

81-060-66
06614

INSPECTION SHEET

ABA 20021647

NAME: HARTIGAN, T

Telephone: 09 4040055

MAILING ADDRESS: 36 GREENACRES DRIVE, KAWAKAWA

BUILDER: VERSATILE - MIKE C

Telephone:

ADDRESS: P O BOX 31, WAIPAPA

CONTACT PERSON: MIKE CLAPSHAW

Telephone: 025 928691

MAILING ADDRESS: «ADDRESS FOR SERVICE»

36-6

PROJECT

☒ New building

Area: 69 m²

Intended Use(s): RES

☐ Relocated building

Area: _____ m²

☐ Alteration

Area: _____ m²

Description of Work: NEW GARAGE INCLUDING P&D

☐ Demolition

Area: _____ m²

☐ Plumbing/Drainage only

Intended life:

☐ Other

☒ Indefinite but not less than 50 years

☐ Specified as years.

PROJECT LOCATION

Street Address: 47 VIRTUE CRES, TOKERAU BEACH

Legal Description: LOT 81 DP 76023

Area: _____ m²

Valuation No: 00081-060-66

Ward: MANGNUI

Date of Inspection	Inspection Remarks / Comments
25-7-02	Pre pour slab inspection ok B floor
24-9-02	P&D inspection ok B floor
8-7-04	Final (Kitchen now included). <u>OK</u>
22-9-04	2nd Final. Change of use now being applied for.
2-10-06	3rd Final, no change of use required or ok to issue CCC.
20-5-02	Site

fee paid x2
6 inspections

REF: ABA: BC-2002-1647

PROPERTY: 47 Virtue Crescent, Karikari Peninsula 0500

3 October 2006

Thomas Charles Hartigan
47 Virtue Cres
Tokerau Beach

Dear Sir / Madam

RE: NEW GARAGE INCLUDING P&D VR:00081-060-66, 47 Virtue Crescent, Karikari Peninsula 0500

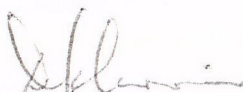
An inspection on 2 October 2006 at 47 Virtue Crescent, Karikari Peninsula 0500, revealed the following will need attention.

Please find enclosed an invoice for 4 inspections as only 2 were pre paid.

Once this has been paid we will then be able to issue you, your Code of Compliance Certificate.

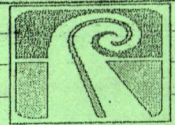
Please do not hesitate to contact Kaitia Environmental Support (Building) staff or myself on 0800 920 029 should you wish to discuss this matter further.

Yours faithfully



Dave Currie
BUILDING OFFICER

FINAL INSPECTION SHEET



Far North District Council

Date 2-10-06

Action 305

BC# 2002-1647

Time 12-30 AM/PM

Applicant/Builder HORTON, T. 4087270

Inspection Description 3rd Final

Property Address 47 UATHE CRES TOROKO BEACH

Issue CCC Yes/No

Reinspection Needed Yes/No

Valuation

Travelling Time

30

Officer

D.K.C.

Inspection Time

20

Signature

[Signature]

FINAL Fireplaces Inspection

OK Not N/A Comments

- 1 Smoke Alarms with Hush
- 2 Hearth size & secured
- 3 Fire Place clearances
- 4 Fire Place secured
- 5 Flue Shield
- 6 Flashings / Flue height
- 12 Wet back circulators correct size & fall

PLUMBING

OK Not N/A Comments

- 1 Waste pipe correct support & gradient
- 2 Waste pipe for washing machine
- 3 Ceiling tank and tray with Seismic restraint
- 4 1 metre minimum of copper outlet of HWC
- 5 Hotwater cylinder seismic restraint
- 6 Hot water tempering valve 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 finished at gully trap
- 12 Soil pipe sizing / fall / support
- 13 Adequate support to water pipes
- 14 Back flow prevention where required

No change of use required.

FINAL Internal Inspection

OK Not N/A Comments

- 1 Smoke alarms with Hush
- 2 Sink insert secured correctly
- 3 Service rooms Impervious walls
- 4 Service rooms Impervious floors
- 5 Sealing Wet areas
- 9 Ceiling insulation
- 10 Safety glass where required
- 11 Ventilation
- 13 Stairs gap / tread / rise
- 14 Barrier Height 1.0m / Stairs 900mm
- 15 Safe from Falling Balustrades
- 16 Access for disabled - Commercial only
- 17 Facilities for disabled - Commercial only
- 17 All surfaces Completed

x1 now fitted.

Kitchen Sink now removed, see photo

All ok to issue CCC.

