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KAIPARA DISTRICT

KAIPARA DISTRICT COUNCIL

Building Consent File Complete - Checklist

Item Checked	Y	N	NA	Comments	File Type
Application Form and Acceptance Checklist	(Y)	N	NA	PIM/BC Number: 080403.	H
Building Consent and Conditions	(Y)	N	NA		H S
PIM	(Y)	N	NA		H S
Resource Consent	Y	N	(NA)		S
Amendments	Y	N	(NA)		H S
Plans	Y	N	(NA)		H
Specifications	Y	N	(NA)		H
Drainage plan	Y	N	(NA)		H
2nd Hand Dwelling Relocate Report and signed Confirmation	(Y)	N	NA		H
Bracing / Engineering Calcs	Y	N	(NA)		H
Producer Statements	Y	N	(NA)		H
Specified Systems Information	Y	N	(NA)		H
Processing Checklist	(Y)	N	NA	BCA CHECKLIST / DESIGN.	H.
Other Checklists (Please Note)	(Y)	N	NA	BC INSPECTION CHLIST	H.
Requests for Additional Information	Y	N	(NA)		H S
Records of all correspondence (emails, letters, phonecalls)	(Y)	N	NA		H S
Memorandum from NZFS	Y	N	(NA)		H
Form 4A (Section 37)	Y	N	(NA)		H S
Approval from NZHPT	Y	N	(NA)		H
Development Contributions	Y	N	(NA)		
Inspection Records	(Y)	N	NA		H S
Truss Layout	Y	N	(NA)		H
Photos	Y	N	(NA)		H
Geotech Report	Y	N	(NA)		H
Notice to Fix	Y	N	(NA)		H S
Compliance Schedule	Y	N	(NA)	Refer CS:	H S
Compliance Schedule Statement	Y	N	(NA)	Refer CS:	S
Certificate of Public Use	Y	N	(NA)		H S
Copy of Complaints Received	Y	N	(NA)		H S
CCC Application	(Y)	N	NA		H S
CCC Checklist	(Y)	N	NA		H S
Code Compliance Certificate	(Y)	N	NA		H S
Drainage Asbuilt	Y	N	(NA)		H
Electrical Certificate of Compliance	(Y)	N	NA	3198629.	H
Gas Certificate	Y	N	(NA)		H
Sewer/Water Notes	Y	N	(NA)		H S
Other (Please State)	Y	N	(NA)		H S

Comments:

Checked & Approved by: M.N. Date: 1/11/2012.

Circle if applicable Y = Yes on file N = Not on file NA = Not applicable to this file
Note: If 'N, Not on file' is used, reasons need to be added to the comments box

H = Hard Copy - Information found on paper file. S = Soft Copy - Information available on NCS system
Once file is completed, file is sent for scanning. All information available as hard and soft copy.

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KAIPARA DISTRICT

Kaipara te Oranganui • Two Oceans Two Harbours

Application Acceptance Checklist

KAIPARA DISTRICT COUNCIL

*FOR COUNCIL USE ONLY

0804-03

Name Of Applicant G & K Reid

RECEIVED
2 1 MAY 2008
KAIWAKA
Kaipara District Council

Received By Katrina **Date Stamp**

Received ☑ In Person ☐ By Mail ☐ By Courier ☐ By Email ☐ Other

☑ Print off **'General Property Information'** to confirm legal description of property.

☑ Certificate of Title provided or other evidence of ownership.

☐ Check that **all** sections (1 – 14) of the application have been filled in and the application has been signed and dated.

☐ Check that all relevant details (plans, calc and specs) for Part B (PIM) and Part C (Building Consent) are provided.

☐ Check all **contractors** have been listed in Part D (Key Personnel).

☐ Check that Part E (Compliance Schedule Details) is completed.

☐ Is the **Building Consent Application Checklist** completed?

☐ Is the **Means of Compliance Checklist** completed?

☐ Are any other application forms required, ie

- ☐ Vehicle Crossing
- ☐ Fire Service Design
- ☐ Rapid Application
- ☐ Application for Reticulated Services

Fees: 288-00

Receipt Number 548619

Date _____

Received By _____

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enter as a
Sleepout
site plan with
proposed dwg

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Tax Invoice

G and K Reid
P.O.Box 126
Mangawhai

GST Reg No.	52-237-122
Date	22/05/08
Customer No:	BC080403
Invoice Number	21768

080403 : DE BOER LANE, MANGAWHAI
relocated sleepout with kitchen that will be removed once main dwelling built

Qty	Description	Rate	Amount
	Building Consent Fee		238.00 *
	PIM Fee		50.00 *
	(* Incl GST $32.00)		
		Total incl. GST	**$288.00**
		LESS DEPOSIT PAID	288.00CR
		Net Due	**0.00**

```
OTAX INVOICE'RECEIPT (GST NO. 52-237-122)
Received with thanks by        8/24

22-05-08   10:51      Receipt no.548619

*COPY*  *COPY*  *COPY*
DR  BC080403
INV 21768 SLEEPOUT                288.00-
G and K Reid::P.O.Box 126:Mangawhai:
DR  BC080397
INV 21713 NEW DWELLING          3,074.00-
G and K Reid::C/- Sang Architects & Com
CQ  ASB         BUS BANKING
    G and K Reid                3,362.00
```

Remittance Advice

Please use this remittance when making your payment and make cheques payable to Kaipara District Council.

G and K Reid
P.O.Box 126
Mangawhai

Customer Number	BC080403
Invoice Date	22/05/08
Invoice Number	21768
Amount Due	**0.00**

KAIPInvoice Feb 04

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KAIPARA DISTRICT

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RECEIVED
21 MAY 2008
KAIWAKA
Kaipara District Council

PIM And Building Consent Application

(The Building Act 2004)

Applicant Details:

BC No: 080423

1 The Owner

Name of Owner: G & K Reid

Contact Person: Glenn Reid

Postal Address: P O Box 126 Mangawhai

Street Address/Registered Office: —

Phone No: — Fax No: —

Mobile No: 021 — 1667052

Email : —

The following evidence of ownership is attached to this application : *(If property has been recently sold a copy of Sale and Purchase Agreement is required)*

Certificate of Title

2 The Agent

Name of Agent:

Contact Person:

Postal Address:

Street Address/Registered Office:

Phone No: Fax No:

Mobile No:

Email:

Relationship to Owner:

First Point of Contact for Communications/Fees/Refunds to:

☑ The Owner ☐ The Agent

3 The Project (What is the work to be done)

Description of the building work: relocated sleepout with kitchen to be removed once dwg built

Will the work result in a change of use of the building:

☐ Yes ☑ No

If YES please state new use and provide details:

List Building Consents previously issued for this project (if any): nil

Floor area (proposed work - square metres)

	Basement	Ground Floor	Other Floors	Total
Main Building				
Accessory Buildings				

4 Building Details: (Where work to be done)

Valuation Roll No : 0122012711

Legal Description: LOT 3 DP 319142

Street Address of Building: DeBoer Lane Mangawai

Location of Building within site/block number (include nearest street access):

Building Name:

Number of Levels:

Level/Unit No:

Certificate of Title No : 75252

Area of Site (m²/ha) : 1.089ha

Current, lawfully established use (if applicable) : Vacant Site

Year first constructed (if applicable) : n/a

5 Nature Of Consent

☐ New building - exclude domestic garages and domestic outbuildings — Intended Life: Indefinite, but not less than

☐ Foundations only — 50 yrs ☐ OR Specified as .....yrs

☐ Alterations, repairs, extensions, conversions, resiting, installation of heating appliances — Demolition ☐

Being stage ..... of an intended ..... stages

☐ Domestic garages and domestic outbuildings

6 Value Of Work And Fees (GST Incl)

Main buildings	$
Accessory buildings	$
Plumbing & Drainage	$
Total Value of Work	$ 4000-00
Office Use Only	
PIM	$ 50-00
Building Consent	$ 138-00
BRANZ Levy	$
DBH Levy	$
Certificate of Acceptance	$
TOTAL	$ 288-00

Receipt No: 548619

Date: 22/5

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7 Tick box A to D below, as appropriate :

- ☐ A Application is for a Project Information Memorandum (PIM)
- ☑ B Application is for Building Consent (BC) only, in accordance with PIM No : 080137
- ☑ C Application is for Building Consent (BC) and Project Information Memorandum (PIM)
- ☐ D Application is for a Certificate of Acceptance (COA)
- ☐ E Amendment to Building Consent No: .....

8 Confidentiality (Plans and Specifications):

I/We require the following to be treated as confidential (proof of reasons for confidentiality will be required and will only be accepted if legally valid)

- ☐ Plans (please specify which plans i.e. Floor Plans etc.,) : .....
- ☐ Specifications
- ☐ I/We require that **all details** of this application remain confidential as required by a Council directive applied for, or already issued, in relation to a protection order currently in force under The Domestic Violence Act 1995.

9 Vehicle Crossing Required

Is this application linked to a vehicle crossing application?
YES/NO If 'YES', Application No : .....
(If 'YES' please include Vehicle Crossing Application)

10 Public Utility Connections Required

Is this application subject to a utility connection application? (Drainage, Water Connection or Water Meter Installation)

- ☐ YES - Application No: .....
- ☑ NO - Existing connections in place

11 Historic Places Trust

- ☐ The property is a registered historic place, historic area or wāhi tapu area
- ☐ A PIM has already been issued for this project - PIM No : .....

If your property has an archaeological or historic site, you need to consult with the Historic Places Trust in regards to your project for review and approval prior to your project commencing

12 Fire Service Design Unit (3 copies - 4 where fire report required, 1 set to be A3)

Section 47 of The Building Act 2004, requires certain projects as specified by notice in the NZ Gazette to be reviewed by the New Zealand Fire Service, which may require a Memorandum, setting out advice on issues such as **'means of escape from fire'** and **'water supply for fire fighting'**. Not required when Fire Design Report shows compliance with the 'C' Documents of the New Zealand Building Code.

13 Compliance Schedule (where applicable – Complete Part E)

A Compliance Schedule is required for buildings with specified systems. This does **NOT** apply to single storey, residential property apart from when serviced by a cable car (lift).

14 Certificate of Acceptance

Is this application in relation to obtaining a Certificate of Acceptance (Section 96 Building Act 2004) ?

☐ Yes ☑ No If yes, please provide details below:

Description of Building work - .....

.....

Date work carried out - .....

Personnel who carried out work – Please list over page in PART D: KEY PERSONNEL

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NZBC Clause (which of the following clauses will be involved in the proposed building work)	Means Of Compliance (refer to the relevant compliance document(s) or detail or alternative solution in the plans and specifications)			Proposed Inspections (state means of inspection. Note PS4 or certification may be required) For Office Use Only		
G5 Interior environment	G5/AS1			☐Council	☐Consultant	☐Other
G6 Airborne and impact sound	G6/AS1			☐Council	☐Consultant	☐Other
G7 Natural light	G7/AS1			☐Council	☐Consultant	☐Other
G8 Artificial light	G8/AS1	NZS 6703		☐Council	☐Consultant	☐Other
G9 Electricity	G9/AS1			Energy works certificate		
G10 Piped services	G10/AS1	NZS 5261		Energy works certificate		
G11 Gas as an energy source	G11/AS1			Energy works certificate		
G12 Water supplies	G12/AS1	AS/NZS 3500.2	AS/NZS 3500.5	☐Council	☐Consultant	☐Other
G13 Foul water	G13/AS1	AS/NZS 3500.2	BS 5572	☐Council	☐Consultant	☐Other
G14 Industrial liquid waste	G14/AS1			☐Council	☐Consultant	☐Other
G15 Solid waste	G15/AS1			☐Council	☐Consultant	☐Other
H1 Energy efficiency	H1/AS1	NZS 4218	NZS 4243	☐Council	☐Consultant	☐Other
	NZS 4214					

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

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

KAIPARA DISTRICT

Part B: Project Details

Project Information Memorandum (Complete this part only when applying for a PIM)

The project involves the following matters. Tick each applicable box and attach relevant information in **triplicate** for residential and **four copies** for Commercial Industrial or Multi-Storey. **Always include one set A3 size.**

- ☑ (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, inundations, and hazardous contaminants on or near the site, land contours.
- ☑ (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 wahi tapu.
- ☐ (j) Copy of/or reference to, any resource consent or planning approval (including subdivision) for this project.
- ☐ (k) Details of volume of proposed excavations; include volumes for site preparation, basement and driveway.

Part C: Building Details

Complete this part only when applying for a Building Consent

This application is accompanied by: (tick each applicable box, attach relevant documents in **triplicate** (one of which must be A3 size) for residential and **four copies** (one of which must be A3 size) for Commercial, Industrial or Multi-Storey).

- ☑ 1 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:
- ☐ 2 Building Certificates.
- ☐ 3 Producer Statements (including TP 58 Effluent Design), and any alternative solutions.
- ☐ 4 References to product certification issued by the Department of Building and Housing (DBH).
- ☐ 5 References to determinations issued by the Department of Building and Housing (DBH).

For details on drawings and specifications etc, see checklist form. If applying for PIM and Building Consent together, then plans for PART B (a) can be included in PART C (1).
If a PIM has already been applied for then include a copy of any relevant authorisations (eg Resource Consents) with this application.

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Part D : Key Personnel

From 30 November 2009, the Building Act 2004 requires all restricted building work to be carried out or supervised by a Licensed Building Practitioner. After this date, applications for consent can only be accepted where a Licensed Building Practitioner has been engaged and the registration number shown in the appropriate area below.

Designer

Name :..... TBA. Reg No : ..... Phone No: :.....

Address : .....

Mobile No : ..... Email: .....

Builder (Licensed Building Practitioner From 30/11/2009)

Name :..... Reg No : ..... Phone No: :.....

Address : .....

Mobile No : ..... Email: .....

Registered Drainlayer

Name :..... Reg No : ..... Phone No: :.....

Address : .....

Mobile No : ..... Email: .....

Registered Plumber

Name :..... Reg No : ..... Phone No: :.....

Address : .....

Mobile No : ..... Email: .....

Registered Electrician

Name :..... Reg No : ..... Phone No: :.....

Address : .....

Mobile No : ..... Email: .....

Registered Gas Fitter

Name :..... Reg No : ..... Phone No: :.....

Address : .....

Mobile No : ..... Email: .....

Other

Name :..... Reg No : ..... Phone No: :.....

Address : .....

Mobile No : ..... Email: .....

Other

Name :..... Reg No : ..... Phone No: :.....

Address : .....

Mobile No : ..... Email: .....

KAIPARA DISTRICT

Means Of Compliance Checklist

(To Be Completed By Applicant/Designer)

Please circle all parts of New Zealand Building Code that your project complies with.

If using a verified method or have gained a waiver, please provide verification method or waiver certificate.

NZBC Clause (which of the following clauses will be involved in the proposed building work)	Means Of Compliance (refer to the relevant compliance document(s) or detail or alternative solution in the plans and specifications)			Proposed Inspections (state means of inspection. Note PS4 or certification may be required) For Office Use Only		
B1 Structure	B1/AS2	NZS 3604	NZS 4203	☐Council	☐Consultant	☐Other
	NZS 4229					
B2 Durability	B2/AS1	NZS 3101	NZS 3602	☐Council	☐Consultant	☐Other
	NZS 3604					
C1-C2-C3-C4 Fire	C1/AS1	C2/AS1	C3/AS1	☐Council	☐Consultant	☐Other
	C4/AS1					
D1 Access routes	D1/AS1	NZS 4121		☐Council	☐Consultant	☐Other
D2 Mechanical installations for access	D2/AS1	NZS 4322	EN/81	☐Council	☐Consultant	☐Other
	EN/115					
E1 Surface water	E2/AS1	AS/NZS 3500		☐Council	☐Consultant	☐Other
E2 External moisture	E2/AS1	SPECIFIC DESIGN		☐Council	☐Consultant	☐Other
E3 Internal moisture	E3/AS1	COUNCIL STANDARDS		☐Council	☐Consultant	☐Other
F1 Hazardous agents on site	F1/AS1			☐Council	☐Consultant	☐Other
F2 Hazardous building materials	F2/AS1	NZS 4233		☐Council	☐Consultant	☐Other
F3 Hazardous substances	F3/AS1			☐Council	☐Consultant	☐Other
F4 Safety from falling	F4/AS1	FENCING OF SWIMMING POOLS ACT		☐Council	☐Consultant	☐Other
F5 Construction and demolition hazards	F5/AS1			☐Council	☐Consultant	☐Other
F6 Lighting for emergency	F6/AS1			☐Council	☐Consultant	☐Other
F7 Warning systems	F7/AS1	NZS 4512	NZS 4515	☐Council	☐Consultant	☐Other
	AS/NZS 1668					
F8 Signs	F8/AS1			☐Council	☐Consultant	☐Other
G1 Personal hygiene	G1/AS1			☐Council	☐Consultant	☐Other
G2 Laundering	G2/AS1			☐Council	☐Consultant	☐Other
G3 Food preparation and prevention from contamination	G3/AS1			☐Council	☐Consultant	☐Other
G4 Ventilation	G4/AS1	AS 1668.2		☐Council	☐Consultant	☐Other

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Linings and finishes	YES	NO	N/A	Ridge beam, rafters, purlins, building paper, insulation	YES	NO	N/A
Ceiling insulation	YES	NO	N/A	Eaves	YES	NO	N/A
				Pergola	YES	NO	N/A
Electrical Plan				Fixings	YES	NO	N/A
Smoke detectors	YES	NO	N/A	Trussed Roof	YES	NO	N/A
Mechanical light and ventilation	YES	NO	N/A	Truss type	YES	NO	N/A
Elevations				Point loads identified	YES	NO	N/A
• North	YES	NO	N/A	Roof bracing	YES	NO	N/A
• South	YES	NO	N/A	Fixings	YES	NO	N/A
• East	YES	NO	N/A	**Weathertightness - Flashing Details**			
• West	YES	NO	N/A	Windows	YES	NO	N/A
Wall cladding	YES	NO	N/A	Balconies	YES	NO	N/A
Roof cladding	YES	NO	N/A	Parapets	YES	NO	N/A
Finished floor levels	YES	NO	N/A	Decks	YES	NO	N/A
Height in relation to boundary	YES	NO	N/A	Roof and wall junctions	YES	NO	N/A
Maximum building height	YES	NO	N/A	More than one cladding	YES	NO	N/A
Deck Construction				Pergola	YES	NO	N/A
Foundation plan	YES	NO	N/A	Other penetrations	YES	NO	N/A
Pile size, centers, treatment	YES	NO	N/A	**Solid Fuel Heating** – Electric			
Bearer size, span, treatment	YES	NO	N/A	Specifications	YES	NO	N/A
Joist size, centers, treatment	YES	NO	N/A	Construction details	YES	NO	N/A
Detail at junction of house	YES	NO	N/A	Floor plan	YES	NO	N/A
Fixings	YES	NO	N/A	Energy source	YES	NO	N/A
Fencing Of Swimming Pools				**Outbuildings**			
Pool construction details	YES	NO	N/A	Foundation plan	YES	NO	N/A
Pool specification	YES	NO	N/A	Cross-section	YES	NO	N/A
In-ground or above-ground	YES	NO	N/A	Wall bracing	YES	NO	N/A
Fencing and gate plan	YES	NO	N/A	Roof framing	YES	NO	N/A
Fencing/construction details	YES	NO	N/A	Elevations	YES	NO	N/A
Floor plan if house forms fencing	YES	NO	N/A	Drainage	YES	NO	N/A
Backflow	YES	NO	N/A	Engineer design	YES	NO	N/A

KAIPARA DISTRICT

Part E: Compliance Schedule Details

E1 : Systems Necessitating a Compliance Schedule :

The building will contain the following (tick each box and attach proposed inspection, maintenance and reporting procedures).

