



tasman
district council

1956005200BZ

Telephone: (03) 543 8400

E-mail: bcadmin@tasman.govt.nz

8 November 2012

R J Ker Contractors Ltd
PO Box 155
Paraparaumu 5254

Dear Sir/Madam

**PROJECT INFORMATION MEMORANDUM / TERRITORIAL AUTHORITY NOTIFICATION –
52/53 Parker Street, Motueka**

Please find enclosed the Project Information Memorandum (PIM)/ Territorial Authority Notification (TAN) relating to the above property.

A PIM / TAN contains information known by the Territorial Authority at the time it is issued that may have some effect on the project. This includes information about land such as potential erosion, subsidence, slippage and flooding and the requirements under Acts other than the Building Act 2004 (eg, the Resource Management Act 1991, the Fire Service Act 1975, or the Historic Places Act 1993), which might also be relevant to the proposed building work.

A Territorial Authority may attach a Development Contribution Notice to a PIM.

The PIM / TAN **does not** authorise the commencement of building work.

Should you need to make a future enquiry regarding this application, please quote the PIM / TAN number.

Yours faithfully

Lori Marevich
Administration Officer Building Control

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Project Information Memorandum / Territorial Authority Notification
Section 31, Building Act 2004

Application

R J Ker Contractors Ltd	No.	121096
PO Box 155	Issue date:	8/11/12
Paraparaumu 5254	Application date:	29/10/12
	Overseer:	Grant Fidler

Project

Description:	New (& prebuilt) House, Unit, Bach, Crib, Town House etc. Being Stage 1 of an intended 1 Stages Construct new dwelling with internal garaging - Villa 52
Intended Life:	Indefinite, but not less than 50 years
Intended Use:	Housing - detached
Estimated Value:	\$90,000
Location:	52/53 Parker Street, Motueka
Legal Description:	Lot 4 DP 430867
Valuation No.	1956005200BZ

This Project Information Memorandum / 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 project information memorandum includes:

Important information

Signed for and on behalf of the Council:

Name: _____

Date: _____



Engineering

No Current Issues

Land-Use

No current issues.

Natural Resources

No current issues.

Natural Hazards

Council has no records of this property being affected by flooding, land instability, land contamination or specific earthquake 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% annual exceedence probability. Should such an event and failure occur, the local roading network and particularly the old river channel west of the property may act as floodways and the property may be affected by overland flow. The FFL of the proposed dwelling is elevated above ground and internal road level and no determination has been made as to this elevation being sufficient above potential flood flow level in a major overland flow scenario. There is no evidence to warrant further floor level and flood hazard mitigation measures being required other than for reasons of prudence.

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.