

DECISION



003



RECEIVED

FORM 7
CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

Building Consent Number: BC-2013-469/1

THE BUILDING

Street Address of Building: 59 Turvey Road, Mangonui 0420
 Legal description of land where building is located: Lot 1 DP 173818
 Building Name: _____ Level/Unit Number: _____ Current, lawfully established, use: Dwelling
 Location of Building within site / block number: _____ Year first constructed: _____

THE OWNER

Name of Owner: Kevin John Fahey and Susan Michelle Taylor and Sandra Taylor
 Contact Person Name: Sandra Taylor
 Mailing Address: PO Box 318 Mangonui 0442
 Street Address / Registered Office: As Above
 Phone Number: _____ Landline: 09 406 0768 Mobile: _____
 Daytime: _____ After Hours: _____ Facsimile Number: _____
 Email Address: _____ Website: _____

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

Far North District Council
 Memorial Avenue
 Private Bag 752
 Kaikohe 0440
 New Zealand
 Freephone: 0800 920029
 Phone: (09) 401 5200
 Fax: (09) 401 2137
 Email: ask.us@fndc.govt.nz
 Website: www.fndc.govt.nz

BUILDING WORK

The following building work is authorised and issued by Far North District Council:
 3 Bedroom Dwelling and Effluent Disposal System

CODE COMPLIANCE

The building consent authority named below is satisfied, on reasonable grounds, that:
 (a) the building work complies with the building consent.

Signature:

Dave Currie

Position:

Building Officer

On behalf of:

Far North District Council (Building Consent Authority)

Date:

2 December 2013



ISSUE CCC

2 December 2013

Kevin John Fahey and Susan Michelle Taylor and Sandra Taylor
PO Box 318
Mangonui 0442

Te Kaunihera o Tai Tokerau Ki Te Raki

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

Dear Sir / Madam

Building consent number: BC-2013-469/1
Property ID: 3309304
Address: 59 Turvey Road, Mangonui 0420
Description: 3 Bedroom Dwelling and Effluent Disposal System

Issue of Code Compliance Certificate (CCC)

The Far North District Council wishes to congratulate you on successfully completing your Building project. This brings the consent process to its conclusion and your property file will be updated with this information.

In issuing the code compliance certification, your building is now entering the monitoring and maintenance phase. We would like to bring your attention to this, to ensure that your building will continue to perform in the built environment.

This certificate is issued with reliance on producers statements supplied by or on behalf of the building owner as statements of compliance.

Regular and ongoing monitoring and maintenance of all building elements is necessary for specified intended life purposes; you may wish to contact your designer to establish a site specific maintenance schedule to ensure the minimum performance criteria is achieved.

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

Yours faithfully

Dave Currie
Building Officer

Environmental Management





FORM 5 BUILDING CONSENT

Section 51, Building Act 2004

Building Consent Number: BC-2013-469/0

THE BUILDING

Street Address of Building

59 Turvey Road, Mangonui 0420

Building Name:

Level/unit number:

Legal description of land where building is located:

Lot 1 DP 173818

Location of Building within site / block number:

THE OWNER

Name of Owner:

Kevin John Fahey and Susan Michelle Taylor and Sandra Taylor

Contact Person Name:

Glen Bradbury

Mailing Address:

C/- Coastal Homes PO Box 12 Mangonui 0442

Street Address / Registered Office:

As Above

Phone Number:

Landline:

Mobile:

09 406 0673

027 452 0834

Daytime:

After Hours:

Facsimile Number:

Email Address:

info@coastal-homes.co.nz

Website:

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

Far North District Council Memorial Avenue Private Bag 752 Kaikohe 0440 New Zealand

Freephone: 0800 920029 Phone: (09) 401 5200 Fax: (09) 401 2137 Email: ask.us@fndc.govt.nz Website: www.fndc.govt.nz

BUILDING WORK

The following building work is authorised by this building consent:

3 Bedroom Dwelling and Effluent Disposal System

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building). This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This building consent is subject to the following conditions:

PS3 Application of a Product:- Please provide a PS3 for the Onsite Waste Water Treatment System.