[Signature]

FINAL EXTERIOR Inspection		OK	Not	N/A	Comments
1	Conditions on consent				
2	Joints in bearers supported				
3	Ground clearance to u/side of floor				
4	Subfloor ventilation				
5	Subfloor bracing				
6	U/floor Insulation				
7	Finnished ground level				
8	Cladding (joints, corner, scribes window flashing etc)				
9	Cladding- painted / penetrations sealed				
10	Brick veneer weep holes cleared				
11	Handrails & post fixings				
12	Roof, ridging & 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 Dischrage/Vermin Cage				
18	Stairs gap / tread / rise				
19	Barriers 1.0m / Stairs 900mm				
20	Safe from Falling Balustrades				
21	RAMPS grade / slip resistance				
22	Safety Glass (Glass Visible-commercial)				
Producer Statements		OK	Not	N/A	Comments
1	Engineer / Licenced Building Practioneer				
2	Membranes / Roof				
FINAL POOL Inspection		OK	Not	N/A	Comments
1	Pool Fencing Compliance				
2	Back flow prevention where required				
DRAINAGE		OK	Not	N/A	Comments
1	Asbuilt drainage plan s/water and sewer				
2	Gully dish 25 mm 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				
ENERGY CERTIFICATES		OK	Not	N/A	Comments
1	Electrical				
2	Gas				
ROAD DAMAGE		OK	Not	N/A	Comments
1	Footpath & kerb damage				
2	Crossing installed				
COMMERCIAL		OK	Not	N/A	Comments
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	Poducer Statemants- Fire alarm, Ventilation etc				

Top: Sink bench removed.

• Bottom: front of garage.



2002-1647 HARTMAN. 47 VIRTUE CRES. TOLKESHA BEACH.

DATE: 22-9-04		AM 9.15		PM		ACTION 305	
Applicant/Builder: MARTIGAN, T & T.						Ph N°:	
Val N°:			BC N°: 20021647				
Officer: D K C.			Signature: <i>D K C.</i>				
Issue Interim CCC			Yes NO		ACTION 309		Reinspection Needed 7
							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 :					
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				

Now applying for a change of use from garage with P & D to a dwelling.

DKC

Check to see if properly lile has been sent to Karloche.

Sent 22-9-04 DKC.

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

DATE: 8-7-04		AM 11.30		PM		ACTION 305	
Applicant/Builder: HARTIGAN B.						Ph N°:	
Val N°:		BC N°: 20021647					
Officer: D.K.C.		Signature: <i>[Signature]</i>					
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	✓	✓		Smoke alarm with hush button.
8	Service room floors	✓			Spoke to owner, off to town
9	Service room walls	✓			to purchase alarm while there.
10	Safety glass where required	✓			
11	Sink insert secured correctly	✓			
12	Ceiling insulation	✓			Baris walls & ceiling.
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	✓			Kitchen Sink now included in garage.
Final Exterior Inspection :					
1	Conditions of consent			✓	Send letter.
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			✓	

[illegible]



FAR NORTH DISTRICT COUNCIL

Private Bag 752, Memorial Ave, KAIKOHE 0400
Freephone: 0800 920 029, Ph: (09) 405 2750, Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz, Website: www.fndc.govt.nz

file copy

81-060-66

20 July 2004

T Hartigan
36 Greenacres Drive
KAWAKAWA
0291

Dear Sir/Madam

Re:BUILDING CONSENT NO. 20021647 - New Garage Including Plumbing & Drainage

Further to a Final Inspection on 8 July 2004 the Council will only issue an Interim Code Compliance Certificate on the Garage with Plumbing & Drainage.

The kitchen sink will either be removed or a Safe & Sanitary Certificate will need to be applied for the kitchen unit and the entire garage/accessory building.

To conclude a Final Code Compliance Certificate can only be issued for the garage including plumbing and drainage, as per your original building consent.

Please do not hesitate to contact myself on 09 4088400 or 0800 920 029 should you wish to discuss this matter further.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Dave Currie'.

Dave Currie
BUILDING CONTROL OFFICER
KAITAIA

PRIORITY: TO BE PROCESSED UNDER BOTH TDP AND PDP PLANS

BUILDING CONSENT NO ABA ~~2002647~~ 20021647
TRACKING SHEET

NAME:	HARTIGAN, T	DATE:	14.5.2002
VAL NO:	0081-060-66		
LEGAL DESC:	LOT 81 DP 76023		
BUILDING:	NEW GARAGE INCLUDING P&D		
LOCATION	47 VIRTUE CRES, TOKERAU CRES		

RESOURCE PLANNER

DATE: 20.5.02. SIGNED: R Phillips

CONDITIONS: At least 50% of that part of the site between the road boundary and a parallel line 5m therefrom, shall be landscaped. Landscaping includes grass and paved areas, but does not include driveways or car parks.

DEVELOPMENT ENGINEER

DATE: SIGNED:

CONDITIONS:

PLUMBING AND DRAINAGE

DATE: 20.5.02 SIGNED: J Hassan

CONDITIONS:

BUILDING INSPECTOR

DATE: 20.5.02 SIGNED: J Hassan

CONDITIONS: COASTAL SPRAY ZONE BOTTOM PLATE FIXING ANCHOR TO BE STAINLESS STEEL.

OTHER:

DATE: SIGNED:

CONDITIONS:

NO. OF INSPECTIONS:

5

NRC SEPTIC TANK BOOKLET TO BE ENCLOSED:

Operative District Plan(TDP)Proposed District Plan(PDP)Zoning: res.Zoning: res.

