



3rd January, 2001.

Rob Wickman
Tauranga District Council
Private Bag
TAURANGA

Re: PIM for Parton Road Hospital.

Dear Rob,
Please find enclosed Floor Plans (2 copies) for Proposed Parton Rd. Hospital as per your request.

Should you require any further information or have any queries, please do not hesitate to call myself at the phone numbers listed below.

Kind regards,

Adrian Byrne.

TAURANGA DISTRICT COUNCIL		
FILE No.	FILE:	
REC.: 04 JAN 2001		
NAME	DATE	SIGN
Rob J.W.		
C.P.W.		

ADRIAN BYRNE NZCD(Arch) NOEL JESSOP NZCD(Arch)

PO Box 19190 Hamilton

Phone 07 839 5774 or 07 839 1750 Fax 07 839 5227 Email thedesigners@thenet.co.nz

► RESIDENTIAL ► COMMERCIAL ► INDUSTRIAL ► INTERIOR DESIGN

Barbara Pettit

From: Barbara Pettit
Sent: Thursday, 28 December 2000 14:50
To: Dave Crockett

A Project Information Memorandum for a private hospital at Parton Road is here in the CPU for processing.

Rob Wickman has asked me to contact you about it and would like you to come and check the plans please.

Thanking you
Barbara P



21st December, 2000.

Rob Wickham
Tauranga District Council
Private Bag
TAURANGA

TAURANGA DISTRICT COUNCIL		
FILE No.:	FILE:	
REC.: 22 DEC 2000		
NAME	DATE	SIGN
<i>[Signature]</i>		
<i>C. By.</i>		

Re: PIM for Parton Road Hospital.

Dear Rob,

Please find enclosed Elevations (2 copies) for Proposed Parton Rd. Hospital as per your request.

Should you require any further information or have any queries, please do not hesitate to call myself at the phone numbers listed below.

Kind regards,

Adrian Byrne.

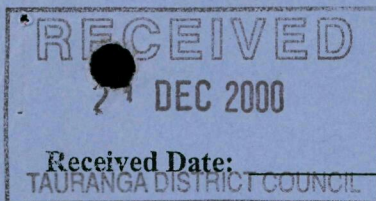
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100mm x fire hydrant.
RPZ and Combination meter
at the boundary



CHECKSHEET: ☒ PIM AND/OR
(FOR OFFICE USE ONLY) ☐ BUILDING CONSENT

Elevations
to
Come

Received Date: _____ Lodgement \$ _____ Rec: _____ Date: _____

PIM No: 4715 Issued: 17/1/01 Bldg Con No: _____ Issued: N/A

File No: P 5040-1774-1 Building Certificate received by: _____

Officer	Initial	Date approved	Date info. requested	Date info received	Processing time
Vetting	<u>[Signature]</u>				
Admin	<u>[Signature]</u>	<u>22/12</u>			<u>0</u>
Planning	<u>[Signature]</u>	<u>4/1</u>	<u>27/12</u>		<u>14</u>
Dev. Eng.	<u>SW</u>	<u>19/1</u>			<u>3</u>
Health	<u>---</u>				
Trade waste	<u>---</u>				
Haz. Sub	<u>---</u>				
Building	<u>---</u>				
Plumbing	<u>---</u>				
Structural	<u>---</u>				
Consultant	<u>---</u>				
Admin	<u>[Signature]</u>	<u>10/1</u>			<u>1</u>
Total processing time					<u>5x</u>

ADMINISTRATION USE ONLY

Fees (GST Inclusive)

Easement		Yes / No	Issue B/C	IBC	\$
			Issue PIM	IPI	\$ <u>75.00</u>
			Issue CCC	CCC	\$
Plan Processing Fee	\$		Plan Processing Fee	BIN	\$
Bldg Inspection Fee	\$		Inspection Fee	BEX	\$
Com. Schedule	Yes / No		Compliance Sched.	COM	\$
No. Com/S features			Xing / Asset Bond	VCB	\$
PEER REVIEWED			Asset Dev Insp Fee	ADIF	\$
			Water Con Insp Fee	IO6	\$
PIM Planning Fee	\$ <u>150</u>		Prop Water Rate	PWAT	\$
PIM Dev. Eng. Fee	\$ <u>100</u>		Prop Sewer Rate	PSEW	\$
Total PIM Processing	\$ <u>250.00</u>		Process PIM	PIM	\$ <u>250.00</u>
Building Impact Fees			Wastewater	BIFW	\$
			Water Supply	BIWS	\$
			Res & Com Servcs	BIRC	\$
			BRANZ Levy	IO3	\$
Govt Levies			BIA Levy	BIA	\$
			Other		\$
G.L.Code					
			Total		\$ <u>325.00</u>
B/C Conditions	Yes / No		Less Lodgement	LOD	\$ <u>N/A</u>
			Balance Owing		\$ <u>325-</u>