Section 88 Restricted Building Work

This project has been identified as Restricted Building Works. On completion of any Restricted Building Work (RBW), every Licensed Building Practitioner who carries out or supervises RBW must:

- Provide the owner and the Council with a Record of Building Work stating what RBW the LBP carried out or supervised;
- Provide written notice if the LBP ceases to be engaged or changes during the project;
- Provide Record of Building Work(s) prior to issue of the Code Compliance Certificate.

Primary Structure

- Foundations and subfloor framing
- Walls
- Roof
- Columns and Beams
- Bracing

External moisture management systems (carpenter, external plasterer, roofer)

- Roof cladding or roof cladding system
- Wall cladding or wall cladding system

COMPLIANCE SCHEDULE

A compliance schedule is not required for the building.

ATTACHMENTS

Copies of the following documents are attached to this building consent:

- * Project information number BC-2013-469/0
- * Development contribution notice DCF-6237-BC

Signature:

pp: Rodney Spooner

Rodney Spooner

Position:

Building Officer

On behalf of:

Far North District Council (Building Consent Authority)

Date:

18 December 2012



PROJECT INFORMATION MEMORANDUM / DISTRICT PLAN CHECK

Section 34-39, Building Act 2004

Building Consent Number: BC-2013-469/0

THE BUILDING

Street Address of Building
59 Turvey Road, Mangonui 0420
Building Name:
Level/unit number:

Legal description of land where building is located:
Lot 1 DP 173818
Location of Building within site / block number:

THE OWNER

Name of Owner:
Kevin John Fahey and Susan Michelle Taylor and Sandra Taylor
Mailing Address:
C/- Coastal Homes
PO Box 12
Mangonui 0442
Street Address / Registered Office:
As Above

Contact Person Name:
Glen Bradbury

Phone Number: Landline: Mobile:
09 406 0673 027 452 0834
Daytime: After Hours: Facsimile Number:
Email Address: Website:
info@coastal-homes.co.nz

First point of contact for communications with the Territorial Authority:
Far North District Council Freephone: 0800 920029 John Butler Centre
Memorial Avenue Phone: (09) 401 5200 Kerikeri
Private Bag 752 Fax: (09) 401 2137
Kaikohe 0440 Email: ask.us@fndc.govt.nz
New Zealand Website: www.fndc.govt.nz

BUILDING WORK

A Project Information Memorandum (PIM) / District Plan check has been carried out for the following building work:

3 Bedroom Dwelling and Effluent Disposal System

This PIM / District Plan check is: (cross where applicable)

- Confirmation that the proposed work may be undertaken subject to the provisions of the Building Act 2004, and requirements of the building consent;
Not yet applied for
No. BC-2013-469/0
Type of Activity -

FOR COUNCIL USE

District Plan Fee: \$407.50 Date Received: 07/11/12 Receipt No: 2836916

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This Project Information Memorandum / District Plan check includes:

- Information identifying special features of the land concerned (including Heritage Status):
 - **District Plan Zone – Rural Living**

- Details of authorisations which have been granted:
 - **BC-1997-180/0, New dwelling –Hudson**
 - **BC-2006-2143/0, New Garage**
 - **BC-2012-743/0, Garage**

- Details of authorisations which have been refused:
 - **N/A**

- Notification of any authorisation which must be obtained before the proposed building work may be undertaken:
 - **N/A**

- Information about the land or buildings concerned notified to Council by any statutory organisation having the power to classify land and buildings:
 - **Topography – Moderate**
 - **Wind Zone – Very High**
 - **Sea Spray Zone – No**

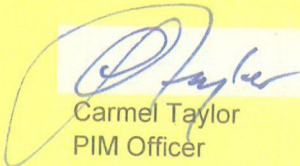
- Details of relevant utility systems:
 - **N/A**

ATTACHMENTS

Copies of the following documents are attached to this Project Information Memorandum / District Plan check:

- Development contribution notice #

Signature:



Position:

Carmel Taylor
PIM Officer

On behalf of:

Far North District Council (Building Consent & Territorial Authority)

Date:

13 December 2012



Far North
District Council

COPY

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

Kevin John Fahey and Susan Michelle Taylor and Sandra Taylor
PO Box 318
Mangonui 0442

Te Kaunihera o Tai Tokerau Ki Te Raki

DEVELOPMENT CONTRIBUTION NOTICE (Building Consent)

Ref: **DCF-6237-BC**

BC Number: BC2013-469

Dear Sir / Madam

A development contribution of \$ **3,743.48** is required in relation to the above building consent and can be paid to the Far North District Council, Private Bag 752, Memorial Ave. Kaikohe 0400 or at any Council Service Centre. Payment by credit card is acceptable.

Payment is due on 20th of the month following invoicing, as per normal billing arrangements. Should the amount not be paid by the due date then debt recovery procedures will be implemented.

Under legislation if the development contribution is not paid,

(a) the Council may, under section 208(b) of the Local Government Act 2002, withhold the code compliance certificate that would be issued under section 95 of the Building Act 2004:

(b) the building consent authority, under section 94(4) of the Building Act 2004, must refuse to issue a code compliance certificate for the building work until it has received:-

- (i) evidence that the development contribution has been paid or made by the owner to the Council;
or
- (ii) a copy of a written agreement between the owner and the Council that the code compliance certificate may be issued:

(c) the Council may, under section 208(d) of the Local Government Act 2002, register the development contribution under the Statutory Land Charges Registration Act 1928 as a charge on the title of the land in respect of which the development contribution was required.

Signature:

Name:

Rachel Kake

Position:

Development Contributions Administrator

On behalf of: Far North District Council

Date:

Development Contribution Notice Notes

- The following document explains the calculation of the development contribution payable.
- If you require further information you can contact Council on 09 401 5200.

DEVELOPMENT CONTRIBUTIONS – BUILDING CONSENT BC: 2013-469

COPY

In accordance with the Local Government Act 2002 and Council's Development Contributions Policy, the above building consent has been assessed for development contributions.

As a further step towards the provision of affordable housing Council will adjust development contributions if the floor area is equal to or below two thresholds.

If the floor area of a residential dwelling is equal to or less than 70m² the contribution will be adjusted by a factor of 0.6. If the floor area is between 71m² and 150m² then the contribution will be adjusted by a factor of 0.8.

Council acknowledges that there may be other information that you could provide us with which may alter this level of this assessment. We encourage you to consider any matters that may impact the level of the contributions and invite you to contact us about these as soon as possible.

If you have not contacted us within 15 days and supplied us with any additional information, Council will continue to process your application and will issue an invoice for the Contributions upon granting of the Building Consent. Please contact us as soon as possible to let us know that you are planning to ask for a reconsideration of the contributions.

In accordance with the policy we have assessed the maximum contributions that may be payable in respect of the development. The total contribution will be \$ 3,743.48 made up as follows:

ROADING - NORTHERN - DISTRICTS	\$2,367.16
RESERVES - NORTHERN - DISTRICTS	\$319.95
RESERVES - NORTHERN - WARD	\$43.45
COMMUNITY INFR. - NORTHERN - DISTRICTS	\$184.00
COMMUNITY INFR. - NORTHERN - WARD	\$828.92

Total \$ 3,743.48

Please note this has been adjusted @ 0.8 from a Total of \$4,679.35

Note: The assessed contributions above are GST inclusive.

Please note if you wish to connect to Council reticulated service/s the related development contribution will need to be paid in full, before the connection can be completed.

Payment of Contributions:

Contributions will be invoiced and will be payable by the 20th of the month following invoicing.

Consent Type	Invoiced	Due
Building Consent	Upon granting	20 th of the month following invoicing

It should be noted that in all instances the contributions will be based on the policy that is in place at the time of the granting of the consent

If you have any further queries regarding this matter, please contact the Development Contributions Team on 0800 920 029 or at the Kaikohe office on 09 401 5200

Development Contribution

COPY

Information Sheet

Council acknowledges that the development contributions policy is a complex document that can be difficult to understand. This information sheet has been prepared to outline some matters that may be of assistance to the developer.

Why does the FNDC have a development contributions policy?

The development contributions policy has been prepared strictly in accordance with the Local Government Act. Its purpose is to ensure that developers contribute enough to pay for the cost that their development will place on Council's infrastructure.

The growth in this district causes a need to enlarge such things as sewerage, water services, particularly reticulation and treatment. A need to increase the availability of recreational facilities such as libraries, reserves. Improve the carrying capacity of the roading network and to provide all the facilities that a growing community demands.

New infrastructure can only be paid for in one of two ways. Either Council borrows the money and every ratepayer pays that cost, or the new developers that cause the need for the increased infrastructure, pay for it.

There is often an argument that new developments pay more rates so that should pay for the new infrastructure. That is not the case, new developments do add to the rating base, but the additional rates they pay only cover the maintenance costs on the new infrastructure, not its capital costs.

It is for this reason that this Council, like most other councils in New Zealand, have taken the view that the developer should pay.

If I have to undertake works as a result of my resource consent, do I also have to pay a contribution?

In general, yes. The works that a developer undertakes as a result of the resource consent are generally those that relate to the development itself rather than as an offset against the additional infrastructural demand caused by the growth.

The types of works that may be required include the provision of reticulation, footpaths, internal or access road works, street lighting etc within the subdivision. None of these things reduce the cost of the demand on the Council's infrastructure so generally will not provide a credit against contributions.

Sometimes a developer will be asked to undertake works that are outside of the immediate area of their development and/or provide for a capacity that is greater than is needed for the development as proscribed by Council's engineering standards or the district plan. In such instances, Council will consider whether there should be a credit against the contributions. Such a credit will not exceed Council's calculation of the public good of those additional works. It is important that any credit is negotiated and agreed early in the process to avoid future misunderstandings.

Who is a "developer" under the policy?

Anyone that builds a residential dwelling, connects to a public service such as the sewer or water supply, builds a commercial or industrial building or subdivides land.

Can I object to my contributions?

Yes. There is a two stage process.

Step one

When you receive the initial advice letter you are invited to contact Council if you believe that there is anything in the calculation of the contributions that is wrong or where you have information that may allow for a reduction. During this time we are more than happy to work with you to see whether there are any grounds for a reduction. There is no cost for this step.

If we don't hear from you within 15 days, we will issue a formal development contributions notice which will form the basis of your subsequent invoice.

Step two

Once you receive your assessment, or earlier if you wish, you can lodge an application for a review of contributions. This is a formal process where you have the ability to present a case, in writing, that you believe would justify a reduction of the contribution on your development.

The policy sets out a number of grounds that Council will use to consider whether a reduction may be allowed, these include:

- Appropriate statutory considerations, reasonableness.
- Fairness.
- Consistency.
- Integrity of the development contributions scheme.
- Hardship.
- Appropriateness of the development contribution policy to a particular development.
- The period that the owner has owned the land that is the subject of the proposed contribution.
- Whether a small business to be developed in a fully reticulated and serviced township will give rise to a significant demand for growth related additional infrastructure.
- Other sources of funding.

There is a non-refundable fee of \$500 to cover the administrative costs of undertaking a formal review of a development contribution. This is why it is important to make sure that all possible avenues are considered at the step one stage to avoid the need for the formal review process.

Council or officers acting under delegated authority will consider any applications for a review that are received. All information necessary to consider the application should be provided by the applicant to ensure that a fair and reasonable outcome is achieved. The application for a review does not include the right to be heard by Council.

Please feel free to discuss your proposed application for a review with the Development Contributions Team.

Other information

Please do not hesitate to contact the Development Contributions Team if you have any questions or concerns about your contributions or if you would like more information about any of the matters outlined in this information sheet.