Standards/Rules not complied with:

sale + purchase agreement ok.ok.setback ok.sunlight ok.impermeable surfaces ok.height 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.

Has this property been part of a subdivision?

No

☐

Yes

☐

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.

SITE INSPECTION SHEET

Name: _____ BC Number: _____
Site Address: _____ Valn Ref. _____

Date: _____
Phone: _____

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

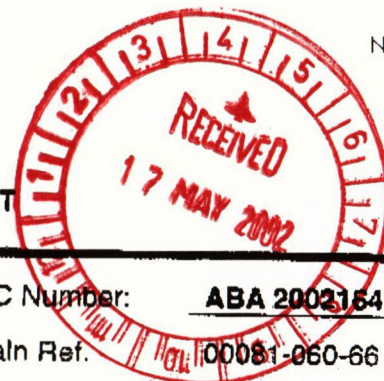
Sketch/Topography:

Other Comments:

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

Inspector: _____ Date of Inspection: _____

SITE INSPECTION SHEET



Name: HARTIGAN, T

BC Number: ABA 20021547

Site Address: 47 VIRTUE CRES, TOKERAU BEACH

Valn Ref. 00081-060-66

Date: 14.5.02

NEW GARAGE WCL P&D 4060055

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 No
☐ 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:

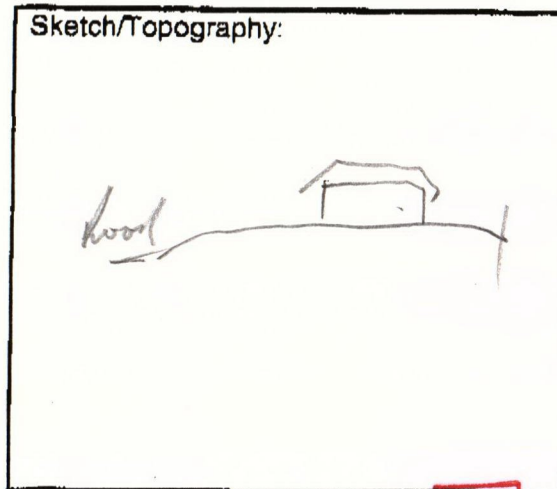
- ☐ Signs of slippage
☐ Poor soils
☐ Fill on site
☐ Un-natural profiles
☐ Flooding
☐ Foundations

Sandy
Soils

Council or Private Easements:

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

Sketch/Topography:



NEW GARAGE INCLUDING P&D

ENTERED

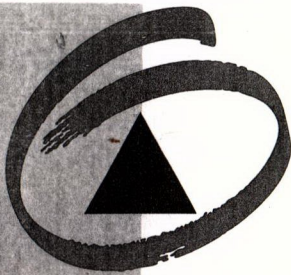
Other Comments:

Site
Partly protected by 1.8m
fence

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

Inspector: B. Ford

Date of Inspection: 20.5.02



FIRST NATIONAL

Kaitaia

**First National Kaitaia
Moving Realty MREINZ**
112 Commerce Street
PO Box 656 Kaitaia
New Zealand
Fax (09) 408 1671
Phone (09) 408 1670

**First National Whangarei
Moving Realty MREINZ**
196 Bank Street
PO Box 5043, Regent
Whangarei
New Zealand
Fax (09) 430 0034
Phone (09) 438 8667

26th April 2002

Mr & Mrs Hartigan
36 Greenacres Drive
KAWAKAWA BAY OF ISLANDS

Dear Mr & Mrs Hartigan,

RE: BANSAL to HARTIGAN, 47 Virtue Crescent, TOKERAU BEACH

Please find enclosed your copy of the signed Sale and Purchase Agreement pertaining to the above transaction.

First National wish to thank you for entering into an agreement for Sale and Purchase with us.

Should you require any further information please do not hesitate to contact either our representative Anne Adams or the writer.

Yours faithfully
FIRST NATIONAL KAITAIA

Murray Croad
Manager

AGREEMENT FOR SALE AND PURCHASE OF REAL ESTATE

This form is approved by the Real Estate Institute of New Zealand and by the Auckland District Law Society

DATE: 26.4.02
VENDOR: Sandeep BANSAL

POOR QUALITY

COPY

PURCHASER: Thomas Charles HARTIGAN & Lu: Judith HARTIGAN

PROPERTY 47 VERTUE CRESCENT TOKERAU BEACH

Address of property:

Estate: FEE SIMPLE LEASEHOLD CROSSLEASE UNIT TITLE (if any) (delete the words)

Legal Description:

Area: 600 m²
More or Less

Lot: 81

DP: 26023

CT: 112047

PURCHASE PRICE \$48,000.00

~~Change Price: \$45,000.00~~
~~Forty Five Thousand Dollars Only~~

Plus GST (if any) OR inclusive of GST (if any):
If no other variation the purchase price includes GST (if any).

GST date (refer clause 12)

Forty Eight Thousand Dollars only

Deposit: (refer clause 2) \$4,000.00

The Deposit shall be paid to the Vendor's Solicitor upon the signature of the agreement by both parties.

