

BUILDING CONSENT

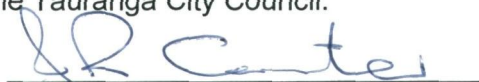
NO: 30115

Issued By: Tauranga City Council pursuant to Section 51 of the Building Act 2004

THE OWNER		CONTACT PERSON
SMITH, PHILLIP MARTIN SMITH, ANGELA JANE 179B DICKSON ROAD PAPAMOA BEACH PAPAMOA 3118		
THE BUILDING		BUILDING WORK
Street Address: 179B DICKSON ROAD Legal Description: LOT 2 DPS74427		CONVERT CARPORT TO GARAGE AND ADD CARPORT TO DWELLING
<p>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.</p> <p>This building consent is issued subject to following conditions :</p>		

On behalf of the Tauranga City Council:

Name:



Position:

CONSENT TECHNICIAN : BUILDING SERVICES

Date:

10 JUN 2009

Building Consent Applications File Complete Checklist



Tauranga City Council
Building Services

Consent No. <u>30115</u>	Date Issued <u>10-6-09</u>	Revision No.	Version One
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				Comments
Building Application Form	<u>Y</u>	N	N/A	
PIM	<u>Y</u>	N	N/A	
Resource Consent (Form 4A)	Y	N	<u>N/A</u>	
Plans – Stamped Correctly	<u>Y</u>	N	N/A	
Specifications	Y	N	<u>N/A</u>	
Design Reports	Y	N	<u>N/A</u>	
Bracing / Engineering Calculations Present	Y	N	<u>N/A</u>	
Producer Statements	Y	N	<u>N/A</u>	
Specified Systems Information	Y	N	<u>N/A</u>	
Processing Checklists	<u>Y</u>	N	N/A	
Requests for Peer Review	Y	N	<u>N/A</u>	
Requests for Additional Information	<u>Y</u>	N	N/A	
Memoranda from NZ Fire Service Commission	Y	N	<u>N/A</u>	
Advice to Applicants (Red)	Y	N	<u>N/A</u>	
Approval from NZ Historic Places Trust	Y	N	<u>N/A</u>	
Building Consent Conditions	Y	N	<u>N/A</u>	
Building Consent	<u>Y</u>	N	N/A	

Checked by <u>[Signature]</u>	Date <u>10.6.09</u>
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Y = Yes in file	N = Not on file	N/A – Not applicable to this file
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Note: If "N Not on file" is used, reasons why will need to be added to the Comments Box.

PROJECT INFORMATION MEMORANDUM

NO: 30115

Issued by: Tauranga City Council pursuant to Section 35 of the Building Act 2004.

APPLICANT	PROJECT
SMITH, PHILLIP MARTIN SMITH, ANGELA JANE 179B DICKSON ROAD PAPAMOA BEACH PAPAMOA 3118	CONVERT CARPORT TO GARAGE AND ADD CARPORT TO DWELLING Intended Life: 50 years
PROJECT LOCATION	LEGAL DESCRIPTION
179B DICKSON ROAD	Legal Description LOT 2 DPS74427
This project information memorandum is confirmation that the proposed building works <u>may</u> be undertaken subject to the provision of the Building Act 2004 and compliance with all the information provided in this document.	

1. The building work as depicted in the attached Project Information Memorandum 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.
2. The Tauranga City Council Roding Hierarchy Plan showing the existing and proposed roading network is attached. For further information please refer to the Roding Division, Department of City Services, Tauranga City Council.
3. 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 Tauranga City Council to arrange for tangata whenua to be advised, and appropriate steps taken for reburial.
4. The site is suitable for proposed building subject to confirmation of ground conditions at time of footing inspection.
5. Normal precautions adopted for excavation and filling within the Tauranga area should be observed. (Refer Councils Code of Practice for Development). 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 one metre deep should only be placed under the guidance of a Registered Engineer.

 A Building Consent is required for retaining walls 1.5 metres or greater in height or for any wall subject to a surcharge load, which is a load imposed by a structure; vehicle accessway or parking area or sloping ground higher than the top of the retaining wall, irrespective of the height of the wall. Excavations for the construction of retaining walls shall be contained within the legal boundaries of the lot, unless consent of the adjoining owner is obtained prior. In undertaking site earthworks care should be given to maintaining support to adjoining properties.
6. 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 attached. In summary these guidelines recommend that soakpits shall be constructed of three 600 mm diameter perforated rings, unless ground water conditions dictate otherwise, which shall not service more than 30 square metres of roof area. Such soakage may be duplicated and inter-connected in parallel if more than 30 square metres 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.

7. Any lease agreement, rights of way, easements or covenants that relate 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 or Certificate of Title.

● Prior to the commencement of building, you are advised to verify on site, the invert levels of service connections intended to be utilised. Vehicle crossings are to be located clear of Council Stormwater Sumps.

9. Stormwater Pollution Prevention

The discharge to Council's STORMWATER SYSTEM of any material other than clean rainwater is PROHIBITED. For further information please contact the Pollution Prevention Officer, Tauranga City Council on phone (07) 5777-000

On behalf of the Tauranga City Council.

Name:

JD Carter

Position:

CONSENT TECHNICIAN : BUILDING SERVICES

Date:

15.5.09