There were small saw cuts near the flashing of some of the windows that needed to be filled and flashing was missing in a couple of places over joints in the cladding).
3. Fit a restraint to the hot water cylinder.
4. Fit 2 smoke alarms.
5. Supply electrical certificate.
6. Fit Z nails to the purlins in carport.


I attended to each of these requirements within the next fortnight and Malcolm Stevenson came to do the final inspection in late November or early December. He also did the final inspection of my 4-bay shed B. C. 2005-551/0. Malcolm passed everything, congratulated me on finishing and said he was going back to do the paperwork.

On my return from holiday in the New Year, my mail contained Code Compliances Certificates for the shed plus the laundry and carport but not for the remainder of the house. I was astonished to discover that the original part of the house was required to undergo a Weather Tightness Report before a Certificate would be issued.

I phoned the Far North District Council and was told that Brian McKay (who had requested the Weather Tightness Report) was no longer employed by the Council. I was put on to Peter Martin who gave me the Council's reasoning for this and told me it would cost at least \$500.

I am thoroughly annoyed! I was never at any stage over the last 5 years informed verbally or by letter that this was a requirement. Neither Barry Moore nor Malcolm Stevenson mentioned it during their visits.

I have a number of questions:

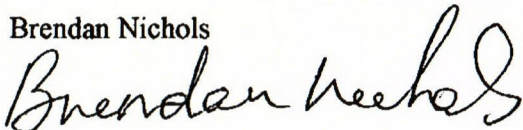
1. If this Weather Tightness Report is part of the Building Act 2004, please quote its section. 
2. Which section of the Act allows the Council to retrospectively apply the legislation? (Both my consents were applied for prior to this coming into force). - 1991 - Sec 43.
3. In asking for this independent report to be carried out, is the Council expressing doubt in the capabilities of its own inspectors to do the job?

Please could you investigate this urgently. I consider this unjustifiable action to "spring this on me" after being told that I had passed the compliances. I have lived in my home for 4 years now and find it completely weather tight.

Please also note that I am due for a refund from the unused inspections on all consents.

Yours faithfully,

Brendan Nichols



Brendan

Further to your letter dated the 17th January 2008, regarding building consent 1999-1073 and the request for Code Compliance Certificate.

The Building Consent in question has been granted under the 1991 Building Act. Section 43 of the Act states that the owner shall advise the Territorial Authority as soon as practical, that the building works has been completed.

Section 436 of the 2004 Building Act transitional provisions, states that a Code Compliance Certificate may be issued only if the Territorial Authority is satisfied that the building work concerned complies with the Building Code that applied at the time the building consent was granted.

There has been nearly 10 years of life, from the time of construction of the building to the request for the Code Compliance Certificate. Council now has to establish and be satisfied on reasonable grounds that the building still meets the Building Code. Some building products and elements would have exceeded their durability requirements in that time, therefore Council requires that a suitability qualified person establishes that no building elements are failing, that all building elements are maintained to their manufacturers specifications and that all clauses of the Building Code which relate to the building are still being met. Until that time Council is not satisfied on reasonable grounds that the building is going to remain weather tight and durable for the life expectancy of the building.

There are two options for you to consider to obtain a Code Compliance Certificate for the above building consent. Either submit to Council a weather tightness report as requested on the 18th December 2007 or seek a determination from the Department of Building and Housing.

I trust this clarifies the situation for you. Please do not hesitate to contact me if you wish to discuss any of the above points further.

Yours faithfully

Tyrone Hansford
Field Services Team Leader
Far North District Council



Far North
District Council

519-488-01

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-1999-1073

PROPERTY: 7849 State Highway 12, Waimamaku 0473

18 December 2007

Phillip Maurice Kite
C/- Brendon Nichols
C/- PDC
Waimamaku
Hokianga 0473

Dear Sir / Madam

RE: New Dwelling, 7849 State Highway 12, Waimamaku 0473

A peer review on 12 December 2007 at 7849 State Highway 12, Waimamaku 0473, revealed the following will need attention.

Please provide a Weather tightness report and complete any work that is recommended to be remedied in the report.