Note : **The building consent cannot be issued unless all specified systems are included.**

- ☐ Automatic sprinkler systems or other systems of automatic fire protection.
- ☐ Automatic doors which form part of any fire wall and 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.
- ☐ 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 units for providing access to the exterior and interior walls of buildings.
- ☐ 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.

E2 : Other Systems and Features to be Included in the Compliance Schedule :

The building will contain the following : (Tick each applicable box and attach proposed inspection, maintenance and reporting procedures).

- ☐ Means of escape from fire.
- ☐ Safety Barriers.
- ☐ Means of access and facilities for use by persons with disabilities which meet the requirements of Schedule 2 of the Building Act 2004.
- ☐ Hand held hoses for fire fighting.
- ☐ Such signs as are required by the New Zealand Building Code or Schedule 2 of the Building Act 2004.

Application

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

I request that you issue a (please tick):

- ☐ Project Information Memorandum
- ☐ Building Consent
- ☐ Certificate of Acceptance

for the building work described in this application

Signed by / for and on behalf of / the owner

Note : If acting for and on behalf of, please read the following declaration prior to signing

"I hereby declare that I am authorised to act as Agent of the Applicant"

Signature : ..... **Name :** Glen Reed

Date : 21/8/2013

Please Note :

Council is unable to accept your application as being lodged until all details and relevant information are provided and the application is signed and the processing fee paid. Fees for your application will be assessed by the Customer Services Section on application. Further fees may be incurred after the Building Consent is issued.

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KAIPARA DISTRICT

Building Consent Application Checklist/Design Review

(To Be Completed By Applicant/Designer)

Return this **completed** checklist with your application.

Include all information and documents requested.

This will ensure your consent is processed in the quickest possible time.

Name: Glenn Reid	Date: 21/5/13.
Address: 19 Marram Place, Mangawhai Heads	

Application Type				**Application Number**			
New building	YES	NO	N/A	Certificate of title	(YES)	NO	
Alterations	YES	NO	N/A	Legal description checked	(YES)	NO	
Additions	YES	NO	N/A	Street address	(YES)	NO	
Demolition	YES	NO	N/A	Name of building			
Relocation	(YES)	NO	N/A	Floor level	(YES)	NO	N/A
Change of use	YES	NO	N/A	Current lawful use			
Stage of	YES	NO	N/A	Building history - listed	YES	NO	N/A
Building Classification				Intended life			
Housing							
Detached	(YES)	NO	N/A	**Floor Area**			
Multi-unit	YES	NO	N/A	Ground floor	49		M^2
Group dwelling	YES	NO	N/A	Basement	—		M^2
Outbuildings				1st floor	—		M^2
Garage, barn, shed	YES	NO	N/A	2nd floor	—		M^2
Swimming pool	YES	NO	N/A	Outbuildings	—		M^2
Glasshouse, pergola, other	YES	NO	N/A	Decks/balconies	—		M^2
Ancillary				Other	—		M^2
Bridge, Outdoor fire, retaining wall	YES	NO	N/A	TOTAL	49		M^2
Office Use:				**Contact Details, Address, Phone, Etc**			
				Owner's details	(YES)	NO	N/A
				Agent's details	YES	NO	N/A
				Designer's details	YES	NO	N/A
				Engineer's details	YES	NO	N/A
				Builder details	YES	NO	N/A
				Electrician details	YES	NO	N/A
				Plumber details	YES	NO	N/A
				Drainlayer details	YES	NO	N/A
				Means of compliance (as per application form)	YES	NO	N/A

Wind zone	Low	Med	High	Very high	Spec. Des	Corrosion zone		Earthquake region	

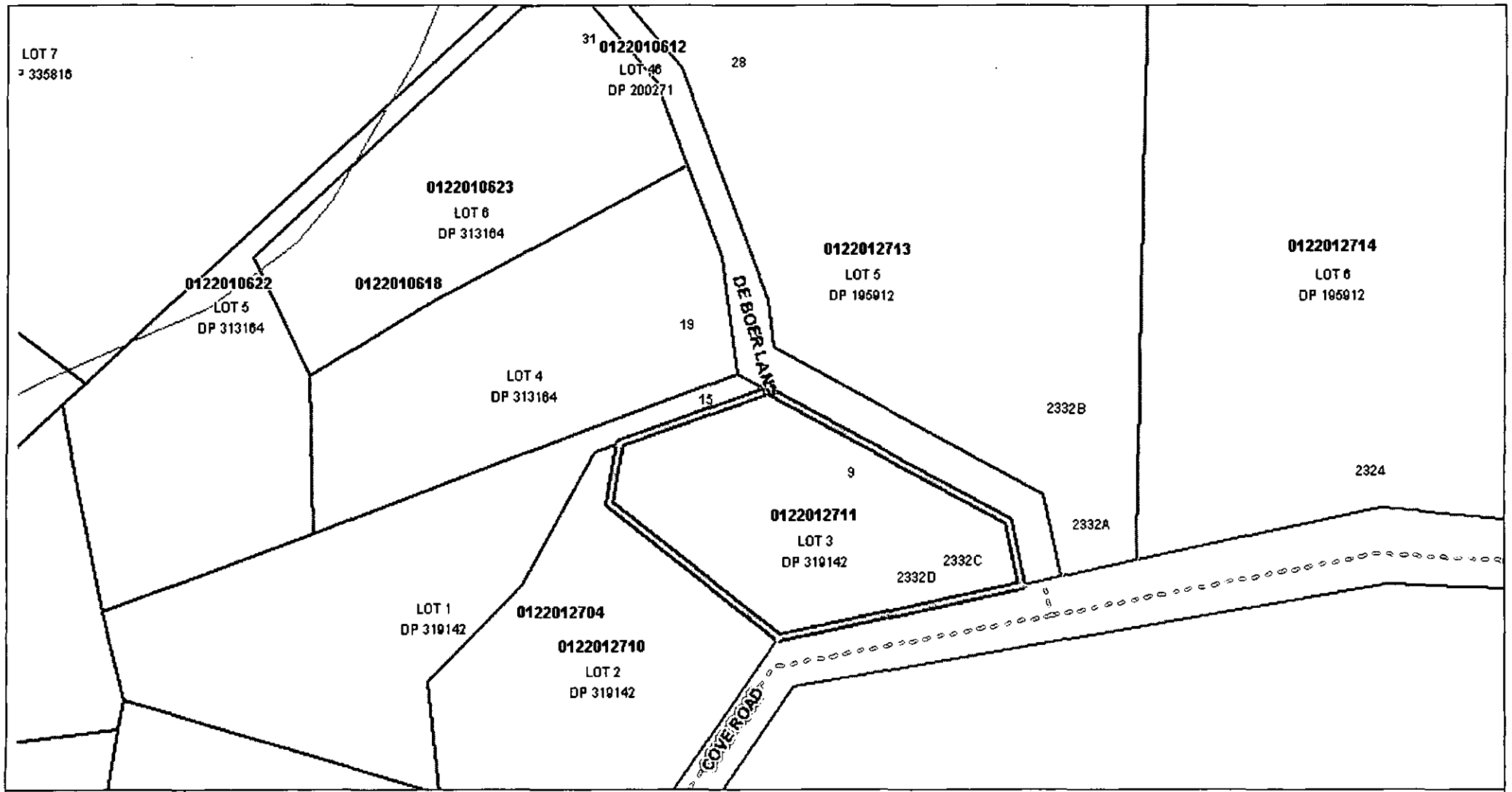
Full Description Of Building Work

Relocation of existing house.

KAIPARA DISTRICT

Provide Details Of Any Reports Submitted And Issue Date:

Plans	3			**Site plan**			
Number of sets supplied				1:100 1:200 or 1:500	(YES)	NO	N/A
Specifications				Legal description	(YES)	NO	N/A
Number of sets supplied	—			Site area	(YES)	NO	N/A
Bracing Calculations				Private drainage	(YES)	NO	N/A
Subfloor/ Deck	—			Public drainage showing depth of drains, manholes etc.	YES	NO	N/A
Wall (per floor)	—			Dimensions – 3 minimum	(YES)	NO	N/A
Structural Engineering				Existing and proposed buildings	YES	NO	N/A
Number of sets supplied				North point	(YES)	NO	N/A
Beam layout plan	YES	NO	N/A	Contours, datum	(YES)	NO	N/A
Connection details	YES	NO	N/A	Finished floor level	(YES)	NO	N/A
Producer statement	YES	NO	N/A	Retaining walls	YES	(NO)	N/A
Geotechnical Engineering				Extent of cut and fill	YES	(NO)	N/A
Number of sets supplied				Site coverage	YES	NO	N/A
Site plan	(YES)	NO	N/A	Parking and vehicle access	(YES)	NO	N/A
Soils analysis/report	(YES)	NO	N/A	Protected trees	YES	(NO)	N/A
Producer statement	YES	NO	N/A	HWC (gas)	YES	NO	N/A
Drainage Report				Water meter (if applicable)	YES	NO	N/A
Who	YES	NO	N/A	Natural water course	YES	NO	N/A
Soil Analysis	YES	NO	N/A	Site Drainage away from house to suitable path	(YES)	NO	N/A
System/Design recommended under	YES	NO	N/A	Ponding	YES	(NO)	N/A
E2 Risk Matrix – 1 per face/elevation				**Floor Plan**			
• North	(YES)	NO	N/A	Room use denoted	(YES)	NO	N/A
• South	(YES)	NO	N/A	Window size and position	(YES)	NO	N/A
• East	(YES)	NO	N/A	Fixtures and fittings	(YES)	NO	N/A
• West	(YES)	NO	N/A	Solid fuel heating	YES	NO	N/A
Cross-Sections				HWC	(YES)	NO	N/A
Minimum of one along the length	(YES)	NO	N/A	Wall bracing - height, position, type	(YES)	NO	N/A
Minimum of one across the width	(YES)	NO	N/A	Lintels	(YES)	NO	N/A
Details to include				Door/window size and position	(YES)	NO	N/A
Fixings	(YES)	NO	N/A	**Foundation Plan**			
Footing size	(YES)	NO	N/A	Timber Floor And Fixings			
Subfloor ventilation and insulation	YES	NO	N/A	Pile size, centres, treatment	(YES)	NO	N/A
Foundations steel – size and centres	(YES)	NO	N/A	Fixings	YES	NO	N/A
Wall insulation	YES	NO	N/A	Footing size	YES	NO	N/A
Wall framing - sizes, centres, treatment, height	YES	NO	N/A	Bracing layout, type and position	YES	NO	N/A
Masonry and slab	(YES)	NO	N/A	Joists and bearers	(YES)	NO	N/A
Cladding	YES	NO	N/A	Concrete floor			
Cavity and battens	YES	NO	N/A	Dimensions, bays, mesh size, plumbing fixtures, point load pads, slab thickenings,	YES	NO	N/A
Building paper	YES	NO	N/A	Specific design (raft)	YES	NO	N/A
Stairs - tread, rise, pitch, height	YES	NO	N/A	**Roof Framing Plan**			
Decks and balconies	YES	NO	N/A	Pitched roof	YES	(NO)	N/A



KAIPARA DISTRICT

0122012711 DE BOER LANE, MANGAWHAI LOT 3 DP 319142 Reid Glenn Gibson

N

The information displayed has been taken from Kaipara District Council's databases and maps. It is made available in good faith but its accuracy or completeness is not guaranteed.

Position of property boundaries is INDICATIVE only and must NOT be used for legal purposes. All services data should be verified before commencing work. Digital cadastral data supplied by Critchlow Associates Ltd. Sourced from Land Information New Zealand data. Crown Copyright Reserved.

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Kaipara District Council
General Property Information

Property

Valuation No.	0122012711: (GIS)
Location	DE BOER LANE, MANGAWHAI
Legal Description	LOT 3 DP 319142
Owner	Reid Glenn Gibson : Reid Kyoko
Owner Address	22 Hopkins Crescent : Kohimarama : Auckland :
Area (hectares)	1.0890

Rates

Government Valuation	
Land	$ 155,000
Improvements	$ 5,000
Capital Value	$ 160,000
Current Rates Year 2007 to 2008	
Annual Rates	$ 939.20
Current Instalment	$ 156.50
Outstanding Balance	$ 156.50
Arrears for Previous Years	
Next Instalment Date	

Planning/Resource Management	
28/06/02	RESOURCE CONSENT 020081 : VARIATION TO RM010035. Created DP 319142 : Section 321 Notice (LGA) Issued 21/02/03 (Found on parent property: 0122012704)
7/06/02	PLANNING NOTES 020081 Consent Notices for Lots 1 - 3, one dwelling per lot, vehicle access for Lots 2 & 3 from Lot 46 DP 200271 & not directly from Cove Rd, refer Hawleyt report re stable building sites, subsoil drainage works on lot 1 to be completed before any building construction, effluent disposal systems to be designed by a registered engineer. (Found on parent property: 0122012704)
7/06/02	PLANNING NOTES RM020081 Consent Notices for Lots 1 - 3 that a discharge consent may be required from the NRC for the effluent disposal systems. Stormwater from roofed areas to water tanks & overflows to b piped to suitable outflows. (Found on parent property: 0122012704)
20/04/01	RESOURCE CONSENT 010035 : SUBDIVIDE LOT 2 DP 195912 INTO 3 URAL RESIDENTIAL ALLOTS. : Decision Notified 28/03/01 (Found on parent property: 0122012704)
28/03/01	PLANNING NOTES RM010035 Consent Notice for Lots 1 - 3 that maximum of one dwelling may be constructed, & draw attention to the Hawley COnsulting report of 6/12/00, & any habitable building to be erected wholly within the stable building site defined in the report. (Found on parent property: 0122012704)
28/03/01	PLANNING NOTES RM010035 Consent Notices for Lots 1 - 3 that require the foundations of any building with a concrete slab floor, and any on-site effluent disposal system be subject to specific design by a registered engineer, and a discharge consent may be required for the system from the NRC. (Found on parent property: 0122012704)
28/03/01	PLANNING NOTES RM010035 COnsent Notices for Lots 1 - 3 that stormwater from roofed areas be led to a water tank and the overflow from it & other impermeable surfaces be piped to suitable outfalls. (Found on parent property: 0122012704)

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28/03/01	PLANNING NOTES RM010035 Consent Notice for Lot 1 that outstanding subsoil drainage works recommended in the Hawley report of 6/12/00 be specifically designed & supervised by a registered engineer, & constructed prior to the construction of any buildings on the house sites. (Found on parent property: 0122012704)
28/03/01	PLANNING NOTES RM010035 Consent Notices for Lots 1 & 2 that bored underdrains be inspected 3 years after installation & thereafter at 5 year intervals & that the inspection records be forwarded to the Council. There will be a Council charge for monitoring compliance with this requirement. (Found on parent property: 0122012704)
28/03/01	PLANNING NOTES RM010035 Consent Notices for Lots 2 & 3 that vehicle access to the land is via Lot 46 DP 200271 and not directly from Cove Rd. (Found on parent property: 0122012704)
4/03/99	RESOURCE CONSENT 960174 : Subdivision of Lot 52 DP 196100. Created DP 200271. Subdivision of Lot 2 DP 173694. Created DP 191428, 195912 : Invoiced 3/08/99 (Found on parent property: 0122010600)
	RESOURCE CONSENT 951849 : SAWMILL & TIMBER TREATMENT PLANT IN RURAL ZONE : Decision Notified 25/03/87 (Found on parent property: 0122012700)
	PLANNING NOTES RM960174 Consent Notice for Lots 1, 2 8 and 10 shall notify of the contents of the Engineering Geology Ltd reported dated 12 May 1997 which records the likely need for geotechnical investigations of potential house sites and associated foundation designs.

