

PROJECT INFORMATION MEMORANDUM

NO: 11134

Issued by: Tauranga District Council pursuant to Section 31 of the Building Act 1991.

APPLICANT		PROJECT	
SMITH, PHILIP MARTYN 179 B DICKSON ROAD PAPAMOA 3003		EXTEND LOUNGE/DINING ROOM IN DWELLING	
		Intended Life:	50 years
PROJECT LOCATION		LEGAL DESCRIPTION	
179B DICKSON ROAD		Ref No:	1580/179
		Val No:	06942 428 01
		Legal Description	LOT 2 DPS74427

This project information memorandum is confirmation that the proposed building works may be undertaken subject to the provision of the Building Act 1991 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 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.
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 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. 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 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.
6. 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.
7. Prior to the commencement of building, you are advised to verify on site, the invert levels of service connections intended to be utilised.
8. Stormwater Pollution Prevention

The discharge to Council's STORMWATER SYSTEM of any material other than clean rainwater is PROHIBITED. For further information please contact Peter Ashe, Pollution Prevention Officer, Tauranga District Council on phone (07) 5777-184.

Signed by or on behalf of the Council.

Name:

14/

Date:

3/6/03