	Number	Date	Amount
Invoice	<u>111996</u>	<u>10/1/2001</u>	\$ <u>325.00</u>
Receipt	<u>146045</u>	<u>17/1/01</u>	\$ <u>325.00</u>

PROJECT INFORMATION MEMORANDUM CHECKSHEET (Attached to PIM application)

PIM No. 4715

File No. 5040-2076-1

VETTING OFFICER: If the proposed building work is of minor nature please provide standard information and complete process in readiness for the PIM to be issued.

- Is a building consent required for the proposed building work? Yes / No
- Are any other consents or authorisations required? Yes / No
- Details of authorisations which have been granted Yes / No
- Are any Statutory Authorities concerning classifications of land or buildings to be notified? Yes / No

Please provide details of Statutory Authority:

Information to be provided with PIM: ✓

COPY TO MONITORING ✓

☒ **PIM1** The building as depicted in the attached Project Information Memoranda plans will comply with the District Plan provided it is constructed in accordance with these plans. Any variation from these plans may require a further consent.

☐ **PIM1A** The building as depicted in the attached project Information Memoranda plans will comply with the District Plan, SUBJECT TO WRITTEN CONFIRMATION FROM A REGISTERED SURVEYOR, EMPLOYED BY THE APPLICANT AT THE APPLICANTS EXPENSE, THAT THE BUILDING COMPLIES WITH THE MAXIMUM HEIGHT AND DAYLIGHTING REQUIREMENTS OF THE DISTRICT PLAN.

The written confirmation is required prior to the closing in of the building.

The building as depicted in the attached Project Information Memoranda plans does not comply with the District Plan. Therefore if the project is to proceed the following authorisations are required:

☐ **PIM2A** Resource Consent for:

☐ **PIM2B** Outline plan approval.

Therefore the following restrictions under Section 35(1A) of the Building Act 1991 will apply until the Resource Consent has been obtained:

- ☐ No building work to which the above consent relates may be undertaken.
- ☐ Building work to which the above consents relates may be undertaken only to the extent specified herein:

☐ **PIM3** The building is to be erected and used in accordance with the attached Resource Consent conditions.

☐ **PIM4** A Residential Building Impact Fee of \$ together with Building Consent fees and charges are to be paid before the Building Consent is uplifted.

☒ **PIM5** The Tauranga District Council Roading Hierarchy Plan showing the existing and proposed roading network is attached. For further information please refer to the Roading Division, Department of City Services, Tauranga District Council.

☒ **PIM6** Should an archaeological site be found on the site during excavations, the owner must apply for authority from Historic Places Trust prior to destroying, damaging or modifying any archaeological site. Further information can be obtained by contacting the Duty Planner. Should koiwi (human remains) be uncovered during excavation, please contact the Council to arrange for tangata whenua to be advised, and appropriate steps taken for reburial

☒ **PIM7** Site is suitable for proposed building subject to confirmation of ground conditions at time of footing inspection.

☒ **PIM8** Normal precautions adopted for excavation and filling within the Tauranga area should be observed. Excavation faces near to boundaries or other structures, that are over 1.5 metres high should generally be retained by walls designed in accordance with the New Zealand Building Code and fill in excess of 1 metre deep should only be placed under the guidance of a Registered Engineer. A Building Consent is required for retaining walls 1.5 metre in height or greater or irrespective of the height where there is a likelihood of surcharge from buildings or vehicles.

☐ **PIM9** There are some thin lenses of black soil of low organic content underlying sands at various sites. The exact location and extent of these lenses cannot be readily determined, however they are not expected to be extensive. It is therefore recommended that the foundations at individual building sites be inspected by a Registered Engineer to ascertain whether any unsuitable or weak material is present near the foundation level.

☐ **NO224** The subdivision processes for this property are incomplete and a 224 Certificate has not yet been issued. Refer to the Building Consent for "Conditions of Building Consent No: Building in Subdivisions Without 224 Certificates."