Building	
21/04/05	BUILDING CONSENT 050319 : New Dwelling : Withdrawn 22/06/05
9/08/04	BUILDING CONSENT 040673 : Implement Shed : Withdrawn 27/08/04
30/03/04	BUILDING CONSENT 040242 : NEW DWELLING AND GARAGE : Code Compliance Certificate issued 25/10/05 (Found on parent property: 0122012704)
6/10/01	BUILDING CONSENT 010636 : NEW FARM SHED : Consent Granted 6/10/01 (Found on parent property: 0122012700)
31/05/00	BUILDING CONSENT 001341 : NEW MINOR DWELLING : Consent Granted 31/05/00 (Found on parent property: 0122012700)
20/04/00	BUILDING CONSENT 001212 : IMPLEMENT SHED : Code Compliance Certificate issued 26/04/01 (Found on parent property: 0122012700)
26/06/90	BUILDING PERMIT H 028250 WORKSHOP (Found on parent property: 0122012700)
18/03/88	BUILDING PERMIT E 45457 STORE SHED (Found on parent property: 0122012700)
16/09/67	BUILDING PERMIT A 003619 IMPLEMENT SHED (Found on parent property: 0122012700)
	PIM APPLICATION 080137 : Housing-Detached : PIM Issued 4/04/08
	BUILDING CONSENT 080397 : New residential dwelling : Further Information Requested 21/05/08

Licences
No information located

Sewer & Drainage
No information located

Land and Building Classifications
No information located

Transport
No information located

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Special Land Features	
No information located	
Swimming Pools	
No information located	
Other	
15/08/07	LIM APPLICATION L070331 : LIM
14/02/07	LIM APPLICATION L070071 : LIM
17/05/99	LIM APPLICATION L990084 : LIM (Found on parent property: 0122012700)
** End of enquiry **	

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Author: Greg M Lee

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KAIPARA DISTRICT
42 Hokianga Rd Private Bag 1001 Dargaville
Phone 09-439-7059 Fax 09-439-6756
Email council@kaipara.govt.nz Freephone 0800 72 7059
www.kaipara.govt.nz

NORTHLAND REGIONAL COUNCIL

Reid Glenn Gibson
Reid Kyoko
PO Box 126
Mangawhai 0540

RECEIVED
02 JUL 2010
KAIWAKA
Kaipara District Council

1 July 2008 to 30 June 2009	
Valuation Number	01220-12711
Area	1.0890 ha
Land Value (Rateable)	155,000
Capital Value	160,000
Property Location	DE BOER LANE, MANGAWHAI
Legal Description	LOT 3 DP 319142

RATES ASSESSMENT NOTICE

Kaipara District Council

Description of Rates	Rate Factor	Rate	Amount
General Rate	155,000	0.28770	445.90
Uniform Annual General Charge	1	337.00	337.00
Harbour Restoration Rate	1	78.75	78.80
Total Kaipara District Council Rates (including GST)			**$861.70**

Northland Regional Council

Description of Rates	Rate Factor	Rate	Amount
NRC Targeted Land Management	155,000	0.01866	28.90
NRC Enviro/Recreat'n Facility	1	68.47	68.50
NRC Infrastructure Rate	155,000	0.00003	4.70
Total Northland Regional Council Rates (including GST)			**$102.10**

Queries re NRC rates phone NRC 0800 002 004 (KDC is a collection agency only)

Total Annual Rates $963.80

A more comprehensive description of these rates and what they fund can be found in Council's Annual Plan
The rating information database is available for inspection, for all ratepayers.

The due dates of your instalments are -

Instalments not paid by due dates will incur a 10% penalty.

First Instalment	20/08/08	$160.60
Second Instalment	20/10/08	$160.60
Third Instalment	20/12/08	$160.70
Four Instalment	20/02/09	$160.60
Fifth Instalment	20/04/09	$160.70
Sixth Instalment	20/06/09	$160.60

001252 011040

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KAIPARA DISTRICT

KAIPARA DISTRICT COUNCIL

Building Consent Application Checklist/Design Review

(To Be Completed By Central Processing Unit / Building Services Officer)

Name:	G + K REID	Date:	18-6-08
Building Consent Number:	LOT 3 DP 319142 OF BOER LN. MANGAWHAI		
Building Category (1) 2 3	Allocated to: DAVID HUGHES	Competency Category 1 (2) 3 4 5	
Notes:	(1.2)		(2.1)

Application Type				Application Number 080403			
New building	YES	NO	N/A	Cert of title – Easements/Infringements	(YES)	NO	
Alterations	YES	NO	N/A	Legal description checked	(YES)	NO	
Additions	YES	NO	N/A	Street address	YES	(NO)	
Demolition	YES	NO	N/A	Name of building	2ND HAND SLEEPOUT		
Relocation	(YES)	NO	N/A	Floor level	YES	NO	N/A
Change of use	YES	NO	N/A	Current lawful use			
Stage \ of /	(YES)	NO	N/A	Building history - listed	YES	NO	N/A
Building Classification				Intended life			
Housing				VALUE OF WORK - $4000			
Detached	(YES)	NO	N/A	**Floor Area**			
Multi-unit	YES	NO	N/A	Ground floor	50		M^2
Group dwelling	YES	NO	N/A	Basement			M^2
Outbuildings				1st floor			M^2
Garage, barn, shed	YES	NO	N/A	2nd floor			M^2
Swimming pool	YES	NO	N/A	Outbuildings			M^2
Glasshouse, pergola, other	YES	NO	N/A	Decks/balconies			M^2
Ancillary				Other			M^2
Bridge, Outdoor fire, retaining wall	YES	NO	N/A	TOTAL	50		M^2

Office Use:

TO BE USED AS DWELLING UNTIL HOUSE (BC 080397) COMPLETED. BC080397 HAS A "CLEANSTREAM" DESIGN WITH IT FOR WASTEWATER. KITCHEN TO BE REMOVED FROM SLEEPOUT PRIOR TO [redacted] C.C.C. OK TO ISSUE BC.

Contact Details, Address, Phone, Etc			
Owner's details	(YES)	NO	N/A
Agent's details	YES	NO	N/A
Designer's details	YES	NO	N/A
Engineer's details	YES	NO	N/A
Builder details	YES	(NO)	N/A
Electrician details	YES	(NO)	N/A
Plumber details	YES	(NO)	N/A
Drainlayer details	YES	(NO)	N/A
Means of compliance (as per application form)	(YES)	NO	N/A

Wind zone	Low	Med	(High)	Very high	Spec. Des	Corrosion zone	1	Earthquake region	C

Full Description Of Building Work

RELOCATED 2ND HAND SLEEPOUT — 2ND HAND DWELLING FORM SIGNED/DATED. NEW SUBFLOOR AND FOUNDATION. BUILDING REPORT W/ PICTURES. UNIT IN TIDY CONDITION. LOCATION OK FOR RURAL ZONE.

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Means Of Compliance Checklist

(To Be Completed By Central Processing Unit / Building Services Officer)

NZBC Clause (which of the following clauses will be involved in the proposed building work)	Means Of Compliance (refer to the relevant compliance document(s) or detail or alternative solution in the plans and specifications)			Proposed Inspections (state means of inspection. Note PS4 or certification may be required) For Office Use Only		
B1 Structure	B1/AS2	NZS 3604	NZS 4203	☑Council	☐Consultant	☐Other
	NZS 4229					
B2 Durability	B2/AS1	NZS 3101	NZS 3602	☐Council	☐Consultant	☐Other
	NZS 3604					
C1-C2-C3-C4 Fire	C1/AS1	C2/AS1	C3/AS1	☐Council	☐Consultant	☐Other
	C4/AS1					
D1 Access routes	D1/AS1	NZS 4121		☐Council	☐Consultant	☐Other
D2 Mechanical installations for access	D2/AS1	NZS 4322	EN/81	☐Council	☐Consultant	☐Other
	EN/115					
E1 Surface water	E1/AS1	AS/NZS 3500		☐Council	☐Consultant	☐Other
E2 External moisture	E2/AS1	SPECIFIC DESIGN		☐Council	☐Consultant	☐Other
E3 Internal moisture	E3/AS1	COUNCIL STANDARDS		☐Council	☐Consultant	☐Other
F1 Hazardous agents on site	F1/AS1			☐Council	☐Consultant	☐Other
F2 Hazardous building materials	F2/AS1	NZS 4233		☐Council	☐Consultant	☐Other
F3 Hazardous substances	F3/AS1			☐Council	☐Consultant	☐Other
F4 Safety from falling	F4/AS1	FENCING OF SWIMMING POOLS ACT		☐Council	☐Consultant	☐Other
PS1 Construction and demolition hazards	F5/AS1			☐Council	☐Consultant	☐Other
F6 Lighting for emergency	F6/AS1			☐Council	☐Consultant	☐Other
F7 Warning systems	F7/AS1	NZS 4512	NZS 4515	☐Council	☐Consultant	☐Other
	AS/NZS 1668					
F8 Signs	F8/AS1			☐Council	☐Consultant	☐Other
G1 Personal hygiene	G1/AS1			☐Council	☐Consultant	☐Other
G2 Laundering	G2/AS1			☐Council	☐Consultant	☐Other
G3 Food preparation and prevention from contamination	G3/AS1			☐Council	☐Consultant	☐Other
G4 Ventilation	G4/AS1	AS 1668.2		☐Council	☐Consultant	☐Other

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KAIPARA DISTRICT

NZBC Clause (which of the following clauses will be involved in the proposed building work)	Means Of Compliance (refer to the relevant compliance document(s) or detail or alternative solution in the plans and specifications)			Proposed Inspections (state means of inspection. Note PS4 or certification may be required) For Office Use Only		
G5 Interior environment	G5/AS1			☐Council	☐Consultant	☐Other
G6 Airborne and impact sound	G6/AS1			☐Council	☐Consultant	☐Other
G7 Natural light	G7/AS1			☑Council	☐Consultant	☐Other
G8 Artificial light	G8/AS1	NZS 6703		☐Council	☐Consultant	☐Other
G9 Electricity	G9/AS1			Energy works certificate		
G10 Piped services	G10/AS1	NZS 5261		Energy works certificate		
G11 Gas as an energy source	G11/AS1			Energy works certificate		
G12 Water supplies	G12/AS1	~~AS/NZS 3500.2~~	AS/NZS 3500.5	☐Council	☐Consultant	☐Other
G13 Foul water	G13/AS1 TBC	~~AS/NZS 3500.2~~ AS/NZS 1547	BS 5572	☐Council	☐Consultant	☐Other
G14 Industrial liquid waste	G14/AS1			☐Council	☐Consultant	☐Other
G15 Solid waste	G15/AS1			☐Council	☐Consultant	☐Other
H1 Energy efficiency	H1/AS1 UNKNOWN NZS 4214	NZS 4218	NZS 4243	☐Council	☐Consultant	☐Other

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

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

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KAIPARA DISTRICT

Kaipara te Oranganui • Two Oceans Two Harbours

Building Consent Inspection Checklist

KAIPARA DISTRICT COUNCIL

Required Inspections		Building Consent No. 080403
✓	**Foundations**	Excavations level clean, reinforcement in place, starters tied, with correct clearances prior to placement of concrete. Tanking.
✓	**Subfloor**	Sub floor bracing connectors, crawl space, dpc.
	Floor Slab	Damp proofing /or reinforcement in place, correct clearances, plumbing and drainage pipes in place protected, damp proofing continuous to the exterior face of the building.
	Masonry	Including bond beams, reinforcement in place, starters tied, bottom of core and ports clean, plumbing and drainage pipes in place. Tanking.
	Pre-Cladding	Exterior bracing straps, building paper placement, external and internal flashings, cavities, fixing as per specifications, fixing materials eg stainless steel and corresponding to cladding system.
	Brick Veneer	When the veneer reaches sill height (brick ties, weep holes, clean cavities, steel lintels which support brickwork).
	Pre-lining	At the stage where exterior cladding joinery is in place, but prior to the erection or fixing of internal linings, includes plumbing in walls under test, framing, bracing, moisture content, insulation, fixings for subfloor.
	Insulation	Skillion roofs, solid construction (where insulation cannot be seen at the preline stage).
	Gib Nail	Sheet bracing insulation, double skin firewalls
✓	**Sanitary Drainage**	Manholes, benching, test on lines bedding SS connection, septic tank, irrigation installations prior to backfilling.

As Built Drainage Plan Required? YES [✓] NO [ ]

✓	**Stormwater Drainage**	All drains, manholes, connection to SW system, soak holes in place but prior to covering up.
	Disconnect Sanitary Drainage	Demolition work, capping sewer.
	Disconnect Stormwater	Removal capping of existing stormwater connection.
	Disconnect Water	Removal of water meter from Council supply.
	Special Conditions	Where notice is required for specific items.
✓	**Completion**	Weathertightness, flashings, doors, deviation from plans, building, plumbing, drainage, free sting fire unit completion of all work authorised by this consent required prior to the issue of the Code Compliance Certificate.

Contact: **Kaipara District Council**

Telephone: Dargaville Telephone (09) 439 7059 fax: (09) 439 6756

Kaiwaka Telephone (09) 431 2013 fax: (09) 431 2023

Depending on the form of construction some of these inspections could be incorporated into one inspection
Other Inspections May Be Necessary

Note: This form is to be kept on site at all times together with the approved plans/specifications.
One working days notice is required for all inspections

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KAIPARA DISTRICT COUNCIL

Confirmation from Dwelling Relocation Applicant

I/We Glenn and Kyoko Reid understand that land use consent for relocating a dwelling is not necessary if the following criteria are met:

(i) The dwelling must have been previously designed built and used as a dwelling.

(ii) A building inspection report shall accompany the application for a building consent. That report is to identify all reinstatement work required to the exterior of the building.

(iii) All work required to reinstate the exterior of any relocated building, including the siting of the building on permanent foundations, shall be completed within six months of the building being delivered to the site.

Having taken into account the information sheet supplied by Council and my available resources, I can confirm that I will be able to meet all of the above criteria for the house I propose to relocate. Further, I understand that if I fail to complete the required reinstatement of the exterior of the building within the prescribed 6 months I will be obliged to seek land use consent from the Council to avoid enforcement action under the Resource Management Act. I understand that this enforcement action could include removal of the building.

A site inspection will be carried out to ensure compliance with this application. This inspection will incur a minimum fee of $75.00 and any further inspections should they be required, will be invoiced to you.