Once this has been provided you may 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-1999-1073**.

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-1999-1073**

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

A handwritten signature in black ink, appearing to read 'Bryan McKay'.

Bryan McKay
TECHNICAL TEAM LEADER - BUILDING

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-1999-1073
DATE	12 DECEMBER 2007

NUMBER	ISSUE	YES	NO	N/A	COMMENT *1-7(CSO BUILD)
1. *	Change of owner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N/A	10-DEC-2003
1. *	Request for CCC within the 2-year time-frame	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	BC ISSUED 30-SEP-1999
2. *	All inspections completed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N/A	?
3. *	Development contributions paid	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4. *	Energy works certificate provided	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	
5. *	Inspection fees paid	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N/A	
6. *	All building consent conditions fulfilled	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No conditions
7.	Ensure that conditions of geotechnical reports / engineers reports or Producer Statements complied with	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8.	Work complies with approved building consent documentation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N/A	
9.	Specified systems // performance standards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10.	Green Final Sheet Check Items	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N/A	
11.	LBP advised that building work does not comply	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12.	Survey certificates – siting, height in relation to boundary, maximum height of building or minimum floor level	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13.	List of consultants	<input type="checkbox"/>	<input type="checkbox"/>	N/A	
14.	Amendments and associated documentation properly completed.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
15.	• Document applies to building work for which a building consent has been issued before the date on which the	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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	1) Weather tightness report required
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	Weather tightness report required any remedial work need to be completed		

619-48801

FINAL INSPECTION SHEET



Far North District Council

Date: 30/11/07

Action 305

BC#: 1999-1073

Time: 11-00 AM/PM

Applicant/Builder: Nichols

Inspection Description: 2nd Final

Property Address: 7849 SH12 Waimamaki

Issue CCC: Yes / No

Valuation: 619 48801

Reinspection Needed: Yes / No

Travelling Time: :

Officer: *MH*

Inspection Time: :

Signature: *M. J. Deason*

ENTERED

FINAL Fireplaces Inspection		OK	Not	N/A	Comments
1	Smoke Alarms with Hush				<i>Dwelling OK to issue Work from List complete</i>
2	Hearth size & secured				
3	Fire Place clearances				
4	Fire Place secured				
5	Flue Shield				
6	Flashings / Flue height				
12	Wet back circulators correct size & fall				

PLUMBING		OK	Not	N/A	Comments
1	Waste pipe correct support & gradient				
2	Water Filtration system installed				
3	Hot Water pipe lagged				
4	1 metre minimum of copper outlet of HWC				
5	Hotwater cylinder seismic restraint				
6	Hot water tempering value set at 45/55 degrees				
7	Hot water energy cut out switch to all valve vented systems				
8	Hot water drain OK (falls to outside of building)				
	Filter, non return, stop, cold water expansion, pressure reducing & pressure relief valves				
10	Notches & holes in joists & bearers				
11	Waste pipes finished at gully trap				
12	Soil pipe sizing / fall / support				
13	Adequate support to water pipes				
14	Water supply Tank / bore / supply				
15	Back flow prevention where required				

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

FINAL EXTERIOR Inspection		OK	Not	N/A	Comments
1	Conditions on Resource/ Building Consent				
1a	Landscaping Complete				
2	Joints in bearers supported				
3	Ground clearance to u/side of floor				
4	Subfloor ventilation				
5	Subfloor bracing				
6	U/floor Insulation				
7	Finnished ground level				
8	Cladding (joints, corner, scribes 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				



field
↙

30/11/2007



30/11/2007

Electrical Certificate of Compliance

for prescribed electrical work that is carried out on electrical installations and involves the placing or positioning or the replacing or repositioning of conductors (including fittings attached to those conductors).
To be completed whether or not an inspection is required.

