

Pins Only.

BUILDING SERVICES - PROJECT INFORMATION MEMORANDUM

APPLICATION NO:

10976

VALUATION NO:

06500/729.00

OWNER:

D C Heard Hld.

PROPERTY NO:

P00858

PROJECT LOCATION:

96 Pukuhua Street

DESCRIPTION OF WORK:

6x Apartments

CHECK APPLICATION - BUILDING OFFICER:



DATE RECEIVED: 9-11-01	DUE DATE: 7/12-01
DATE SUSPENDED:	DATE ISSUED: 21-11-01

PROCESSING	REVIEWED BY	TIME TAKEN	DATE RECEIVED	DATE PROCESSED
Administration		30		9-11-01
Hazard	Site is subject to flooding and nearby Geothermal activity.			
Draughting	Mr. P. Taylor	30	12-11-01	12-11-01
Planning	GLP	60	13/11/01	14/11/01
Resource Engineers	Tomy	15		14/11/01
Pollution Control	J.O.B.	5	15/11/01	15/11/01
Hazardous Substances		5	18/11/01	18/11/01
Geothermal		15	19-11-01	19/11/01
Environmental Health			19/11/01	19/11/01
Recreation and Community	TB	5	20-11-01	20-11-01
Building	MS	30		15-11-01
Plumbing Drainage				

PIM FEE	DATE PAID	RECEIPT NO.	DATE RECEIVED STAMP
\$167-	8-11-01	5902373	

NOTES AND CONDITIONS: (Please circle appropriate code for checkboxes)

300 a b c d <u>e</u> g h i j k l f	338 a b c d e g h f
302 a b c d e g h i j k l	340 <u>a</u> b c f
m n o p q r s <u>t</u> <u>u</u> v w <u>f</u>	342 <u>a</u> <u>b</u> f
304 a b c <u>f</u>	344 a b f
306 a b <u>c</u> d <u>e</u> g h i j k l	346 a b f
m n f	348 a b c d e g h i j k
308 a b c d e f	l m n o p q r s t u
310 a f	v w x y z f
312 a b c d e f	350 a b c d e g f
314 a <u>b</u> c d e g <u>f</u>	352 a b c f
316 a <u>b</u> c d f	354 a b c f
318 a b c d e g h f	356 a b <u>c</u> d e g h <u>f</u>
320 <u>a</u> b c d <u>e</u> g f	358 <u>a</u> <u>b</u> c d f
322 a f	360 a b c d f
324 a b c d e g h i f	362 a f
326 a b c d e g h i j f	364 a f
328 a b c d e g h f	366 a b c d f
330 a b c d f	368 a b f
332 a b c d e g h <u>i</u> f	370 a b c f
334 a b <u>c</u> d e g h i f	372 a b f
336 a b f	374 a b f

FREE TEXT:

* R7.2.2 - The daylighting angle is encroached by ^{1.2} metres on both the side boundaries (as illustrated in elevation D). ~~As this encroachment exceeds the maximum permitted height by over 1.5 metres. Exceeding the permitted height by 1.5 metres is classed as Controlled. This shifts the classification of this encroachment to a Non-complying Activity.~~

* R7.2.3 - Proposed Unit 6 encroaches the minimum side yard requirement of 2.5 metres by 2.05 metres (Controlled Activity). ~~and proposed that~~

* R7.2.4 - The proposed unit development exceeds the permitted site coverage (50%). The site coverage has been assessed at approximately ~~94%~~ 51.0%

* R7.1.9 - Additional Household Units - As the floor areas of the proposed units are over 70m², five of the six units are considered to be additional, and therefore classed as a Controlled Activity.

Neighbours consent are required from the adjoining sites being 100 and 94 Pukuatua Street (owners and occupiers).

Please also be advised that the proposed units are classed as a Development and will also be assessed under this criteria.

Changes
made
by Gemma

NOTES AND CONDITIONS: (Please circle appropriate code for checkboxes)

300 a b c d e g h i j k l f

302 a b c d e g h i j k l

m n o p q r s t u v w f304 a b c f306 a b c d e g h i j k l

m n f

338 a b c d e g h f

340 a b c f342 a b f

344 a b f

346 a b f

348 a b c d e f g h i j k

2508
Please be advise that Resource Consent is required for the following reasons:

- R7.2.2 The day lighting angle is encroached by 2.2 metres on both the side boundaries (as illustrated in elevation D). As this encroachment exceeds the maximum permitted height by over 1.5 metres ^{exceeded the permitted height by 1.5m} (which is classed as controlled) this shifts the classification of this encroachment to non-complying activity.
- R 7.2.3 Proposed unit 6 encroaches the minimum side yard requirement of 2.5 metres by 2.05 metres. *(Controlled Activity)*
- R 7.2.4 – the proposed unit development exceeds the permitted site coverage (50%). The site coverage has been assessed at approximately 94%.
- R7.1.9 Additional Household units – as the floor areas of the proposed units are over 70m², five of the six units are considered to be additional, and therefor classed as a Controlled activity.

Neighbours consent are required from the adjoining sites being 100 and 94 Pukuatua (owners and occupiers).