Balance of purchase price to be paid or satisfied as follows:
To be paid in full on date for possession hereinafter provided for.

POSSESSION (refer clause 3)

Possession date: 9th May 2002 or earlier such date as parties may agree for late settlement: 12.00 p.m.

CONDITIONS (refer clause 5)

Special condition (if any):
Lender: Suitable to Purchasers

LIM required

Yes/No

Amount required: \$Sufficient to complete the purchase on terms and conditions acceptable to the Purchaser

Finance date: 30th April 2002

Land Act/IMA date

TENANCIES (if any)

Name of tenant:

Bond:

Rent

Term:

Right of renewal:

CHATELS

The following chattels if now situated on the property are included in the sale:
(strike out or add as applicable)

~~STOVE~~ ~~TV AERIALS~~ ~~FIXED FLOOR COVERINGS~~ ~~BLINDS~~ ~~CURTAINS~~ ~~DRAPES~~

~~TELEPHONES~~ ~~LIGHT FITTINGS~~

~~STOVE~~ ~~TV AERIALS~~ ~~FIXED FLOOR COVERINGS~~ ~~BLINDS~~ ~~CURTAINS~~ ~~DRAPES~~

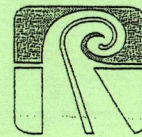
[Signature]

[Signature]

It is agreed that the vendor sells and the purchaser purchases the above described property and the chattels included in the sale, on the terms set out above.



APPLICATION FORM BUILDING CONSENT AND PIM

BC Number 2002/447

APPLICANT		<i>previous owner Bansal Sandeep.</i>	
NAME:	<u>T Hartigan</u>	<u>110034</u>	
MAILING ADDRESS:			
TELEPHONE:			FAX: _____
CONTACT PERSON:	<u>Mike Clapshaw</u>		
MAILING ADDRESS:	<u>P.O Box 31 Waipapa</u>		
TELEPHONE:	<u>4079861</u>	FAX:	<u>4079871</u>

PROJECT		
☒ New Building	Area <u>69</u> m ²	Property Use (eg res/com/ind): _____
☐ Relocated Building	Area _____ m ²	Description of Work: <u>erect new garage and ablation block.</u>
☐ Alts and Adds to Building	Area _____ m ²	
☐ Demolition	Area _____ m ²	
☐ Plumbing and Drainage Only	Area _____ m ²	
☐ Other (please specify)	Area _____ m ²	
		Intended life:
		☐ Indefinite but not less than 50 years
		☐ Specified as _____ years

ESTIMATED VALUE OF WORK (GST INCL)		
Building \$ <u>15,000</u>	Plumbing and Drainage \$ _____	Total Value \$ <u>15,000</u>

PROJECT LOCATION		<u>3306614</u>
Street Address: <u>47 Virtue Crest Tokerau Beach</u>		
Legal Description (as shown on Certificate of Title): <u>Lot 81 DP 76023</u>		
Area: _____ m ² /ha		
Valuation number: <u>081-06066</u>		

Requirements to be met for a Building Consent Application. All boxes are to be ticked by the applicant and verified by the technical clerk or building inspector at the time of lodgment. Applications not meeting these requirements may not be accepted.

THIS APPLICATION IS FOR	
☐	Building consent only; in accordance with project information memorandum no
☒	Both building consent and project information memorandum

CHECK SHEET

APPLICATION

Check
Yours Ours

- One copy of this application form ☐ ☐
- One copy of any authorizations required by the Project Information Memorandum (PIM) which relates to this application. (This is if PIM has previously been applied for) ☐ ☐

NOTE: Vehicle crossings and footpath damage
Is there a vehicle crossing required? If so please request a standard construction detail from the council officer
Is there footpath damage? If damage has occurred before site works start then notify the council officer (charges may be applicable if damage occurs)

NOTE: All applications for a consent will lapse after 60 days if
- the consent is not uplifted after approval; or
- further information requested is not supplied

SPECIFIC DESIGN (where applicable)

Check
Yours Ours

- Three copies of engineering calculations and drawings and associated producer statements ☐ ☐
- Three copies of engineer design effluent disposal system (TP58) ☐ ☐
- Three copies of engineer calculations for thermal resistance when specific design is proposed ☐ ☐
- Three copies of ground test details and reports ☐ ☐

NOTE: Ground that does not have a ground bearing capacity of 100K.p.a. will require to the foundations to be specifically designed.