No. **16059**

No. of attachments

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer **BRENDON NICHOLS** Phone: **4054 84**

Address of installation **ST. HIGHWAY 12 WAIOTEMARAMA**

Postal address of customer (if not as above) **POSTAL DELIVERY CR. WAIMAMAKU**

WORK DETAILS

<input type="checkbox"/> 13	No. of lighting outlets	<input type="checkbox"/> 1	No. of ranges	Please tick (✓) as appropriate where work includes:	
<input type="checkbox"/> 11	No. of socket outlets	<input type="checkbox"/> 1	No. of water heaters		
Was any installation work carried out by the homeowner? <input type="checkbox"/> Yes <input type="checkbox"/> No					
				<input checked="" type="checkbox"/> Mains	<input checked="" type="checkbox"/> Main earth
				<input checked="" type="checkbox"/> Switchboard	<input type="checkbox"/> Electric line

Description Connection of new premise. new mains, main S/B main Earth + sub circuits as above.

It is recommended that test results be recorded here:

- Visual Examination
- Earth Continuity
- Bonding
- Polarity
- Insulation Resistance _____
- Other _____

If necessary attach any pages with sketches of work done

CERTIFICATION OF WORK

I certify that the above electrical work has been carried out in accordance with the requirements of the Electricity Act 1992 and Electricity Regulations 1997.

ELECTRICAL WORKER DETAILS

Name **G.G. FRANKS**
 Registration no. **E15121**
 Company **AS ABOVE.**
 Signature **G.G. Franks**
 Date **18-10-04.**
 Contact Ph No. **094058919**

CERTIFICATION OF ELECTRIC LINES

(to be completed where a separate electrical worker has installed the line portion of the mains)

Name _____
 Registration no. _____
 Company _____
 Signature _____
 Date _____
 Contact Ph No. _____

INSPECTION DETAILS Electrical work requiring inspection by a registered electrical inspector

New mains Switchboard Earthing system Installation in hazardous

I certify that the inspection has been carried out in accordance with the requirements of regulation 41 of the Electricity Regulations 1997.

Name **PR Horobin** Registration no. **I242895**
 Signature **PR. Horobin** Date **18/10/04**
 Contact Ph No. **09 4015600**

This form is approved by the Electrical Workers Registration Board (PO Box 10-156, Wellington. Freephone 0800 66-1000) for the purposes of the Electricity Regulations 1997.

FAR NORTH DISTRICT COUNCIL
Private Bag 752
KAIKOHE
Ph: 0800 920029
Fax: (09) 401 0987 or (09) 408 1404



POSTED

INSPECTION ADVISE NOTICE

TO: P. Kite **DATE:** 26-04-00
ADDRESS: Waimamaku **CONSENT NO:** 991073
 **VAL NO:**
 619-488-01

TYPE OF INSPECTION CARRIED OUT

Site	<input type="checkbox"/>	Foundations	<input type="checkbox"/>
Bond Beam	<input type="checkbox"/>	Slab	<input type="checkbox"/>
Subfloor	<input type="checkbox"/>	Framing	<input type="checkbox"/>
Preline	<input checked="" type="checkbox"/>	Drains	<input type="checkbox"/>
Utility Services	<input type="checkbox"/>	Interim Final	<input type="checkbox"/>
Final	<input type="checkbox"/>	Fire place	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/>		

Notes and/or action to be taken
 Extra timber in walls + Dags
 under rafters

FURTHER INSPECTION REQUIRED: YES / NO

SIGNED: *[Signature]* (For Council - Building Officer)
 (For Applicant/Builder/Agent)

TIME: AM/PM **COPY REQUIRED:**

FAR NORTH DISTRICT COUNCIL
 Private Bag 752
KAIKOHE
 Ph: 0800 920029
 Fax: (09) 401 0987 or (09) 408 1404



ENTERED

INSPECTION ADVISE NOTICE

TO: P Kite DATE: 29-10-99
 ADDRESS: SH 12 CONSENT NO: 991073
Waimamaku. VAL NO: 619-488-01

TYPE OF INSPECTION CARRIED OUT

Site	<input type="checkbox"/>	Foundations	<input checked="" type="checkbox"/>
Bond Beam	<input type="checkbox"/>	Slab	<input type="checkbox"/>
Subfloor	<input type="checkbox"/>	Framing	<input type="checkbox"/>
Preline	<input type="checkbox"/>	Drains	<input type="checkbox"/>
Utility Services	<input type="checkbox"/>	Interim Final	<input type="checkbox"/>
Final	<input type="checkbox"/>	Fire place	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/>		

