

DATE: 24.3.05		AM		PM		ACTION 305	
Applicant/Builder: James P.						Ph N°:	
Val N°:		BC N°: 6 Topawan Bk Rd 20050730					
Officer: BEI		Signature: B. [Signature]					
Issue Interim CCC		Yes/No		ACTION 309		Reinspection Needed	
						Yes/No	

Final Interior Inspection		OK	NOT	N/A	Comments
1	Handrails & Barriers				
2	Stairs				
3	Fire Place clearances				
4	Fire Place secured				
5	Hearth size & secured				
6	Flue liner through ceiling				
7	Smoke alarm with hush				
8	Service room floors				
9	Service room walls				
10	Safety glass where required				
11	Sink insert secured correctly				
12	Ceiling insulation				
13	Waste pipe for washing machine				
14	Wet back pipe correct size and fall				
15	1 metre copper pipe outlet of HWC to be lagged				
16	HWC & ceiling tank seismic restraint				
17	Hot water tempering valve set at 55°				
18	Hot water energy cut out switch to all valve vented systems				
19	Hot water drain to outside of building				
20	Filter, non-return, stop, cold water expansion, pressure reducing & pressure relief valves. Relief drain copper				

Final Exterior Inspection :		OK	NOT	N/A	Comments
1	Conditions of consent				
2	Joints in bearers supported (see note 1)	✓			
3	Notches & holes in joists & bearers	✓			
4	Subfloor ventilation			✓	
5	Subfloor bracing (see note 2)			✓	
6	Underfloor insulation (see note 3)			✓	
7	Finished Ground level relation to ext. sheathing & floor			✓	
8	Ground clearance to underside of floor			✓	
9	Cladding penetrations sealed			✓	
10	Cladding joints, scribes, window flashing etc.,			✓	
11	Brick veneer weepholes cleared top & bottom			✓	
12	Roof, ridging & flashings fixed correctly	✓			
13	Roof penetrations flashed correctly	✓			
14	Spouting fixed correctly				
15	Downpipe clips at 1.200	✓			
16	Vent pipe clips as 1.200	✓			
17	Waste pipe correct gradient & support			✓	
18	Waste pipes connected at gulley trap			✓	
19	Adequate support to water pipes			✓	
20	Handrails post fixing barriers			✓	
21	Stairs			✓	



Drainage					
1	Relief gully installed A or B				
2	Gully dish 25mm above sealed surface 'A'				
3	Gully dish 100 mm above unsealed surface 'B'				
4	Stormwater drain finished				
5	Foul water drain finished(inc drip lines)				
6	Ventilation to drains e.g. TV or Valves				
7	Overflow to water tank				
8	Retaining wall drainage connected into stormwater drain				
9	Asbuilt drainage plan s/water & sewer				
10	Access for septic tank maintenance				
11	Producer statements required				
12	Landscaping completed				
Road Damage					
1	Footpath & kerb damage				
2	Crossing installed				
Commercial					
1	Conditions of BC or RC				
2	IQP or Engineering reports				
3	Backflow prevention				
4	Disabled facilities				
5	Compliance schedule				
6	Code of Compliance Certificate (alarm system) Producer Statement (Compliance schedule features)				
Relocatables					
1	Structural reinstatement				
2	Conditions of latter and RC				
	Notes :				
1	20mm gap in base boards, or 3.500mm per 1m ² of floor area				
2	Stainless steel fixings to piles within 600mm of ground				

INSPECTION SHEET

ABA 20050730

NAME: JAMES, PHILIP

Telephone: 09 2777333

MAILING ADDRESS: P O BOX 23-441, HUNTERS CORNER MANUKAU CITY**BUILDER:**

Telephone:

ADDRESS:

CONTACT PERSON: GEORGE HARRON

Telephone:MAILING ADDRESS: P O BOX 23-441, HUNTERS CORNER MANUKAU CITY

PROJECT

- | | | |
|---|----------------------------|---|
| ☐ New building | Area: _____ m ² | Intended Use(s): |
| ☐ Relocated building | Area: _____ m ² | |
| ☐ Alteration | Area: _____ m ² | Description of Work: ADDITIONS - LEANTO & COURTYARD ROOF |
| ☐ Demolition | Area: _____ m ² | |
| ☐ Plumbing/Drainage only | | Intended life: |
| ☐ Other | | |
| | | ☐ Indefinite but not less than 50 years |
| | | ☐ Specified as years. |

PROJECT LOCATION

Street Address: 6 TOKERAU BEACH ROAD KARIKARI

Legal Description **LOT 68 DP 47841**

Area: **m²** **Valuation No: 081-159-00**

Ward:

[illegible]



Property Location: 6 TOKERAU BEACH RD KARIKARI PENINSULA Property Area: 0.1024ha.

00081-159-00

LOT 68 DP 47841 BLK IV KARIKARI SD



Far North District Council

PROPERTY INQUIRY

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Date: 15/10/4

BUILDING INSPECTION SHEET									
Date	9. 2. 05				Far North				
BC#	20050730				Time	12.15 AM/PM			
Applicant	JAMES, Paul				phone #				
Builder	Georges ?								
Travelling Time			:	20	Officer	D.K.C.			
Inspection Time			:	15	Signature	<i>[Signature]</i>			
205 SITE Inspection					OK	Not	N/A	Comments	
1	Any Items under Sec. 36 ?								
2	Distance from power lines								
3	Footpath damage								
4	Wind zone								
5	Suitability of effluent design								
6	Council services								
7	Other								
209 FOUNDATION Inspection					OK	Not	N/A		
1	Correct site & building siting				✓			Confirmed by builder & D.C.O on site.	
2	Ground bearing, fill, expansive clay				✓				
3	reinforcing: spacing, size, clearance etc						✓		
4	Excavation: depth, width						✓		
5	Pile/pole holes: depth, diameter				✓			All ok ready to pour.	
6	Pile/pole: Correct grade, diameter				✓				
7	Driven Piles: Engineers Certification						✓	NB 2nd post from left hand not now going on bigger beam.	
8	Retaining Wall: polythene underneath						✓	required, builder informed at requirements.	
9	Other						✓	check on final insp.	
213 SLAB/ UNDER SLAB PLUMBING Inspection					OK	Not	N/A		
1	Slab thickness: D.P.M., tape, rebates								
2	Slab Reinforcing: Thickenings, tying cover etc								
3	Fill: Compaction, depth, binding								
4	Pipes: gradient, protection, sizing, tested								
5	Other								
217 SUBFLOOR Inspection					OK	Not	N/A		
1	Sub floor brace connectors								
2	Bracing: washers, timber size etc								
3	Bearer/Joist: Size, spacing, joist hangers								
4	Notching/holes/blocking for lines of horizontal supports								
5	Ventilation & insulation								
6	Other								
221 BOND BEAM/ SUSPENDED SLAB Inspection					OK	Not	N/A		
1	Block Size								
2	Reinforcing: Size, grade, laps, tied								
3	Washouts: If pour exceed 1.2 m in height								
4	Design Calculation on site								
5	Retaining Wall: DPM & protection								
6	Adequate propping								
7	Services Installation (Fire Collars)								
8	Identify proprietary pre-stress components								
9	Other								

