

FORM 3
APPLICATION FOR BUILDING CONSENT

(Section 33, Building Act 1991)



BCAPP

To: FAR NORTH DISTRICT COUNCIL

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

Building Consent No: 970511

APPLICANT*

Name: Norma & Phil James Telephone: 4067737

Mailing Address: Tokerau - Beach Rd.

Whatuwhiwhi

Builder: Self Owner Builder Telephone: 092751597

Address: Tokerau Beach Rd. Whatuwhiwhi

Contact Person: Norma & Phil James Telephone: 092751597

Address: 49 Herwood Rd Mangere East

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

PROJECT

☒ New building Area: 68.53 m² Intended uses(s): Private

☐ Relocated building Area : _____ m² Description of work: _____

☐ Alteration Area : _____ m² Intended life: _____

☐ Demolition Area : _____ m² ☐ Indefinite but not less than 50 years

☐ Plumbing/Drainage Only ☐ Specified as _____ years

Estimated Value (inclusive of GST)

Building : \$ _____ Plumbing & Drainage: \$ _____ Total : \$ 117,000

PROJECT LOCATION

Street Address : _____

Legal Description (as shown on certificate of title) : LOT 68. DP 47841. TOKERAU BEACH RD. (JAMES)

Area: _____ m²/ha. Valuation No: 00081 - 159-00 (30-159-00)

THIS APPLICATION IS FOR :

☐ Building consent only, in accordance with project information memorandum No : _____

Issued on : _____

☐ Both building consent and a project information memorandum

FOR COUNCIL USE

Date Received: _____ Minimum Estimated Charge : _____ Receipt No: _____

D1 : SYSTEMS NECESSITATING A COMPLIANCE SCHEDULE

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

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

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

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

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

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

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

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

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

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

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

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

- ☐ Copy of the Certificate of Title. Are there existing buildings on the property? Yes/No
- ☐ The site plan and drawings, specifications, and other documents according to which the building is proposed to be constructed to comply with the provisions of the building code, with supporting documents, if any, including:
 - ☐ Building certificates
 - ☐ Producer statements
 - ☐ References to accreditation certificates issued by the Building Industry Authority
 - ☐ References to determinations issued by the Building Industry Authority
- ☐ Proposed procedures, if any, for inspection during construction

PART E: KEY PERSONNEL [Complete as relevant]

Designer :	_____	Reg No:	_____
Address:	_____	Tel :	_____
Registered drainlayer :	<u>Murray Elmes</u>	Reg No:	_____
Address:	<u>Whatawhiwhi</u>	Tel :	_____
Craftsman plumber :	<u>Murray Elmes</u>	Reg No:	_____
Address:	<u>Whatawhiwhi</u>	Tel :	_____
Registered gasfitter :	_____	Reg No:	_____
Address:	_____	Tel:	_____
Registered electrician :	<u>Paul</u>	Reg No:	_____
Address:	<u>Whatawhiwhi</u>	Tel:	_____
Other :	<u>Blocklayer Steve Parker</u>		

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

Building certifier(s) :	<u>Owner Builder</u>	Reg No:	_____
Address:	<u>Takerao Beach Rd</u> <u>Whatawhiwhi</u>	Tel:	<u>406 7737</u>

Signed by or for and on behalf of the applicant:

Name : Norma James

Position : Owner Builder

Date : 4 / 10 / 96

Kaitaia Service Centre
Redan Rd, PO Box 94 Kaitaia
Ph: (09) 408-1400 Fx: (09) 408-1404

Rawene Service Centre
Parnell St, PO Box 3 Rawene
Ph: (09) 405-7829 Fx: (09) 405-7898

Kawakawa Service Centre
S.H No.1, P O Box 11, Kawakawa
Ph: (09) 404-0371 Fx: (09) 404-1544

Kerikeri Service Centre
Homestead Rd, PO Box 417 Kerikeri
Ph: (09) 407-7033 Fx: (09) 407-7127

Kaeo Service Centre
Leigh St, PO Box 69, Kaeo
Ph: (09) 405-0297 Fx: (09) 405-0279

Kaikohe Service Centre
Memorial Drive, PO Box 246, Kaikohe
Ph: (09) 401-2101 Fx: (09) 401-0035

