



**CODE COMPLIANCE CERTIFICATE
UNDER Section 95, Building Act 2004**

**APPLICABLE TO BUILDING CONSENT NUMBER
BC-2006-2143**

OWNER:

Annetta Louisa Hudson

ADDRESS:

C/O Versatile Buildings

P O Box 31

Waipapa 0246



CONTACT PERSON:

Michael Clapshaw

CONTACT DETAILS:

Phone Daytime:

Phone After Hours:

Mobile:

Fax:

Email:

Website:

LOCATION OF BUILDING:

Address: Lot 1, Turvey Road, Mangonui
0557

Level Unit No.

Legal Description: LOT 1 DP 173818 BLK V
MANGONUI SD

Current, lawfully established, use:

Location of Building: Val: 00085-26100

Year first constructed:

PROJECT DESCRIPTION:

Description of Work: New Garage

Intended Life: 50 years.

- This certificate is issued subject to and in reliance on the Chartered Engineers, designers, builders, roofers, waterproofers and plasters, Producer Statements for the weather tightness of the exterior cladding, enclosed decks and roofing of the building.
- The Building consent authority named below is satisfied, on reasonable grounds, that:
 - (a) the building work complies with the building consent; and
 - (b) the specified systems in the building area capable of performing to the performance standards set out in the building consent and subject to any specified conditions listed.
- This certificate is issued subject to the conditions specified in the attached _____ pages headed "Conditions of Code Compliance Certificate" (being this certificate).

SIGNED FOR AND ON BEHALF OF THE FAR NORTH DISTRICT COUNCIL

Name: Dave Currie

Position: BUILDING OFFICER

Date: 3 November 2006



**BUILDING CONSENT NUMBER: BC-2006-2143
SECTION 51, BUILDING ACT 2004**

DETAILS OF APPLICANT / OWNER

Name: Annetta Louisa Hudson
 Mailing Address: C/O Versatile Buildings
 P O Box 31
 Waipapa 0470
 Contact Person: Michael Clapshaw
 Telephone : 09 4079861

SITE LOCATION

Address Lot 1, Turvey Road, Mangonui 0557
 Legal Description LOT 1 DP 173818 BLK V MANGONUI SD

PROJECT DESCRIPTION

Consent Type: Domestic Garages and Outbuilding
 Estimated Value \$14000
 (including GST):
 Floor Area: 36 m2

PROPOSED WORK	New Garage
INTENDED LIFE	50 years.

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

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

SIGNED FOR AND ON BEHALF OF COUNCIL

Name: Barry Chappell
 Position: BUILDING OFFICER

Date: 19 July 2006



STANDARD CONDITIONS
BUILDING CONSENT NUMBER:BC-2006-2143
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 six (6) 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:



**PROJECT INFORMATION MEMORANDUM NO. BC-2006-2143
SECTION 31, BUILDING ACT 2004**

DETAILS OF APPLICANTS

Name	Annetta Louisa Hudson
Address	C/O Versatile Buildings P O Box 31 Waipapa 0470
Contact Person	Michael Clapshaw
Telephone	09 4079861

SITE LOCATION

Address	Lot 1, Turvey Road, Mangonui 0557
Legal Description	LOT 1 DP 173818 BLK V MANGONUI SD

PROJECT DESCRIPTION

Consent Type:	Domestic Garages and Outbuilding
Estimated Value (including GST):	\$14000
Floor Area:	36 m2

PROPOSED WORK

New Garage

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 2006-2143 -attached
- Notification that the proposed work may not be undertaken because a necessary Authorisation has been refused
- See attached conditions

FOR COUNCIL USE

Date Received: 22-06-06 PIM Application Fee \$85.00 Receipt No: 751475

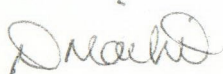
PROJECT INFORMATION MEMORANDUM NO. BC-2006-2143
SECTION 31, BUILDING ACT 2004

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
Transitional District Plan – Rural A
Revised Proposed District Plan – Rural Living
- Details of authorisations which have been granted
BC 1997-180 New Dwelling: BC Issued 21-10-1996
- 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: Nicola Maihi
Position: TECHNICAL SUPPORT OFFICER

Date: 7 July 2006