☐ **PIM10** The on-site effluent treatment system shall be designed, constructed and maintained to comply with the requirements of Environment Bay of Plenty, under their "On-site Effluent Treatment Regional Plan". For further advice on the matter, you should contact Environment BOP phone (07) 308-7289.

☐ **PIM11** Standard guidelines for the disposal of stormwater by ground soakage on residential lots at Mount Maunganui and Papamoa (exclusive of Bayfair Estate and Matapihi) are available from the Tauranga District Council Offices. In summary these guidelines recommend that soakpits shall be constructed of three 600mm diameter perforated rings, unless ground water conditions dictate otherwise, which shall not service more than 30 m² of roof area. Such soakage may be duplicated and inter-connected in parallel if more than 30 m² of roof is served by a downpipe dropper.

During construction the drainlayer shall examine the soils present and after consideration of ground water levels and the soil compaction present, make a judgement on whether good soakage is present to proceed with construction.

☒ **STAND1** Any lease agreement and/or easement that relates to the property may require the applicant to obtain the consent of other interested parties to allow this proposal to proceed. Please check the terms of your lease agreement.

☐ **STAND2** Prior to the commencement of building, you are advised to verify on site, the invert levels of service connections intended to be utilised.

☒ **STAND3** Any works associated with public utilities, i.e. sewer/stormwater/water which are required outside the legal boundaries of the site requires prior approval from the appropriate Asset Manager of the Tauranga District Council. For further details please contact Mr Joel Van Ameringen phone (07) 5777-212.

Any work on Council utilities must be inspected by the Tauranga District Council's Asset Development staff prior to backfilling. **A separate fee will be charged for inspections.**

☒ **TRADEWASTE** Tradewaste

- a) The discharge to Council's stormwater system of washwater arising from cleaning or any other activity or process is **prohibited**.
- b) The discharge to Council's waste water system of washwater arising from any cleaning or any other activity or process requires a Trade Waste Consent. Please contact Glenn Coates, Trade Waste Officer, Tauranga District Council phone (07) 5777-074 or (025) 992-784.

☐ **HAZSUB** Hazardous Substances

Any storage of hazardous substances shall comply with the Dangerous Goods Act 1974. Please contact Roy Jackson, Monitoring Officer, Tauranga District Council phone (07) 5777-202 or (025) 984-887.

☐ **BLDGCON** The Building Consent will be issued with conditions. Please refer to the Building Consent for specific details of the conditions.

☒ **Other:**

10/1/2011
This building is to be erected and used in accordance with the Certificate of Compliance attached

P I M A D V I C E

1 All internal sewer, stormwater and water reticulation shall be designed and constructed in accordance with the CoP, but shall remain private.

2 Site has no sewer available--Developer shall produce an engineering proposal for TDC approval which shall include the design and construction of the pumping station and rising main etc to serve the entire catchment as shown on the structure plan SP10. The station shall be located on a separate lot vested in TDC and shall be provided with permanent all weather access for TDC maintenance vehicles. These works are SIF items and are reimbursed, subject to engineering approval and competitive pricing, on application to the Annual Plan process. (reimbursement is not guaranteed in any particular year)

3 No public stormwater is available--Developer shall submit an engineering proposal and design for TDC approval. EBOP consent may be applicable depending on the method of disposal.

4 Water supply shall be via an appropriately sized combination meter together with RPZ backflow protection. All buildings shall be within 135m of a FH.

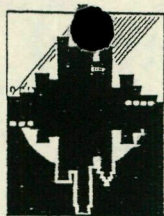
5 All required seal widening and associated roadmarking at the complex entrance to Parton Road shall be constructed at the Developer's expense.

6 The minimum building platform level shall be 5.00m (Moturiki)

15. Access, parking and manoeuvring areas are to be formed and sealed in accordance with the District Plan and Part 3 of the Tauranga District Council's Code of Practice for Development.

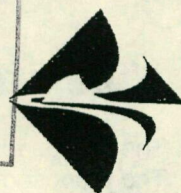
16. As-built plans of all development works be submitted in accordance with Sections 105.3.3 and 105.3.4 of the Tauranga District Council's Code of Practice for Development.