Signature Kyoko Reid

31/3/2008
Date

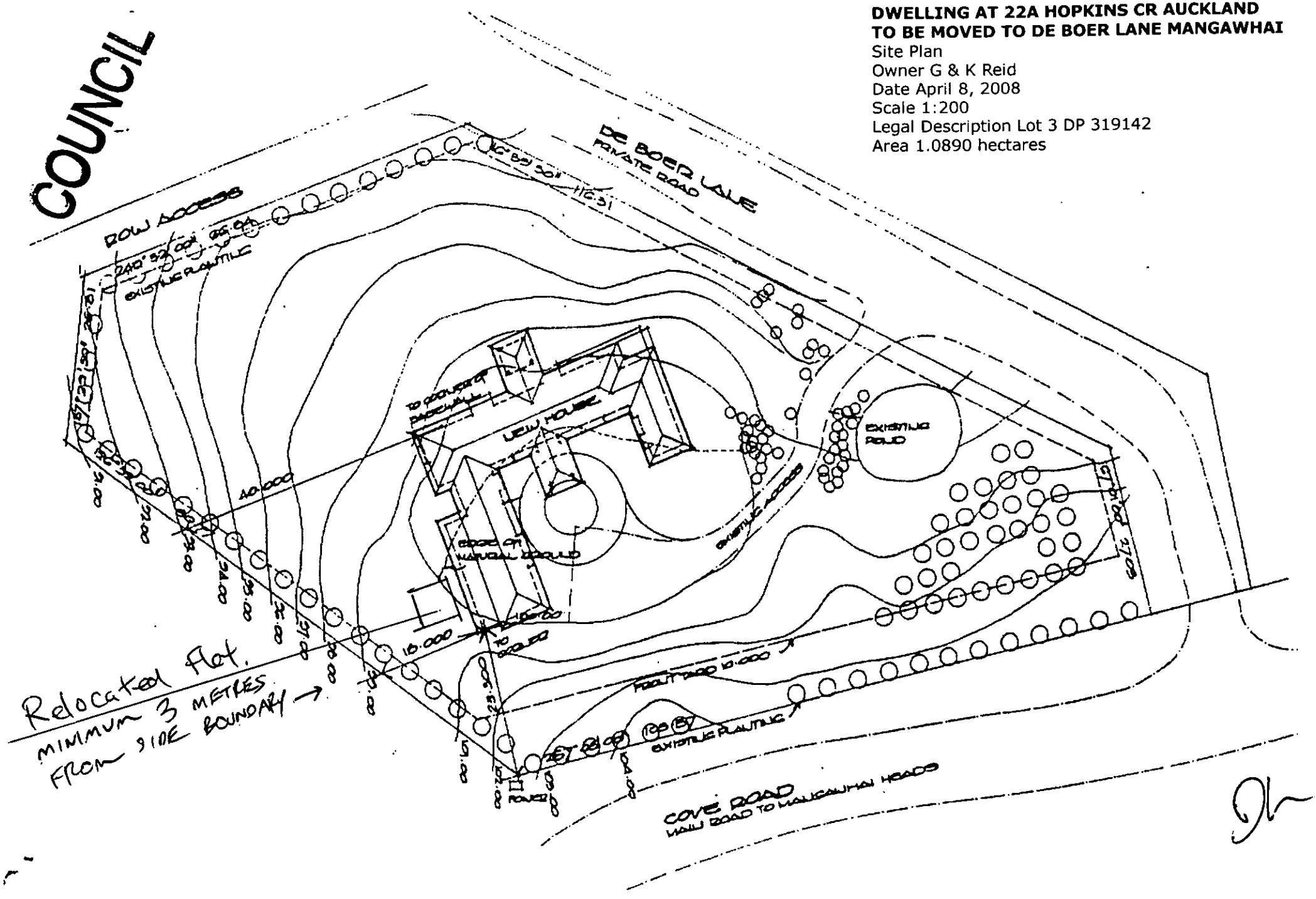
KAIPARA DISTRICT COUNCIL

Office Use Only: BC 080403 Building Consent Number : BC 080403

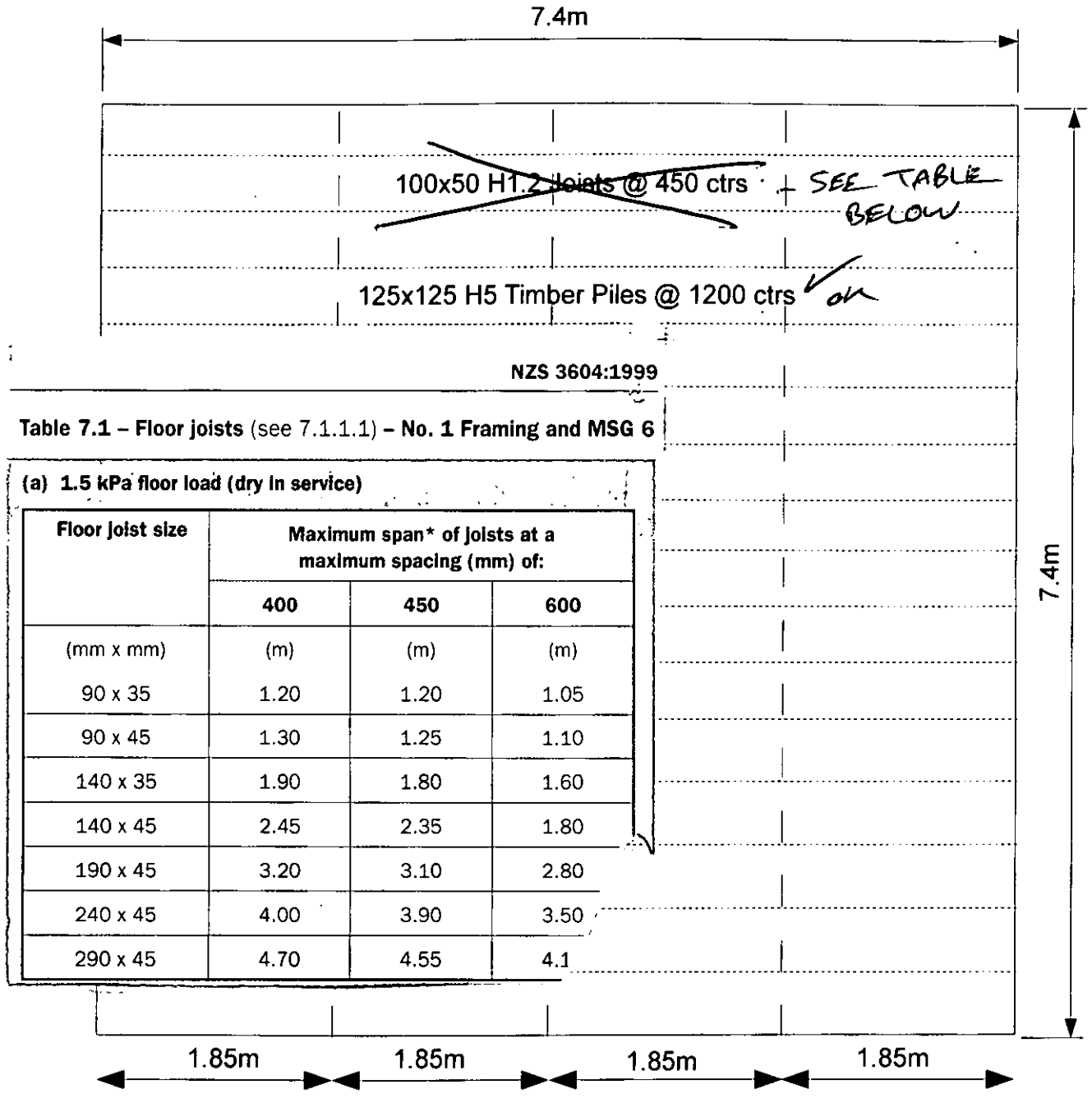
BUILDING INSPECTOR

COUNCIL

DWELLING AT 22A HOPKINS CR AUCKLAND
TO BE MOVED TO DE BOER LANE MANGAWHAI
Site Plan
Owner G & K Reid
Date April 8, 2008
Scale 1:200
Legal Description Lot 3 DP 319142
Area 1.0890 hectares



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NZS 3604:1999

Table 7.1 – Floor joists (see 7.1.1.1) **– No. 1 Framing and MSG 6**

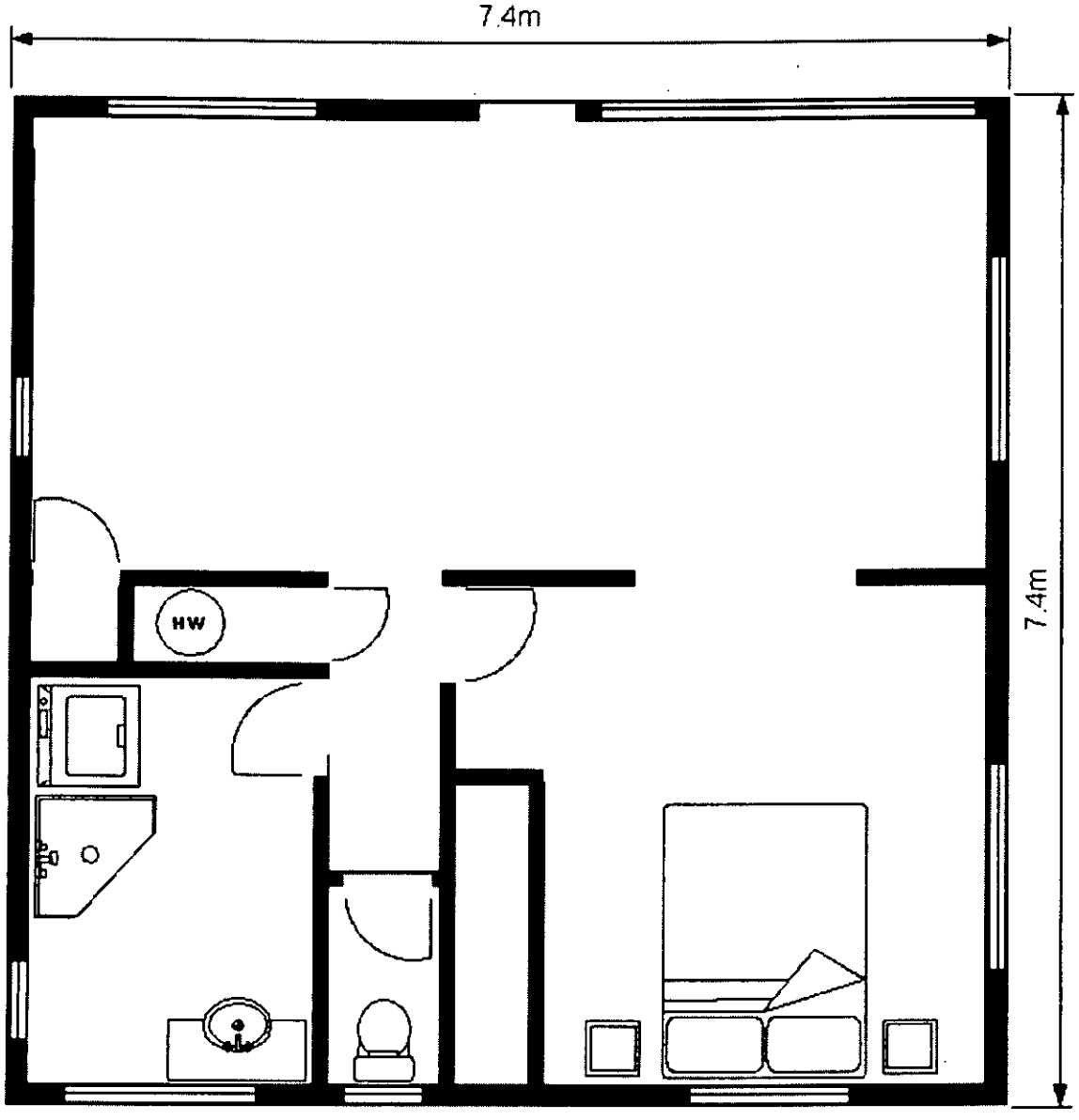
(a) 1.5 kPa floor load (dry in service)

Floor joist size	Maximum span* of joists at a maximum spacing (mm) of:		
	400	450	600
(mm x mm)	(m)	(m)	(m)
90 x 35	1.20	1.20	1.05
90 x 45	1.30	1.25	1.10
140 x 35	1.90	1.80	1.60
140 x 45	2.45	2.35	1.80
190 x 45	3.20	3.10	2.80
240 x 45	4.00	3.90	3.50
290 x 45	4.70	4.55	4.1

Suspended timber floor to comply with NZS 3604
Bearers 100x75 H3.2 with DPC ok between pile and bearers.
Distance between ground and bearer underside 500mm
End Piles braced with 100x75 fixed with M12 bolts and 3mm washer.
Particle board flooring on perforated foil looped 100mm below.

DWELLING TO BE MOVED FROM 22A HOPKINS CR AUCKLAND TO BE MOVED TO DE BOER LANE MANGAWHAI
Owner G & K Reid
Foundation Plan
Date April 8, 2008
Scale 1:500
Legal Description
Lot 3 DP 319142
Area 1.0890 hectares

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22A Hopkins Cr
Kohimarama
Auckland

Existing Dwelling
Floor Plan

Date April 8, 2008

Scale 1:500

Legal Description
Lot 186 DP 43409

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Citywide
BUILDING CONSULTANTS
Auckland Ltd

P.O Box 90799
Victoria Street
Auckland Central
Tel: 845 8511
Fax: 845 8512
Email: citywide@actrix.co.nz
www.citywidebuilding.co.nz

Ref: 7105
18 April 2008

Glenn Reid
22 Hopkins Crescent
Kohimarama
AUCKLAND

RE: ASSESSMENT ON MINOR DWELLING FOR RELOCATION SITUATED AT 22A HOPKINS CRESCENT, KOHIMARAMA

Type of Building: Minor Residential Dwelling

INTRODUCTION

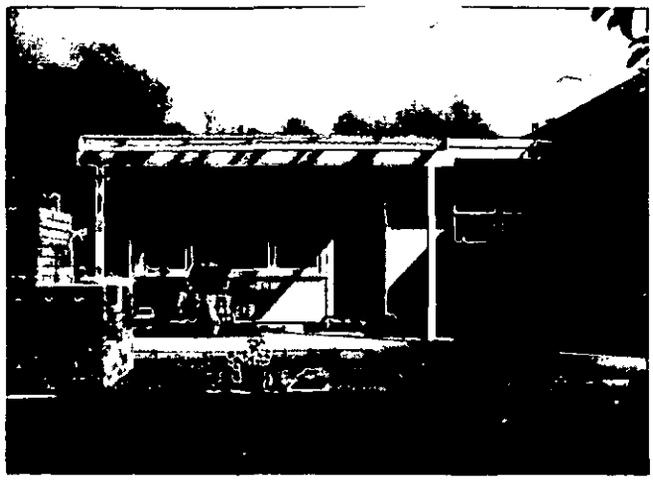
This report has been compiled to assess the suitability of an existing minor dwelling for relocation. The building was inspected by Citywide Building Consultants (Auckland) Ltd on the 17th April 2008.

No assessment has been made on the stability or suitability for transportation, as the building was inspected prior to being prepared for moving. This matter should be discussed with a house removal company prior to purchase of the dwelling.

DESCRIPTION:

This dwelling is approximately 36 years old. The exterior cladding is Hardies fibre cement sheet with timber joinery. The roof is of mono pitch design and clad with trough section long run. The building frame is of timber built to NZS 3604.

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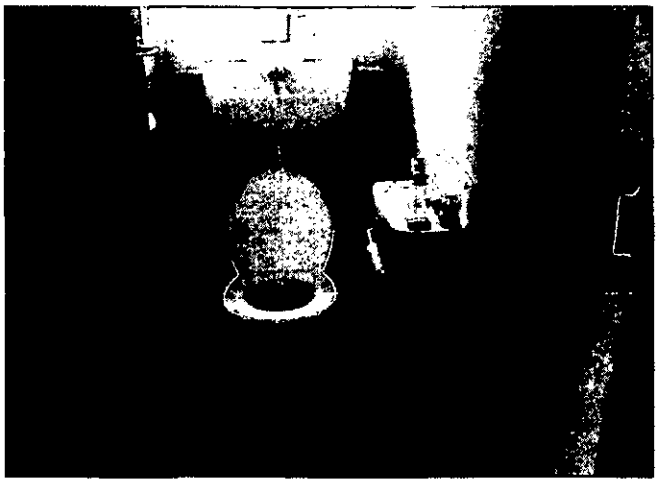






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EXTERIOR CONSTRUCTION			INTERIOR CONSTRUCTION		
SUBFLOOR:	Bearers:	Concrete slab	**FLOOR:**	Construction:	Concrete slab
	Joists:			Span:	
CLADDING:	Fibre cement sheet and vertical shiplap		**WALLS:**	Framing:	100x50
				Lining:	Gib board
JOINERY:	Timber		**CEILINGS:**	Framing:	Timber
				Lining:	Gib Board
ROOF TYPE:	Mono pitch		**FLOOR AREA:**	49 sq.m	
ROOF MATERIALS:	Trough section long run		**LEVELS:**	Single	
DECKS:	Nil		**OVERALL CONDITION:**	Good condition	

EXTERIOR CONDITION		INTERIOR CONDITION	
ROOF:	Good condition	**WALLS:**	Good condition
JOINERY:	Good condition	**FLOORS:**	Good condition
WALLS:	Good condition	**CEILINGS:**	Good condition

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BORER/DECAY:	Nil	**JOINERY:**	Good condition

ACCOMMODATION					
LOUNGE	1	**DINING ROOM**		**KITCHEN**	1
BEDROOMS	1	**BATHROOMS**	1	**WATER CLOSETS**	1
ENSUITE		**LAUNDRY**		**STUDY/OFFICE/EXTRA**	

REFERENCE LIST

	SIZE	**SPAN**	**SPACING**
BEARERS	Concrete floor slab	N/A	N/A
FLOOR JOISTS	Concrete floor slab	N/A	N/A
EXTERIOR FRAMING	100x50	.450 m	.450 m
RAFTERS	150x50	3.6 m	.850
PURLINS	750	.900	1.2 m
UNDER PURLINS	Nil	Nil	Nil
CEILING JOISTS	100x50	3.60 m	.450 m
ROOF BRACING	Could not be viewed	Could not be viewed	Could not be viewed

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RECOMMENDATIONS

It is recommended that the house is suitable for relocation on the following conditions:

- Prepare plans for new foundations, plumbing, drainage and any other alterations or additions proposed in accordance with NZS 3604.
- Obtain the appropriate approvals from the Council where the building is to be relocated prior to relocation.
- If this building is to be used as a habitable dwelling the appropriate facilities will need to be provided and shown on the plans i.e. Toilet, Laundry etc.
- Install insulation to all areas easily accessible.
- Replace any missing weatherboards.

Preferred Contractors



The following two paragraphs (a and b) have been included at the request of Citywide Building Consultants (Auckland) Ltd insurance company.

"(a) This property report is a visual one only of the building elements which could be seen easily, and does not include any item that is closed in or concealed including flooring, walls, ceiling, framing, plumbing and drainage, heating and ventilation and wiring etc. Therefore we are unable to report that any such part of the structure is free from defect.

(b) This property report does not include the structural, electrical, plumbing or gas piping and fitting, home heating state of the premises, as our consultants are not qualified for this but can arrange for these areas to be inspected by those people whose qualifications enable them to do so."

This report and all consulting services provided by Citywide Building Consultants (Auckland) Limited or the Consultants employed by the firm are provided solely for the use for the client who gave the instructions. Citywide Building Consultants (Auckland) Limited does not now and will not hereafter assume any responsibility to any person other than the client for any reason whatsoever including breach on contract, negligence (including negligent mis-statement) or wilful act or default of the

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Company or others by reason of or arising out of the provision of this report or consultancy services. Any person, other than the client, who uses or relies upon this report or the matters contained in it, does so at the risk of that person.

This report has been completed with the specific purpose stated in this report. No responsibility is accepted to any person including the client in the event that the report is used for any other purpose.

This report relates to the situation at the date of the preparation of the report and is relevant to circumstances which prevail at the time.

Citywide Building Consultants (Auckland) Limited does not, as a matter of policy, contact out of the provisions of The Consumer Guarantees Act 1993. Therefore if there is any conflict between any statement contained in this report and any provision contained in The Consumer Guarantees Act 1993 then the provisions of The Consumer Guarantees Act 1993 shall prevail.

The whole or any part of this report may not be included in any published document or circular or statement except with the prior written approval of Citywide Building Consultants (Auckland) Limited as to the form and context in which it may appear.

Substances such as asbestos, other chemicals, toxic waste or other potentially hazardous materials have not been detected except to the extent that the same are reported upon and this report comments on the presence of such hazardous materials only to the extent that it has been possible to determine their presence by a superficial examination of the premises which cannot reveal hidden substances. If the client is concerned about the presence of asbestos, other chemicals, and toxic wastes or other potentially hazardous materials then a more thorough examination of the premises may be required including permission to remove certain building materials in order to examine what lies underneath. While due care has been taken to note the presence of such asbestos, other chemicals, toxic wastes or other potentially hazardous materials such as mould, mildew and moisture as are visible upon a superficial examination of the premises. This report does not constitute an environmental audit and the same cannot be undertaken without additional work and research being carried out with the consent of the client and with additional cost to the client.

Any freestanding fire appliance or inbuilt fireplace is outside the scope of this report. Should this property contain either of these and you wish the condition to be assessed we recommend an approved installer be contacted.

Yours faithfully

TONY COGAN
CITYWIDE BUILDING CONSULTANTS (AUCKLAND) LTD

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KAIPARA DISTRICT

Kaipara te Oranganui - Two Oceans Two Harbours

Building Consent Conditions

KAIPARA DISTRICT COUNCIL

TO: Customer Services Team

FROM: David Hughes / Jim Vallance / Derek Free / Des Sheldon

Please insert the conditions indicated into BC No: 080403

1	✓
2	✓
3	✓
4	✓
5	✓
6	✓
7	✓
8	✓
9	✓
10	✓
11	✓
12	✓
13	✓
14	✓
15	✓
16	
17	
18	✓
19	
20	
21	

01 This building consent will lapse and be of no effect if the building work to which it relates does not commence within 12 months after the date of issue. The consent may be extended for any further period at the discretion of council.

02 No deviation or alteration from the original plans and specifications can be carried out without written approval of Council and no building may be converted to any other use other than that stated on the building consent.

03 IMPORTANT: YOU ARE FULLY RESPONSIBLE FOR ANY DAMAGE DONE TO ANY WORKS SUCH AS TELEPHONE CABLES, POWER CABLES, WATER MAINS, GAS MAINS, SEWERS, PIPES, FOOTPATHS, ROADS OR OTHER SERVICES.