CONSTRUCTION

Check
Yours Ours

- Three copies of subfloor bracing design and calculations. Detail all pile types and fixings and floor joist layout for each floor ☐ ☐
- Three copies of wall bracing element details showing location, type, fixing details and bracing schedule ☐ ☐
- Three copies of truss layout (include truss number and truss fixing details) or roof framing and strutting beam layout ☐ ☐
- Three copies of all fire and egress details, full specification of fire wall construction, fire doors and windows etc ☐ ☐

BUILDING CERTIFIER (where applicable)

Check
Yours Ours

- One copy of plans and specifications and relevant certificates and calculations and producer statements ☐ ☐
- One copy of information as to areas certified ☐ ☐
- For building consent application supply copy of issued PIM and any relevant authorizations requested as a result of the PIM ☐ ☐

SERVICES

Check
Yours Ours

- Three copies of all plumbing and drainage details including acceptable solution to be used ☐ ☐
- Three copies of electrical layout ☐ ☐
- Three copies of all mechanical services details ie sprinkler systems, lifts, air conditioning systems etc. (A separate check list form for systems necessitating a compliance schedule on *non residential* building only is available from the building office) ☐ ☐
- Details of backflow prevention (for protection of potable water supply) ☐ ☐

NOTE: One copy of as-built drainage plan will be required prior to issue of the Code Compliance Certificate

NOTE: Applications for vehicle crossing, drainage and water connection services should have been made with the application for a Project Information Memorandum

PLANS

Check
Yours Ours

- Three copies of plans, elevations, cross section and details drawn to standard metric scales eg 1:100 and 1:50. Plans to be drawn in ink ☐ ☐
- Three copies of relevant producer statement, building industry authority accreditation certificates, determinations or applications for waivers ☐ ☐
- Three copies of the site plan, showing dimensions of proposed building from the boundaries of the site, including sewer and stormwater drainage. Plans must also show finished floor levels in relation to finished ground levels and location and uses of all existing buildings on site and any water bodies. ☐ ☐
- Three copies of building specifications ☐ ☐
- One copy of the Certificate of Title ☐ ☐
- For rural sites, three copies of the locality plan ☐ ☐

NOTE: Structural plan are not necessary for a PIM only application

POOLS (including spa pools)

Check
Yours Ours

- Three copies of construction details or manufacturers design ☐ ☐
- Details of pool filling, backflow prevention and backwash facilities (backwash to go to sewer via a gully trap) ☐ ☐
- Three copies of pool fencing details ☐ ☐

NOTE: It is now a requirement of the Building Act that a pool fence has a building consent

HEATER

Check
Yours Ours

- One copy of manufacturers design and fitting instructions ☐ ☐
- Details of wetback and name of craftsman plumber doing the job ☐ ☐
- Name of appliance installer ☐ ☐
- Three copies of all construction details ie floor strengthening or rafter replacement ☐ ☐

CONTRACTORS

Builder:
Address:

Vesata

Telephone:

Designer:
Address:

Telephone:

Registered Drainlayer:
Address:

Telephone:

Registered Plumber:
Address:

Telephone:

Registered Electrician:
Address:

Telephone:

Signed by or for and on behalf of the applicant:

Name:

Position (eg owner/builder):

Date:

FOR COUNCIL USE

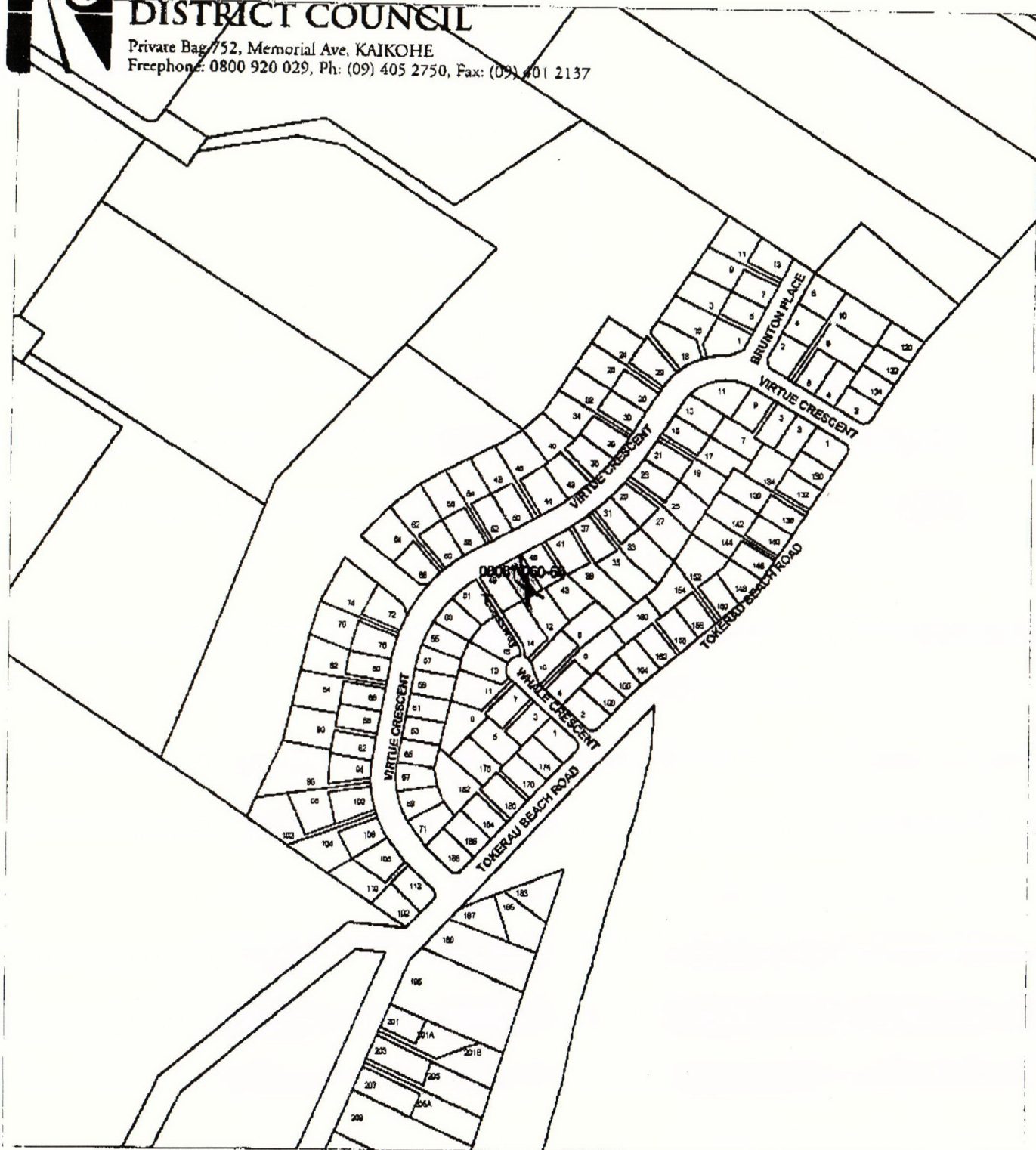
Date Received: 14.5.02 Deposit Fee: 378.00 Receipt No: 170091