INSPECTION SHEET : BC 970511

APPLICANT

Name: JAMES.P.& N.
 Mailing Address: 49 HENWOOD ROAD,MANGERE EAST,AUCKLAND.
 Builder: APPLICANT
 Address:
 Contact Person: AS ABOVE
 Address: AS ABOVE

Telephone: 4067737

Telephone: 09 2751597

Telephone: 09 2751597

PROJECT

[Y]	New building	Area :	68.53 m ²	Intended Use(s) : Single family Description of work: NEW DWELLING Intended life: [Y] Indefinite but not less than 50 years [] Specified as 0 years
[N]	Relocated building	Area :	.00 m ²	
[N]	Alteration	Area :	.00 m ²	
[N]	Demolition	Area :	.00 m ²	
	Plumbing/Drainage only			

PROJECT LOCATION

Street Address : WHATAWHIWHI ROAD LAKE OHIA RIDING
 Legal Description : LOT 68 DP 47841 BLK IV KARIKARI SD

Area: .10240 H Valuation No: 00081-159-00

30-159

Ward: NORTHERN

DATE INSPECTED

INSPECTION/REMARKS

27/5/97.

Drainage.

Approved.

SEN.

CONDITIONS OF BUILDING CONSENT NO: BC 970511

locate sewer prior to excavating.

BUILDING CONSENT NO BC 970511 TRACKING SHEET

NAME: JAMES.P.& N.

DATE: 10 October 1996

VAL. NO:

00081-159-00

LEGAL DESC: LOT 68 DP 47841 BLK IV KARIKARI SD

BUILDING: NEW DWELLING

LOCATION: WHATAWHIWHI ROAD LAKE OHIA RIDING

RESOURCE PLANNER

DATE: 14/10/96

SIGNED:



CONDITIONS:

DEVELOPMENT ENGINEER

DATE:

SIGNED:

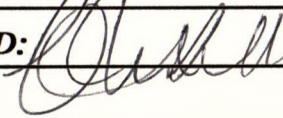
CONDITIONS:

PLUMBING & DRAINAGE INSPECTOR

DATE:

3/12/96

SIGNED:



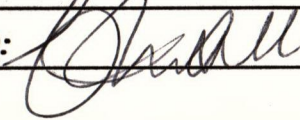
CONDITIONS:

BUILDING INSPECTOR

DATE:

3/12/96

SIGNED:



CONDITIONS:

OTHER : _____

DATE:

SIGNED:

CONDITIONS:

STOP START WD,
10/10 25/10 18.

(please turn over)

PLANNING CHECK SHEET

PIM No: BC 970511

Zoning: RESIDENTIAL.

Does the project comply with all standards or ordinances within the zone?

Yes

☒

No

☐

List standards/ordinances not complied with and attach.

Type of Activity under RMA? PERMITTED

Does the project require a resource consent?

No

☒

Yes

☐

Resource Consent granted?

No

☐

Yes

☐

RC # _____ Date granted: _____

Conditions appropriate to this project?

None ☐

Yes ☐ Attached.

Comments: _____

Is there a special classification applied to this land or building(s)?

No ☐

Yes ☐

Site of Special Biological Interest classified by Department of Conservation (see attached)

☐

Historic or archaeological classification by Historic Places Trust (see attached)

☐

Other: _____ by _____
(see attached)

Licenses that may be required to operate:

☐

Liquor license

☐

Health license

☐

Dangerous goods license

☐

Other license _____

Note This listing is not intended to contain all licenses, permits or other legal requirements relevant to the proposed project.

⊗ PETI
STA

⊗ B. M.
INLAND ROAD

BEACH

TOKERAU

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References

Prior C/T. 1859/21

Transfer No. A231958

N/C. Order No.



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 4th day of July one thousand nine hundred and sixty-seven under the seal of the District Land Registrar of the Land Registration District of North Auckland

WITNESSETH that DOUBTLESS BAY DEVELOPMENT COMPANY LIMITED at Auckland

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 1 rood 0.5 perches more or less being Lot 68 Deposited Plan 47841 being Part Parakerake Block.



ASSISTANT LAND REGISTRAR

O60451.1 Transfer to Adrian David Larkins of Auckland student and Tope Norma Larkins married woman - 12.3.1974 at 11.08 o'clock

for A.L.R.

B.711607.1 Mortgage to Financial Planning Attorneys Limited - 31.7.1987 at 9.00 o'clock

A.L.R.

IV Karikari S.D.