04 As the property owner is responsible for the correct siting of all works in accordance with the NZ Building Code and the Resource Management Act, the owner must ascertain the true position of survey pegs before work commences.

05 Restrictions on the Erection of Buildings near Overhead Electric Lines:- Under the Electrical Supply Regulations 1976, it is an offence to erect any building or structure etc, within certain prescribed distances of an overhead electric line.

06 To enquire about these restrictions, contact the nearest office of the NZ Electricity Department or your local Power Supply Authority.

07 NOTICE THAT BUILDING WORK IS READY FOR INSPECTION. For the purposes of Section 222 of the Building Act 2004, and unless otherwise provided by the building consent, the owner or other person undertaking any building work shall give:

08 a) at least 2 working days notice of the intended commencement of construction.

09 b) at least 1 working days notice of the covering up of any

10 i) drainage or plumbing

11 ii) excavation for a foundation

12 iii) reinforcing steel for a foundation

13 iv) timber required to have a specific moisture content

14 v) other work required to give notice as a condition

15 Council MUST be notified at the completion of building work on the attached form.

16 This building MUST NOT be used for human habitation.

17 THIS CONSENT IS ISSUED SUBJECT TO AN ENTRY PURSUANT TO SECTION 72 OF THE BUILDING ACT 2004. EQC ADVISES THAT THIS MAY EFFECT THE NATURAL DISASTER INSURANCE. REFER TO THE ATTACHED STATEMENT AND CLAUSE 3(D) OF THE 3RD SCHEDULE TO THE EARTHQUAKE COMMISSION ACT 1993.

18 From 28 April 2003 all new dwellings, additions or alterations to dwellings must be provided with domestic smoke alarm(s) in order to comply with the Building Code.

19 This Building Consent is issued subject to Section 37 of the Building Act 2004 whereby no building work shall be carried out until Resource Consent is granted.

20 This building consent is issued subject to the condition that the element(s) of the building work with limited life/lives which is/are the subject of this building consent, is/are demolished, removed or altered on or before the end of the specified intended life.

21 Council recommends that woodburners are installed by a member of the New Zealand Home Heating Association and an installers certificate is submitted to Council with the application for Code Compliance Certificate.

Other non-standard condition/s:

23) SLEEPOUT CAN BE USED AS DWELLING UNTIL BC 080397 COMPLETED. NOT TO BE OCCUPIED UNTIL AN APPROVED SEPTIC SYSTEM IS INSTALLED.

A Compliance Schedule **is** / **is not** required for the building.

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KAIPARA DC	PIM PROCESSING T- 08.2v3			Application Number	080403
Page 1 of 2	A checklist of procedure & contents: Project Information Memorandum			Date Received	22/5/08
OWNER	Quality Manager	Status:	PIM & BC / PIM only	Date Issued	

Fees paid?	(Y) N	Intended building use: outbuilding - sleepout	
Change of use?	Y (N)	Zoning: Rural Mangawhai Catchment	
Fire design outside of the C	Y (N)	If change of use, what changes?	
Evacuation scheme required?	Y (N)		
Notify Health Officers?	Y (N)	If yes, done within 48 hrs?	Y N
Notify Historic Places Trust?	Y (N)	If yes, done ~~within 5 days~~?	Y N
More information required?	Y (N)	If yes, done within 10 days?	Y N

1. Are there any other licenses that may be required?

Liquor	Y (N)	Other	Y (N)
Health	Y (N)		

2. Any outstanding issues with the property?

Certificate of Title:	Y (N)	Resource Consent Notices:	(Y) N
Two or more building sites?	Y (N)	Property Comment:	

3. Any GIS or site specific information relevant to this application?

Location of service adjacent to, or on, the site:		water	well	storm water
wastewater treatment on site	wastewater utility	manhole	public place	
Wind Zone: VH	Site topography:	gentle	(moderate)	steep
(H) M	Spec Eng	Sea Spray Zone	(Zone 1)	Zone 2
Demolition arrangements requ	Y (N)	Party wall on the Boundary?		Y (N)
Earthquake/dangerous/insanitary building? Y (N)		Building over sewer/drains?		Y (N)

4. Any flags with District Plan district wide issues?

Earthworks RC required:	Y (N)	Network Authority affected?	Y (N)
Parking required:	Y (N)		
Vehicle crossing required: (R.O.W)	Y (N)	DP Comment:	

5. Any flags with District Plan Heritage & landscape protection?

Archaeological sites	Y (N)	Ecological feature	Y (N)
Historical buildings	Y (N)	Trees of amenity value	Y (N)
Biological interest	Y (N)	Significance to Maori	Y (N)
Heritage orders	Y (N)	Coastal Hazard	Y (N)
Designated Site	Y (N)	Other Hazards#	Y (N)
Places of heritage value	Y (N)	Site susceptible to flooding	Y (N)

#Includes natural hazards of potential erosion, avulsion, falling debris, subsidence, alluvion, inundation, slippage; alteration of existing earthquake prone building; or contaminants at or near the site. Check the Hazard Register for any historical information known to Council.

6. Are District Plan zone rules exceeded?

Boundary setbacks	Y (N)	Minimum Floor Levels	Y (N)
Location near water or sea	Y (N)	Buildings near Infrastructure	Y (N)
Height of buildings	Y (N)	Private Open Space	Y (N)
Relocated building	Y (N)	Impermeable Surfaces	Y (N)
Building coverage	Y (N)	Other:	

NOTES - If yes to any of the above – note section number, list issue & action taken:

(PLEASE note any impacts on timeframes & anything that makes this application not standard - notes are to include date & initials of processer)

RM 020081

PLEASE SEE OVER PAGE

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This project information memorandum includes:	
X	Information identifying relevant special features of the land concerned
X	Information about the land or buildings concerned notified to the Council by any statutory organisation having the power to classify land or buildings
	Details of relevant utility systems
X	Details of authorisations that have been granted
	Notification of any other authorisations that must be obtained before the proposed building work may be undertaken
	Details of authorisations, which have been refused
Building work may be carried out?	Building work may not be carried out?
PROCESSED BY (Print Name):	
SIGNED:	**DATE:**

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PIM NUMBER : 080403

This Project Information Memorandum confirms that building work may be carried out.

Council advises the applicant that:

1. This document is not approval to build.

2. Once a building consent is issued, the Council will follow up on building work not completed within two years of building consent issue.
3. A building consent lapses and is of no effect if the building work has not been started within 12 months of the date of issue.
4. if the building is public premises it may not be occupied until either a code compliance certificate or certificate for public use has been issued.
5. If the building is wholly or partly a dam, a project information memorandum and building consent must be obtained from the regional authority.
6. The Northland Regional Council has a register of contaminated sites. Please contact them on 0800 002 004 if you suspect that your property may be contaminated e.g. historic timber treatment sites, service stations, landfill sites etc.
7. Please check your Certificate of Title for any encumbrances (such as easements, section 73 notice etc.) before you make an application for a building consent.

This Project Information Memorandum includes :

- **Information identifying special features of the land concerned**
  - X o The proposed project complies with / ~~does not comply with~~ the District Plan zoning as it does/~~does not~~ meet the RURAL ZONE Rules. ~~Please see the attached Form 4~~
  - o There are special planning restrictions (include exact reference from page 1 heritage & landscape protection) known to affect this site which will have an impact on the proposed project. Please refer to the attached Heritage and landscape protection rules.
  - o The site contains an overland flow path that needs to be maintained e.g. through the building of a "swale drain". OR For your information: The site is low lying but is not known to flood. OR For your information: The site is located in a natural floodplain that is assisted by a number of flood drainage schemes.
  - o This property is subject to a section 73 notice - where an entry has been made on the Certificate of Title to allow land subject to certain hazards to be developed as long as the owner and future owners are aware of the risks. Under section 392 of the Building Act, the Council is not liable in any civil proceedings brought against it in respect of a building consent issued under section 72 where the building suffers damage directly or indirectly from the natural hazard noted on the Certificate of Title. Please also note that the existence of an entry under Section 74 of The Building Act 2004 may limit statutory natural disaster insurance. Refer to Clause 3(d) of Third Schedule to The Earthquake Commission Act 1993. Please call the Earthquake Commission on 0800 652 333 if you have any enquiries about your property.
  - o The Council's records show that the building site may be subject to one or more natural hazards (list hazards). You will need to take both legal and engineering expert advice as this proposed building development will, or may, be subject to risks. You need to take these risks into account in this building project. The building consent, if the natural hazard is verified, will be subject to a section 73/74 notice which will be registered against the title of this property at building consent stage. The existence of an entry pursuant to section 73 / 74 of the Building Act 2004 may limit statutory natural disaster insurance. Refer Clause 3(d) of the Earthquake Commission Act

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- 1993. For further information please contact the Earthquake Commission on 0800 652 333.

- **Information about the land or buildings concerned notified to Council by any statutory organisation having the power to classify land and buildings**
  - X For your information: The Council has found that the site wind zone rating is ~~(low / medium / high / very high / exceeds very high. Special engineering will be required.~~
  - X For your information: The Council has found that the site exposure zone is ~~Sea Spray Zone~~ (Zone 1) ~~Zone 2~~
  - The provisions (hoardings / gantries / temporary support) being made with regard to building over or adjacent to a road or public place are acceptable / not acceptable.
  - The existing building is classified as insanitary / dangerous / earthquake prone.
  - The site is known to be affected by hazardous contaminants (chemical contamination / underground tanks / asbestos) which may impact on the proposed project. The Northland Regional Council has been advised of your application, and ...
  - An evacuation scheme may be required for the proposed building, under section 21A of the Fire Services Act. Please see the attached form that, when completed, must be sent to the New Zealand Fire Services.
  - Council considers that notification to the New Zealand Historic Places Trust is required under section 39. A copy of the PIM application has therefore been sent to the New Zealand Historic Places Trust, under section 39 of the Building Act, as the application affects a (registered historic place / historic area / wahi tapu / wahi tapu area). The Historic Places Trust may impose conditions on the application, and a Building Consent will not be issued by the Council until approval, or conditions, from the Historic Places Trust is received.
  - Under section 38 of the Building Act, a copy of this PIM has been sent to (statutory / network utility authority) as they are affected by the proposal.

- **Details of relevant infrastructure systems**
  - The proposed vehicle access (gradient / width / length) needs to comply with District Plan requirements. Attached, for your use, is a copy of the crossing application form and supporting information can be found in section 9 of the District Plan.
  - The Northland Regional Council Transitional Regional Rule for small domestic sewerage treatment systems, requires that there be a two metre separation between the lowest point of a septic tank effluent field and the highest ground water level. As this can only be determined by an examination of your site it is recommended that you seek professional advice on this point. If you cannot obtain the required separation it will be necessary to apply to the Northland Regional Council for a Resource Consent to discharge effluent.
  - The proposed methods for building over or near service pipes acceptable/ not acceptable. The application needs approval from the Assets section of Council, and design of the building needs to meet their requirements.

- **Details of authorisations which have been granted**
  - The provisions (removal of materials from the site / dust extraction) made for demolition are acceptable / not acceptable.
  - X Previous resource consents granted include ... RM 020081
  - Previous network utility operator authorisations include...

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- **Notification of any authorisation which must be obtained before the proposed building work may be undertaken**
  - The alterations to the property and/or the use mean/s that a review of the means of escape and access and facilities for people with disabilities may need to be upgraded. The building use type is listed in Schedule 2 of the Building Act, as such the provisions of sections 117–120 may apply and access and facilities for people with disabilities must be considered.

  - You will require a health license/liquor license to operate, and this requirement will be subject to the building consent being granted. Please see the enclosed application forms.

  - As the PIM application outlines plans for more than one unit, you may have to provide additional development contributions as per the Council's development contributions policy. Please note that a code compliance certificate cannot be issued until all development contributions have been paid. Pleas find attached a Section 36 Development Contribution Notice, form 3.

  - X The building work referred to in this PIM will / ~~may~~ be affected by active resource consents - please see the attached conditions from Resource Consent (number). RM 020081

  - The PIM is subject to a condition under section 75 of the Building Act (2004) where 1 or more of the specified allotments (provide allotment DPs) must not be transferred or leased except in conjunction with (provide allotment DPs) of those allotments. The attached certificate is to be signed by owner and proof of lodgement with the Registrar General of Land must be provided to Council before the building consent may be granted. If required, exemptions to section 75 are possible if the building work is constructed with a party wall on the boundaries of the allotments referred to, or if the owner provides evidence of an application to the Registrar-General of Land for amalgamation of the allotments.

  - Please apply for a section 363A Certificate of Public Use if you wish to continue to use the premises for public use while building commences.

- **Details of authorisations which have been refused**
  - The provisions (removal of materials from the site / dust extraction) made for demolition are acceptable / not acceptable.

  - Previous resource consents refused include...

  - Previous network utility operator refusals include...

Attachments:

- X GIS map of property and utilities etc.
- Form 4
- Application to the Fire Commissioner for approval of an evacuation scheme
- Form 3
- Section 73 Notification
- Section 74 removal of hazard condition
- Section 75 Allotment development condition
- Section 363A Application for certificate of public use
- Resource Consent application form
- Rapid Number application form
- Liquor License form
- Health license form
- Crossing application form
- Vehicle access rules
- Zone rules
- Heritage rules

X RM 020081

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KAIPARA DISTRICT COUNCIL

Building Consent Status History Change

New Current Status , Enquiry , Search

No: 080403
Applicant: G and K Reid
Proposal: relocated sleepout with kitchen that will be removed once
Location: DE BOER LANE, MANGAWHAI
Valuation No: 0122012711
Overseer: Eastern

Change Status	Status date	Delete	Insert	Status Notes
Formally Received	22/05/08	delete status	insert status	
Invoiced	22/05/08	delete status	insert status	21768
Information Received	22/05/08	delete status	insert status	fees paid receipt 548619
Information Received	18/06/08			ok to issue

New Current Status , Enquiry , Search

Cancel

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Author: Lesley Marshall

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Building Consent 080403

(Form 5) Section 51, Building Act 2004

G and K Reid
P.O.Box 126
Mangawhai

Issue Date: 19/06/08
Application Date: 22/05/08
Overseer: Eastern

THE PROJECT: (the following Building Work is authorised by this Building Consent)

Description:	relocated sleepout with kitchen that will be removed once main dwelling built OTHER OUTBUILDINGS EG SHED, WORKSHOP, SLEEPOUT
Type of Work:	
Estimated Value:	$4,000
Intended Use:	Outbuilding - sleepout
Intended Life:	Indefinite, but not less than 50 years
Stages:	Being Stage 1 of an intended 1 Stages

THE BUILDING:

Street Address of Building:	DE BOER LANE, MANGAWHAI
Valuation Number:	0122012711
Legal Description:	LOT 3 DP 319142
Building Name:	
Location of Building within site/block number:	
Level/Unit Number:	

THE OWNER:

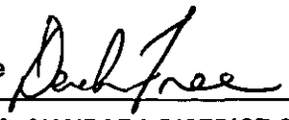
Owners Name:	G and K Reid				
Owners Mailing Address:	P.O.Box 126, Mangawhai				
Street Address/Registered Office:					
Phone Number	**Landline:**		**Daytime:**		**After Hours:**
	Mobile:	0211667052	**Fax:**		
Email:				**Website:**	

FIRST POINT OF CONTACT: (with the Council/Building Authority)

First Point of Contact:	Glenn				
Mailing Address:	P.O.Box 126, Mangawhai				
Phone Number	**Landline:**		**Daytime:**		**After Hours:**
	Mobile:	0211667052	**Fax:**		
Email:				**Website:**	

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.

Signature  **Date:** 19/06/08 **Position** Building Services Officer

On behalf of KAIPARA DISTRICT COUNCIL

RECEIVED: 21 Jan 2013 SCANNED: 21 Jan 2013 BOX: 2 BATCH: 99613 DOC: KDCAAQDK

ADDENDA TO THIS BUILDING CONSENT:

1. This building consent will lapse and be of no effect if the building work to which it relates does not commence within 12 months after the date of issue. The consent may be extended for any further period at the discretion of council.
2. No deviation or alteration from the original plans and specifications can be carried out without written approval of Council and no building may be converted to any other use other than that stated on the building consent.
3. IMPORTANT: YOU ARE FULLY RESPONSIBLE FOR ANY DAMAGE DONE TO ANY WORKS SUCH AS TELEPHONE CABLES, POWER CABLES, WATER MAINS, GAS MAINS, SEWERS, PIPES, FOOTPATHS, ROADS OR OTHER SERVICES.
4. As the property owner is responsible for the correct siting of all works in accordance with the NZ Building Code and the Resource Management Act, the owner must ascertain the true position of survey pegs before work commences.
5. Restrictions on the Erection of Buildings near Overhead Electric Lines:- Under the Electrical Supply Regulations 1976, it is an offence to erect any building or structure etc, within certain prescribed distances of an overhead electric line.
6. To enquire about these restrictions, contact the nearest office of the NZ Electricity Department or your local Power Supply Authority.
7. NOTICE THAT BUILDING WORK IS READY FOR INSPECTION. For the purposes of Section 222 of the Building Act 2004, and unless otherwise provided by the building consent, the owner or other person undertaking any building work shall give:
8. a) at least 2 working days notice of the intended commencement of construction.
9. b) at least 1 working days notice of the covering up of any
10. i) drainage or plumbing
11. ii) excavation for a foundation
12. iii) reinforcing steel for a foundation
13. iv) timber required to have a specific moisture content
14. v) other work required to give notice as a condition
15. Council MUST be notified at the completion of building work on the attached form.
16. From 28 April 2003 all new dwellings, additions or alterations to dwellings must be provided with domestic smoke alarm(s) in order to comply with the Building Code.
17. Sleepout can be used as dwelling until BC080397 completed. Not to be occupied until an approved septic system is installed

COMPLIANCE SCHEDULE:

A compliance schedule is not required for the building.

ATTACHMENTS:

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

BUILDING CONSENT FEES:

Please note that further fees may be required to be paid before a Code Compliance Certificate is issued for this Building Consent. All fees must be paid before a Code Compliance Certificate will be issued.

