

COMPLIANCE



007

BC LAPSED CHECKLIST

CONSENT N° – BC BC-2014-623/0

APPLICANT NAME: Irene May Yardley and Johannus Henricus Ordning **Date:** 6 April 2017
PROJECT DESCRIPTION: Construct a Bedroom and Ensuite Addition to Existing Dwelling
LEGAL DESCRIPTION: Lot 2 DP 420535 3354107
PROJECT LOCATION: 2679B State Highway 10, Mangonui 0494
NEW LOT / DP NUMBER:

Lapse of Building Consent (Section 52 of The Building Act)

A building consent lapses and is of no effect if the building work to which it relates does not commence within -

- (a) 12 months after the date of issue of the building consent; or
- (b) Any further period that the building consent authority may allow

	Tick or NA
• Update CONSENTS – add 'C5' Older CCC Project	NA
• Check owners details current to ensure letter is sent to correct mailing address	✓
• Check debtor details – Coastal Homes	✓
• Tidy up inspections screen – delete any not commenced	✓
• Reconcile fees and credit for any refund due (levies, inspections, ccc)	✓
• Remove any expiry dates	✓
• Put inspection block on so no further inspections can be booked - under 'Conditions' BC Lapsed	✓
• Generate lapsed letter – check status updated to 'Lapsed'	✓
• Tidy up workflow – delete first inspection task if applicable	✓
• Notify DCF / RC / Monitoring consent now lapsed	✓
• Update DECISION to Lapsed	✓
• Send file copy to archives	✓
DATE: 06/04/17	CHECKED BY: Initials - MR Signature - MRH



Far North District Council

7 December 2016

Irene May Yardley and Johannus Henricus Ording
2679B State Highway 10
RD 1
Mangonui 0494

COPY

Building consent number: BC-2014-623/0
Property ID 3354107
Address: 2679B State Highway 10, Mangonui 0494
Description: Construct a Bedroom and Ensuite Addition to Existing Dwelling

Dear Sir / Madam,

LAPSE REMINDER

The Council's records show that 11 months have elapsed since this building consent was granted. No building inspections have been recorded which indicates that work has not yet started.

This means that under the Building Act 2004 the consent will lapse next month if no progress has been made.

To avoid the consent lapsing your options are:-

- Apply for an extension of time in which to start work (an application form is attached) However there will be a fee payable.
- Inform the Council in writing on or before the 12 month anniversary that work has started.
- Inform us in writing that you no longer wish to proceed.

Your urgent attention to this would be appreciated to safeguard your options.

If you have any questions please contact the Building Team on 0800 920 029 or 09 401 5200.

Yours faithfully,

Building Team
District Services

Cc: Emailed to Agent



Far North District Council

23 November 2016

Irene May Yardley and Johannus Henricus Ordning
2679B State Highway 10
RD 1
Mangonui 0494

Reference Number: BC-2014-623/0
Property Address: 2679B State Highway 10, Mangonui 0494
Property ID # 3354107
Description: Construct a Bedroom and Ensuite Addition to Existing Dwelling

Dear Sir / Madam,

Code Compliance Certificate Reminder

A review of our records has shown that your Building Consent was granted on 21 January 2014

The Building Act 2004 requires Council to make a decision whether to issue or refuse a Code Compliance Certificate (CCC) for your project. This letter serves as a friendly reminder that there are now approximately **60** working days left in this statutory timeframe for your consent.

In order for us to issue a CCC, you will need to:-

- Successfully complete the Building Consent inspection regime and book your Final inspection
- Show that you have adhered to any conditions placed on the consent
- Supply all information requested
- Apply for a Code Compliance Certificate

If this cannot be achieved within the time remaining and you have not applied for an Extension of Time, we are required to make a decision to Issue or Refuse Code Compliance Certificate.

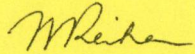
If you wish to apply for an Extension of Time – application forms are available on the Council's website at www.fndc.govt.nz or from Service Centres. You will need to show a credible reason why the time limit should be extended and an application fee will apply.

In terms of the future of the building, we cannot stress enough the importance of completing the Building Consent through to a Code Compliance Certificate. Accordingly the Council will as far as possible, support and assist you through this process.

Please note – if your consent is refused, you may reapply for CCC at anytime in the future. Additional processing and inspection fees will apply.

Should you have any further questions please do not hesitate to contact the building team on 0800 920029 or 09 401 5200 or email bsg@fndc.govt.nz.

Yours faithfully,



Building Team
District Services

Email: info@coastal-homes.co.nz

10 December 2014

Irene May Yardley and Johannus Henricus Ording
2679B State Highway 10
RD 1
Mangonui 0494

Dear Sir/Madam

Building consent number: BC-2014-623/0
Property ID 3354107
Address: 2679B State Highway 10, Mangonui 0494
Description: Construct a Bedroom and Ensuite Addition to Existing Dwelling

Reminder of Building Consent Time Frame

Council's records show that 11 months have elapsed since this building consent was granted. No building inspections have been recorded which indicates that work has not yet started.

This means that under the Building Act 2004 the consent will lapse on 21 January 2015 if no progress has been made.

To avoid the consent lapsing your options are:-

- Apply for an extension of time in which to start work (an application form is attached) However there will be a fee payable.
- Inform the Council in writing on or before the 12 month anniversary that work has started.
- Inform us in writing that you no longer wish to proceed.

Your urgent attention to this would be appreciated to safeguard your options.

Should you have any further questions please do not hesitate to contact the building team on 0800 920029 or 09 401 5200 or email bsg@fndc.govt.nz

Yours faithfully,



Building Team
Environmental Management



**Far North
District Council**

For Council use

Received:

Application no:

Application for Extension of Time

Sections 52 and 92, Building Act 2004

For: Non Commencement of work ☐

Issue of a Code Compliance Certificate ☐

The Building Consent

Building Consent Number: BC-2014-623/0

Project: Construct a Bedroom and Ensuite Addition to Existing Dwelling

Owner: Irene May Yardley and Johannus Henricus Ording

Address of Project: 2679B State Highway 10, Mangonui 0494

Contact Phone: _____

Reason/s for Extension

Reason/s for application (attach further pages if required): _____

Scope of Outstanding work: _____

Estimated time extension required: _____

Note: Council cannot extend this period indefinitely

Application

I request an Extension of Time on my building consent to commence/complete the above building works.

I hereby certify that, to the best of my knowledge, the information given in this application is true, complete and correct. I undertake to pay all actual and reasonable application costs incurred by the Far North District Council.

Signature of owner: _____

or

Agent on behalf of and with the authority of the owner: _____

Date: _____

The Person / Organisation responsible for invoice payments for this consent:

Owner / Applicant ☐

Agent ☐

Other ☐