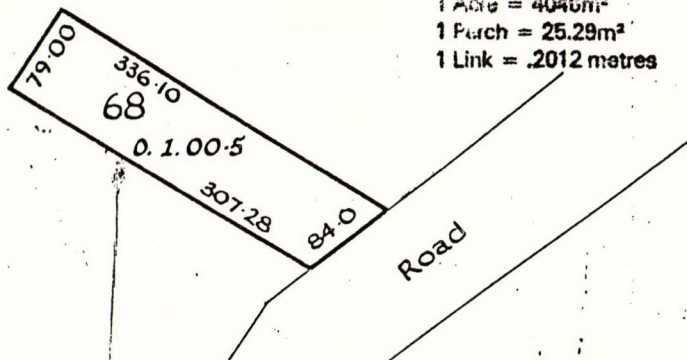
METRIC AREA IS 1024m²

Conversion Factors:

1 Acre = 4046m²

1 Perch = 25.29m²

1 Link = .2012 metres



Scale: 1 inch = 150 links

Delt. M.C.W.

No. 11D/790

FAR NORTH DISTRICT COUNCIL

Kaitaia Service Centre
Redan Road, PO Box 262 Kaitaia
Telephone: (09) 408-1400 Fax: (09) 408-1404



Valuation Ref: 00081-159-00

Date: 9 Oct. 1996

Mr/Mrs

P. JAMES

B/P File: 970511

49 NEWWOOD RD

MANGERE EAST, RICKLAND

Dear Sir/Madam,

Please be advised of outstanding fees for the proposed

NEW DWELLING

at

POKERAN BEACH RD, WHAKATIPU

Building Permit
Plumbing & Drainage
ESBAABC

1350.00

Water Meter/Connection

Street Damage Deposit
DPBAADD

-

Relocation Bond
DPBAADD

Branz Levy
BRANZ

117.00

Fire Service Fee
ESBAAFSR

B.I.A. Levy
BIA

76.05

SUBTOTAL:

\$ 1543.05

SUBTOTAL:

TOTAL PAYABLE:

\$ 1543.05

LESS FEES ALREADY RECEIVED

(Receipt

paid

)

150.00

BALANCE NOW DUE:

\$ 1393.05

Please note that Building Consent can not be uplifted until all scheduled fees have been paid, and full processing is complete. Your consent will be posted to you as soon as it becomes available.

BUILDING CLERK

OFFICE USE ONLY:

RECEIPT. NO.

DATE:

AMOUNT:

PAID BY:

G.S.T. No. 52-004-926
KAITAIA SERVICE CENTRE
PO BOX 262, KAITAIA

FAR NORTH DISTRICT COUNCIL



Kaitia Service Centre
Redan Road, PO Box 262 Kaitia
Telephone: (09) 408-1400 Fax: (09) 408-1404

Valuation Ref: 00081-159-00

Date: 9 Oct. 1996

Mr/Mrs:

P. JAMES

B/P File: 970511

49 DENWOOD RD,
MANGERE EAST, AUCKLAND

Dear Sir/Madam,

Please be advised of outstanding fees for the proposed

NEW DWELLING.

at

KERAN BEACH RD, WHAKAHITU.

Building Permit
Plumbing & Drainage
ESBAABC

1350.00

Water Meter/Connection

Street Damage Deposit
DPBAADD

-

Relocation Bond
DPBAADD

Branz Levy
BRANZ

117.00

Fire Service Fee
ESBAAFSSR

B.I.A. Levy
BIA

76.05

SUBTOTAL:

\$ 1543.05

SUBTOTAL:

TOTAL PAYABLE:

\$ 1543.05

LESS FEES ALREADY RECEIVED

(Receipt paid)

150.00

BALANCE NOW DUE:

\$ 1393.05

Please note that Building Consent can not be uplifted until all scheduled fees have been paid, and full processing is complete. Your consent will be posted to you as soon as it becomes available.

BUILDING CLERK

OFFICE USE ONLY:

RECEIPT. NO.