RECEIVED: 21 Jan 2013 SCANNED: 21 Jan 2013 BOX: 2 BATCH: 99613 DOC: KDCAAQDK

Project Information Memorandum 080403

Section 31, Building Act 2004

G and K Reid
P.O.Box 126
Mangawhai

Issue Date: 19/06/08
Application Date: 22/05/08
Overseer: Eastern

THE PROJECT:

Description:	relocated sleepout with kitchen that will be removed once main dwelling built
	OTHER OUTBUILDINGS EG SHED, WORKSHOP, SLEEPOUT
Type of Work:	
Estimated Value:	$4,000
Intended Use:	Outbuilding - sleepout
Intended Life:	Indefinite, but not less than 50 years
Stages:	Being Stage 1 of an intended 1 Stages

THE BUILDING:

Street Address of Building:	DE BOER LANE, MANGAWHAI
Valuation Number:	0122012711
Legal Description:	LOT 3 DP 319142
Building Name:	
Location of Building within site/block number:	
Level/Unit Number:	

This Project Information Memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 2004, and any requirements of the Building Consent.

This project information memorandum includes:

___ Information identifying special features of the land concerned

___ Information about the land or building concerned notified to the Council by any statutory organisation having the power to classify land or buildings

___ Details of authorisations which have been granted

___ Notification of any other authorisations which must be obtained before the proposed building work may be undertaken

___ Important information

Signature Derek Lee **Date:** 19/06/08 **Position** Building Services Officer

On behalf of: KAIPARA DISTRICT COUNCIL

RECEIVED: 21 Jan 2013 SCANNED: 21 Jan 2013 BOX: 2 BATCH: 99613 DOC: KDCAAQDK

PIM NUMBER : 080403

This Project Information Memorandum confirms that building work may be carried out.

Council advises the applicant that:

1. **This document is not approval to build.**
2. Once a building consent is issued, the Council will follow up on building work not completed within two years of building consent issue.
3. A building consent lapses and is of no effect if the building work has not been started within 12 months of the date of issue.
4. if the building is public premises it may not be occupied until either a code compliance certificate or certificate for public use has been issued.
5. If the building is wholly or partly a dam, a project information memorandum and building consent must be obtained from the regional authority.
6. The Northland Regional Council has a register of contaminated sites. Please contact them on 0800 002 004 if you suspect that your property may be contaminated e.g. historic timber treatment sites, service stations, landfill sites etc.
7. Please check your Certificate of Title for any encumbrances (such as easements, section 73 notice etc.) before you make an application for a building consent.

This Project Information Memorandum includes :

- **Information identifying special features of the land concerned**
  The proposed project complies with the District Plan zoning as it does meet the Rural Zone Rules.

- **Information about the land or buildings concerned notified to Council by any statutory organisation having the power to classify land and buildings**
  For your information: The Council has found that the site wind zone rating is high.
  - For your information: The Council has found that the site exposure zone is Zone 1

- **Details of authorisations which have been granted**
  - Previous resource consents granted include RM020081

- **Notification of any authorisation which must be obtained before the proposed building work may be undertaken**
  - The building work referred to in this PIM will be affected by active resource consents - please see the attached conditions from Resource Consent 020081

Attachments:
- GIS map of property and utilities etc.
- RM020081

RECEIVED: 21 Jan 2013 SCANNED: 21 Jan 2013 BOX: 2 BATCH: 99613 DOC: KDCAAQDK

The Manager
Kaipara District Council
Kaiwaka

21 May 2008

Dear Sir/Madam

You requested that I write to you giving details of our intentions with regard to our property at De Boer Lane, Managwhai (Lot 3 DP 319142).

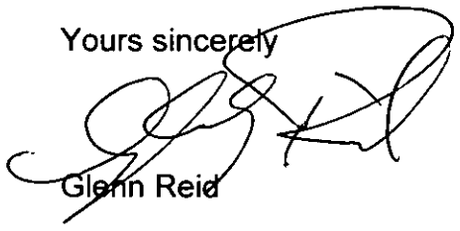
We recently sold our home in Auckland and we have moved to a rented house in Mangawhai Heads. Our previous address in Auckland was 22 Hopkins Crescent, Kohimarama and our new address is 19 Marram Place, Mangawhai Heads. I would be grateful if you could change our address on your records. For reference, the valuation number on our rates notice is 01220-12711. We have a separate mailing address which is P O Box 126 Mangawhai.

We have recently submitted an application for building consent for our new home and garage to be built on the property at De Boer Lane. We are also submitting an application for relocation of a small flat from our property at 22 Hopkins Crescent to De Boer Lane.

The reason for relocating the flat is to provide accommodation for us while our new house is being built. I understand that the kitchen in the flat must be removed when the new house is completed. Once we have moved into the new house the flat will be used as a sleepout or removed.

The flat is presently on a concrete floor and needs a new timber floor to enable it to be transported. The house mover has contracted to build the new floor to NZ3604, transport the flat to Mangawhai, and construct new timber pile foundations in accordance with the Kaipara District Council requirements. I have submitted photographs, reports and plans for the new foundations with the building consent application.

Yours sincerely



Glenn Reid

RECEIVED: 21 Jan 2013 SCANNED: 21 Jan 2013 BOX: 2 BATCH: 99613 DOC: KDCAAQDK

10 June 2010

G and K Reid
P.O.Box 126
Mangawhai 0540

Dear G and K Reid

Building Consent Application 080403 Valuation Number 0122012711 Relocated Sleepout

A review of our records have identified that as yet, no final inspection has been called for in relation to Building Consent 080403, and therefore no Code Compliance Certificate issued.

Council would like to bring your attention to Section 93(2)(b) of the Building Act 2004:

> **93 Time in which building consent authority must decide whether to issue Code Compliance Certificate**
> (2)(b) if no application is made, the expiry of:
> (i) 2 years after the date on which the building consent for the building work was granted.

Applications for an extension of time must be made formally, on the form provided, prior to the 24 month expiry date being reached. Extensions of time may be allowed after due consideration of the factors involved and at Council's absolute discretion. Or, if your work is finished please *complete, sign and return* the Application for Code Compliance Certificate and book your final inspection.

If you are having problems in completing your project within this timeframe, which in relation to BC 080403 ends on 19/06/2010 please contact Council. If there are valid reasons for not progressing with the project, please advise with some urgency as we may be of assistance in agreeing to an extension of time.

Please be assured of our good intentions in assisting you with the best outcome possible.

Yours faithfully

pp. J Grace

Derek Free
Building Services Officer

File
Document1

INITIALS: DF

RECEIVED: 21 Jan 2013 SCANNED: 21 Jan 2013 BOX: 2 BATCH: 99613 DOC: KDCAAQDK

23 August 2012

G and K Reid
P.O.Box 126
Mangawhai

Dear Mr and Mrs Reid

Building Consent Application 080403 Valuation Number 0122012711 Relocated Sleepout

A review of our records have identified that you have not applied for a Code Compliance Certificate for granted Building Consent 080403.

Council would like to bring your attention to Section 93(2)(b) of the Building Act 2004:

> ***93 Time in which building consent authority must decide whether to issue Code Compliance Certificate***
> *(2)(b) if no application is made, the expiry of:*
> *(i) 2 years after the date on which the building consent for the building work was granted.*
> *(ii) any further period that may be agreed between the owner and the building consent authority*

An owner must apply for a Code Compliance Certificate after all building work is completed

If your work is finished please contact council on 0800100388 and book your final inspection or contact the writer.

Please be assured of our good intentions in assisting you with the best outcome possible.

Yours faithfully

pp. [signature]

Derek Free
Building Service Officer
Telephone 0800 100 388

RECEIVED: 21 Jan 2013 SCANNED: 21 Jan 2013 BOX: 2 BATCH: 99613 DOC: KDCAAQDK

KAIPARA DISTRICT COUNCIL
Building Consent Notes

No: 080403
Applicant: G and K Reid
Project: relocated sleepout with kitchen that will be removed once
Location: DE BOER LANE, MANGAWHAI

Done Date: 15/11/08
Officer: Rachel Sheppard
Notes:

As built for waste water system received from registered drainlayer - Mark Wharfe 15 November 2008

OK Cancel

Copyright © 1997, Napier Computer Systems Limited. All rights reserved.
Author: Lesley Marshall

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Photos of dwelling at present loct.



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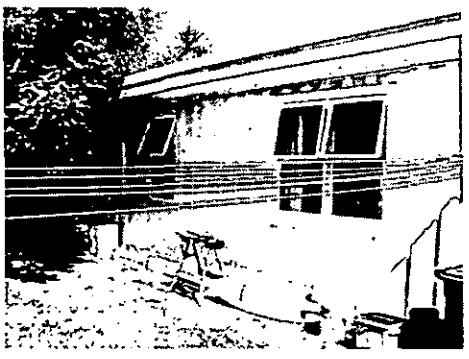
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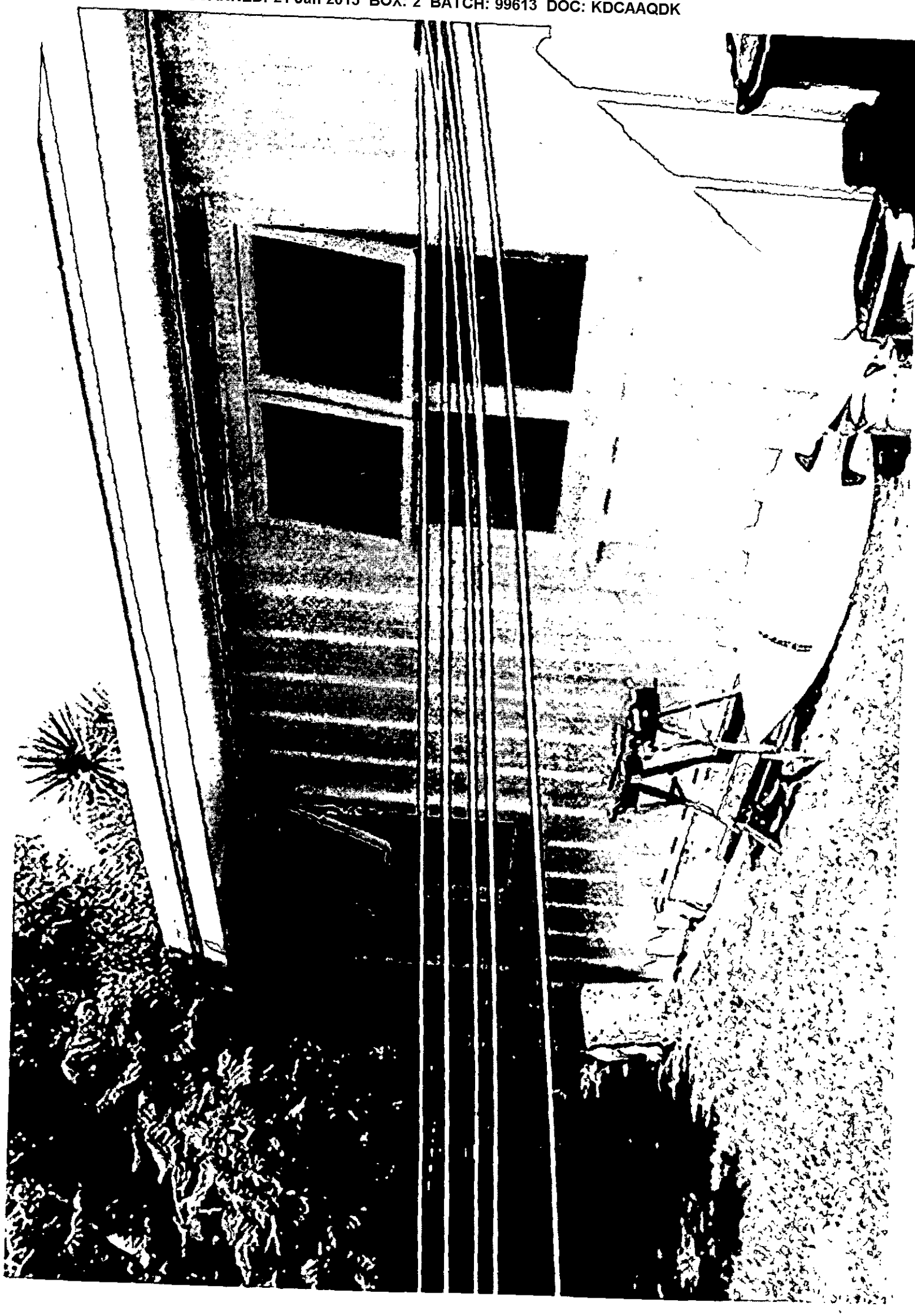
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ELECTRICAL WORKERS REGISTRATION BOARD

Certificate of Compliance

No. 3198629

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. of attachments

2010

Kaipara District Council

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer: Glen Reid. Phone:

Address of installation: Cnr Cove Road, Mangawhai

Postal address of customer (if not as above):

WORK DETAILS

No. of lighting outlets:

No. of socket outlets:

No. of ranges:

No. of water heaters:

Was any installation work carried out by the homeowner? Yes ☐ No ☑

Please tick (✓) as appropriate where work includes:

Mains ☐ Main earthing system ☐

Switchboard ☐ Electric lines ☐

Description: Installed switchboard in existing house. Wired up septic tank. (mains was already run into house).

It is recommended that test results be recorded here:

Visual Examination ☑

Earth Continuity ☑

Bonding ☑

Polarity ☑

Insulation Resistance _____ Mohm

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: Jason Brown

Registration no: E19481

Company: Hotwired Electrical

Signature: [signature]

Date: 19/8/2010

Contact Ph No: 021 455019

CERTIFICATION OF ELECTRIC LINES

(to be completed where a separate electrical worker has installed the electric 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 work in hazardous areas ☐

I certify that the inspection has been carried out in accordance with the requirements of regulation 4 of the Electricity Regulations 1997.

Name:

Registration no.:

Signature:

Date:

Daytime Contact Ph No:

CUSTOMER COPY - THIS IS AN IMPORTANT DOCUMENT

This form is approved by the Electrical Workers Registration Board (PO Box 10-156, Wellington, freephone 0800 65 1000) for the purposes of the Electricity Regulations 1997.

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KAIPARA DISTRICT

Wastewater - Pressure (Pump Make/Model)_____

Connection Diameter		Pipe Material		Connection Type	
	40mm		uPVC		Public Utility Service Connection
	50mm		Vitrified Clay		Septic Tank
	80mm		Concrete		Other _____
	Other_____mm		Other _____		

Wastewater - Gravity

Connection Diameter		Pipe Material		Connection Type	
	65mm	✓	uPVC		Public Utility Service Connection
	80mm		Vitrified Clay		Soak Hole
✓	100mm		Concrete		Stream
	Other_____mm		Other _____	✓	Other Septic

Wastewater - Disposal System Description

Septic Tank

Size: _____ litres

Type
- [ ] Ecotank
- [ ] Biocycle
- [✓] Other Cleanstream by other

Effluent Field

Trench _____m
- [ ] Deep Soakhole
  - Depth _____m
  - Number of holes _____m
- [✓] Other Raam dripline (by other)

Sanitary Facilities

✓	Toilet	Number 1
	Bidet	Number _____
	Urinal	Number _____

Waste Disposal Unit
- [✓] No
- [ ] Yes Type _____

Certification

I Mark Clarke being

	Owner		Craftsman plumber
	Occupier	✓	Registered drainlayer

Registration Number _____

Registration Number 17721

certify that this Private Utility Service As-Built Record is an accurate representation of the work carried out.

M Clarke — Signature

03/8/08 — Date

KAIPARA DISTRICT

KAIPARA DISTRICT COUNCIL

Private Utility Service As-Built Record

(Section 216, Building Act 2004)

RECEIVED
15 NOV 2008
KAIWAKA
Kaipara District Council

Part A Consent Details (to be completed in all cases)

Building Consent Number 080403

Applicants Name G & K Reid

Applicants Mailing Address PO Box 126 Mangawhai

Site Address De Boer Lane, Mangawhai

Part B As Built Services Information (to be completed in relation to service provided, ticking each box as appropriate)

Stormwater

Pipe Diameter		Pipe Material		Connection Type	
	80mm	✓	uPVC		Public Utility Service Connection
✓	100mm		Vitrified Clay		Soak Hole
	150mm		Ductile Iron		Stream
	225mm		Concrete		Drain
	Other_____mm		Other_____	✓	Other water tank

Water Supply

Pipe Material - Cold
- [ ] uPVC
- [ ] Copper
- [ ] Polybutylene
- [ ] Other _____

Hot Water Cylinder
- [ ] High Pressure _____Litre
- [ ] Low Pressure _____Litre

Meter Type

Make _____ Model _____

Pipe Material - Hot
- [ ] uPVC
- [ ] Copper
- [ ] Polybutylene
- [ ] Other _____

Diameter _____

Serial Number _____

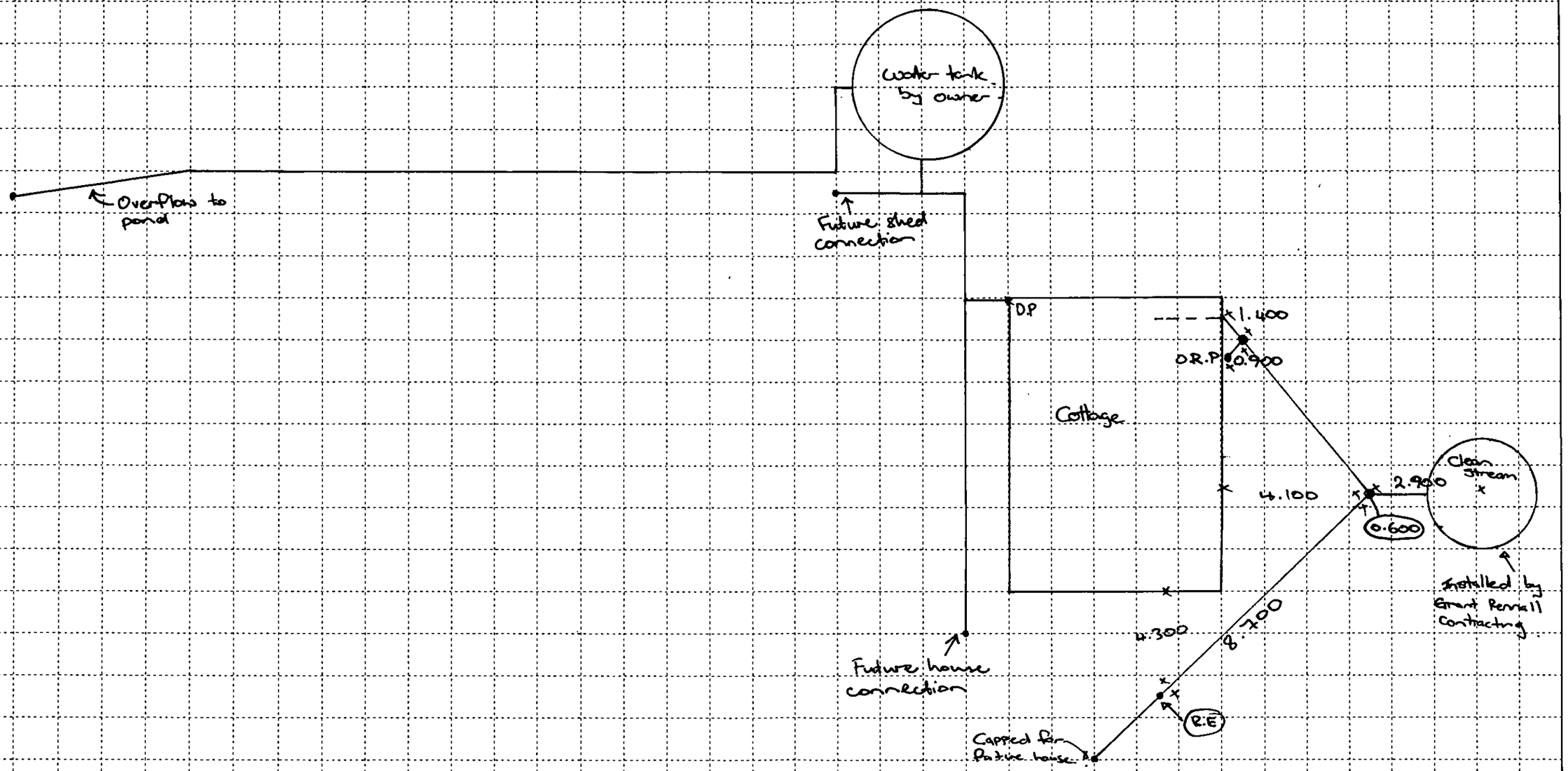
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(Quote all black figures inclusive of zeros only)

Note Part B As Built Services Information **Continued on last page**

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PART C: As Built Services Plan
(To be completed in all cases. If details are already noted on separate drawings then provide copies in duplicate as appropriate and attach to this sheet. Ensure that drawing numbers, etc, are noted below.)



