

NOISE DECISION



003



Far North
District Council

6 April 2017

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

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

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

Notification the Building Consent has Lapsed

Council has previously written regarding the lapse date of this building consent.

As no written response has been received, under Section 52 of the New Zealand Building Act, Council confirms that the building consent has now lapsed and is of no effect. Any building works commenced after this date will be illegal. The Council records have been updated.

Any future proposed work in relation to this will require a new application.

Council has reconciled the building consent fees paid with this application and can advise that a refund is due. Please complete and return the attached form with a bank deposit slip to receive this.

Note: Fees will be refunded to original debtor Agent Coastal Homes (2008) Ltd.

If you have any further queries regarding this matter, please contact the writer on (0800) 920-029 quoting the above building consent number.

Yours sincerely

Marion Reihana
Team Leader Building Support
District Services

Cc: Agent Coastal Homes (2008) Ltd





FORM 5
BUILDING CONSENT

Section 51, Building Act 2004

Building Consent Number: BC-2014-623/0

THE BUILDING

Street Address of Building

2679B State Highway 10, Mangonui 0494

Building Name:

Level/unit number:

Legal description of land where building is located:

Lot 2 DP 420535

Location of Building within site / block number:

THE OWNER

Name of Owner:

Irene May Yardley and Johannus Henricus Ording

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:

Website:

info@coastal-homes.co.nz

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

Far North District Council

Freephone: 0800 920029

Memorial Avenue

Phone: (09) 401 5200

Private Bag 752

Fax: (09) 401 2137

Kaikohe 0440

Email: ask.us@fndc.govt.nz

New Zealand

Website: www.fndc.govt.nz

BUILDING WORK

The following building work is authorised by this building consent:

Construct a Bedroom and Ensuite Addition to Existing Dwelling

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.

COPY

This building consent is subject to the following conditions:

PS3 Required for waterproofing and floor coverings to wet areas.

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)

- ☒ Damp proofing
- ☒ Roof cladding or roof cladding system
- ☒ Ventilation system
- ☒ Wall cladding or wall cladding system

PIM/DISTRICT PLAN ADVICE NOTES

This Building Consent has been issued on the basis this is a three bedroom house as per the approved plans. If the study is used in future as a fourth bedroom then the existing septic system will require review to ensure it can cope with any extra load.

COMPLIANCE SCHEDULE

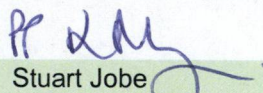
A compliance schedule is not required for the building.

ATTACHMENTS

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

- * Project information number 2014-623/0
- * Certificate attached to project information memorandum Form 4

Signature:



Stuart Jobe
Building Officer

Position:

On behalf of:

Far North District Council (Building Consent Authority)

Date:

23 January 2014



Far North District Council

24 February 2015

Irene May Yardley and Johannus Henricus Ording
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,

Extension of Time

Thank you for lodging a request for an extension of time with respect to the above building consent.

An extension to the timeframe for commencing your project has been approved and will remain valid until **21-January-2017**.

This has been noted in our records and on your property file for further reference.

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,

A handwritten signature in blue ink, appearing to read 'L. M. Dave'.

Building Team
Environmental Management



Far North
District Council

COPY
COPY

Property ID: 3354107

PROJECT INFORMATION MEMORANDUM / DISTRICT PLAN CHECK

Section 34-39, Building Act 2004

Building Consent Number: BC-2014-623/0

THE BUILDING

Street Address of Building

2679B State Highway 10, Mangonui 0494

Building Name:

Level/unit number:

Legal description of land where building is located:

Lot 2 DP 420535

Location of Building within site / block number:

THE OWNER

Name of Owner:

Irene May Yardley and Johannus Henricus Ording

Contact Person Name:

Glen Bradbury

Mailing Address:

C/- Coastal Homes

PO Box 12

Mangonui 0442

Street Address / Registered Office:

As Above

Phone Number:

Landline:

09 406 0673

Mobile:

027 452 0834

Daytime:

After Hours:

Facsimile Number:

Email Address:

info@coastalhomes.co.nz

Website:

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:

Construct a Bedroom and Ensuite Addition to Existing Dwelling

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-2014-623/0
- ☐ Type of Activity – **Restricted Discretionary**
- ☐ See **Advice Notes**
- ☐ See attached **Form 4 (Resource Consent LODGED)**

FOR COUNCIL USE

District Plan Fee: \$153.75

Date Received: 06/12/13

Receipt No: 3274312

COPY

This Project Information Memorandum / District Plan check includes:

- ☐ Information identifying special features of the land concerned (including Heritage Status):
 - **District Plan Zone – Rural Production**
- ☐ Details of authorisations which have been granted:
 - **BP-10547, Lounge addition to dwelling. L B & K A Croutes. Lot 17 DP 26013.**
 - **BP-80367, Ideal Garage. L Croutes. Lot 1 DP 26013.**
 - **BP-80325, Dwelling. L B & K A Croutes. Lot 1 DP 26013**
 - **BC-2010-1297/0, Erect Garage/Workshop with Awning**
- ☐ 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:
 - **RC2140185 lodged 13/12/13 but not yet granted**
- ☐ Information about the land or buildings concerned notified to Council by any statutory organisation having the power to classify land and buildings:
 - **Topography – Gentle**
 - **Wind Zone – Very High**
- ☐ Details of relevant utility systems:
 - **N/A**

ADVICE NOTES

PIM/DP Advice Notes

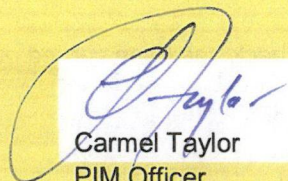
This Building Consent has been issued on the basis this is a three bedroom house as per the approved plans. If the study is used in future as a fourth bedroom then the existing septic system will require review to ensure it can cope with any extra load.

ATTACHMENTS

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

- ☐ Form 4 Certificate

Signature:



Carmel Taylor
PIM Officer

Position:

On behalf of:

Far North District Council (Building Consent & Territorial Authority)

Date:

6 January 2014



Far North
District Council

Property ID: 3354107

COPY

FORM 4

**Certificate attached to
PROJECT INFORMATION MEMORANDUM /
DISTRICT PLAN CHECK**

Section 37, Building Act 2004

Building Consent Number: BC-2014-623/0

**RESTRICTIONS ON COMMENCING BUILDING WORK UNDER
RESOURCE MANAGEMENT ACT 1991**

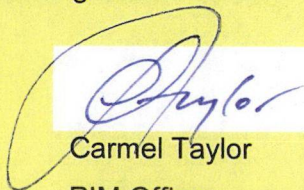
The building work referred to in the attached Project Information Memorandum / District Plan check is also required to have the following **Resource Consent(s)** under the Resource Management Act 1991:

- **Resource Consent – RC2140185 lodged 13/12/13**

As the above Resource Consent(s) will or may materially affect the building work to which the attached project information memorandum or district plan check relates, until this has been granted ***no building work may proceed** / *building work may only proceed to the extent stated below:
Please advise me when this Resource Consent has been granted so that the block on inspections can be removed.

Failure to comply with the requirements of this notice may result in legal action being taken against you under the Resource Management Act 1991.

Signature:


Carmel Taylor

Position:

PIM Officer

On behalf of:

Far North District Council (Building Consent Authority)

Date:

06-Jan-2014

On behalf of Far North District Council