966458

DATE:

25/10/96

AMOUNT:

1393.05

PAID BY:



**FAR NORTH
DISTRICT COUNCIL**
MEMORIAL AVENUE, KAIKOHE
TELEPHONE 0-9-401 2101

OFFICIAL RECEIPT
G.S.T. REG. No. 52-004-926

SERVICE CENTRES:-

KAIKOHE Ph 0-9-401 2101
KAITAIA Ph 0-9-408 1400
KERIKERI Ph 0-9-407 7033

RAWENE Ph 0-9-405 7829
KAE0 Ph 0-9-405 0297
KAWAKAWA Ph 0-9-404 0371

NAME AND ADDRESS DETAILS	ASSESSMENT No. ACCOUNT No.	AMOUNT RECEIVED
NORMA & PHIL JAMES	011101512520040004	150.00

RECEIPT No.
DATE

BLDG ACT - BLDG CONSENTS

958460

4-Oct-96
CASH

AMOUNT
TENDERED

\$150.00
\$0.00

CHANGE

\$0.00

OP:61/TT:203

MOORE SPEEDICARRIER



BRACING CALCULATIONS to NZS 4279:1986

NAME:	P&N JAMES	
SITE ADDRESS:	WHATUWHIHI	
STOREY:	LOWER OF TWO	(UPPER STORY BRACING BY INITIAL HOMES)

FOR EARTHQUAKE		
Roof weight:	light	E = 25.0 B.U.'s/m ²
Average roof slope:	20.0 degrees	
Earthquake zone:	C	

FOR WIND		
Wind speed:	HIGH	<i>Actually VH but OK considering excess provided.</i>
Height of Building:	6.50 m	
Height of Roof above eaves:	1.5 m	WIND ALONG (WW)= 130
Greatest roof slope:	20.0 degrees	WIND ACROSS (WL)= 130

ROOF or BUILDING LENGTH:	10.00 m (BL)
ROOF or BUILDING WIDTH:	6.00 m (BW)
GROSS ROOF or PLAN AREA:	60.00 m ² (GPA)

EARTHQUAKE LOAD (ExGPA):	1500.00 B.U.'s
WIND LOAD ALONG (WLxBW):	780.00 B.U.'s
WIND LOAD ACROSS (WWxBL):	1300.00 B.U.'s

ALONG

LINE LABEL	MINIMUM B.U.'s	BRACE LABEL	TYPE	B.U.'s Wind	B.U.'s Earthquake	ELEMENT LENGTH	B.U.'s ACHIEVED	B.U.'s ACHIEVED
A	100	A1	2.4SOLID	2100.0	2100.0	1.0	2100.0	2100.0
B	100	B1	3.2	450.0	450.0	1.0	450.0	450.0
Total B.U.'s required this direction for quake								
1500	EXCEEDED BY	1050	B.U.'s	TOTAL		2550.0	2550.0	

ACROSS

LINE LABEL	MINIMUM B.U.'s	BRACE LABEL	TYPE	B.U.'s Wind	B.U.'s Earthquake	ELEMENT LENGTH	B.U.'s ACHIEVED	B.U.'s ACHIEVED
M	100	M1	2.0SOLID	2100.0	2100.0	1.0	2100.0	2100.0
N	100	N1	2.8	350.0	350.0	1.0	350.0	350.0
Total B.U.'s required this direction for quake								
1500	EXCEEDED BY	950	B.U.'s	TOTAL		2450.0	2450.0	

30-159-00.

From: BARRY WEBB (BRW)
To: SMT
Date: Tuesday 8 December, 1998 4:02 pm
Subject: MR.JAMES, TOKERAU BEACH RD.

Can you please relay a helpdesk message to Pacific Solutions (S Lingham) ref; blocked drainage ditch running through the proper of Mr. James at Tokerau Beach Rd, VAL NO: 00081-159-00. Neighbours willow tree roots creating blockage.

This has been reported before, and Sam has visited site in the past.- owner looking for an update in the situation.

Regards,
Barry.

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File: 30-159-00
FAR NORTH
DISTRICT COUNCIL



Our reference

Environmental Services Administrator
All replies should be addressed to the District Secretary

2 November 1998

PJ & TN JAMES,
6 TOKERAU BEACH ROAD,
RD3, KAITAIA.

Dear Sir/Madam,

re: LOT 67 DP 47841;A LARKINS,Val'No;00081-158-00.

Further to your telephone enquiry of 30 October 1998, regarding a shed built over or on your side boundary.

Please find attached, a copy of the letter sent to your neighbour.

I can advise that a discussion has taken place today, in the Kaitaia Service Centre, regarding this matter, with your neighbour.