Notes and/or action to be taken Failed 'Not deep enough'

FURTHER INSPECTION REQUIRED: YES / NO

SIGNED: [Signature] (For Council - Building Officer)
 (For Applicant/Builder/Agent)

TIME: AM/PM COPY REQUIRED:

4.3 Estimated Soil Category

Soil Category	Description	Tick One
1	Gravel, coarse sand; rapid draining	<input type="checkbox"/>
2	Coarse to medium sand; free draining	<input type="checkbox"/>
3	Medium-fine and loamy sand; good drainage	<input type="checkbox"/>
4	Sandy loam, loam and silt loam; moderate drainage	<input type="checkbox"/>
5	Sandy clay-loam, clay-loam and silty clay-loam; moderate to slow drainage	<input type="checkbox"/>
6	Sandy clay, non-swelling clay and silty clay; slowly draining	<input checked="" type="checkbox"/>
7	Swelling clay, grey clay, hardpan; poorly or non-draining	<input type="checkbox"/>

Reasons for placing in Stated Category:

THE FIRST 400mm HAS REASONABLE DRAINAGE BUT THE LOWER CLAY BASE SEEMS ~~TO~~ TO HAVE NO DRAINAGE

5.0 GENERAL COMMENTS

5.1 Need for Groundwater Quality Protection:

No

5.2 Type of Disposal System considered best suited to Site(s):

5.3 Minimum Disposal area Recommended for the Site 20.....m² (comprising disposal field, space between and surrounding the disposal field elements, and the reserve area).

5.4 Design Considerations:

Any specific environmental constraints?

Basically To Keep FILLION TRENCH WATER AWAY FROM WATERWAYS

Any specific public health constraints?

No. Owners MAY HAVE TO FENCE HORSES OFF OUR FARM LAND.

5.5 Other Comment: THE DWELLING IS TO BE A SMALL UNIT OCCUPIED BY A SINGLE OWNER

Signature: *[Signature]*
 Date: 29/6/99.

3.5 <u>Intended Water Supply Source:</u>		
Rainwater (roof collection):	<input checked="" type="checkbox"/>	Bore/Well:
Public supply:		
3.6 <u>Local Experience (existing on-site systems):</u>		
Number of systems in locality:	10.	
Performance:	95 % Satisfactory	5 % Failed % Problems evident
Reasons: for satisfactory performance	good design & lay out.	
for problems	AND RURAL AREA WITH LOTS AREA ABUSE BY OWNERS - STOCK DAMAGE.	
for failures (give type/nature of failure)	NIL SO FAR.	
3.7 <u>Availability of Reserve/Buffer Areas:</u>		
Reserve area available for extensions*:	90 % of design area.	
Buffer area* (between site development and on-site disposal design and reserve areas)		
	20 % of total site area (*Show details on sketch plan).	
4.0 <u>SUBSOIL INVESTIGATION</u>		
4.1 <u>Soil Profile Determination:</u>		
Method:	<input checked="" type="checkbox"/> Test Pit	<input type="checkbox"/> Borehole
	Other (specify)	
Reporting: (attach detailed soil report as appropriate, Ref.)		
A Small Porous Top Soil On a Clay Base.		
4.2 <u>Percolation Testing:</u>		
Carried out: (delete one)	<input checked="" type="checkbox"/> YES / NO	
If YES, specify method:	I HAVE 4 OTHER TESTS	
	IN THE SAME AREA ALL WITH SIMILAR RESULTS	
Test results: (attach detailed report as appropriate, Ref.)		