2	Texture coating				
3	EPS (polystyrene), nailing, flashings etc.				
4	Sheet Systems: layout, nailing, flashing, construction				
5	Weatherboard: grading, type, fixing, flashing				
6	Bricks/Blocks: fixings, control joints, flashing				
22	PRELIM BUILDING Inspection	OK	Not	N/A	
1	Trusses: fixing, spacing, bracing, support				
2	Pitched roof: fixing, spacing, bracing, strutting, span...				
3	Ceiling: joists/Batten: fixing, spacing, support				
4	Bottom-Top plate: fixing, size, DPC				
5	Bracing: Strapping, bolts, check plan				
6	Moisture content				
7	Frame; stud size, space, lintel fixings, grade				
8	Recheck Cladding: flashing, nog spacings(480mm-board/batten)				
9	Insulation: type, thickness				
10	Glazing: safety glass, thickness				
11	Fire & sound walls: sealer, staggered laps, fire collars				
23	PRELIM PLUMBING Inspection	OK	Not	N/A	
1	Pressure test				
2	Pipe material, size, support, insulation				
3	Stacks				
4	Wastes				
5	Supply tank				
6	Other				
237	POST FINING Inspection	OK	Not	N/A	
1	Sheet brace nailing				
2	Other				
241	DRAINAGE Inspection	OK	Not	N/A	
1	Accurate "As built" plan provided				
2	Depth of drain				
3	Bedding				
4	Gradient Line: Inspections, diameter correct				
5	Water test - connection to main				
6	Gullys: max 600mm depth, finish 25 mm above protected or 100mm above unprotected ground				
7	Drains within boundaries, too close to foundations				
8	Other				
245	SEPTIC TANKS Inspection	OK	Not	N/A	
1	TP58 on site - is it per design?				
2	Depth of beds, length, scoria, matting, cut off drain				
3	Tank installed properly on level				
4	Ventilation provided-distribution box				
5	Aerated mechanical systems installed to manufacturers specifications				
6	Access for tank maintenance(no vertical air loading)				
7	Other				
249	MISCELLANEOUS Inspection	OK	Not	N/A	
1	Solid fuel heating, chimney check, setback fixing, flue flashing, mantel shelf, hearth construction				
2	Swimming Pool: backwash, fencing, registration				
3	Other				

PRIORITY: TO BE PROCESSED UNDER BOTH TDP AND PDP PLANS

BUILDING CONSENT NO ABA 20050730
TRACKING SHEET

NAME: JAMES, PHILIP DATE: 6-Oct-04
VAL NO: 081-159-00 PROPERTY ID 3306829
LEGAL DESC: LOT 68 DP 47841
BUILDING: ADDITIONS - LEANTO & COURTYARD ROOF
LOCATION 6 TOKERAU BEACH ROAD KARIKARI

RESOURCE PLANNER

DATE: 22/10/04 SIGNED: *Norman*
CONDITIONS:

DEVELOPMENT ENGINEER

DATE: SIGNED:
CONDITIONS:

PLUMBING AND DRAINAGE

DATE: SIGNED:
CONDITIONS:

BUILDING INSPECTOR

DATE: 26-10-04 SIGNED: *B. E. O.*
CONDITIONS:

OTHER:

DATE: SIGNED:
CONDITIONS:

Enter Swimming Pool Register	BWO / Compliance Schedule Required	NRC Septic Tank Booklet	<u>NUMBER OF INSPECTIONS</u>	
			PREPAID	CHARGE
				2

BUILDING CONSENT No.

- PLANNING CHECK LIST

Transitional District Plan(TDP)

Revised Proposed District Plan(RPDP)

Zoning: Res

Zoning: Res

Check CT (i.e. Consent Notices, Building line restrictions): OK

District Wide Issues:

Use - predominant

District Wide Issues:

Resources - OK

Earth - OK

Access - Existing

TPSS - Existing

Rules of Zone (i.e. Setback, Sunlight etc):

Yards - OK

Height - OK

HRTB - OK

Coverage OK

Rules of Zone (i.e. Setback, Sunlight etc):

Res Int - OK

Bld - OK

Scale - OK

Traffic - OK

Sun - OK

Noise - OK

Setback - OK

Height - OK

Imp Sur - OK

Type of Activity under the Resource Management Act 1991?

Permitted

Permitted.

Does the project require a resource consent under either Plan?

No

☒

No

☒

Yes

☐

Yes

☐

Resource Consent granted?

No

☒

Yes

☐

RC #

Date granted:

Conditions appropriate to this project?

No

☐

Yes

☐

Attached.

Licenses that may be required to operate:

☐

Liquor license

☐

Health license

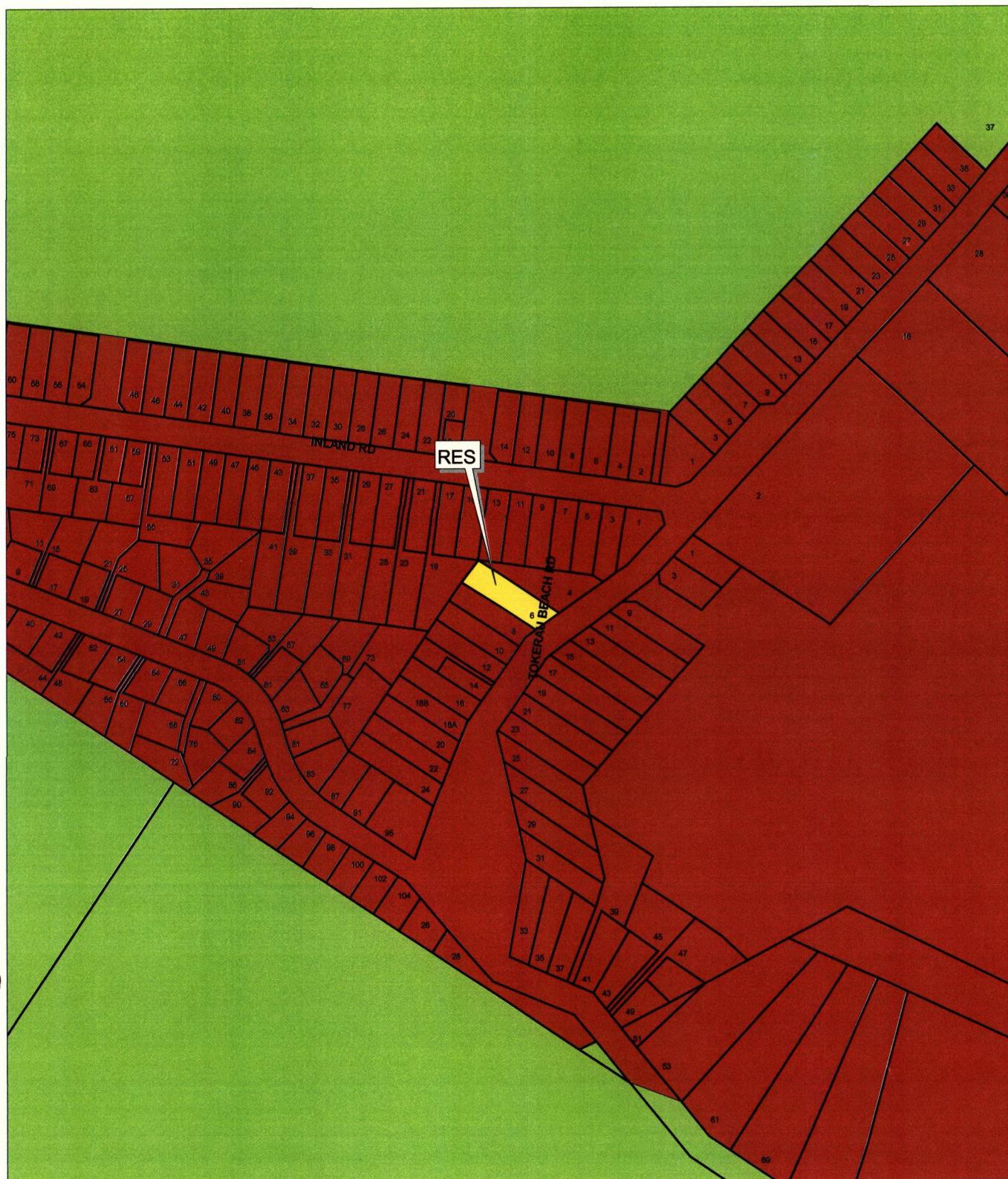
☐

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.