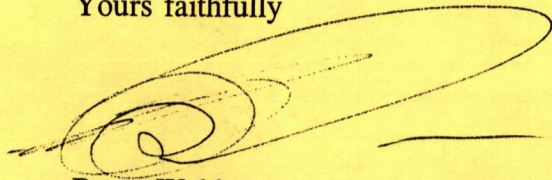
It would appear that the shed in question has been in existence on this precise location for over 30 years. It is also considered by Ms. Larkin that it is not on or over the boundary in question, and would therefore have 'Existing - use rights'.

Therefore, it is felt that the only way to achieve a satisfactory conclusion would be for you to arrange for a Survey to establish the exact location of the boundary.

If it proves that the building in question is over the boundary Ms. Larkins has agreed that she will arrange to have it removed.

Should you have any queries regarding this matter, please contact me, at the Kaitaia Service Centre.

Yours faithfully


Barry Webb

ENVIRONMENTAL SERVICES ADMINISTRATOR

Site Inspe - Shed appears to be right on Bndy. Been here several years. Probably dispute between Neighbors who are relaxed anyway c.c. Ms. A. Larkins. Check with Joan Lamb for any requirement. B Flood 20.11.98

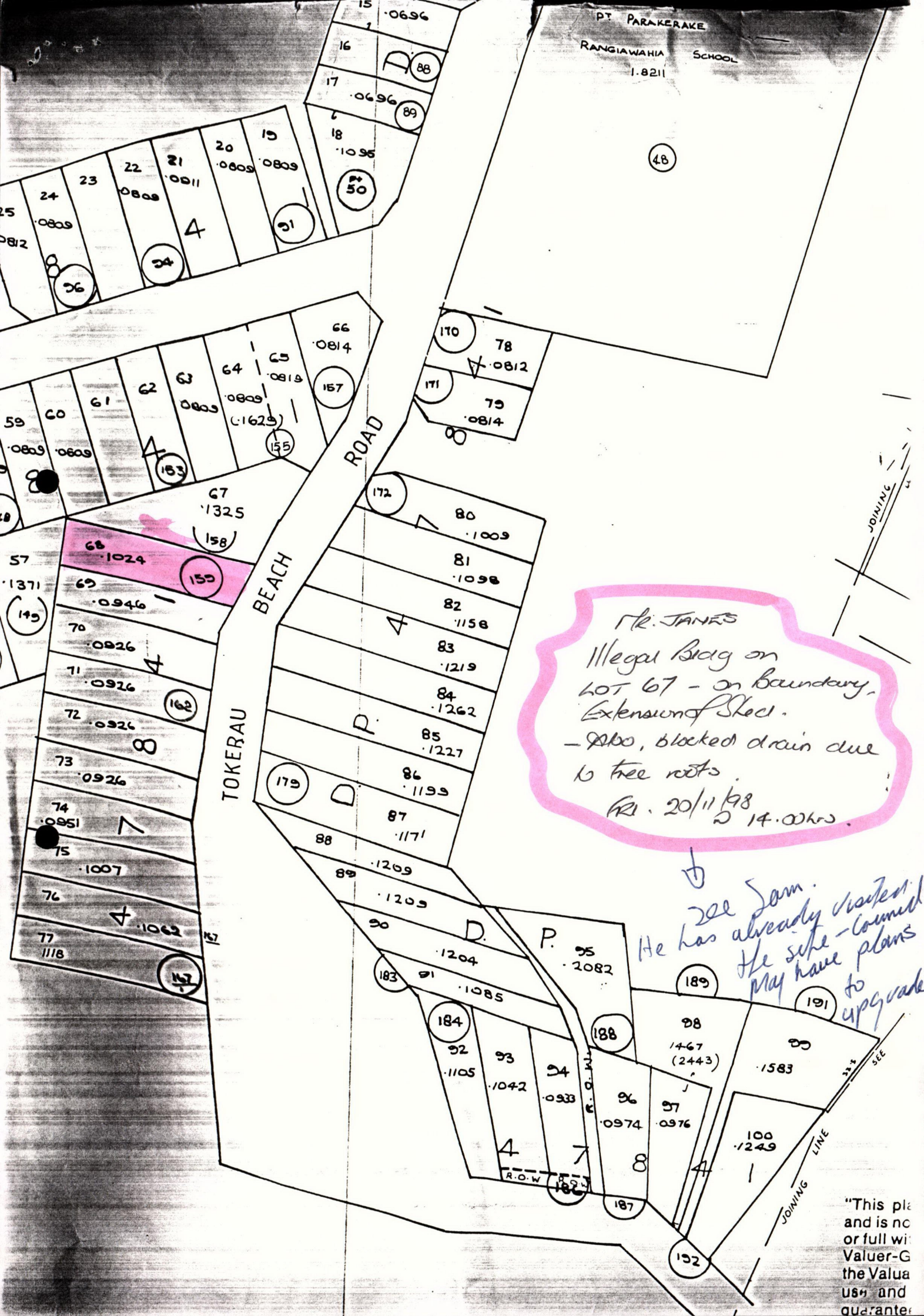
TR. JONES

WHATREWITH

Blocked Drainage
ditch - Willow Trees

NEW DESK

To S. Ling Lam.



Mr. JAMES
Illegal Bag on
LOT 67 - on boundary.
Extension of Shed.
- Also, blocked drain due
to tree roots.
Fri. 20/11/98
2.14.00hrs.

See Sam.
He has already visited.
The site - Council
may have plans
to upgrade

"This plan
and is no
or full w
Valuer-G
the Valua
use" and
quarante

FAR NORTH DISTRICT COUNCIL



Our reference

Environmental Services Administrator
All replies should be addressed to the District Secretary

30 October 1998

Ms. A. LARKINS,
4 TOKERAU BEACH ROAD,
RD3 KAITAIA.

*Complaint from Mr James,
Nergibau - rec'd 30/10
File copy 30-159-00*

Dear Madam,

re: LOT 67 DP 47841; Val'No: 00081-158-00.

Council have become aware that a shed of possibly over 10 square metres has been constructed on the above mentioned property, which would appear to be close to, or possibly over the boundary of the adjoining property.

It is noted from Council's records that a Building Consent for a Dwelling only has been issued on the 13 January 1997, which does not include consent for a shed.