2 *A separate*
GN3 That an engineering inspection fee be paid in accordance with the schedule of fees and charges, based on the assessed value of the works, at the time of submission of plans and that as-built plans of all development works be submitted in accordance with the Section 1 of Council's Code of Practice for Development. *for approval.*



Building Consent and / or

Project Information Memorandum (PIM) Application



Tauranga City

(Please ✓ Box to indicate what you are applying for)

PIM & Building Consent:

PIM only:

Building Consent only:

☐☒☐

If applying for building consent only please provide PIM number: _____

Owner(Applicant) Details

Surname: WARR ⁹¹⁰³² Chubb

First names: JOHN Kenneth Desmond

Postal Address: PO BOX 4240
MOUNT MAUNGANUI

Phone: 07 575 0044

Mobile: () _____

Fax: () _____

Signature: _____

If signed by a person other than the owner please print full name below:

T.P. COOMBS

Owner's agent/Contact Person

(If not owner)

Surname: COOMBS

First names: TERRY

Postal Address: PO Box 54 108
BUCKLANDS BEACH
BUCKLAND

Phone: 09 533 0949

Mobile: () 533 5949 ⁰²⁵ 301 461

Fax: 09 533 5949

The owner's agent/contact person nominated above is to receive the following:

(Please ✓ Box)

Processing enquires:

Invoice:

PIM:

Building Consent.

☐☐☒☐

Location of Proposed Work

Street Address: 1774 2076 5040/30
POLTON ROAD
PORPOMOA

Lot No: 2 DPS No: 56885

Flat No: BIK II Te Kumu

Valuation Roll No: 0662207600

Lot Area: 9880 sqm 8.3450

Description of Work

PRIVATE HOSPITAL

(For office use)

Application No: 4715

File No: P 0662207600 ²⁰⁷⁶ ¹⁷⁷⁴ ^{5040/2076L}

Intended Life Of Building

(Please ✓ Box)

The proposed building will have an indefinite life of not less than 50 years

The proposed building will have a specified life of _____ years

☐
☐

Estimated Value of Work

The estimated value of the proposed building work inclusive of labour, materials and GST is: \$ 3.6 million

Please Note:

- If Council considers the estimated value provided above is not realistic it may alter the estimated value to reflect the Regional average cost per square metre for the type of construction involved in order to provide accurate information to Crown Agencies.

Floor Area of Proposed Building

The floor area of the **proposed** building is: 3600 square metres.

Intended Use of Building

Please describe the intended use of the proposed building, eg Residential, Offices, Shops etc:

PRIVATE HOSPITAL / REST HOME

Compliance Schedule

A compliance schedule shall be required for any new building (other than a building used only as a single residential dwelling), if the building contains automatic or mechanical systems as defined in Section 44 of the Building Act 1991. At the time of lodging your building consent a separate compliance schedule application form should be completed.

Key Personnel

Please provide details of name, postal address and contact phone numbers if known:

Designer: ADRIAN BYRNE

Building Certifier: B&B BUILDING CERTIFIERS

Builder: TBA

Plumber: TBA

Drainlayer: TBA

Gasfitter: TBA

Electrician: TBA

Please note:

- It is important to ensure your building certifier, plumber, drainlayer, gasfitter and electrician hold the appropriate registration before commencing work

Service Connection Details

Water Connection

(Please ✓ Box)

Not applicable:

I intend using the existing connection:

I require a new 20mm connection:

I require a new _____mm connection:

☐☐☐☒

Please note:

- Your water connection may only be installed by one of Tauranga District Councils approved contractors.
- Your water connection must be clearly illustrated on the site plans accompanying this application.

Vehicle Crossing

(Please ✓ Box)

Not applicable:

I intend using the existing vehicle crossing:

I intend installing a new residential vehicle crossing:

I intend installing a new commercial vehicle crossing:

I intend installing a new industrial vehicle crossing:

☒☐☐☐☐

(Please note: Maximum width 4.5m at kerb)

(Please note: Maximum width 6m at kerb)

(Please note: Maximum width 9m at kerb)

Please note:

- Your proposed vehicle crossing must be clearly illustrated on the site plans accompanying this application.
- Prior to the installation of your vehicle crossing please ensure the following:

The proposed crossing is clear of any obstructions such as:

- Trees
- Streetlights
- Stormwater cesspits or sumps
- Traffic islands and parking bays