Scale: N.T.S. in _____
Site Address: _____
_____

Please provide at least two measurements for each access point for future location

RECEIVED: 21 Jan 2013 SCANNED: 21 Jan 2013 BOX: 2 BATCH: 99613 DOC: KDCAAQDK

KAIPARA DISTRICT
Kaipara te Oranganui Two Oceans Two Harbours

KAIPARA DISTRICT COUNCIL
P/Bag 1001, Dargaville Ph 09 439 7059 Free Phone 0800 727 059
PO Box 26, Kaiwaka Ph 09 431 2013 Free Phone 0800 100 388
Email: council@kaipara.govt.nz www. kaipara.govt.nz

FIELD ADVICE NOTICE - FOUNDATIONS AND SLAB

1888

To: REID
Address: LOT 3 Deluxe Lane
Maungaturoto

Date: 24.6.08

Consent No: 080403

IN ORDER TO COMPLY WITH THE BUILDING ACT 2004 AND APPROVED DOCUMENTS

THE FOLLOWING ITEMS HAVE BEEN NOTED:

		Y/N
1.	Is a water meter connected	
2.	Boundary Pegs sited	☑
3.	Is a resource consent required	☐
4.	Pole Holes	☐
5.	Post Holes	☐
6.	Ordinary piles	☑
7.	Brace piles X 1 CNR	☑
8.	Anchor piles	☑
9.	Other.....	☐

FOUNDATIONS/BLOCKWORK

10.	Depth and width	☐
11.	Reinforcing cover 75mm	☐
12.	Reinforcing size	☐
13.	Reinforcing tied	☐
14.	Reinforcing laps (40D Plan - 32 D Deformed)	☐
15.	Bond beam	☐
16.	Foundation wall reinforcing	☐
17.	Floor to ground level	☐
18.	Block washouts	☐
19.	Other.....	☐

SUBFLOOR

19.	Bracing	☐
20.	Solid blocking	☐
21.	Bearer to pile fixing	☐
22.	6Kn/12Kn fixings	☐
23.	Other.....	☐

CONCRETE FLOORS

24.	Hardfill <37.5mm	☐
25.	Sand blinding	☐
26.	Moisture barrier	☐
27.	Steel supported	☐
28.	Pipework sleeved	☐
29.	Fall on waste pipes	☐
30.	HWC drain installed	☐
31.	Floor waste	☐
32.	Pipes correctly bedded	☐
33.	AS.NZ.3500.2.2 tested	☐
34.	Other.....	☐

BOSS Movers
(Co. Moving + Digging)

ACTION TO BE TAKEN: Engr w/to HARD CLAY
as per plan.
Ok to pour

FURTHER INSPECTION REQUIRED: YES/NO COMPLIANCE: YES/NO

INSPECTOR:

THIS NOTICE RECEIVED BY: MR REID

NEXT INSPECTION:

PRINTED BY: Dargaville Print, Copy & Graphics Centre Ltd 09 439 3100

RECEIVED: 21 Jan 2013 SCANNED: 21 Jan 2013 BOX: 2 BATCH: 99613 DOC: KDCAAQDK

KAIPARA DISTRICT
Kaipara te Oranganui Two Oceans Two Harbours

KAIPARA DISTRICT COUNC
P/Bag 1001, Dargaville Ph 09 439 7059 Free Phone 0800 727 0
PO Box 26, Kaiwaka Ph 09 431 2013 Free Phone 0800 100 3
Email: council@kaipara.govt.nz www. kaipara.govt.

FIELD ADVICE NOTICE - PRELINE

2855

To: Reid.
Address: Deboer Line
Ayrewm

Date: 29.8.09
Consent No: 080403

ENTERED

IN ORDER TO COMPLY WITH THE BUILDING ACT 2004 AND APPROVED DOCUMENTS

THE FOLLOWING ITEMS HAVE BEEN NOTED: (Specify ✓for yes, × for no, - for not applicable)

PRE-CLADDING
1. Flashing Tap to E2/AS1 ☐
2. Battering (air cavity) Closed To Roofspace ☐
3. Wrap ☐
4. Vermin Protection ☐
5. _____ ☐

PRELINING
6. Framing Timber Treatment ☐
7. Framing MC ☐
8. Wall Bracing Elements ☐
9. Truss/Top Plate Fixing/Studs ☐
10. Purlin Fixing ☐
11. Lintel Straps ☐
12. Roof Plane Bracing ☐
13. Fixing Wall Bracing ☐
14. Lintel Sizes ☐
15. Ext Bottom Plate Stud To Top Plate Fixing ☐

POSTLINE
16. Bracing Sheets ☐
17. Firewalls ☐

INSULATION INSTALLED
18. Wall ☐
19. Ceilings ☐

PLUMBING
20. All Pipes and Elbows Strapped ☐
21. Pressure Test ☐
22. Test Internal Stacks ☐
23. Fittings Compatible with Pipes used ☐

DRAINAGE
24. New Connection/No. Pans _____
25. Is "As Built" accurate amend ☑
26. Identify Connections ☑
27. Adequate Fall ☑
28. Are Trenches Deep Enough ☑
29. ~~Is Capping Required~~ ☐
30. Gully Depth OK ☑
31. Is Bedding Sufficient ☑
32. Storm Water to Road ☑
33. Is Chamber Required Clean Through ☑
34. Are Drains Within The Property Boundary ☑
35. Water Test ☑
36. Air Test ☐
37. Is ORG installed Correctly ☑
38. ASNZ 3500.2.2 ☑

Drainlayer: Makir Drainage.

Plumber: _____

ACTION TO BE TAKEN:

Drainage to ASNZ 3500. + septic tank
Duplex Lines to be P-f m.
by - Grant Reid

FURTHER INSPECTION REQUIRED: YES/NO COMPLIANCE: YES/NO

INSPECTOR: _____

THIS NOTICE RECEIVED BY: Mc Reid

NEXT INSPECTION: Avail

PRINTED BY: Dargaville Print, Copy & Graphics Centre Ltd 09 439 3

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KAIPARA DISTRICT
Kaipara te Oranganui · Two Oceans Two Harbours

FIELD ADVICE NOTICE - 3 Pg 1

P O Box 26, Kaiwaka, Northland
Free Phone: 0800 100 388
Phone: (09) 431 2013
Fax: (09) 431 2023
www.kaipara.govt.nz

BC # 080403 **Date:** 14.11.11

Applicant: Reid.

ENTERED 07471

Contractor:

Site Address: Dobson Lane. **Inspection** Final **Passed / Failed**

Reinspection Required: Yes / No

VAL # **Recommended to issue CCC:** Yes / No

Travelling Time: Nil **Inspection Time:**

Officer: *Signature:*

21	FINAL INSPECTION	OK	Not	N/A	Reason for the decision / Comments ..... If further inspection needed please indicate
1	Peer Review required (over 5 yrs)			✓	
2	Owners Application for CCC / Contractors List	✓			
3	Consent Documents on Site	✓			
4	Photos Taken			✓	
20	**FINAL FIREPLACES INSPECTION**	**OK**	**Not**	**N/A**	
1	Smoke Alarms with Hush	✓	X		
2	Hearth size and & secured				
3	Fire Place Clearances				
4	Fire Place secured				
5	Flue Shield				
6	Flashings / Flue Height				
7	Wet back circulators correct size and fall				
	PLUMBING	**OK**	**Not**	**N/A**	
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	Hot water 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)	✓			
9	Filter, non return, stop, cold water expansion, pressure reducing & pressure relief valves	✓			
10	Notches & holes in joists & bearers			✓	
11	Waste pipes sizing / fall / support to 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			✓	
16	Other			✓	
	FINAL INTERNAL INSPECTION	**OK**	**Not**	**N/A**	
1	Smoke alarms with hush	✓			
2	Sink insert secured correctly	✓			
3	Service rooms inpervious walls	✓			
4	Service rooms impervious floors	✓			
5	Producer statement membrane in wet areas			✓	
6	Ceiling insulation (clear of downlights)			✓	
7	Safety glass where required			✓	
8	Ventilation	✓			
9	Stairs gap / tread / rise / handrails			✓	
10	Barrier Height 1.0m / 1.1m / Stairs 900mm			✓	
11	Safety from falling eg. 100mm balustrade gaps			✓	
12	Access for disabled *(commercial only)*			✓	
13	Facilities for disabled *(commercial only)*			✓	
14	All surfaces completed			✓	

Stairs to Code

Gas fire

An Inspection of the above mentioned premises has been undertaken and the matters as listed must be completed within ..... Days or otherwise stated

Action to be taken:
Issued by:
Designation: Building Officer
Next Inspection:

This notice Received By:
Owner / Agent / Contractor

RECEIVED: 21 Jan 2013 SCANNED: 21 Jan 2013 BOX: 2 BATCH: 99613 DOC: KDCAAQDK

KAIPARA DISTRICT
Kaipara te Oranganui · Two Oceans Two Harbours

FIELD ADVICE NOTICE - 3 Pg 2

P O Box 26, Kaiwaka, Northland
Free Phone: 0800 100 388
Phone: (09) 431 2013
Fax: (09) 431 2023
www.kaipara.govt.nz

ENTERED

07471

	FINAL EXTERIOR INSPECTION	OK	Not	N/A	Reason for the decision / Comments ..... If further inspection needed please indicate
1	Conditions on Resource / Building consent		✓		Retain to Owner
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	Finished ground level	✓			
8	Cladding (joints, corner, scribers window flashing etc)	✓			
9	Cladding - painted / penetrations sealed	✓			
10	Brick veneer weep holes cleared			✓	
11	Roof & post fixings	✓			
12	Roof, ridging and flashings fixed correctly	✓			
13	Roof penetrations flashed correctly	✓			
14	Spouting fixed correctly	✓			
15	Down pipe clips at 1.2	✓			
16	Vent pipe clips at 1.2	✓			
17	Vent Discharge / Vermin cage	✓			
18	Stairs gap / tread / rise / handrails			✓	
19	Barriers 1.0m / 1.1m / stairs 900mm			✓	
20	Safe from falling ballustrades			✓	
21	RAMPS grade / slip resistance			✓	
22	Safety Glass (Glass Visible - commercial)			✓	
	DRAINAGE	**OK**	**Not**	**N/A**	
1	As built drainage plan s/water and sewer	✓			
2	Gully dish 25mm 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**	
1	Engineer / Licenced Building Practioneer			✓	
2	Membranes / Roof			✓	
	FINAL POOL INSPECTION	**OK**	**Not**	**N/A**	
1	Pool fencing compliance (sheet completed)			✓	
2	Back flow prevention where required			✓	
	ENERGY CERTIFICATES	**OK**	**Not**	**N/A**	
1	Electrical	✓			
2	Gas			✓	
	ROAD DAMAGE	**OK**	**Not**	**N/A**	
1	Footpath & kerb damage				
2	Crossing installed				
	COMMERCIAL	**OK**	**Not**	**N/A**	
1	Compliance Schedule				
2	Fire Design Compliance				
3	FPIS report				
4	Certificate of Public Use				
5	Fire Service - Evacuation Scheme				
6	Fire Service - Conditions meet				
7	Producer Statements - Fire Alarm, Ventilation etc				

An Inspection of the above mentioned premises has been undertaken and the matters as listed must be completed within ..... Days or otherwise stated

Action to be taken:
Issued by:
Designation: Building Officer
Next Inspection:

This notice Received By:
Owner / Agent / Contractor

RECEIVED: 21 Jan 2013 SCANNED: 21 Jan 2013 BOX: 2 BATCH: 99613 DOC: KDCAAQDK

KAIPARA DISTRICT
Kaipara te Oranganui · Two Oceans Two Harbours

Free Phone: 0800 100 388
Phone: (09) 431 2013
Fax: (09) 431 2023
www.kaipara.govt.nz

FIELD ADVICE NOTICE - 3 Pg 1

BC # 080403 ~~+ 080397~~ **Date:** Main Dwelling

Applicant: Relocate → Recheck → Person.

Contractor: G + K REID

Site Address: 9 De Boer Lane

VAL #

Travelling Time: 45 mins

Inspection ~~Final~~ ~~Passed / Failed~~

Reinspection Required: ~~Yes~~ / ~~No~~

Recommended to issue CCC: (Yes) / ~~No~~

Inspection Time: 2 to CCC

Officer: Rob 07939

Signature:

21	FINAL INSPECTION	OK	Not	N/A	Reason for the decision / Comments ..... If further inspection needed please indicate
1	Peer Review required (over 5 yrs)			✓	
2	Owners Application for CCC / Contractors List	✓			
3	Consent Documents on Site	✓			
4	Photos Taken	✓			
20	**FINAL FIREPLACES INSPECTION**	**OK**	**Not**	**N/A**	
1	Smoke Alarms with Hush				080397
2	Hearth size and & secured				- Not. Final - Final
3	Fire Place Clearances				All works Complete
4	Fire Place secured				& - Item Main Item
5	Flue Shield				to Then / -
6	Flashings / Flue Height				All D +
7	Wet back circulators correct size and fall				
PLUMBING		**OK**	**Not**	**N/A**	
1	Waste pipe correct support & gradient	✓			2 to CCC
2	Water filtration system installed	✓			
3	Hot water pipe lagged	✓			
4	1 metre minimum of copper outlet of HWC	✓			
5	Hot water 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)	✓			
9	Filter, non return, stop, cold water expansion, pressure reducing & pressure relief valves	✓			
10	Notches & holes in joists & bearers			✓	
11	Waste pipes sizing / fall / support to 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	✓		✓	
16	Other			✓	2 to CCC
FINAL INTERNAL INSPECTION		**OK**	**Not**	**N/A**	
1	Smoke alarms with hush	✓			
2	Sink insert secured correctly	✓			
3	Service rooms inpervious walls	✓			
4	Service rooms impervious floors	✓			
5	Producer statement membrane in wet areas	✓			PS1 Provided - by Tim Taylor.
6	Ceiling insulation (clear of downlights)	✓			ATKINSON RD
7	Safety glass where required	✓			
8	Ventilation	✓			
9	Stairs gap / tread / rise / handrails			✓	
10	Barrier Height 1.0m / 1.1m / Stairs 900mm			✓	
11	Safety from falling eg. 100mm balustrade gaps			✓	
12	Access for disabled *(commercial only)*			✓	
13	Facilities for disabled *(commercial only)*			✓	
14	All surfaces completed	✓			

n Inspection of the above mentioned premises has been undertaken and the matters as listed must be completed within ..... Days or otherwise stated

tion to be taken:
ued by:
signation: Building Officer
xt Inspection:

This notice Received By:
Owner / Agent / Contractor

RECEIVED: 21 Jan 2013 SCANNED: 21 Jan 2013 BOX: 2 BATCH: 99613 DOC: KDCAAQDK

KAIPARA DISTRICT
Kaipara te Oranganui / Two Oceans Two Harbours

FIELD ADVICE NOTICE - 3 Pg 2

Free Phone: 0800 100 388
Phone: (09) 431 2013
Fax: (09) 431 2023
www.kaipara.govt.nz

07939

	FINAL EXTERIOR INSPECTION	OK	Not	N/A	Reason for the decision / Comments ..... If further inspection needed please indicate
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	Finished ground level	✓			
8	Cladding (joints, corner, scribers window flashing etc)	✓			
9	Cladding - painted / penetrations sealed	✓			
10	Brick veneer weep holes cleared	✓			
11	Roof & post fixings	✓			
12	Roof, ridging and flashings fixed correctly	✓			
13	Roof penetrations flashed correctly	✓			
14	Spouting fixed correctly	✓			
15	Down pipe clips at 1.2	✓			
16	Vent pipe clips at 1.2	✓			
17	Vent Discharge / Vermin cage	✓			
18	Stairs gap / tread / rise / handrails			✓	
19	Barriers 1.0m / 1.1m / stairs 900mm			✓	
20	Safe from falling ballustrades			✓	
21	RAMPS grade / slip resistance			✓	
22	Safety Glass (Glass Visible - commercial)			✓	

	DRAINAGE	OK	Not	N/A	
1	As built drainage plan s/water and sewer	✓			
2	Gully dish 25mm 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
1	Engineer / Licenced Building Practioneer	✓		
2	Membranes / Roof			✓

	FINAL POOL INSPECTION	OK	Not	N/A
1	Pool fencing compliance (sheet completed)			✓
2	Back flow prevention where required			✓

	ENERGY CERTIFICATES	OK	Not	N/A
1	Electrical	✓		
2	Gas	✓		

	ROAD DAMAGE	OK	Not	N/A
1	Footpath & kerb damage			
2	Crossing installed			

	COMMERCIAL	OK	Not	N/A
1	Compliance Schedule			
2	Fire Design Compliance			
3	FPIS report			
4	Certificate of Public Use			
5	Fire Service - Evacuation Scheme			
6	Fire Service - Conditions meet			
7	Producer Statements - Fire Alarm, Ventilation etc			

Cannot sign off as a Producer Statement is required by Grant Kerswill Plumbing. Once received Re-Insp Fee $ Needed

Grant Kerswill

BC 080403
AWD 080397

n Inspection of the above mentioned premises has been undertaken and the matters as listed must be completed within ..... Days or otherwise stated

ction to be taken:
sued by:
esignation: Building Officer
ext Inspection:

This notice Received By:
Owner / Agent / Contractor

RECEIVED: 21 Jan 2013 SCANNED: 21 Jan 2013 BOX: 2 BATCH: 99613 DOC: KDCAAQDK

Building Consent Enquiry

Prev Change, Inspection Load, Print Forms, Print Letters, Search, Resource Consent Search (Change Log) Next

PIM/Consent No. 080403

The Building

Valuation No	0122012711
	General Property Enquiry
Street Address	DE BOER LANE, MANGAWHAI
Legal Description	LOT 3 DP 319142
Floor (m2)	0
Current use	Outbuilding - sleepout
Building Category	R1
Current Status	CCC Application Received 7/09/12
	ok to ccc
Process Days Taken To Issue	19
Overseer	
Zone	Rural - Mangawhai Catchment

The Owner

Name	G and K Reid
Contact	Glenn
Mailing Address	P.O.Box 126
	Mangawhai
Mobile Phone	0211667052
Debtor	BC080403 Edit Debtor
Balance	$ 0.00
Invoice	21768

Building Work

Type of Work	relocated sleepout with kitchen that will be removed once main dwelling built
Intended use	Outbuilding - sleepout
Intended life / Durability	INDEFINITE
Being stage	1 OF 1
Stats code	3359 OTHER OUTBUILDINGS EG SHED, WORKSHOP, SLEEPOUT
Estimated value	$4,000
Resource Consent?	
Dev Contrib Notice?	

Deposit	$288.00
Building Consent	$238.00
PIM Fee	$50.00
Total Charges	$288.00

Status history

Deadline	8/10/12	
Formally Received	22/05/08	
Invoiced	22/05/08	21768

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Information Received	22/05/08	fees paid receipt 548619
Information Received	18/06/08	ok to issue
PIM Issued	19/06/08	CONFIRMATION
Consent Granted	19/06/08	
Letter Sent	10/06/10	
CCC Application Received	2/07/10	mailed in w/ coc el.
Further Information Requested	2/07/10	Awaiting final request after council decision re s
Letter Sent	23/08/12	CCC 1
CCC Application Received	7/09/12	ok to ccc

Contractors None recorded.

Forms that should have been saved

Consent

PIM

Forms and Letters Actually Saved

080403L24MTH1_20120823.doc

080403L324mth_20100610.doc

080403bc.doc

080403pim.doc

Notes

Date	22/05/08
Officer	Bridget Sewell
	There is BC080403 that is connected to this consent. Mr Reid would like to put the sleepout on the property to live in while they are building dwelling and once completed they will remove the kitchen from sleepout
Date	15/11/08
Officer	Rachel Sheppard
	As built for waste water system received from registered drainlayer - Mark Wharfe 15 November 2008
Date	2/07/10
	Received app for CCC, Electircal cert and rates demand. Called owner to book a final. He said Derek told him not to book one yet as they were waiting to hear back from the Council meeting re kitchens. Hannah
Date	22/11/11
Officer	Hannah Davies
	Received call from owner. He does not want to go ahead with a land use. The kitchen will be removed.

Diary Reminders

None found

Standard and Non-Standard Conditions

Officer	David Hughes
	Sleepout can be used as dwelling until BC080397 completed. Not to be occupied until an approved septic system is installed
	This building consent will lapse and be of no effect if the building work to which it relates does not commence within 12 months after the date of issue. The consent may

RECEIVED: 21 Jan 2013 SCANNED: 21 Jan 2013 BOX: 2 BATCH: 99613 DOC: KDCAAQDK

be extended for any further period at the discretion of council.

No deviation or alteration from the original plans and specifications can be carried out without written approval of Council and no building may be converted to any other use other than that stated on the building consent.

IMPORTANT: YOU ARE FULLY RESPONSIBLE FOR ANY DAMAGE DONE TO ANY WORKS SUCH AS TELEPHONE CABLES, POWER CABLES, WATER MAINS, GAS MAINS, SEWERS, PIPES, FOOTPATHS, ROADS OR OTHER SERVICES.

As the property owner is responsible for the correct siting of all works in accordance with the NZ Building Code and the Resource Management Act, the owner must ascertain the true position of survey pegs before work commences.

Restrictions on the Erection of Buildings near Overhead Electric Lines:- Under the Electrical Supply Regulations 1976, it is an offence to erect any building or structure etc, within certain prescribed distances of an overhead electric line.

To enquire about these restrictions, contact the nearest office of the NZ Electricity Department or your local Power Supply Authority.

NOTICE THAT BUILDING WORK IS READY FOR INSPECTION. For the purposes of Section 222 of the Building Act 2004, and unless otherwise provided by the building consent, the owner or other person undertaking any building work shall give:

a) at least 2 working days notice of the intended commencement of construction.

At least 2 working days notice of the covering up of any

i) drainage or plumbing

ii) excavation for a foundation

iii) reinforcing steel for a foundation

iv) timber required to have a specific moisture content

v) other work required to give notice as a condition

Council MUST be notified at the completion of building work on the attached form.

From 28 April 2003 all new dwellings, additions or alterations to dwellings must be provided with domestic smoke alarm(s) in order to comply with the Building Code.

Standard and Non-Standard PIM Notes

None found

Inspections

Type	**01 Foundations/Piles/Holes**
Inspected	24/06/08
Officer	Derek Free
Result	Okay
	Footings: refer checklist 1888 items 1,6-8 sited. Footings into hard clay as per plan. By Easy Movers . ok to pour.
Type	**B17 B17 Drainage**
Inspected	29/08/08
Officer	Derek Free
Result	Okay
	Drainage: refer fan 2855. Drainage to ASNZ 3500 by Makir Drainage to septic tank. dripper lines to be put in by Grant Rennal.
Type	**B24 B24 Other documentation**
Inspected	1/07/10
Officer	Derek Free
	Conversation on phone with Mr Reid. Mr reid querried requirements final sleeepout. advised condition addenda re kitchen removal. He wants to keep kitchen. I advised that would most likely incur contribution, however council meeting to determine unit of demand. He will await outcome to guide his decision.
Type	**B21 B21 Final - Building Code Compliance Certificate**

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Inspected	14/11/11
Officer	Derek Free
Result	Reinspection Required
	Final: refer fan 3 sh 07471. All works complete on this relocate and required documentation recieved. Accept kitchen to be removed or land use consent to be lodged for a second dwelling on this rural site. (Conclusion after building team meeting - DW,DH,DF). Owner will complete in nxt few months.
Type	**B25 B25 Re-inspection of Final**
Inspected	7/09/12
Officer	Derek Free
Result	Okay
	Final Recheck: refer fan 3 sh 07471. All works complete on this relocate and required documentation recieved and kitchen decommissioned. ok to ccc

Print Summary

Standard and Non-Standard CCC Conditions

None found

Work to be Stopped and Notice to Fix Conditions None found

RM Certificate None found

Letter 1 and Letter 2 Paragraphs None found

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KAIPARA DISTRICT

Kaipara te Oranganui · Two Oceans Two Harbours

Code Compliance Certificate Checklist

KAIPARA DISTRICT COUNCIL

Code Compliance Certificate Checklist

Address of Property	De Bever Lane		
Consent Number	080403	**Date**	7.9.12
Staff Responsible	AF.	**Building Category**	R1

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

Number	Issue	Yes	No	N/A	
1 *	Change of owner or address	Yes	No	(N/A)	
2 *	Request for CCC within 2 year timeframe	Yes	(No)	N/A	Sh. Fabrics Engineering
3 *	All inspections completed	(Yes)	No	N/A	
4 *	Development contributions paid	Yes	No	(N/A)	
5 *	Energy works certificate provided	(Yes)	No	N/A	
6 *	Inspections Extra inspections to be charged	Yes	No	(N/A)	
7 *	All building consent conditions fulfilled	(Yes)	No	N/A	
8 *	Ensure that conditions of geotechnical reports, engineers reports of producer statements are complied with	Yes	No	(N/A)	
9 *	Work complies with approved building consent documentation	(Yes)	No	N/A	
10 *	Check that items are completed from Final Checklist (FAN)	(Yes)	No	N/A	
11 *	Survey certificates – siting, height in relation to boundary, maximum height of building or minimum floor level	Yes	No	(N/A)	
12 *	List of contractors	(Yes)	No	N/A	
13 *	Amendments, variations and associated documentation properly completed	Yes	No	(N/A)	
14 *	Document applies to **building work** for which a building consent has been issued **before the date** on which the compliance document came into force	Yes	No	(N/A)	Fabrics Engineering.

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15 *	Reference (if applicable) to acceptable solutions of verification methods	Yes	No	N/A	
16 *	File forwarded to Senior Building Services Officer to undertake a Peer Review (over 5 years old) and arrange issue of CCC	Yes	No	N/A	
17 *	If compliance schedule must be issued, co-ordinate issue with issue of CCC	Yes	No	N/A	
18 *	Photographs	Yes	No	N/A	
19 *	CCC Consent issued under the transitional provisions of Section 436 Building Act 2004 noted added to CCC	Yes	No	N/A	
20 *	Regulatory approvals, dispensations, waivers or modifications	Yes	No	N/A	

Issue CCC	Yes ~~No~~
Reason for Decision	I am satisfied on reasonable grounds that the: ~~Building work complies with the building code at the time the Building Consent was granted~~ (see number 19) Building work complies with the Building Consent issued; and ~~The specified systems in the building are capable of performing to the performance standards set out in this building consent (Added to~~ CCC and the ~~compliance schedule as attachment) (compliance schedule statement issued)~~
Signed	

"Yes" means Approved "No" Means not Approved ~~"N/A" means Not Applicable~~

RECEIVED: 21 Jan 2013 SCANNED: 21 Jan 2013 BOX: 2 BATCH: 99613 DOC: KDCAAQDK

KAIPARA DISTRICT

Kaipara te Oranganui • Two Oceans Two Harbours

KAIPARA DISTRICT COUNCIL

Application for a Code Compliance Certificate for 080403

(Form 6) Section 92 Building Act 2004

G and K Reid
P.O.Box 126
Mangawhai

RECEIVED
0 2 JUL 2010
KAIWAKA
Kaipara District Council

Issue Date: 19/06/08
Application Date: 22/05/08
Overseer: Eastern

IMPORTANT:

You need to submit this form when requesting your final inspection. Please check that the details below are still current when submitting it, and that all information required is provided. Once you make this request, Council will have 20 working days within which to deal with it. You will need to insure that all fees relating to this Building Consent are paid. The Code Compliance Certificate will not be issued while fees are owing.

THE OWNER:

Owners Name: G and K Reid

Owners Mailing Address: P.O.Box 126, Mangawhai 0540

Street Address/Registered Office:

Phone Number **Landline:** **Daytime:** **After Hours:**
Mobile: 0211667052 **Fax:**

Email: **Website:**

THE BUILDING (The following building work was authorised by this Building Consent)

Description: relocated sleepout with kitchen that will be removed once main dwelling built

Street Address of Building: DE BOER LANE, MANGAWHAI

Valuation Number: 0122012711

Legal Description: LOT 3 DP 319142

THE AGENT:

Agents Name:

Agents Mailing Address:

Street Address/Registered Office:

Phone Number **Landline:** **Daytime:** **After Hours:**
Mobile: **Fax:**

Email: **Website:**

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

FIRST POINT OF CONTACT: (with the Council/Building Authority)

First Point of Contact: Glenn Reid

Mailing Address: P.O.Box 126, Mangawhai

Phone Number **Landline:** 09431 5523 **Daytime:** **After Hours:**
Mobile: 0211667052 **Fax:**

Email: **Website:**

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KAIPARA DISTRICT

Kaipara te Oranganui - Two Oceans Two Harbours

KAIPARA DISTRICT COUNCIL
Building Services Department

1919 State Highway 1, PO Box 26, Kaiwaka 0542, Northland, New Zealand
p 09 431 2013 p 0800 100 388 f 09 431 2023 e council@kaipara.govt.nz www.kaipara.govt.nz

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KAIPARA DISTRICT

KEY PERSONNEL: The Personnel who carried out the building work are as follows:

Designer Designer unknown.

Name: Relocated sleepout Reg No: — Phone No: —

Address: Moved from our house at 22 Hopkins Crescent Kohimarama Email:

Builder (Licensed Building Practitioner From 30/11/2009)

Name: Troy Etting (EasyMoves Ltd) Reg No: — Phone No: 09 8366593

Address: 28 Naputa Rd, Henderson Valley

Mobile No: 027 4574 5302 Email: easymoves@slingshot.co.nz

Registered Drainlayer

Name: Mark Wharfe Reg No: 1772 Phone No: 4314907

Address: 510 Tara Rd Mangawhai

Mobile No: 027 4778678 Email: —

Registered Plumber

Name: Kevin Scott Reg No: 17830 Phone No: 431 4232

Address: 961 Kaiwaka-Mangawhai Rd.

Mobile No: 0274 72800 Email: —

Registered Electrician

Name: Jason Brown Reg No: E/19481 Phone No: 431 5992

Address: PO Box 80, Mangawhai

Mobile No: 021 405019 Email: —

Registered Gas Fitter

Name: N/A. Reg No: Phone No:

Address:

Mobile No: Email:

Other

Name: — Reg No: Phone No:

Address:

Mobile No: Email:

Other

Name: — Reg No: Phone No:

Address:

Mobile No: Email:

RECEIVED: 21 Jan 2013 SCANNED: 21 Jan 2013 BOX: 2 BATCH: 99613 DOC: KDCAAQDK

KAIPARA DISTRICT

ATTACHMENTS: The following documents are attached to this application:

Electrical cert. Drainlayer already submitted

- [x] Certificates from the personnel who carried out the work "as built drainage plan"
- [ ] Certificates that relate to the energy work
- [ ] Evidence that specified systems are capable of performing to the performance standards set out in the Building Consent

EVIDENCE OF OWNERSHIP: (The following evidence of ownership is attached to this application):

- [ ] Copy of Certificate of Title
- [ ] Lease Agreement for Sale and Purchase
- [x] Other document showing full name of legal owner(s) of the building/property

Please state other document: Kaipara District Rates Assessment Notice

REQUEST TO ISSUE A CODE COMPLIANCE CERTIFICATE FOR BC 080403:

All of the building work relating to the Building Consent 080403 was completed on: 18-6-2010

I request that the Kaipara District Council issue a Code Compliance Certificate for the Building Consent 080403 under Section 95 of the Building Act 2004:

Signed by / for and on behalf of/ the owner

Note: If acting for and on behalf of, please read the following declaration prior to signing

'I hereby declare that I am authorised to act as the Agent of the Applicant':

Signed:	Glenn Reid	18-6-2010
Signature	**Name**	**Date**

The Code Compliance Certificate should be sent to:

Name: G & K Reid **Owner / Agent** (delete one)

Address: PO Box 126
Mangawhai

RECEIVED: 21 Jan 2013 SCANNED: 21 Jan 2013 BOX: 2 BATCH: 99613 DOC: KDCAAQDK

Code Compliance Certificate 080403

Form 7, Section 95, Building Act 2004

G and K Reid
P.O.Box 126
Mangawhai 0540

Issue Date: 7/09/12
Overseer:

THE BUILDING:

Street Address of Building:	DE BOER LANE, MANGAWHAI
Valuation Number:	0122012711
Legal Description:	LOT 3 DP 319142
Building Name:	
Location of Building within site/block number:	
Level/Unit Number:	
Current Lawfully Established Use:	Outbuilding - sleepout
Year First Constructed:	

THE PROJECT:

Description:	relocated sleepout with kitchen that will be removed once main dwelling built OTHER OUTBUILDINGS EG SHED, WORKSHOP, SLEEPOUT
Type of Work:	
Intended Use:	Outbuilding - sleepout
Intended Life:	Indefinite, but not less than 50 years
Stages:	Being Stage 1 of an intended 1 Stages

THE OWNER:

Owners Name:	G and K Reid			
Owners Mailing Address:	P.O.Box 126, Mangawhai			
Street Address/Registered Office:				
Phone Number	**Landline:**		**Daytime:**	**After Hours:**
	Mobile:	0211667052	**Fax:**	
Email:			**Website:**	

FIRST POINT OF CONTACT:

First Point of Contact:	As above

BUILDING WORK:

Building Consent Number:	080403
Issued By:	Kaipara District Council

This Code Compliance Certificate is issued by the Kaipara District Council. As the Building Consent Authority it is satisfied, on reasonable grounds that:

- The building work complies with the Building Consent 080403

Signature **Date:** 7/09/12 **Position** Building Services Officer

On behalf of: Kaipara District Council