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.



FAR NORTH DISTRICT COUNCIL

Private Bag 752, Memorial Ave, KAIKOHE
Freephone: 0800 920 029, Ph: (09) 405 2750, Fax: (09) 401 2137



Property Location: 47 VIRTUE CRES 81
BANSAL SANDEEP
00081-060-66
LOT 81 DP 76023

Property Area: 0.06ha.



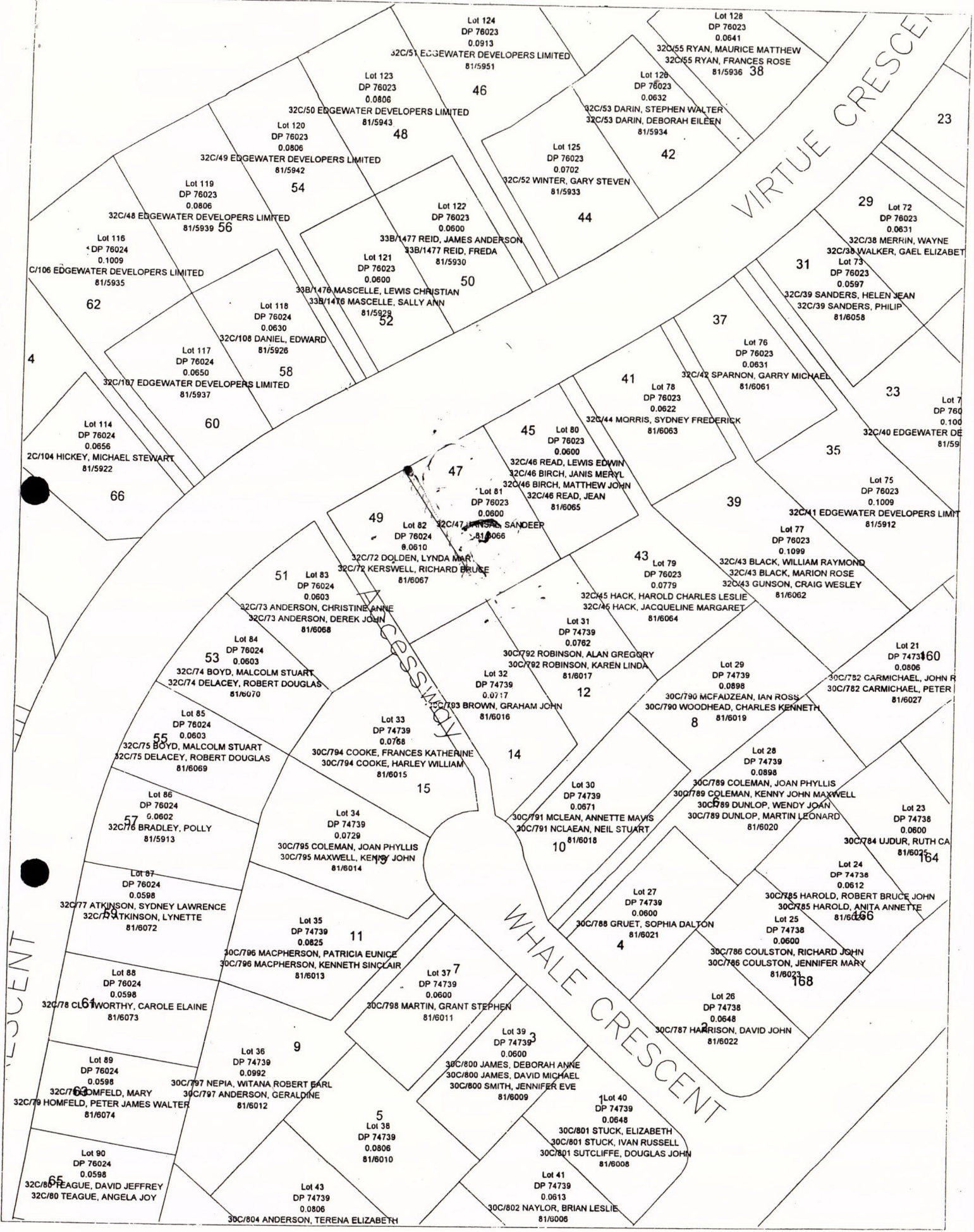
Far North District Council

PROPERTY INQUIRY

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Date: 17/5/2



SITE INSPECTION SHEET

Name: <u>HARTIGAN, T</u>	BC Number: <u>ABA 20021647</u>
Site Address: <u>47 VIRTUE CRES, TOKERAU BEACH</u>	Valn Ref. <u>00081-060-66</u>
	Date: <u>14.5.02</u>

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:

NEW GARAGE INCLUDING P&D

FAXED

Other Comments:

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

Inspector: _____ Date of Inspection: _____



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

TAX INVOICE ONLY

HARTIGAN, THOMAS CHARLES
C/- MIKE CLAPSHAW
PO BOX 31
WAIPAPA
KERIKERI 0470

ABA A/C: 110034
INVOICE DATE: 30/05/2002
INVOICE NO: 13117
RFS NUMBER: ABA20021647

BUILDING CONSENT APPLICATION CHARGES

Details: NEW GARAGE INCLUDING P&D
VR:00081-060-66

Site Address: 47 VIRTUE CRESCENT

Description	Amount
Standard Building Inspection F	140.00

This invoice includes GST of: \$ 15.56

TOTAL: \$ 140.00

Please note that no Building Consent will be issued until all scheduled fees have been paid. These fees have been based on inspections. Please note that if more inspections are carried out than specified on this account then a further charge of \$70.00 per inspection will apply and must be paid prior to issue of a Code of Compliance Certificate.



FAR NORTH
DISTRICT COUNCIL

Please detach and return this
portion with your payment

NAME OF A/C:

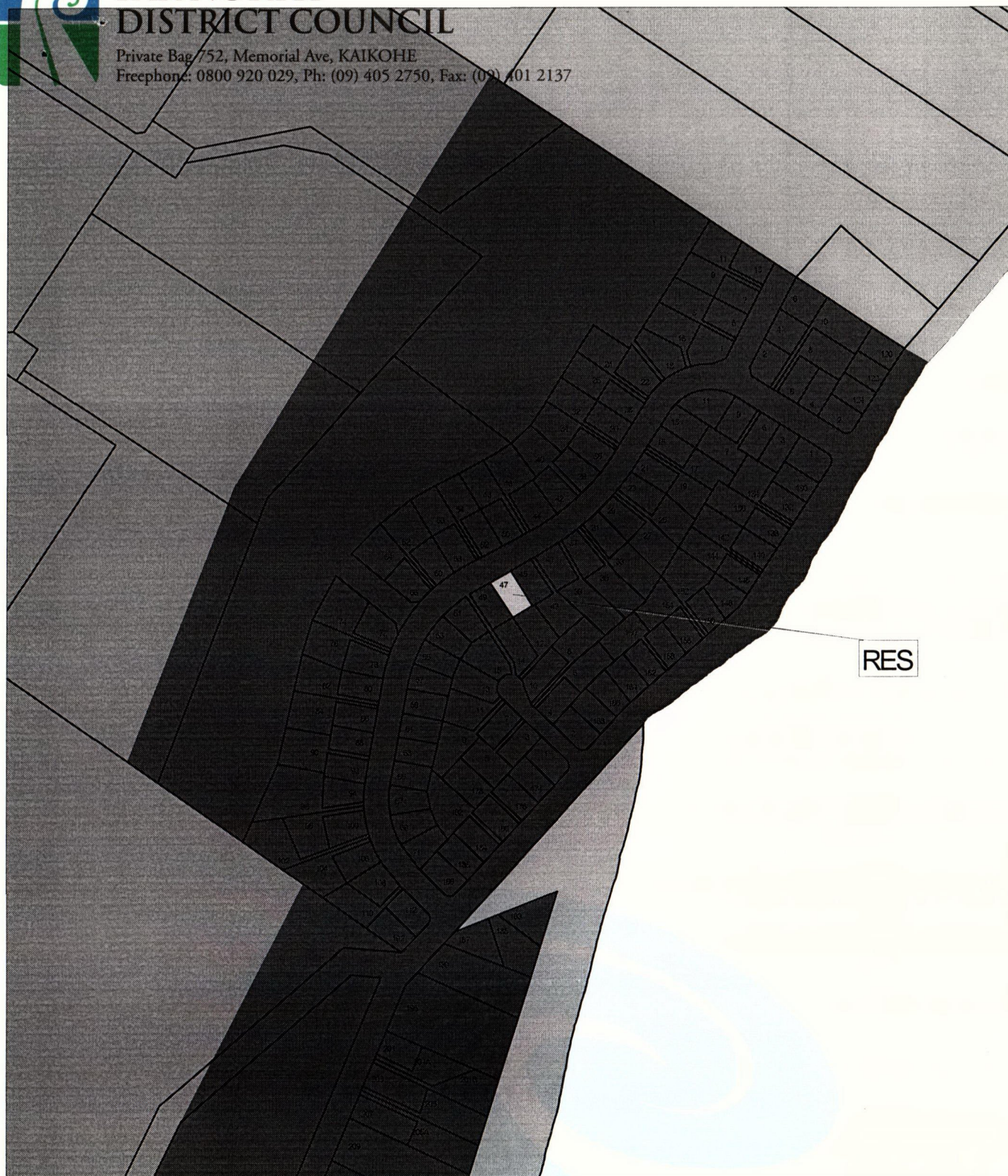
HARTIGAN, THOMAS CHARLES
C/- MIKE CLAPSHAW
PO BOX 31
WAIPAPA

ABA A/C: 110034
INVOICE DATE: 30/05/2002
INVOICE NO: 13117
RFS NUMBER: ABA20021647
TOTAL: \$ 140.00



FAR NORTH DISTRICT COUNCIL

Private Bag 752, Memorial Ave, KAIKOHE
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Property Location: 47 VIRTUE CRES 81
BANSAL SANDEEP
00081-060-66
LOT 81 DP 76023

Property Area: 0.06ha.



Far North District Council

PROPERTY INQUIRY

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Date: 17/5/2

81-060-66

20 July 2004

T Hartigan
36 Greenacres Drive
KAWAKAWA
0291

Dear Sir/Madam

Re: BUILDING CONSENT NO. 20021647 - New Garage Including Plumbing & Drainage

Further to a Final Inspection on 8 July 2004 the Council will only issue an Interim Code Compliance Certificate on the Garage with Plumbing & Drainage.

The kitchen sink will either be removed or a Safe & Sanitary Certificate will need to be applied for the kitchen unit and the entire garage/accessory building.

To conclude a Final Code Compliance Certificate can only be issued for the garage including plumbing and drainage, as per your original building consent.

Please do not hesitate to contact myself on 09 4088400 or 0800 920 029 should you wish to discuss this matter further.

Yours faithfully

**Dave Currie
BUILDING CONTROL OFFICER
KAITAIA**

Further to the final inspection on 8.7.04 the council will only issue an interim Code Compliance Certificate on the garage / plumbing drainage.

The kitchen sink will either be removed or a safe and Sanitary Certificate will need to be applied for the kitchen unit and the entire garage/accessory building.

To conclude a final Code Compliance Certificate can only be issued for the garage, plumbing and drainage, as per your original building consent.

