

Project Information Memorandum 24009002-P

Section 34, Building Act 2004

The Building

Street address of building: 7 Whitehaven Street, Weston
Legal description of land where building is located: Lot: 4 DP: 585523
Parcel: 8446683

The Owner

Name of owner: Harley Robert Allen & Shannon Marie Burgess
Mailing address: 8 Charles Street, Weston, Oamaru 9401

The Agent

Name of agent: A1 Homes
Mailing address: 15 Nairn Street, Kaikorai, Dunedin 9010

Building Work

Construction of a 4 bedroom, 2 bathroom dwelling with media room and attached garage.

This Project Information Memorandum is issued under section 33 of the Building Act 2004. A Building Consent needs to be applied for and approved before any work commences.

This Project Information Memorandum is subject to the following conditions and advice notes:

BUILDING

Wind Zone = Medium

Snow Region and loading = N4, 0.9kPa

Sea Spray = No

Provisions for building over/adjacent to road or public place may include: Hoardings

Demolition provisions may include: Not Applicable

Site affected by hazardous contaminants Site subject to: Unknown

Site known to be affected by natural hazards (Sec 72 required): No

Liquefaction Susceptibility: Domain A

Building sited over 2 or more titles (Sec 75 required): No

Licenses required to operate, subject to Building Consent being granted: Not Applicable

Earthquake prone building (Sec 133AT): No

Access and facilities for people with disabilities: No

Building PIM Comments:

`Good Ground` in accordance with NZS3604-11 will need to be demonstrated with the consent application.

PLUMBING

Drains in Common: Unknown

Wells: Unknown

Existing Septic Tanks: NA

Resource consent required from Regional Authority for effluent disposal: NA

COMMERCIAL

Accessible toilets: NA

Grease Traps: NA

Other Relevant information:

PLANNING

The Heritage New Zealand Pouhere Taonga Act 2014 makes it unlawful for any person to modify or destroy the whole or any part of an archaeological site without the prior authority of Heritage New Zealand. An archaeological site is defined as any place (including buildings) that was associated with pre-1900 human activity. If you wish to do any work that may affect an archaeological site, you must obtain an authority from Heritage New Zealand before you begin. This is the case regardless of whether the works are permitted or a consent has been issued under the Resource Management Act 1991. For further information contact your nearest Heritage New Zealand office or email archaeologist@heritage.org.nz

ROADING

Land stability issues are unknown. Geotechnical advice is strongly recommended to confirm solid stability and ground conditions.

Flooding on the site is unknown however it is possible that in a high intensity rainfall event, surface flooding may occur. Ensure adequate drainage around the property including allowance for any possible flooding from neighbouring properties, the road reserve, watercourses, stormwater channels and higher ground. Ensure any drainage and stormwater channels on the property are clear and maintained ensuring stormwater is discharged adequately.

A Consent Notice registered against this property's title requires the owner to construct a new vehicle crossing to access the site. It is recommended that all vehicle crossings off right of way vehicle access be designed in accordance with the Waitaki District Council Specifications. Council is not responsible for any on-going maintenance or repair of vehicle crossings that lead into private right of ways.

Any damage to the adjacent roading infrastructure is to be reinstated and repaired at the landowner/developers cost. This includes but is not limited to road, footpaths, kerb and channel, water tables, vehicle crossings, streetlights and street furniture.

Roading Development Contributions will not be required on this building consent application as Roding DCs were assessed at time of subdivision. Any future applications made will be assessed separately. If you wish to know more about Development Contributions, please visit www.waitaki.govt.nz for the criteria as per the 2021 Development Contributions and Financial Contributions Policy.

Overgrown vegetation protruding from private property into the road reserve and any roadside vegetation deemed to be private is to be maintained by the landowner. Grass berms and/or plantings on the roadside adjoining the property including any pest plants (i.e. gorse and broom) and shelterbelts/hedges are to be maintained by the landowner. Any pest plants within the property are to be kept at least 10 metres clear of the road reserve boundary.

Stormwater Disposal to Private System: Stormwater from any buildings and impervious areas within the site must be collected and attenuated to comply with NZS 4404:2010 Chapter 4 Stormwater prior to discharge across the boundary, ensuring there is no increase to pre-development discharge flows beyond the boundary. The system shall be designed to at least meet the 10% Annual Exceedance Probability with a Return Period of 10 years.

WATER AND WASTE WATER

There is an existing on-demand water connection to this property from the Oamaru water supply. This is considered a potable supply. No Development Contributions are payable for water supply on this application.

There is an existing connection to the public sewerage system for this property. No Development Contributions are payable for wastewater disposal on this application. The sewer lateral is a private pipe to the point of connection at the public sewer main.

All storm water disposal shall be undertaken in a manner approved by Council's Building Control and/or Roding units. No Development Contributions are payable for storm water disposal.

Attachments

Nil

A handwritten signature in dark ink, appearing to read 'M Haywood', is written over a faint, light-colored circular stamp.

Matthew Haywood
Building Control Officer

On behalf of Waitaki District Council
Date: 11 July 2024