3.0 SITE ASSESSMENT	
3.1 Topography	
Slope: 1.2	Ground Cover: GRASS & BLACK BEANY.
Geology: CLAY PAN WITH 400MM TOP SOIL.	
Drainage Patterns: (sketch details attached)	
Available Clearance: (sketch details attached)	
Boundaries 35m.	Wells, Bores Nil.
Waterways 10m.	Embankments Nil.
Stands of trees, shrubs Nil.	Buildings Nil.
Other (specify)	
3.2 Site Stability:	
Is expert evaluation necessary? (delete one) YES / NO	
If NO, why not? THERE IS GOOD SUB SOIL PROTECTION	
If YES, attached stability report and give details here of:	
Author:	Designation:
Company/Agency:	Date of Report:
3.3 Drainage Controls:	
Depth of seasonal watertable:	380mm WINTER SUMMER 380mm
Need for groundwater cut off drains? No.	
Need for surface water collector drains? No.	
3.4 Climate:	
Annual rainfall:	mm Annual Potential : mm
Evapo-transpiration	
General comment: (rainfall intensities, seasonal variation, etc)	
A STANDARD NORTHLAND RAIN FALL NOT A WENA WENA.	

APPENDIX E: ON-SITE WASTEWATER DISPOSAL SITE EVALUATION -
SITE ASSESSMENT AND SUBSOIL INVESTIGATION CHECKLIST

1.0 SITE EVALUATOR(S)		
1.1 Name:	Company/Agency:	
STEPHEN ANNOPP South Shore Plumbing.		
Designation:	Address:	
DRAWLAYER PLUMBER Box 70 OPOWONZI		
Phone: (09) 4058765 Fax: 09 4058022.		
1.2 Additional Staff Involved:		
Name(s):	\ NZL. \	
Designation(s):	\ \	
Involvement:	\ \	
2.0 SITE INFORMATION		
2.1 Location Details:		
Locality:	WIAMAMUKU. South Horowhenua.	
Owner:	PHILLIP KATE	
Address:	P.O Box 314. KAZKOHU	
Survey Plan Details:	D.P 184898 BIK VIII	
Regional Council Area:	Fairfield District. NORTHLAND REGIONAL.	
Local Council Area:	Fair North District.	
Size/Shape/Layout: (Sketch Plan Details Attached, Ref. No.)		
Photograph Attached: (delete one) YES / NO (Specify details)		
.		
2.2 Work Undertaken:		
Details	Date (month, day)	Weather (on day, and over preceding week)
20/5/99.	\	\ Fine
29/6/99.	\	\ Overcast.
	\	\
	\	\

FAR NORTH DISTRICT COUNCIL

Head Office
Memorial Ave, Kaikohe
Private Bag 752, Kaikohe
Ph (09) 401 2101 Fax (09) 401 0987

Kaitiaki Service Centre
Redan Road, Kaitiaki
Ph (09) 408 1400 Fax (09) 408 1404

Kawakawa Service Centre
Main Road, Kawakawa
Ph (09) 404 0371 Fax (09) 404 0344



Kerikeri Service Centre
Hobson Ave, Kerikeri
Ph (09) 407 7033 Fax (09) 407 7127

Rawene Service Centre
Parnell Street, Rawene
Ph (09) 405 7829 Fax (09) 405 7898

Kaero Service Centre
Leigh Street, Kaero
Ph (09) 405 0297 Fax (09) 405 0297

07

Valuation Ref: 619-488-01

Mr/Mrs: P m kite
PO Box 314
KAIKOHE

Date: 23.9.99
B/P File: 991073
29 SEP 1999
FNV
JSM
28/9/99
[Signature]

Dear Sir/Madam,

I have to advise that following are the fees for the proposed

New dwelling
at SH 12.

Building Permit Plumbing & Drainage ESBAABC	<u>950.00</u>	Water Meter/Connection	_____
PIM Fee ESBAAFE	<u>50.00</u>	Relocation Bond DPBAADD	_____
Branz Levy BRANZ	<u>60.00</u>	Fire Service Fee ESBAAFSR	_____
B.I.A. Levy BIA	<u>39.00</u>	Code Compliance Certificate ESBAACCC	<u>100.00</u>
SUBTOTAL:	_____	SUBTOTAL:	_____

TOTAL PAYABLE: 1199.00
=====

LESS FEES ALREADY RECEIVED
(Receipt 553142 paid 5.2.99) 150.00

BALANCE NOW DUE: 1049.00
=====

Please note that no Building Consent will be issued until all scheduled fees have been paid.

[Signature]
BUILDING CLERK

OFFICE USE ONLY:

RECEIPT. NO. 745657 AMOUNT: \$1049.00

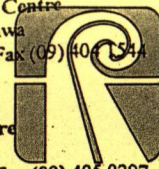
DATE: 28/9/99 PAID BY: CHF

FAR NORTH DISTRICT COUNCIL

Head Office
Memorial Ave, Kaikohe
Private Bag 752, Kaikohe
Ph (09) 401 2101 Fax (09) 401 0987

Kaitaia Service Centre
Redan Road, Kaitaia
Ph (09) 408 1400 Fax (09) 408 1404

Kawakawa Service Centre
Main Road, Kawakawa
Ph (09) 404 0371 Fax (09) 404 1544



Kerikeri Service Centre
Hobson Ave, Kerikeri
Ph (09) 407 7033 Fax (09) 407 7127

Rawene Service Centre
Parnell Street, Rawene
Ph (09) 405 7829 Fax (09) 405 7898

Kaero Service Centre
Leigh Street, Kaero
Ph (09) 405 0297 Fax (09) 405 0297

Valuation Ref: 619-488-01

Date: 23.9.99

Mr/Mrs: P m kite
PO Box 314
KAIKOHE

B/P File: 991073

Dear Sir/Madam,

I have to advise that following are the fees for the proposed

New dwelling
at SH 12.

Building Permit Plumbing & Drainage ESBAABC	<u>950.00</u>	Water Meter/Connection	_____
PIM Fee ESBAAFE	<u>30.00</u>	Relocation Bond DPBAADD	_____
Branz Levy BRANZ	<u>60.00</u>	Fire Service Fee ESBAAFSR	_____
B.I.A. Levy BIA	<u>39.00</u>	Code Compliance Certificate ESBAACCC	<u>100.00</u>
SUBTOTAL:	_____	SUBTOTAL:	_____

TOTAL PAYABLE:	<u>1199.00</u>
LESS FEES ALREADY RECEIVED (Receipt 553142 paid 5-2-99)	<u>150.00</u>
BALANCE NOW DUE:	<u>1049.00</u>

Please note that no Building Consent will be issued until all scheduled fees have been paid.

PM
BUILDING CLERK

OFFICE USE ONLY:

RECEIPT. NO. _____ AMOUNT: _____
DATE: _____ PAID BY: _____

**BUILDING CONSENT NO BC 991073
TRACKING SHEET**

NAME: KITE, PHILLIP MAURICE

DATE: 5 February 1999

VAL. NO: 00619-488-01

LEGAL DESC: LOT 1 DP 184898 BLK VIII HOKIANGA SD

BUILDING: NEW DWELLING

LOCATION: STATE HIGHWAY 12 WAIMAMAKU

RESOURCE PLANNER

DATE: 12-2-99 **SIGNED:** 

CONDITIONS:

DEVELOPMENT ENGINEER

DATE: **SIGNED:**

CONDITIONS:

PLUMBING & DRAINAGE INSPECTOR

DATE: 23-9-99 **SIGNED:** 

CONDITIONS:

BUILDING INSPECTOR

DATE: 23-9-99 **SIGNED:** 

CONDITIONS:

OTHER : _____

DATE: **SIGNED:**

CONDITIONS:

(please turn over)

BUILDING CONSENT:

Building Fee

\$700-00

P & D Fee

FRANZ Levy

\$ _____

EIA Levy

\$ _____

TOTAL \$ _____

OTHER FEES:

Pool Damage Deposit

\$ _____

Water Connection

\$ _____

Sewer Connection

\$ _____

City

\$ _____

\$ _____

EXTRA PROCESSING COSTS:

Mississauga

Water

City

TOTAL BUILDING CONSENT FEES \$ _____

Less Deposit paid \$ _____

BALANCE NOW DUE \$ _____

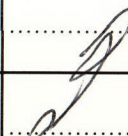
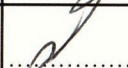
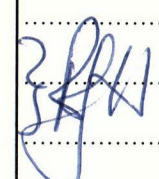
=====

BUILDING CONSENT PROCESSING SHEET

CONSENT NUMBER: 991073.....

DATE RECEIVED: 5/2.....

SITE ADDRESS: SH 12.....

ACTION/OFFICER	TIME	NO INSPECT	TRVL TIME	INITIALS	DATE
Check application - Administrator	Mins <u>10</u>				
Prepare file and data entry	Mins <u>20</u>				
Process application	Mins				
- Resource Planner	Mins				
- Environmental Health	Mins				
- Plumbing and Drainage	Mins <u>10</u>	<u>3</u>			<u>23.9.99</u>
- Building officer	Mins <u>30</u>	<u>4</u>			
- Engineer	Mins				
- land fill	Yes/No				
- flood prone	Yes/No				
Dangerous Goods/Geothermal	Mins				
Recreation and Community	Mins				
Word processing	Mins				
Update data entry, issue invoice	Mins				
Issue consent	Mins				
Fax/coping costs	Yes/No			\$	
Sewerage connection required	Yes/No				
Water connection required	Yes/No				
Stormwater connection required	Yes/No				
TOTAL	Mins				

PROJECT INFORMATION MEMORANDUM /
BUILDING CONSENT
REQUEST FOR INFORMATION (§30)

NAME: <u>KITE</u>	DATE:	PIM/BC No: <u>991073</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 §30 and will not be resumed until the information is received.

Resource Planner _____

Date _____

Engineer _____

Date _____

~~Please supply TP 58~~ *JW*

Plumbing & Drainage

Inspector _____

Date _____

~~Please supply specifications
" " " roof structure details.
" " " size of Tinels
" " " Bracing schedule.~~ *JW*

Building Inspector _____

Date _____

JM:BC 991073

Barry Moor

18 February 1999

Phillip Maurice Kite
PO Box 314
KAIKOHE

Dear Sir/Madam

RE: BUILDING CONSENT APPLICATION 991073 - NEW DWELLING

I write in reference to the abovenamed building consent application recently lodged with the District Council.

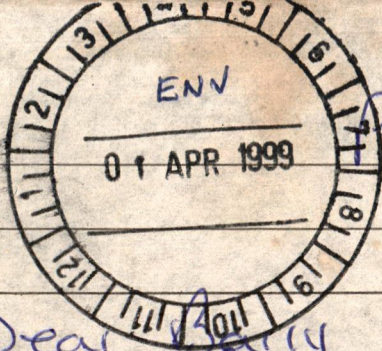
Pursuant to Section 34(2) of the Building Act 1991 the processing of your application has been suspended until the following additional information is provided:

- 1 Please provide a drainage design to TP58 (enclosed)
- 2 Please supply specifications
- 3 Please supply roof structure details
- 4 Please supply size of lintels
- 5 Please supply bracing schedule.

If you have any queries please do not hesitate to contact Barry Moor at the Kaikohe Service Centre and address any correspondence to the Building Office at the Kaikohe office.

Yours faithfully

Julie McKee
ENVIRONMENTAL SERVICES ADMINISTRATOR



Phillip Kite
Box 314
Kaitake

Dear Barry enclosed
please find specifications
for structural for my proposed
bulding

reference JM.BC991073

Phil

BRACING UNITS FOR WALLS TO COMPLY WITH NZS 3604 - 1990 OF MINIMUM 10 UNITS PER METRE LENGTH FOR SINGLE STORY LIGHT ROOF, LIGHT WALL CLADDING, REF TABLE K AND CLAUSE 6.3.3.1.

