



FORM 7  
CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

Property ID: 3352208

**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:

Location of Building within site/block number:

Level/Unit Number:

Current lawfully established, use: **DEMOLISH HOUSE**

**THE OWNER**

Name of Owner: **Gregory Melville McGarity**

**THE CONTACT PERSON**

Contact Person Name:

Mailing Address: **76 Anich Road  
Massey  
Auckland 0614**

Street Address / Registered Office: **As Above**

Landline:

Mobile Phone Number:

After Hours:

Facsimile Number:

Email Address:

Website:

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

**CUSTOMER SERVICE - 0800920029**

Building Consent No.: **BC-2008-1579/1**

Building Work: **Demolish house**

Issued By: **FAR NORTH DISTRICT COUNCIL**





Far North  
District Council

Private Bag 752, Memorial Ave

Kaikōhe 0440, New Zealand

Freephone: 0800 920 029

Phone: (09) 405 2750

Fax: (09) 401 2137

Email: [ask.us@fndc.govt.nz](mailto:ask.us@fndc.govt.nz)

Website: [www.fndc.govt.nz](http://www.fndc.govt.nz)

25 November 2011

Application No: BC-2008-1579/1

*Te Kaunihera o Tai Tokerau Ki Te Raki*

*Frontier of opportunity*

Gregory Melville McGarity  
76 Anich Road  
Massey  
Auckland 0614

Dear Sir / Madam

**Re: Code Compliance Certificate for Demolish house 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](http://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.

*R.W. Kemp p.p.*  
MALCOLM STEVENSON  
The Building Team at the Far North District Council



BUILDING CONSENT NUMBER: BC-2008-1579  
SECTION 51, BUILDING ACT 2004

DETAILS OF APPLICANT / OWNER

Name: Ngawha Springs Ltd  
Mailing Address: C/- RAY SMITH  
2  
William Pitcher Pl  
Greenhithe  
North Shore City 0632  
Contact Person: Ray Smith  
Telephone : 09 4138993

SITE LOCATION

Address 5B Manning Street, Rawene 0443  
Legal Description

PROJECT DESCRIPTION

Consent Type: Miscellaneous  
Estimated Value \$5000  
(including GST):  
Floor Area: 0 m2

PROPOSED WORK

Demolish house

INTENDED LIFE

Not Less Than 50 years.

The building consent is a consent under the Building Act 2004, to undertake building work in accordance with the attached plans and specifications, to comply with the provisions of the Building Code. It does affect any duty or responsibility under any other act, or permit any breach of any other Act.

This building consent is issued subject to endorsements shown on the approved plans and may be subject to any conditions as attached.

SIGNED FOR AND ON BEHALF OF COUNCIL

Name: Stuart Jobe  
Position: BUILDING OFFICER

Date: 17 December 2007



STANDARD CONDITIONS  
BUILDING CONSENT NUMBER:BC-2008-1579  
SECTION 51, BUILDING ACT 2004

This Building Consent is issued subject to the conditions specified below and contained in the Building Consent headed "Special Conditions" applicable to Building Consent Application No.

1. The building consent is a consent under the Building Act 2004 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.
2. The applicant is fully responsible for any damage done to any systems such as telecom cables, power lines, water mains, sewer and stormwater pipes, footpaths, roads or any other utility or service.
3. No deviation or alteration from the original approved plans and specifications is permissible without a further consent being obtained from Council.

It is also an offence to convert the building to any other use than that stated in this consent.

These and other offences are contained in Section 80 of the Building Act 2004, in association with all relevant penalties.

4. This consent expires and becomes void if:
  - a) *The work it authorises is not commenced within twelve (12) months after the date of issue of the consent or within such additional time as Council, in its absolute discretion, may allow*
  - b) *Reasonable progress on the building work has not been made within twelve (12) months after work has commenced or within such additional time as Council in its absolute discretion, may allow*

Written applications for extensions of time must be submitted to Council.

Council may further cancel building consent as specified in Sections 40 – 52 of the Building Act 2004.

5. Inspections of the building work are to be carried out at the stages of construction as endorsed on the approved plans with the notice time being given as specified in those endorsements.
6. This Building Consent is issued in accordance with Project Information Memorandum No:
7. To provide access to all parts of the building work, including safe ladders and scaffolds in accordance with Occupational Safety & Health requirements and consent conditions where required



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](mailto:ask.us@fndc.govt.nz)

Website: [www.fndc.govt.nz](http://www.fndc.govt.nz)

**CONDITIONS FOR APPLICATION No: BC-2008-1579**

**APPLICANT NAME:** Ngawha Springs Ltd  
**PROPERTY ID:** 3352208  
**PROJECT DESCRIPTION:** Demolish house  
**SITE LOCATION:** 5B Manning Street, Rawene 0443  
**LEGAL DESCRIPTION:**

**THE CONDITION/S SET OUT BELOW WILL BE COMPLIED WITH THE ISSUING OF THE BUILDING CONSENT AND ARE AS FOLLOWS:**

1. Energy works certificate required from a registered electrician stating electricity has been disconnected correctly.
2. PS3 required from drain layer stating water and sewer disconnected and capped correctly.

*PP JB Moon*  
Stuart Jobe  
**BUILDING OFFICER**



**PROJECT INFORMATION MEMORANDUM NO. BC-2008-1579  
SECTION 31, BUILDING ACT 2004**

**DETAILS OF APPLICANTS**

Name	Ngawha Springs Ltd
Address	C/- RAY SMITH 2 William Pitcher Pl Greenhithe North Shore City 0632
Contact Person	Ray Smith
Telephone	09 4138993

**SITE LOCATION**

Address	5B Manning Street, Rawene 0443
Legal Description	

**PROJECT DESCRIPTION**

Consent Type:	Miscellaneous
Estimated Value (including GST):	\$5000
Floor Area:	0 m2

**PROPOSED WORK**

**Demolish house**

**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-2008-1579
- 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**

Date Received: 26/11/07    PIM Application Fee    \$210.00    Receipt No: 1169592

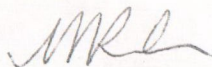
PROJECT INFORMATION MEMORANDUM NO. BC-2008-1579  
SECTION 31, BUILDING ACT 2004

**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
- 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 – Moderate  
Wind Zone – High  
Sea Spray Zone  
Engineered Foundations required
- Details of relevant utility systems  
Connection to sewer and stormwater available

SIGNED FOR AND ON BEHALF OF COUNCIL



Name: Marion Reihana

Position: PIM PROCESSING OFFICER

Date: 7 December 2007