- When uplifting your building consent you will receive a copy of a Council pamphlet headed "**Vehicle Crossing and Asset Protection Requirements**". It is important you read this pamphlet and follow the instructions provided.
- If required and prior to uplifting your building consent, the applicant shall pay Council a sum of money being the specified amount of a vehicle crossing and/or asset protection/assurance bond. No interest shall be payable to the applicant on the bond monies held by Council. All or any reasonable expenses incurred by Council in effecting repairs to a damaged vehicle crossing, footpath or arising therefrom shall constitute a debt due to the Council by the applicant and may be recovered by Council by deduction from the monies deposited with the Council under this bond. When Council is satisfied that all specified works are completed the said monies shall be repaid to the person nominated below and the bond cancelled. It should be noted further that the applicant is the person/s making application for this building consent and / or project information memorandum and must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.

- **Please nominate who is to receive vehicle crossing and/or asset protection/assurance bond refund:**

(Please ✓ Box)

Owner

☐

Owner's agent/contact person

☐

Builder

☐

Sewer Connection

(Please ✓ Box)

Not applicable:

I intend using the existing sewer connection:

I intend installing a new _____mm sewer connection:

I intend installing an on-site effluent treatment system:

☐☒☐☐

Please note:

- Your proposed sewer drainage system must be clearly illustrated on the site plans accompanying this application.
- If you intend installing an on-site effluent treatment system it must be designed and installed in accordance with the Environment Bay of Plenty (EBOP) Operative On-Site Effluent Treatment Regional Plan. For further information phone EBOP 0800 368 267.

Stormwater Disposal

(Please ✓ Box)

Not applicable:

I intend using the existing stormwater connection:

I intend installing a new kerb connection:

I intend installing a new _____mm connection:

I intend installing an on-site disposal system:

☐☒☐☐☐

Please note:

- Your proposed stormwater drainage system must be clearly illustrated on the site plans accompanying this application.

Checklist

To avoid delays in the processing of your application please ensure you have completed this application form and provided the following information:

1. Two sets of building specifications.

The purpose of the specifications is to specify the materials to be used in the construction of the proposed building.

2. Two full site plans drawn to a legible scale showing:

- Location of proposed and existing buildings in relation to the legal boundaries of the full site, North point and site levels relative to finished floor levels of the proposed buildings
- Details of all proposed and existing services including water connections, sewer and stormwater drainage.
- Vehicle access, parking and manoeuvring.

3. Two sets of construction drawings drawn to a legible scale showing:

- Elevations of the proposed and existing buildings, including demonstration of daylighting compliance on all elevations.
- Floor plans, of **proposed and existing** describing the function of each room and showing the position of all doors, windows and ventilation, sanitary fixtures and appliances, fire places and chimneys. For additions or alterations of an existing building please show both the existing and proposed.
- Foundation and retaining structure details.
- Cross-section of the proposed building showing all construction details.
- Drawings of any specific design details signed by the design engineer accompanied with calculations.
- Drawings of all bracing details accompanied with bracing calculations.
- Drawings of all sanitary plumbing pipe installations for buildings designed with sanitary plumbing above the second level.

4. Building Certificate:

If you have engaged the services of a building certifier to certify your plans and specifications for compliance with the New Zealand Building Code, your application for a building consent must be accompanied with the appropriate building certificate.

5. Minor work:

For minor work such as the installation of a solid fuel heater or the connection of an existing building to the public sewerage system, simply complete this application form and lodge it with Council together with the appropriate fee.

6. Payment of fees:

Upon lodging your Building Consent and/or Project Information Memorandum application with Council a non-refundable lodgement fee may be payable to Council. Payment of the balance of your Building Consent and/or Project Information Memorandum fees will be required to be made to Council on completion of all processing. An invoice for such payment will be posted to the person nominated in this application.

Privacy Act 1993

Pursuant to the Privacy Act 1993 the following information is brought to your attention:

- This document collects personal information about you.
- The information in this document is collected pursuant to section 30 and / or Section 33 of the Building Act 1991.
- Pursuant to Section 27 of the Building Act 1991 the information contained in this document will be made available and passed on to the public on request.
- The information contained in the document is being collected and held by the Tauranga District Council.
- You do have the right of access to and correction of this information subject to the provisions of the Privacy Act 1993.

Pursuant to Section 27(3) of the Building Act 1991 the building owner may request the plans and specifications be marked confidential for the purposes of copyright or security. Such a request must be in writing and addressed to:

Manager: Building
Tauranga District Council
Private Bag
TAURANGA