Property Location: 6 TOKERAU BEACH RD KARIKARI PENINSULA Property Area: 0.1024ha.

00081-159-00

LOT 68 DP 47841 BLK IV KARIKARI SD



Far North District Council

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Date: 15/10/4



Property Location: 6 TOKERAU BEACH RD KARIKARI PENINSULA Property Area: 0.1024ha.

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Date: 15/10/4

GEMS ToolBar

Property Enquiry

File Field Options Help

Property ID 3306829 Name
Address 6 TOKERAU BEACH ROAD, KARIKARI PENINSULA 500
Alt. Property ID Corner Property
Ended Date Road Use Public

People Rates Parcel Analysis Buildings **RFS** COP Licensing Water Volume Docs Animals

RFS	ID	Description	Link Type
ABA	20050730	CURRENT COM:ADDITIONS - LEANTO & COURTYARD ROOF	
ABA	970511	UNKNOWN COM:JAMES.P & N. 49 HENWOOD ROAD,MANGER	

Property Report View Notes GIS Viewer Search Docs

gemini.fnc.govt.nz

BUILDING INSPECTOR
DATE
SIGNED
CONDITIONS

Draw AutoShapes

Page 1 Sec 1 1/4 At 1cm Ln 1 Col 1 PREC TRK EXT CWR English (No)

Start Postcode ... Inbox - M... Property... GEMS: Pr... Main Appl... Microsoft ... 1trackbul... Form Lett... 9:25 a.m.

Far North District
Council
Received**9 POSTS****9.1 General**

Isolated 100 mm x 100 mm *posts* not exceeding 3 m long may be used to support beams which directly support *rafters*. The verandah beam sizes shall be obtained from table 10.8.

Amd 1
Dec '00**9.2 Uplift: concrete volume at base****9.2.1**

Where a roof is supported by *posts* and is open to wind exposure on one, two adjacent or three sides the *posts* are required to be secured against uplift. Secure each *post* against uplift by concrete *footings* complying with 9.2.2.

Amd 1
Dec '00**C9.2.1**

This clause is to provide for verandah, deck or carport roofs.

9.2.2

The area of the roof supported by the *post* shall be determined from figure 9.1 and the volume of the concrete *footing* required to resist uplift shall be as given in table 9.1.

9.3 Connections

Each end of each *post* shall be provided with connections as given by table 9.2 and either figures 9.2 or 9.3 or by alternative proprietary connections of an equal or greater *capacity*.

Table 9.1 – Post concrete footings to resist uplift (see 9.2.2)

Roof type	Wind zone	Volume of footing concrete (m ³) for area of roof supported						
		1 m ²	2 m ²	4 m ²	6 m ²	8 m ²	10 m ²	12 m ²
Light	Very High	0.07	0.13	0.26	0.40	0.50	0.65	0.80
	High	0.05	0.10	0.20	0.30	0.40	0.50	0.60
	Medium	0.03	0.05	0.10	0.15	0.20	0.25	0.30
	Low	0.02	0.03	0.07	0.10	0.15	0.15	0.20
Heavy	Very High	0.04	0.07	0.13	0.20	0.26	0.32	0.40
	High	0.03	0.05	0.10	0.15	0.20	0.25	0.30
	Medium and Low	No securement for uplift required						

2
36 M
→ 2.4
2
→ 1.2 M

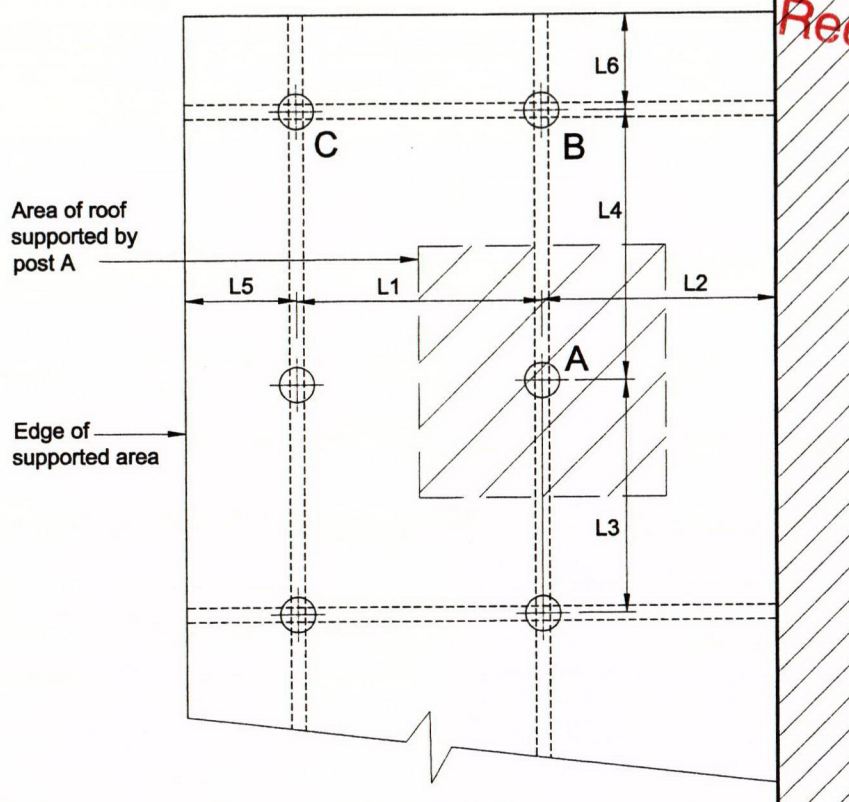
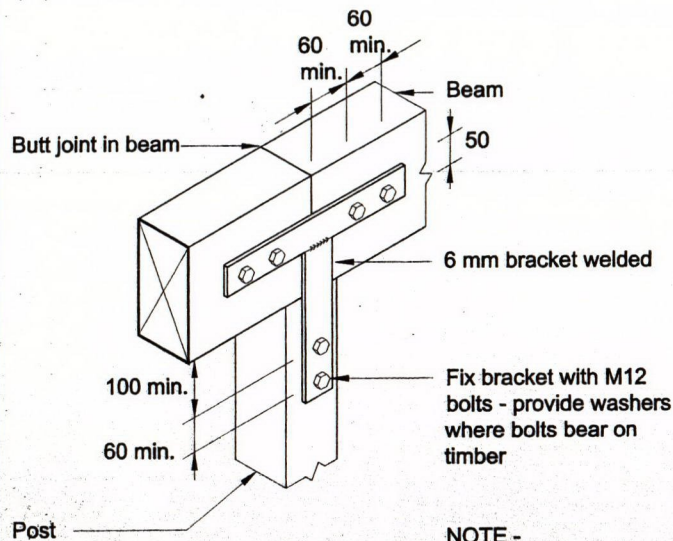


Figure 9.1 – Area of roof supported by post (see 9.2.2)

Table 9.2 – Connections to posts and beams to resist uplift (see 9.3)

Roof type	Wind zone	Capacity of post and beam connections (kN) for area of roof supported						
		1 m ²	2 m ²	4 m ²	6 m ²	8 m ²	10 m ²	12 m ²
Light	Very High	2.0	4.0	7.9	11.9	15.8	19.8	23.8
	High	1.5	2.9	5.9	8.8	11.8	14.7	17.7
	Medium	1.0	1.9	3.8	5.8	7.7	9.6	11.5
	Low	0.7	1.3	2.6	3.9	5.2	6.5	7.8
Heavy	Very High	1.6	3.2	6.5	9.7	13.0	16.2	19.4
	High	1.1	2.2	4.4	6.7	8.9	11.1	13.3
	Medium and Low	No securement for uplift required						

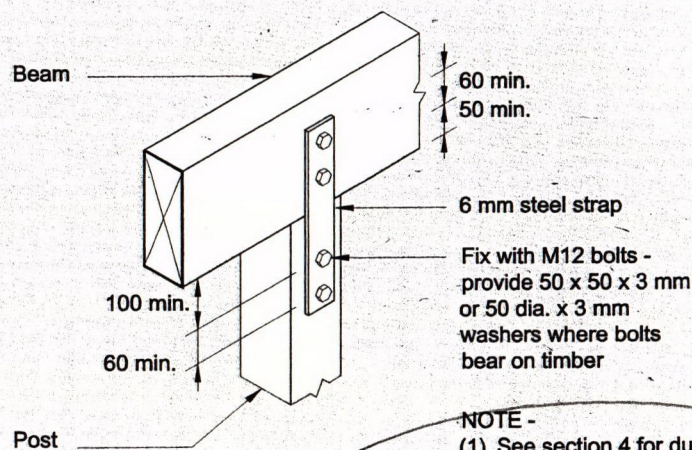
Far North District
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(A)

NOTE -

- (1) See section 4 for durability requirements.
- (2) Capacity 18.2 kN for 1 bracket.
- (3) Capacity 36.4 kN for 2 brackets.



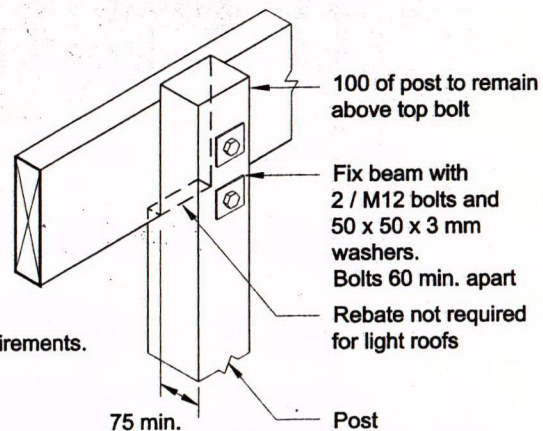
(B)

NOTE -

- (1) See section 4 for durability requirements.
- (2) Capacity 9.8 kN for 1 bracket.
- (3) Capacity 19.5 kN for 2 brackets.

NOTE -

- (1) See section 4 for durability requirements.
- (2) Capacity 9.8 kN.



(C)

Figure 9.3 - Beam/post connections (see 9.3)

Far North District
Council
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Table 10.2 – Rafters (continued) (see 10.2.1.3.2)

(d) Light roof for very high wind zone

Rafter size (mm x mm)	Rafter spacing (mm)					
	600		900		1200	
	Rafter span (m)	Fixing type	Rafter span (m)	Fixing type	Rafter span (m)	Fixing type
75 x 40	1.6	B	1.4	B	1.3	B
100 x 40	2.3	B	2.0	B	1.8	B
125 x 40	2.6	B	2.2	B	2.0	B
150 x 40	2.8	B	2.3	B	2.1	B
75 x 50	1.8	B	1.6	B	1.4	B
100 x 50	2.5	B	2.1	B	1.9	B
125 x 50	3.1	B	2.7	B	2.5	B
150 x 50	3.5	B	3.1	B	2.7	C
200 x 50	4.1	B	3.4	C	2.9	C
250 x 50	4.6	B	3.8	C	3.2	C
300 x 50	5.1	C	4.1	C	3.6	C
100 x 75	2.8	B	2.5	B	2.2	B
125 x 75	3.6	B	3.1	B	2.8	C
150 x 75	4.3	B	3.8	C	3.4	C
200 x 75	5.6	C	5.1	C	4.6	D
250 x 75	6.8	C	5.6	C	4.9	D
300 x 75	7.6	C	6.2	D	5.4	D

Fixing type	Fixing to resist uplift	Alternative fixing capacity (kN)
B	2/100 x 3.75 skewed nails + 1 wire dog	2.7
C	2/100 x 3.75 skewed nails + 2 wire dogs	4.7
D	2/100 x 3.75 skewed nails + 3 wire dogs	6.7

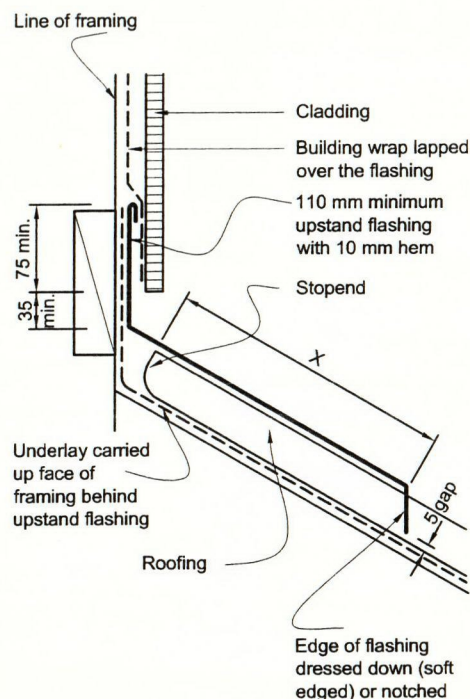
NOTE –

- (1) Rafter spans may be increased by 10 % for rafters continuous over 2 or more spans that have not been birdsmouthed at intermediate supports.
- (2) Fixing types at intermediate supports for rafters running continuously over those supports shall have double the capacity of the fixing types given in this table.
- (3) For the full range of fixing types and capacity see table 10.13.

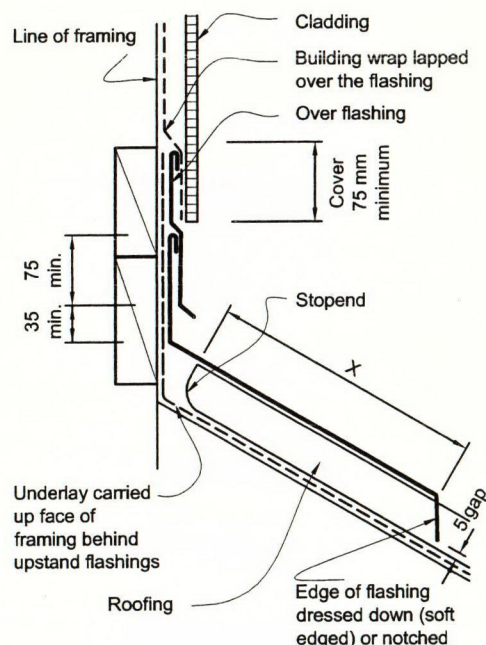
Figure 7: Basic apron flashing
Paragraphs 4.2.1.1, 4.6.1.1 a), 4.6.1.4 b), and 5.1

NOTE: (1) X = variable according to wind zone – refer Table 7.

(2) Stopends to profiled metal – refer Figure 49.



(a) ONE PIECE FLASHING



(b) TWO PIECE FLASHING

5.0 Roof/Wall Junctions

5.1 Apron flashings

All roof-to-wall junctions shall be made *weathertight* by using an *apron flashing* as outlined in Paragraph 4.6.1.1, and shown in Figure 7, that:

- Provides a minimum lap under the wall *cladding* of 75 mm in accordance with Table 7, except that:
 - pressed metal tiles shall have a secondary *flashing* fitted in order to achieve the minimum required overlap of wall *cladding*,
- For profiled metal, incorporates *stopends* at the upper end of the roof *cladding* as per Paragraph 8.4.13,
- Provides a minimum clearance from the wall *cladding* to the roofing in accordance with Table 7, and
- Extends over the roofing by a minimum cover in accordance with Paragraph 4.6.1.1 and Table 7, depending on the:
 - wind zone,
 - pitch of the roof, and
 - profile of the roof *cladding*.

COMMENT:

40 mm is the maximum upturn achievable with pressed metal tiles, meaning that a secondary *flashing* is required.

Details for specific wall *cladding systems* are given in Paragraph 9.0.

Where the roof finishes within the length of an adjacent wall, a *kick-out* or *stopend* as detailed in Figure 8 shall be provided to direct water out from the wall *cladding* onto the roof *cladding* and gutter.

5.2 Gutters, barge and fascias

Where gutters, barge or fascias terminate against *claddings*, these shall be installed after the wall *cladding*, and after any protective finishes have been applied.

Gutters, barge and fascias shall terminate so as to leave a gap of 10 mm from the finished wall *cladding* as shown in Figure 8.

3.4.3.1 Cladding options – south elevation

As the south face scores over 20, it will require:

- a) *Specific weathertightness design*, or
- b) Redesigning the proposal to reduce the risk, so reducing the *risk score*.

3.4.3.2 Cladding options – other elevations

As the other faces score from 14 to 20, *cladding* options from Table 3 are:

- a) *Direct fixed claddings*:
 - i) Vertical corrugated steel, and
- b) Wall *cladding* with a 20 mm minimum *drained cavity*:
 - i) *Masonry veneer* (with 40 mm cavity)
 - ii) *Stucco*
 - iii) Horizontal profiled metal
 - iv) Rusticated weatherboards
 - v) Fibre cement weatherboards
 - vi) Fibre cement sheet
 - vii) Plywood sheet
 - viii) *EIFS*
 - ix) Bevel-back weatherboards.

4.0 Flashings**4.1 Materials for flashings**

Acceptable materials for *flashing* junctions and penetrations are described in Paragraph 4.3.

4.2 Selection of flashing materials

In all applications, the choice of *flashing* materials shall take into account the following factors:

- a) The requirements of NZBC B2 Durability,
- b) The environment where the *building* is located,
- c) The specific conditions of use, and
- d) Consideration of the surrounding materials.

4.2.1 Durability requirements

Flashings shall comply with the requirements of NZBC B2 Durability, which sets out the requirements for *flashings* as:

- a) 50 years, where *flashings* are:
 - i) completely hidden behind *claddings*
 - ii) not accessible, or
- b) 15 years, where *flashings* are:
 - i) exposed
 - ii) accessible.

4.2.1.1 Two part flashings

Where a *flashing* is partly exposed with the other part hidden and not accessible:

- a) If it is in one piece, the total *flashing* must last the required 50 years, or
- b) If it is in two pieces:
 - i) the hidden part must last the required 50 years, and
 - ii) the exposed part, if able to be replaced without *cladding* removal, may last 15 years.

An example of a two part *flashing* is shown in Figure 7.

4.2.2 Environment

Flashing materials shall be selected according to the relevant exposure conditions as defined in either:

- a) NZS 3604 Clause 4.2, or
- b) AS/NZS 2728.

Flashings shall be selected from Table 20 to minimise corrosion.

COMMENT:

The exposure zone in which a *building* is located can affect the *durability* of *flashings*.

AS/NZS 2728 lists atmospheric classes derived from ISO 9223 for Australia and New Zealand.

Exposure zones are defined in Clause 4.2 of NZS 3604, based on the likely exposure to wind-driven sea-salt or geothermal gases.

4.2.3 Specific conditions of use

Flashing materials shall be selected according to the specific conditions of their use.

Flashings shall be selected from Table 20 to minimise the effects of sheltered corrosion.

COMMENT:

The specific location of a material on a *building* can substantially affect the *durability* of that material.



BUILDING CONSENT AND PROJECT INFORMATION MEMORANDUM APPLICATION

For the Far North District

Section 33, Building Act 1991

**IMPORTANT INFORMATION
TO ASSIST IN COMPLETING THE APPLICATION FORM**

CHECK LIST

Please Ensure all information as listed on the check box, is provided when lodging your application. Your application cannot be accepted unless it is complete.

Information is required in triplicate :

- an approved copy of plans etc., is returned to the owner or contact when consent is issued
- one copy is held by Council and becomes part of the property file; and
- a further copy is carried by the Building Officer to ensure compliance when carrying out inspections.



- Under The Building Act 1991, a Building Consent Application and a Project Information Memorandum (PIM) can be applied for together.
- You may however apply for a Project Information Memorandum (PIM) as a 1st step in obtaining your Building Consent.
- If you have already obtained a PIM, it is important to include the PIM N° at question 2 overleaf.

NOTE : A PIM is not required for a fire place or a residential internal alteration

Please read notes overleaf thoroughly.....

NOTES : PLEASE READ NOTES PRIOR TO COMPLETING PART A

1. Please indicate whether your project is **Domestic, Commercial or Industrial**. If your project is Commercial or Industrial, you must also complete supplementary application form E, for **systems necessitating a compliance schedule**. For the purpose of this application, all farm buildings are regarded as domestic.
2. **PIM or BC only, or Combined Application** : Under the Building Act, a Building Consent application (BC) and a Project Information Memorandum (PIM) can be applied for together or separately. You must however obtain a PIM prior to a BC being issued. If you are applying for a PIM only, you need to complete **Part B** (over page) of this form also. If you already have a PIM, tick box **B** and write the PIM number in the space provided, you are not then required to complete **Part B** of this form, but you must complete **Part C : Building Details**. If you are applying for both Building Consent and PIM together, you must complete both **Part B : Project Details** and **Part C : Building Details**.
3. **Owner** : For the purposes of the Building Act the owner of the land may be :
 - * The owner of the fee simple of the land; OR
 - * Any person who has agreed in writing, either conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or take out a lease of the land, while the agreement remains in force. If you have purchased this property within the last 6 months, please give name of previous owner.
4. **Contact Person** : The contact may be your builder or other agent. Provide the contact/agents name, address and other particulars so that we may address verbal or written correspondence to them. **Only complete this section if the contact person is not the owner.**
5. **Correspondence/Refunds** : If you are the owner and paying your fees direct to Council, tick box 1. Tick box 2, if the consent fees are to be paid by the applicant (builder/agent or other as detailed in box 4), then the application must be signed by the contact person in question 4. All communication and any invoices/refunds will then be sent to the applicant.
6. **Proposed Location of Building Work** : Give the street or road address, including **RAPID** number. If possible give proximity to any well known landmark, river or stream to assist in locating the property.
7. The **legal description** is usually the Lot and Deposited Plan number of the land. You can get this information from the rates assessment notice or the certificate of title. The Valuation Roll Number can be found on the rates assessment also. If you cannot obtain the information from these sources, our Customer Liaison Team may be able to assist you. You can obtain a copy of your Certificate of Title from : "Land Information New Zealand, PO Box 92016, Auckland" a small fee is charged.
8. **Project** : Identify the project being undertaken by ticking the appropriate box—e.g. a new house would be a New Building. You may specify the actual life of the building being constructed or you can assume it to be 50 years, which is the time-frame under the Building Act.
Description of Work : Describe the work—e.g. 3 bedroom dwelling and attached garage.
Intended Use : e.g. private or communal housing, or a particular commercial, industrial, service or farming use. **Estimated Value of Work** : Refers to the value of the completed project. i.e. The amount you would expect to obtain if you were to sell and must be GST inclusive.

The information supplied with this application is true and complete to the best of my knowledge :

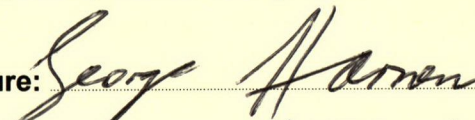
Signed by the owner.

Signature:

Name:

Date:

OR - Signed by the contact person.

Signature: 

Name: GEORGE HARRON

Date: 01 - 10 - 04

Please Note :

Council is unable to accept your application until all details and all relevant information is provided, including completed **check list** and the application is signed and the processing fee paid. See the Pamphlet : 'Building Consent Fees and Charges' for a full breakdown of the fee structure.



CHECK LIST FOR BUILDING CONSENT APPLICATIONS

In The Far North District

- RETURN THIS CHECKLIST WITH YOUR APPLICATION
- INCLUDE ALL THE INFORMATION AND DOCUMENTS REQUESTED
- MARK EACH CHECKBOX AS FOLLOWS :

☒ Item Included	☒ Item not Included	☐ N/A Item not applicable	OFFICE
☒ APPLICATION FORM			☐
☒ All items relevant to your application are to be completed on the application form. Include accurate 'Values' of the work to be undertaken (GST Inclusive).			☐
☒ Include the correct legal description (Can be obtained from your rates notice, Certificate of Title or from Council's Customer Liaison Team).			☐
☒ Name, address and phone numbers of all personnel relevant to your project, including person to receive accounts.			☐
☒ Copy of recent Certificate of Title (<i>not more than six months old - obtained from Land Information NZ</i>) or Proof of Purchase from Solicitor.			☐
<i>To be faxed through when it arrives here.</i>			
☒ SPECIFICATIONS (3 Copies)(see Note 1)			☐
☒ Written specifications, adequately describing all building work, components, materials and fixings including their size and type. Show compliance with the functionality and performance requirements of the Building Code i.e. NZS 3604 1999 or SPECIFIC DESIGN (see over)			
☐ SITE PLAN (3 Copies)			☐
☒ Show the floor area of the proposed building project and of all existing buildings to a minimum scale of 1:200. Use metric measurements.			
☒ Show the distance of the proposed and existing buildings from all legal boundaries. These measurements are to be to the walls or nearest part of the building and show any easements, overland flow-paths and/or any Council stormwater and drainage services.			
☒ Show the layout of existing and proposed sanitary and stormwater drains and mains, septic tanks and stormwater disposal.			
☒ Show the source of the water supply.			
☒ Show the location of vehicle entrance.			
☐ FLOOR PLAN (3 Copies)			☐
☒ A floor plan of each floor level to a minimum scale of 1:100. Plan to include floor layout and use of each section and show the location of all plumbing, gas and electrical fittings. Show all waste and vent pipes (can be on separate plans).			
☐ ELEVATIONS (3 Copies)			☐
☒ An elevation of 1:100, each external wall showing heights and finished ground level at each external corner (see above for smaller scale allowances).			
☒ Location of wall and roof bracing to be shown on elevations.			
☒ Scaled elevations indicating height from ground level to top of roof line.			
☒ FOUNDATION PLAN (3 Copies)			☐
☒ For timber floors show location of all piles and sub-floor timber braces, foundation perimeter walls and internal piling system. For concrete floors, a detailed cross-section is required.			
☒ Wind zone calculations (Note : All areas within the Far North District are R.2.)			
☒ Sub-floor bracing calculations.			

Continued overleaf

☒	Item Included	☒	Item not Included	☐	Item not applicable	OFFICE
☐	CROSS SECTION DETAILS (3 Copies)					☐
☐	Sufficient cross sections through the building to show foundation details, floor systems, wall construction, roof construction, location of wall claddings and roof covering.					
☐	Show construction details of terraces, steps, balustrades and any unusual items.					
☐	Details of thermal insulation to be shown (dimensions, type, value).					
☐	WALL AND FLOOR BRACING CALCULATIONS (3 Copies) (See Note 2)					☐
☐	Submit wall and sub-floor bracing calculations, and plan, detailing location of bracing elements.					
☐	NOTE : One room additions. Locate requirements and their respective values on the elevations. (See Note 1. Below)					
	EFFLUENT DESIGN (TP 58) : (Consulting Engineer or Approved Designer)					☐
☐	3 Copies of T.P. 58, including producer statement and maintenance requirements.					
	SPECIFIC DESIGN :					
	To facilitate processing of specific design applications, provide the following information:					
☐	Full engineering calculations and drawings.					
☐	Design Certificate/Producer Statement.					
☐	Soil report or geotechnical report (where applicable).					
☐	A written description of the building model and techniques used in construction.					
☐	Name and Address of Engineer.					
	NOTES :					
	1. Specifications for additions, alterations and garages under 40m ² can be written on plans (No need for separate document).					
	2. Garages and Carports will not require bracing schedules but may require posthole size calculation.					
	3. Commercial and Industrial Buildings require a Fire Report (FORM E - Commercial & Industrial of application will be required).					
	4. The Legislative timeframe for processing a Building Consent or Project Information Memorandum (PIM) is 10 working days or 20 working days where the value of the building exceeds \$500,000 in value.					
	APPLICATION FEES :					
	Check with your nearest Council Service Centre (addresses below) for the processing and other fees that will be payable. The pamphlet ' Far North District Council - Schedule of Building Fees ', shows these fees in detail and is also available at any Service Centre.					

SPECIALIST STAFF

Specialist Staff are available by appointment only.

Dialing **0800 920029** will connect you with your nearest Service Centre. The Customer Liaison Officer will assist in making an appointment with the appropriate officer.

FOR OFFICE USE ONLY		Far North District Council	
Received at	Office	Far North District Council Private Bag 752 KAIKOHE	Phone: 0800 920029 Fax: (09) 4012137 Email: gws@fndc.govt.nz
Date	Receipt N°		
Fees Rec. \$	VAL N°		
ABA N°			
Applicant I.D. N°			
Agent/Rep I.D. N°			
CHECKED BY	Customer Liaison Officer	Kaikohe Service Centre Memorial Avenue KAIKOHE Kawakawa Service Centre Gillies Street KAWAKAWA Kerikeri Service Centre Hobson Avenue KERIKERI	Kaero Service Centre Main Road KAEO Kaitaia Service Centre Redan Road KAITAIA Rawene Service Centre Parnell Street RAWENE

PART A : GENERAL

ABA N° : 20050730 Office Use Only

Complete Part A in all cases - Read Notes Opposite First !

1. **THIS APPLICATION IS IN RELATION TO** : ☒ Domestic (incl. farm buildings)
(Tick boxes as appropriate). ☐ Commercial
☐ Industrial

If your project is Commercial or Industrial you must complete :

'Application Form E - COMPLIANCE SCHEDULE - 'Commercial or Industrial Buildings'

2. **Tick box A or B below**

- A ☐ Application is for a Project Information Memorandum (PIM) only
B ☐ Application is for Building Consent only, in accordance with PIM N° :
C ☒ Application is for Building Consent (BC) and Project Information Memorandum (PIM).

3. **OWNER** (Provide owner details in all cases - if also applicant, tick box ☐)

Name Phil JAMES
Postal Address 06 Taitokeran Beach Rd
Whatawhiwhi
Phone N° 09-406-7737 Fax N° —

Name of previous property owner
(if property has been recently sold a copy of Sale and Purchase Agreement is required).

4. **CONTACT PERSON** (If not owner)

Business Name
Name George HARRON
Postal Address P.O. Box 23-441
Hunters Corner Manukau City
Phone N° 09-2777 333 Fax N° —
027-2777 333

5. **CORRESPONDENCE/REFUNDS** to : 1. OWNER (as above) ☐ or 2. CONTACT ☒

6. **PROPOSED LOCATION OF BUILDING WORK :** RAPID Number : —

Address 6 Tokeran Beach Rd, Whatawhiwhi

7. **LEGAL DESCRIPTION**

Valuation Roll Number 000 81 15 900
(Can be obtained from your rates notice or a Customer Liaison Officer PH : 0800 920029)

Lot(s) or Section N° : 68 DP 47841

AREA OF SITE (M²) : 1 024 m²

Certificate of Title : N° NA 11 D-790
(Not more than 6 months old)

8. **PROJECT**

New Building ☐
Alteration ☐
Relocation ☐
Demolition ☐
Other ☒

Intended Life :
NOT less than 50 years
OR
Less than 50 years ☐
Specified as years

Description of work :

Additions - lean to roof &
Intended use(s) in detail : courtyard roof.
shelter.

Total Floor Area of project : 36m² + 28m² = 64m²
Ground floor area of project 36 + 28 = 64m²
Upper floor area of project : m²

Estimated Value of Work \$6500 = (GST incl.)

PART B : PROJECT DETAILS

6. Project Information Memorandum (Complete Part B only when applying for a PIM)

The project involves the following matters. Tick each applicable box, and attach relevant information in **triplicate**.

- (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, inundation, hazardous contaminants on or near the site.
- (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 waahi tapu.
- (j) ☐ Copy of/or reference to, any resource consent or planning approval for this project.
- (k) ☐ Details of volume of proposed excavations: Include volumes for site preparation, basement and driveway.

PART C : BUILDING DETAILS

Complete Part C only when applying for a Building Consent

This Application is accompanied by (tick each applicable box, attach relevant documents in triplicate).

- 7. ☒ 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 :
- 8. ☐ Building certificates.
- 9. ☐ Producer statements (including TP 58 Effluent Design).
- 10. ☐ References to accreditation certificates issued by the Building Industry Authority.
- 11. ☐ References to determinations issued by the Building Industry authority.

For details on drawings and specifications etc., see checklist form. If applying for PIM and Building Consent together, then plans for (a) can be included in (7). If a PIM has already been applied for then include a copy of any relevant authorisations (e.g. Resource Consents) with this application.

PART D : PROJECT DETAILS

COMPLETE AS FAR AS POSSIBLE IN ALL CASES (GIVE NAME, ADDRESSES, TELEPHONE NUMBERS, GIVE RELEVANT REGISTRATION NUMBERS IF KNOWN)

DESIGNER(S)

Name :

George HARRON

Address

16 Trimmer Tce

Phone Number :

Papatoetoe

Cell Phone Number :

027-2 777 333

Fax Number :

Email Address :

09-2 777 333

hariji@ihug.co.nz

BUILDER

Name :

George HARRON

Address

Phone Number :

Cell Phone Number :

Fax Number :

Email Address :

REGISTERED DRAINLAYER

Name :

Reg. N°

Email Address :

Address :

Phone Number :

Cell Phone :

Fax Number :

REGISTERED PLUMBER

Name :

Reg. N°

Email Address :

Address :

Phone Number :

Cell Phone :

Fax Number :

REGISTERED ELECTRICIAN

Name :

Reg. N°

Email Address :

Address :

Phone Number :

Cell Phone :

Fax Number :

CERTIFIER

Name :

Reg. N°

Email Address :

Address :

Phone Number :

Cell Phone :

Fax Number :

OTHER

Name :

Reg. N°

Email Address :

Address :

Phone Number :

Cell Phone :

Fax Number :

A final Check!



*Have you provided
all relevant information?*

*My Project is **domestic***

*I have completed the form '**Building Consent and Project Information Memorandum Application**', including :*

PART A

☒ (All applications)

PART B

☐ (When applying for a PIM)

PART C

☒ (When applying for a BC)

PART D

☒ (All applications. If information not yet available, please supply to Council as soon as possible).

I have also included the completed and signed 'Check List for Building Consent Applications' form.

*My project is **Commercial or Industrial***

I have provided all information as for **Domestic** (above) and also completed '**Application Form E—Compliance Schedule**'

SITE INSPECTION SHEET

Name: JAMES, PHILIP

BC

ABA20050730

Number:

Site Address: 6 TOKERAU BEACH ROAD

Valn Ref.

081-159-005

KARIKARI

Date:

6-Oct-04

Contact Person GEORGE HARRON

Phone

09 2777333

What is the ground topography:

- ☒ Gentle
☒ Moderate
☒ Steep

Wind Zone:

- ☒ High
☒ Very High
☒ Specific Engineering Design
☒ Sea Spray Zone

Vehicle Crossing:

- ☒ Required
☒ Is there Footpath Damage
☒ Is a Deposit Required

Council Services:

- ☒ Is sewerage available
☒ Is water reticulation available

On-site Effluent Disposal

- ☒ Is the area suitable
☒ Is there room for a reserve area
☒ Is there local knowledge of poor soakage
☒ Engineering Design required

Engineering Required and Section 36 Items:

- ☒ Signs of slippage
☒ Poor soils
☒ Fill on site
☒ Un-natural profiles
☒ Flooding
☒ Foundations

Council or Private Easements:

- ☒ Man hole covers
☒ Overland flow path
☒ Overhead wires

Sketch/Topography:

S.N.V.

ADDITIONS - LEANTO & COURTYARD
ROOF

FIXED

Entered:
29/10/04
KAG.

Other Comments:

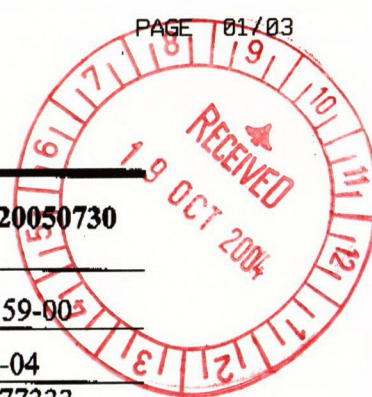
Note: Enter ☒ or ☐ in each box to indicate yes or no.

Inspector:

George Harron

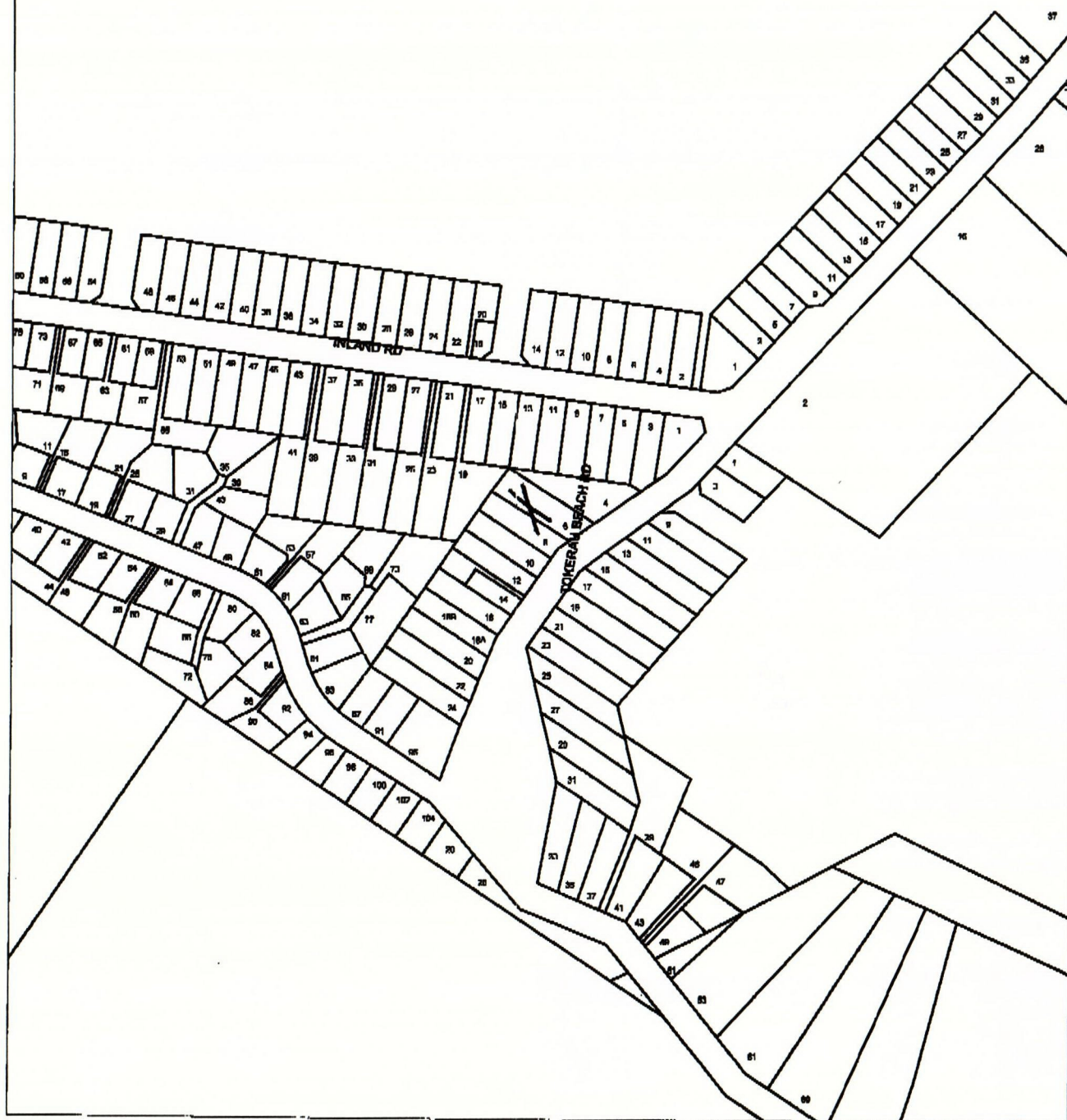
Date of Inspection:

27-10-04



ENVIRONMENTAL
29 OCT 2004
RECEIVED

FIXED



Property Location: 6 TOKERAU BEACH RD KARIKARI PENINSULA Property Area: 0.1024ha.

00081-159-00

LOT 68 DP 47841 BLK IV KARIKARI SD



Far North District Council

PROPERTY INQUIRY

This map is for information purposes only and is not necessarily accurate to surveying, engineering or other professional standards. While every effort has been made to ensure accuracy and timeliness of the information presented, Far North District Council assumes no responsibility for errors or omissions.

LMR Digital Licence No AK 58041. Copyright 2004/05/06

Date: 15/10/4

SITE INSPECTION SHEET

Name: JAMES, PHILIP

BC
Number: ABA20050730

Site Address: 6 TOKERAU BEACH ROAD

Valu Ref. 081-159-005

	KARIKARI
Contact Person	GEORGE HARRON

Date: 6-Oct-04
Phone: 09 2777333

Phone 09 2777333

What is the ground topography:

- | | |
|-------------------------------------|----------|
| ☐ | Gentle |
| ☒ | Moderate |
| ☐ | Steep |

Wind Zone:

- | | |
|-------------------------------------|-----------------------------|
| ☒ | High |
| ☒ | Very High |
| ☒ | Specific Engineering Design |
| ☒ | Sea Spray Zone |

Vehicle Crossing:

- | | |
|---|--------------------------|
|  | Required |
| | Is there Footpath Damage |
| | Is a Deposit Required |

Council Services:

- Is sewerage available
Is water reticulation available

On-site Effluent Disposal

- | | |
|-------------------------------------|--|
| ☒ | Is the area suitable |
| ☒ | Is there room for a reserve area |
| ☒ | Is there local knowledge of poor soakage |
| ☒ | Engineering Design required |

Engineering Required and Section 36 Items:

- ☐ Signs of slippage
- ☐ Poor soils
- ☐ Fill on site
- ☐ Un-natural profiles
- ☐ Flooding
- ☐ Foundations

Council or Private Easements:

- Man hole covers
Overland flow path
Overhead wires

Note: Enter ☒ or ☐ in each box to indicate yes or no.

Inspector: D. L. [Signature]

Date of Inspection: 27. 10. 04

DKC

Sketch/Topography:

S. N. V

ADDITIONS - LEANTO & COURTYARD ROOF

Entered
29/1/94
KAG

Other Comments:

**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Search Copy

R. W. Muir
Registrar-General
of Land

Identifier **NA11D/790**
Land Registration District **North Auckland**
Date Issued **04 July 1967**

Prior References
NA1859/21

Estate Fee Simple
Area 1024 square metres more or less
Legal Description Lot 68 Deposited Plan 4784

Proprietors
Philip Joseph James

Interests

D109420.3 Mortgage to ASB Bank Limited - 18.2.1997 at 12.31 pm
D109420.4 CAVEAT BY ADRIAN DAVID LARKINS - 18.2.1997 AT 12.31 PM

Attention Angie Miller.
Re building consent already
posted to Kaikohe.
for Phil. Jones.
6 Tokerau Beach Rd.
Whatawhiwhi

Identifier

NA11D/790

Conver

1 Acre

1 Parcel

1 Link