regards.

Dave Currie

021 955 014

108 1400



FAR NORTH DISTRICT COUNCIL

Private Bag 752, Memorial Ave, KAIKOHE
Freephone: 0800 920 029, Ph: (09) 405 2750, Fax: (09) 401 2137



Property Location: 47 VIRTUE CRES 81
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00081-060-66
LOT 81 DP 76023

Property Area: 0.06ha.



Far North District Council

PROPERTY INQUIRY

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Date: 17/5/2



**Far North
District Council**

Issue BC please

Far North District Council
GST No 52-004-926

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

TAX INV

Thomas Charles Hartigan
47 Virtue Cres
R D 3
Kaitaia 0473

Private Bag 752
Memorial Ave
Kaikohe 0400

Phone: 0800 920029
09 4052750

Receipt No 838128
Date: 09-OCT-2006 Drawer:KTCS1

Thomas Charles Hartigan
47 Virtue Cres
R D 3
Kaitaia 0473

BUILDING CONSENT APP	
Details:	NEW GARAGE INCLUDING
Site Address:	47 Virtue Crescent, Karikari I
Description	

Standard Building Inspection Fee

DR 50014083
32979
Cash 380.00
-400.00

Receipt Amount: 380.00
Amount Tendered: 400.00
Change Issued: -20.00
Rounding Amount:

*Includes GST

This Invoice Total is inclusive of GST except for any BRANZ Levy

TOTAL

\$380.00

Please note that no Consent will be issued until all scheduled fees have been paid. Please note that if more inspections are carried out than specified on this account, then a further charge of \$95.00 per inspection will apply and may be paid prior to issue of a Code of Compliance Certificate.

4 inspections have been invoiced for this application.

Please return with payment

NAME OF A/C:

Thomas Charles Hartigan
47 Virtue Cres
R D 3
Kaitaia 0473

DEBTOR NO:

50014083

INVOICE DATE:

03-Oct-2006

PAYMENT REF:

164136

APPLICATION NO:

BC-2002-1647

TOTAL:

\$380.00