

BUILDING CONSENT NO:

95/1583

Project Information Memorandum No:

Section 35, Building Act 1991

ISSUED BY

HASTINGS DISTRICT COUNCIL

(Insert a cross in each applicable box. Attach relevant documents).

APPLICANT	PROJECT
Name: MR B PANIORA Mailing Address: 702 AVENUE RD W HASTINGS	All ☒ Stage No 1 of an intended 1 stages of: New Building ☒ Alteration ☐ Intended Use(s) (in detail): ERECT GARAGE Intended Life: Indefinite, but not less than 50 years ☒ Specified as 50 years Demolition ☐ Estimated Value: \$ 7,300.00
PROJECT LOCATION	LEGAL DESCRIPTION
Street Address: 702 W AVENUE RD HASTINGS	Property Number: 15223 Valuation Roll Number: 10290-74800 Lot: 1 DP: 901 Section: Block: Survey District:
COUNCIL CHARGES	Signed for and on behalf of the Council: Name: <u>Graser</u> Position: <u>Consents Officer</u> Date: <u>15.1.11.195</u>
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are: Total: \$ 0.00 ALL FEES ARE G.S.T. INCLUSIVE	

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached _____ pages, headed "Conditions of Building Consent No _____"

PROJECT INFORMATION MEMORANDUM NO:

95/1583

Section 31, Building Act 1991

ISSUED BY

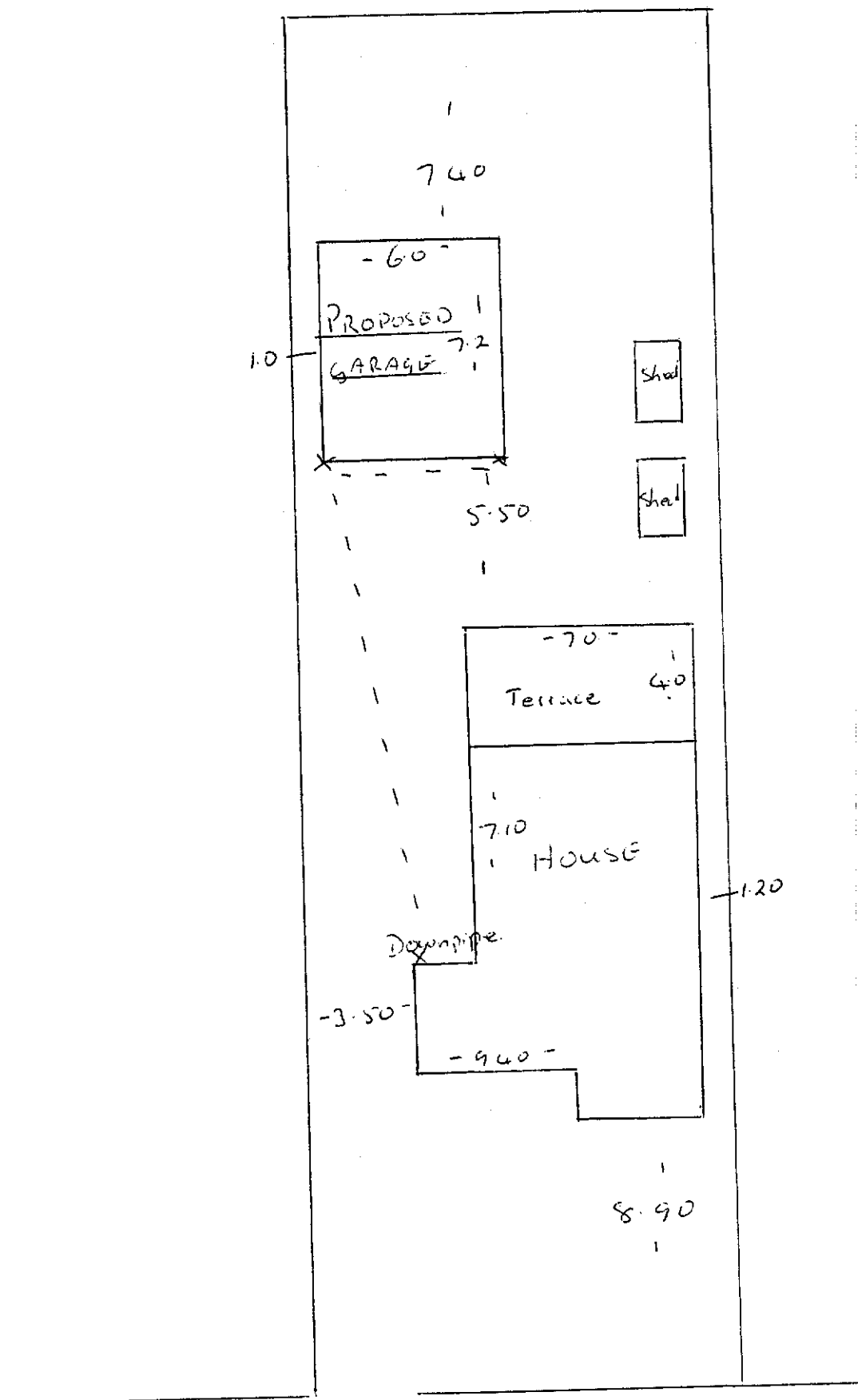
HASTINGS DISTRICT COUNCIL

(Insert a cross in each applicable box. Attach relevant documents.)

APPLICANT	PROJECT
Name: MR B PANIORA Mailing Address: 702 AVENUE RD W HASTINGS	New or Relocated Building ☒ Alteration ☐ Intended Use(s) (in detail): ERECT GARAGE Intended Life: Indefinite, but not less than 50 years ☒ Demolition ☐ Specified as 50 years
PROJECT LOCATION Street Address: 702 W AVENUE RD HASTINGS	This is: ☒ Confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991 and any requirements of the building consent. Not yet applied for ☐ No: 95/1583 attached ☒ ☐ Notification that other authorisations must be obtained before a building consent will be issued. ☐ Notification that the proposed building work may not be undertaken because a necessary authorisation has been refused.
LEGAL DESCRIPTION Property Number: 15223 Valuation Roll Number: 10290-74800 Lot: 1 DP: 901 Section: Block: Survey District:	
COUNCIL CHARGES The Council's total charges payable on the uplifting of this project information memorandum, in accordance with the tax invoice are \$0.00 ALL FEES ARE G.S.T. INCLUSIVE	
This project information memorandum includes <i>(cross each applicable box, attach relevant documents, and send a copy to any relevant network utility operators and organisations having the power to classify land and buildings):</i> ☐ Information identifying relevant special features of the land concerned. ☐ Information about the land or buildings concerned notified to the Council by any statutory organisation having the power to classify land or buildings. ☐ Details of relevant utility systems. ☐ Details of authorisations which have been granted. ☐ Details of authorisations which must be obtained before a building consent will be issued. ☐ Details of authorisations which have been refused.	

Signed for and on behalf of the Council:

Name: L. FraserPosition: Consents OfficerDate: 15/11/95



702 AVENUE RD, WEST, HASTINGS

CHECK LIST: RESIDENTIAL DEVELOPMENT: HASTINGS

OWNERS NAME: Paniora DATE OF APPLICATION: 30/11/95
 APPLICANTS NAME: Bay Garages DATE RECEIVED: 6/11/95
 CONTACT PHONE No: 8432065 ADDRESS OF SITE: 702 Avenue Rd W
 LEGAL DESCRIPTION: Lot 1 DP 901
 PROPOSAL: Garage
 ZONE: Inner Res USE GROUP: Permitted
 BUILDING CONSENT No: 95/1583

DWELLINGS	REQUIRED	PROVIDED
Site Size		
Front Yard - Appendix 3A Area of Intrusion	3m/5m	<u>In rear yard</u>
Minimum Side Yard Provided		
Minimum Rear Yard		
Total Side and Rear yard space m ² Area of Intrusion	<u>minor: 3.6 m²</u>	<u>existing dwelling intrusion</u>
Unobstructed Access (1.5m)		
Outdoor Living Space - Size and Circle - Location - Screening (1.5m Height for 50% of Perimeter)	80 m ² 6 metre Diameter	<u>unaffected</u>
Recession Plane: Angles (See Appendix 4A)		
Ordinance 2.2.2 Distance from water courses	3 metres	
Landscaping		
Separation Distance (Between detached units)	6 metre	
Outdoor Service Space Size Location Screening	(15m ² , Min Dimension 2.5m) (1.5m Height)	
Lockup Garage/Storage Shed 20m ² / 4m ²		
Standing Bay - Ordinance 2.6.7	5m	<u>5m ✓</u>
Access width - Ordinance 2.6.1 (Multiple Units)		
Comments: <u>Complies</u> <u>J. Kishon</u> <u>6/11/95</u>		

Note Document H56 Applies