

1928078321

160489P

Telephone: (03) 543 8400

E-mail: bcadmin@tasman.govt.nz

4 July 2016

G & L Philp
C/- Orange Residential Homes Limited
PO Box 3441
Richmond 7050

Dear Geriant & Linda

PROJECT INFORMATION MEMORANDUM - 184 Horton Road, Tasman

Please find enclosed the Project Information Memorandum (PIM) relating to the above property.

A PIM 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 **does not** authorise the commencement of building work.

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

Yours faithfully

Keriana Scott
Administration Officer Building Assurance

Enc

Project Information Memorandum
Section 31, Building Act 2004

Application

Orange Residential Homes Limited	No.	160489P
PO Box 3441	Issue date:	4/07/16
Richmond 7050	Application date:	9/05/16

Project

Description:	New (& prebuilt) House, Unit, Bach, Crib, Town House etc. Being Stage 1 of an intended 1 Stages Construct a new dwelling with I/A garaging with F/S woodburner
Intended Life:	Indefinite, but not less than 50 years
Intended Use:	Housing - detached
Estimated Value:	\$503,484
Location:	184 Horton Road, Tasman
Legal Description:	Lot 13 DP 324764
Valuation No.	1928078321

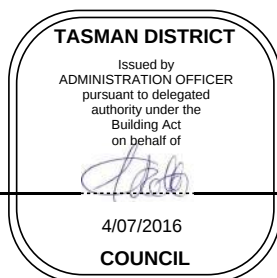
This Project Information Memorandum is confirmation the proposed project may be undertaken, subject to the provisions of the Building Act 2004, which requires **BUILDING CONSENT TO BE GRANTED AND ISSUED BEFORE ANY BUILDING WORK CAN COMMENCE.**

This Project Information Memorandum includes:

- ☐ Notification of any other authorisations which must be obtained before the proposed building work may be undertaken
- ☐ Important information

Signed for and on behalf of the Council:

Name: _____



Date: _____

Project Information Memorandum *[continued]*

Engineering

No current issues. Private water supply.

Land Use

No current issues.

Natural Resources

Site needs wastewater consent - Applied - RM160565.

If you wish to discuss this matter further, please contact your drainlayer in the first instance.

If you wish to discuss this matter further with a Natural Resources Consent Planner, please phone Tasman District Council Customer Services on (03) 543 8400 and ask to speak to one of the planners listed below.

Pete Keyanonda	pete.keyanonda@tasman.govt.nz
Leif Pigott	leif.pigott@tasman.govt.nz

Natural Hazards

No current issues.

Contaminants

No current issues.

Building

No current issues.

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.

Tasman District Council
Email info@tasman.govt.nz
Website www.tasman.govt.nz
24 hour assistance

Richmond
189 Queen Street
Private Bag 4
Richmond 7050
New Zealand
Phone 03 543 8400
Fax 03 543 9524

Murchison
92 Fairfax Street
Murchison 7007
New Zealand
Phone 03 523 1013
Fax 03 523 1012

Motueka
7 Hickmott Place
PO Box 123
Motueka 7143
New Zealand
Phone 03 528 2022
Fax 03 528 9751

Takaka
14 Junction Street
PO Box 74
Takaka 7142
New Zealand
Phone 03 525 0020
Fax 03 525 9972