



Territorial Authority Notification
Section 31, Building Act 2004

Application

Total Design & Build Limited	No.	130618
387 High Street	Issue date:	12/06/13
Motueka 7120	Application date:	31/05/13
	:	

Project

Description:	New (& prebuilt) House, Unit, Bach, Crib, Town House etc. Being Stage 1 of an intended 1 Stages Construct a new dwelling with internal access garaging
Intended Life:	Indefinite, but not less than 50 years
Intended Use:	Housing - detached
Estimated Value:	\$300,000
Location:	4 Walnut Drive, Motueka
Legal Description:	Lot 37 DP 416740
Valuation No.	1955016814

This Territorial Authority Notification is confirmation the proposed project may be undertaken, subject to the provisions of the Building Act 2004, which requires **BUILDING CONSENT TO BE GRANTED AND ISSUED BEFORE ANY BUILDING WORK CAN COMMENCE.**

This Territorial Authority Notification includes:

- ☐ Details of relevant utility systems
- ☐ Notification of any other authorisations which must be obtained before the proposed building work may be undertaken
- ☐ Important information

Signed for and on behalf of the Council:

Name:

Date: 12 June 2013



Resource Consent Notification [continued]

Engineering

A council reticulated sewer lateral has been extended to your site to provide connection for your development.

A council reticulated stormwater lateral has been extended on to your site to provide connection for your development.

A council water meter is in position to service your site.

If you wish to discuss the above matters further, please phone Tasman District Council Customer Services on (03) 543 8400 and ask to speak to John Karaitiana.

Land Use

Your plans are required by Consent Notice 8341925.3, to include written confirmation from a Chartered Professional Engineer that all the foundations have been specifically designed.

The proposed building is not setback at least 4.5m from the road reserve boundary, this does not comply with rule 17.1.3.1(r) of the Tasman Resource Management Plan and will require resource consent.

If you wish to discuss this matter further with a Land Use Consent Planner, please phone Tasman District Council Customer Services on (03) 543 8400 and ask to speak to one the Planner listed below.

Paul Gibson

paul.gibson@tasman.govt.nz

Natural Resources

No current issues.

Natural Hazards

Council has no records of this property being affected by land instability, earthquake, land contamination or specific flooding hazards. The property is located on the Motueka floodplain, which is protected by a significant stopbank system. There is a potential risk of stopbank failure in a major flood event exceeding 1-2% AEP. Should such failure occur, the local roading network and land to the north and west may act as floodways and the property may be affected by overland flow. The property ground level complies with the minimum requirement to be greater than RL 3.30m amsl. However Council assessment of presently projected climate change effects by 2100 generally indicates that seawater inundation and local wave effects could affect the site to a depth exceeding RL3.5m amsl with a 2% AEP. However the proposed FFL of RL3.80 is considered adequate to sufficiently mitigate flood risk in the prevailing circumstances.

**Contaminants**

No current issues.

Building

If this project contains Restricted Building Work (RBW), the details of the site Licensed Building Practitioner (LBP) will be required prior to the first inspection taking place.

At the completion of RBW, and in conjunction with the 'Application for Code Compliance Certificate' a Record of Works (RoW) will be required from any site LBP's that have been involved in the project.

Licences

No current issues.



Certificate attached to Territorial Authority Notification - 130618R

Section 37, Building Act 2004

Restrictions on commencing building work under the Resource Management Act 1991

The building work referred to in the attached Territorial Authority Notification is also required to have the following resource consent and information under the Resource Management Act 1991:

Resource Consent is required for non-complying setbacks.

Plans to include written confirmation from a CPE that all the foundations have been specifically designed as per Consent Notice.

As this resource consent and information will or may materially affect the building work to which the attached Territorial Authority Notification relates, until it has been granted and the information provided

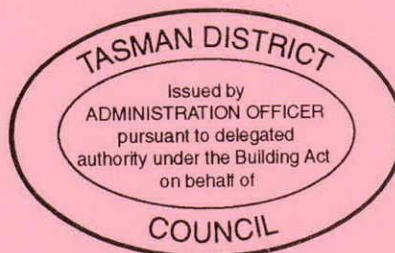
**no building work may
proceed**

Sightbourne
25/7/2013

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

Position



On behalf of: Tasman District Council

Date: 12 June 2013