In view of the circumstances, and the need for a Building Consent for a shed in excess of 10 metres square, I would request that you contact this office to discuss this matter, to enable any concerns or misunderstandings to be corrected.

Your response within the next 14 working days would be appreciated.

Should you have any queries regarding this matter, please contact a **BUILDING OFFICER**, at the Kaitaia Service Centre.

Yours faithfully

Barry Webb.

ENVIRONMENTAL SERVICES ADMINISTRATOR

PV1bcsec34.let

FAR NORTH DISTRICT COUNCIL



Our reference

Environmental Services Administrator
If calling, please ask for

Kaitaia Service Centre
Redan Road, PO Box 262 Kaitaia
Telephone: (09) 408-1400 Fax: (09) 408-1404

9 January 1997

P. & N. JAMES,
WHATAWHIWHI ROAD,
RD3. KAITAIA.

Dear Sir/Madam,

re: BUILDING CONSENT APPLICATION BC 970511; NEW DWELLING.

With reference to your visit to this Office yesterday 08.01.97, submitting revised plans for the New Dwelling proposed.

I can advise that the amendments have been reviewed by the Building Inspector, who advises that they are acceptable. Enclosed are the stamped, approved copy of the revised plans for you have on site when the Inspector visits.

I trust you will find everything in order.

Should you have any queries regarding this matter, please contact **myself**, at the Kaitaia Service Centre.

Yours faithfully

Barry Webb.

ENVIRONMENTAL SERVICES ADMINISTRATOR

P\1bcsec34.let

CHRIS,

Mr & Mrs. James have visited today
& submitted amended plans for their dwelling,
Consent Bc 970511 issued, 3/12/96.

Overall floor area and basement remain the
same.

Can you please advise if OK.

Will contact them on Ph 4067737 or
New Postal address: Watawatua Rd, RD3

Thanks.

Barry
8/1/96
11.50.

Barry.

Plans on file have been
amended & owners set
stamped herewith.

C.

BUILDING CONSENT NO BC 9 TRACKING SHEET

NAME: McPHEE MOTORS LTD DATE: ^{19 NOV} ~~30 September~~ 1996

VAL. NO: (200 - 620 - 00)
LEGAL DESC: LOTS 7 8 DP 13820.

BUILDING: EXTENSION TO EXISTING BUILDING.

LOCATION: 15, SOUTH RD, KAITIARA.

RESOURCE PLANNER

DATE:

SIGNED:

CONDITIONS:

DEVELOPMENT ENGINEER

DATE:

SIGNED:

CONDITIONS: