



FORM 7

CODE COMPLIANCE CERTIFICATE
(issued subject to Waiver or Modification)

Section 67 & 95, Building Act 2004

Building Consent Number: BC-2008-2061/1

THE BUILDING

Street Address of Building

2668 State Highway 10, Mangonui 0494

Legal description of land where building is located:

Building Name:

Level/Unit Number:

Current, lawfully established, use:

Residential

Location of Building within site / block number:

Year first constructed:

THE OWNER

Name of Owner:

Scott Tracey

Contact Person Name:

Scott Mark Tracey

Mailing Address:

2668 State Highway 10

RD 1

Mangonui 0494

Street Address / Registered Office:

As Above

Phone Number:

Landline:

Mobile:

09-406 0401

021 1808485

Daytime:

After Hours:

Facsimile Number:

Email Address:

casey_scott@xtra.co.nz

Website:



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

Far North District Council

Freephone: 0800 920029

Memorial Avenue

Phone: (09) 401 5200

Private Bag 752

Fax: (09) 401 2137

Kaikohe 0440

Email: ask.us@fndc.govt.nz

New Zealand

Website: www.fndc.govt.nz

BUILDING WORK

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

New 3 Bedroom Dwelling with attached double garage & On-Site Effluent disposal

CODE COMPLIANCE

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

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

AMENDMENT TO ORIGINAL BUILDING CONSENT

This code compliance certificate has been issued subject to a modification of Clause B2.3 of the New Zealand Building Code. The modification has the effect that the required durability periods for building elements put in place during the course of the work carried out under this building consent, are to be measured from the date of substantial completion of the building work being the agreed date. The agreed date is 1 September 2009, not the date of issue of the code compliance certificate.

Signature:

Rodney Spooner

Position:

Building Officer

On behalf of:

Far North District Council (Building Consent Authority)

Date:

25 October 2012



Far North District Council

25 October 2012

Private Bag 752, Memorial Ave
Kaikōhe 0440, New Zealand
Freephone: 0800 920 029
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

Scott Tracey
2668 State Highway 10
RD 1
Mangonui 0494

Te Kaunihera o Tai Tokerau Ki Te Raki

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

Dear Sir,

Building Consent Number: BC-2008-2061/1
Property ID: 3336125
Address: 2668 State Highway 10, Mangonui 0494
Description: New 3 Bedroom Dwelling with attached double garage & On-Site Effluent disposal

Issue of Code Compliance Certificate (CCC)

The Council has determined that code compliance has been achieved. Enclosed is your Code Compliance Certificate and amended Building Consent documentation.

Please note: Additional fees and charges have been calculated and are subject to the Council's standard terms and conditions of payment. You will find an invoice enclosed with this documentation.

Congratulations on successfully completing your Building project. This brings the consent process to its conclusion and your property file will be updated with this information.

In issuing the Code Compliance Certification, your building project is now entering the monitoring and maintenance phase. We would like to bring your attention to this, to ensure that your building project will continue to perform.

Depending on the type of project, regular and ongoing monitoring and maintenance of all building elements may be required for specified intended life purposes; you may wish to contact your designer to establish a site specific maintenance schedule to ensure the minimum performance criteria is achieved.

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

Yours sincerely

Raewyn Smythe
Administration Officer
Environmental Management

Building Manager
OBJ ID: A1153535
Date: 13/02/2012
Review date: 13/02/2012

Building Consent Number: BC-2008-2061/1
Property ID: 3336125

Address: 2668 State Highway 10, Mangonui 0494

Description: New 3 Bedroom Dwelling with attached double garage & On-Site Effluent disposal



FORM 5

BUILDING CONSENT – WITH AMENDMENTS
(issued subject to Waiver or Modification)

Section 51 & 67, Building Act 2004

Building Consent Number: BC-2008-2061/0

THE BUILDING

Street Address of Building

2668 State Highway 10, Mangonui 0494

Building Name:

Level/unit number:

Legal description of land where building is located:

Location of Building within site / block number:

THE OWNER

Name of Owner:

Scott Tracey

Mailing Address:

2668 State Highway 10

RD 1

Mangonui 0494

Street Address / Registered Office:

As Above

Phone Number:

Landline:

09-406 0401

Mobile:

021 1808485

Daytime:

After Hours:

Facsimile Number:

Email Address:

casey_scott@xtra.co.nz

Website:

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

Far North District Council

Freephone: 0800 920029

Memorial Avenue

Phone: (09) 401 5200

Private Bag 752

Fax: (09) 401 2137

Kaikohe 0440

Email: ask.us@fndc.govt.nz

New Zealand

Website: www.fndc.govt.nz

BUILDING WORK

The following building work is authorised by this building consent:

New 3 Bedroom Dwelling with attached double garage & On-Site Effluent disposal

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.

COMPLIANCE SCHEDULE

A compliance schedule is not required for the building.

AMENDMENT TO BUILDING CONSENT

A condition of this building consent is that the durability time frames will be measured from the date stated in the modification amendment, and not the issue date of the Code Compliance Certificate.

An amendment to this building consent has been issued subject to the modification of clause B2.3 of the New Zealand Building Code, to the effect that the required durability periods for building elements put in place during the course of the work carried out under this building consent are to be measured from the date of substantial completion of the works, being 1 September 2009.

Signature:



Rodney Spooner

Position:

Building Officer

On behalf of:

Far North District Council (Building Consent Authority)

Date:

25 October 2012



**Far North
District Council**

Private Bag 752, Memorial Ave
Kaikohe 0440, New Zealand
Freephone: 0800 920 029
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

25-Oct-2012

Te Kaunihera o Tai Tokerau Ki Te Raki

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

The Chief Executive
C/- The Administrator
Department of Building and Housing
PO Box 10-729
Wellington 6143

Dear Sir / Madam,

Building Consent Number: BC-2008-2061/1
Property ID: 3336125
Address: 2668 State Highway 10, Mangonui 0494
Description: New 3 Bedroom Dwelling with attached double garage & On-Site Effluent disposal

Notification of Waiver / Modification

Under Section 68 of the Building Act 2004, Council is required to notify the Chief Executive of any waiver / modification.

Please find enclosed a copy of an Amendment to an original Building Consent now issued subject to a waiver / modification of the New Zealand Building Code.

Yours faithfully

Raewyn Smythe
Building Support Officer
ENVIRONMENTAL MANAGEMENT





**BUILDING CONSENT NUMBER: BC-2008-2061/0
SECTION 51, BUILDING ACT 2004**

DETAILS OF APPLICANT / OWNER	
Name:	Casey Wilton and Scott Tracey
Mailing Address:	31 Fosters Rd RD 1 Mangonui 0494
Contact Person:	Casey Wilton
Telephone :	09-406 0025

SITE LOCATION	
Address	2668 State Highway 10, Mangonui
Legal Description	Lot 5 DP 192484

PROJECT DESCRIPTION	
Consent Type:	New Building
Estimated Value (including GST):	\$250000
Floor Area:	152 m2

PROPOSED WORK	New 3 Bedroom Dwelling with attached double garage & On-Site Effluent disposal
INTENDED LIFE	Not Less Than 50 years.

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

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

SIGNED FOR AND ON BEHALF OF COUNCIL

pp 

Name: Mark Christiansen
Position: BUILDING OFFICER

Date: 24 June 2008



STANDARD CONDITIONS
BUILDING CONSENT NUMBER:BC-2008-2061/0
SECTION 51, BUILDING ACT 2004

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

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

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

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

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

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

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

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



**PROJECT INFORMATION MEMORANDUM NO. BC-2008-2061/0
SECTION 31, BUILDING ACT 2004**

DETAILS OF APPLICANTS

Name	Casey Wilton and Scott Tracey
Address	31 Fosters Rd RD 1 Mangonui 0494
Contact Person	Casey Wilton
Telephone	09-406 0025

SITE LOCATION

Address	Lot 5 DP 192484
Legal Description	

PROJECT DESCRIPTION

Consent Type:	New Building
Estimated Value (including GST):	\$250000
Floor Area:	152 m2

PROPOSED WORK

New 3 Bedroom Dwelling with attached double garage & On-Site Effluent disposal

INTENDED LIFE

50 years.

This Project Information Memorandum is : (Cross where applicable)

- ☒ Confirmation that the proposed work may be undertaken, subject to the provisions of the Building Act 2004, and requirements of the building consent
 - ☐ Not yet applied
 - ☒ No.BC-2008-2061/0
- ☐ Notification that the proposed work may not be undertaken because a necessary Authorisation has been refused
- ☒ Type of Activity – Permitted
- ☐ See attached conditions

FOR COUNCIL USE

Date Received: 06/03/08 PIM Application Fee \$341.00 Receipt No: 1245659

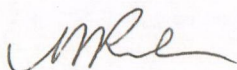
PROJECT INFORMATION MEMORANDUM NO. BC-2008-2061/0
SECTION 31, BUILDING ACT 2004

THIS PROJECT INFORMATION MEMORANDUM INCLUDES

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

- ☒ Information identifying special features of the land concerned
District Plan Zone – Rural Production
- ☐ Details of authorisations which have been granted
- ☐ Details of authorisations which have been refused
- ☐ Notification of any authorisation which must be obtained before the proposed building work may be undertaken
- ☒ Information about the land or buildings concerned notified to Council by any statutory Organisation having the power to classify land and buildings
Topography – Moderate
Wind Zone – High
- ☐ Details of relevant utility systems

SIGNED FOR AND ON BEHALF OF COUNCIL



Name: Marion Reihana

Position: PIM PROCESSING OFFICER

Date: 24 June 2008