PRINCIPAL BRACING ELEMENT, SHEET MATERIAL WITH SECONDARY BRACING ELEMENT OF LET IN METAL ANGLE TYPE 1, CLAUSE 2.2. TO GIVE RATING OF 42 PER METRE OF ELEMENT LENGTH

EXT. WALL ELEVATION A K 2.2

$$\text{REQMT. } 10.3 \times 10 = 103$$

$$\text{ACTUAL } 5 \times 42 = 210.$$

EXT WALL ELEVATION B K 2.2

$$\text{REQMT } 10.3 \times 10 = 103$$

$$\text{ACTUAL } 5 \times 42 = 210$$

EXT WALL ELEVATION C K 2.2

$$\text{REQMT } 8 \times 10 = 80 \text{ (MIN 100)}$$

$$\text{ACTUAL } 3.7 \times 42 = 155$$

EXT WALL ELEVATION D K 6 TYPE 3

$$\text{REQMT } 8 \times 10 = 80 \text{ (MIN 100)}$$

$$\text{ACTUAL } 8 \times 35 \times 50\% = 140.$$

ROOF STRUCTURE DETAILS

ROOF IS TO CONSIST OF RAFTERS, BRACED WITH OVER SARKING AND DIAGONAL STRAP BRACING OVER PURLINS AS SHOWN IN DWG. DETAIL GIVING SIZES AND CONNECTIONS.

RAFTER SIZE 300 X 50 PER TABLE 10.2

SPACINGS 1200 mm PER TABLE 10.2

SEATINGS AS PER DWG. DETAIL FIG 10.2 AND FIG 10.13 B.

LINTEL SIZES

LINTELS ARE TO BE PROVIDED OVER ALL OPENINGS WITH MINIMUM SIZE 200 X 100, EXCEPT OVER DOUBLE GARAGE DOOR OPENINGS WHERE 300 X 50 CONTINUOUS LENGTHS NAILED TOGETHER AND SUPPORTED AT CENTRE BY DOUBLE STUDS 100 X 50 AND AT ENDS BY 100 X 50 TRIMMING STUDS ARE TO BE USED.

ALL FIXINGS / CONNECTIONS AGAINST UPLIFT TO BE AS PER FIG 6.8 AND APPENDIX TABLE A.

ACCEPTABLE SOLUTION E2/AS1

1.0 ROOFS

1.0.1 Roofs shall have weatherproof *cladding* with *adequate* pitch and be *constructed* to prevent or control condensation in the roof space.

1.0.2 Membrane *claddings* shall have sealed waterproof joints. *Claddings* of profiled sheet material or tiles shall have joints which are waterproof or are *constructed* to drain any penetrating moisture to the outside.

1.0.3 All roof *claddings*, except those described in Paragraph 1.0.4, shall have an underlay complying with Paragraph 1.4.

1.0.4 Roof *claddings* for which underlays are not required are:



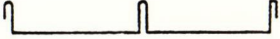
- a) Membrane *claddings*, and
- b) Concrete or clay interlocking tiles on a roof which:
 - i) is not a skillion roof, and
 - ii) is not located in a very high wind zone, as defined in NZS 3604, and
 - iii) has a pitch of no less than 17°.

1.1 Pitch

1.1.1 The roof pitch shall be no less than the greater of:

- a) That given in Table 1, or
- b) That recommended by the manufacturer.

Table 1: Roof pitch
Paragraph 1.1.1

Material	Pitch (no less than) (note 1)
Corrugated and low profile metal sheet with profile height less than 20 mm:	
Long run steel or aluminium	8°
End lapped steel or aluminium	10°
Metal decking and trough sections:	
(i) Trapezoidal symmetrical profiles with rib heights between 20 mm and 35 mm	4°
	
(ii) Trapezoidal asymmetrical profiles with rib heights between 20 mm and 35 mm	3°
	
(iii) Trapezoidal symmetrical and asymmetrical profiles with rib heights between 36 mm and 60 mm	3°
(iv) Concealed trough section profiles with rib heights: Less than 30 mm	8°
30 mm or greater	3°
	
Flat metal sheet fully supported	3°
Metal tile:	
Long run	10°
Lapped	12°
Thin stone slate	20°
Timber shingle	14°
Cellulose-cement:	
Corrugated	7°
Slates	17.5°
Shingles	20°
Shakes	25°
Membrane (e.g. butyl rubber)	1.5°
Bitumen strip slate	17.5°
Concrete tile	12.5°

NOTE:

1 These pitches may need to be increased in snow-prone localities.