Please also be advised that the proposed units are classed as a Development and will also be assessed under this criteria.

ROTORUA DISTRICT COUNCIL

1061 Haupapa Street, Private Bag RO 3029, Rotorua, Telephone 07-348 4199 ext 8859, Fax 07-349 0993



Issue Document

Project Information Memorandum No:10976

Section 31, Building Act 1991

Received:09Nov01

Issued:21Nov01



Owner

D C HEARD LTD
C/O ROTORUA BLDG CERTIFIERS
P O BOX 1373
ROTORUA 3215

Agent

ROTORUA BUILDING CERTIFIERS
P O BOX 1373
ROTORUA 3215

Site Information

PROPERTY ID: 00858
ASSESSMENT NO: 06500/729.00
STREET ADDRESS: 96 PUKUATUA STREET, ROTORUA CENTRAL, ROTORUA 3201
LEGAL DESCRIPTION: LOT 2 DPS 82612

Project Information

PROJECT IS FOR: New Work
INTENDED USE(S): 6X APARTMENTS
INTENDED LIFE: Indefinite but not less than 50 years
VALUE OF WORK: \$800,000.00
NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS PROJECT INFORMATION MEMORANDUM

ARE: \$167.00

PAYMENTS RECEIVED TO DATE:

Receipt number: 902373 Date: 08Nov01 Amount: \$167.00

Project Information Memorandum: 10976

See attached page(s) for any other conditions.

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1: PIM STATUS

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2: SPECIAL FEATURES OF THE LAND

The proposed building work is to be sited on land which Council has identified as being in a low wind zone.

The proposed building work is to be sited on land which Council has identified as being Earthquake Zone A.

The proposed building work is to be sited on land which Council has identified as being within a low-lying area, and subject to variable conditions and water table levels. All foundations will be subject to specific design. There are also some filled areas.

3: PARKS AND RESERVES

Less hard surfacing is recommended. Hard surface should be broken up with more grassed or planted areas. Speumer trees to be used, also indicated and landscaping from the street interface.

4: GENERAL INSPECTION

The proposed building work is to be sited on land which the Council has identified as being located in a geothermal active area and will be likely to require a technical report on any geothermal activity on-site.

Because of the potential hazard from geothermal activity on this site, you will be required to engage the services of a geothermal consultant and/or geotechnical engineer to prepare a report and foundation design for approval by Council or confirmation by peer review if Council deems necessary.

5: PUBLIC UTILITIES - STORMWATER

The proposed building work is to be sited on land which the Council has identified in its records as being adjacent to a public stormwater system owned by Council.

Stormwater disposal from this proposal needs to be carefully considered.

6: WATER - URBAN SUPPLY

The proposed building work is to be sited on land which the Council has identified in its records as being connected to a Public Water Supply administered by the Council and As Built

connection details are attached. (Service Plan)

7: SEWERAGE

~~The proposed~~ building work is to be sited on land which the Council has identified in its records as being within an area serviced by a Public Sewerage System administered by the Council.

There is a public sewer main across this property. The proposed building including eaves and private drains shall be located a minimum of 1.5 meters from the main.

8: WATER SUPPLY

Due to the proposed development being a change of use, from Residential to Commercial Activity, a water meter is required. Please contact Council's Utilities Network Manager for approval and installation of the water meter. Please be advised that the connection will be classed as Extra-ordinary and as such will be subject to different service conditions.

9: SEWERAGE DISPOSAL

Should a connection to the Public Sewerage System be required, an application is to be made to Council's Utilities Network Manager for approval. Engineering plans must be provided showing profiles of ground and sewer levels. Written permission for access should be provided from the owners if connection is required across adjoining land.

10: ENGINEERING REQUIREMENTS FOR BC

Because of the potential instability(ies) on the land where building work is to take place, you will be required to engage the services of a suitably experienced and qualified Geotechnical Engineer or geologist to prepare a Geotechnical report which shall accompany the Building Consent application and shall advise:

i) The land on which the building work is to take place is not likely to be subject to inundation, erosion, avulsion, alluvion, falling debris, subsidence or slippage.

ii) The building work itself is not likely to accelerate, worsen, or result in inundation, erosion, avulsion, alluvion, falling debris, subsidence or slippage of that or any other property.

Or recommend adequate provision to:

i) Prevent the building work itself acceleration, worsening, or resulting in inundation, erosion, avulsion, alluvion, falling debris, subsidence or slippage of that land or any other property.

ii) Protect the land or building work in any other property concerned from inundation, erosion, avulsion, alluvion, falling debris, subsidence or slippage of that land or any other property.

11: INFO FOR BC - PLUMBING & DRAINAGE

Drainage plans indicating foul water and stormwater disposal to Council connections and/or soakholes are required.

Septic tank/effluent drains to be designed in accordance with the standard worksheet enclosed for on-site treatment and disposal and submitted with your building application.

12: LAND USE CONSENTS

A Land Use Consent is required for the proposed building work. The requirements of the Resource Management Act 1991 and the Rotorua District Plan will need to be met.

Please be advised that Resource Consent is required for the following reasons:

* R7.2.2 - The daylighting angle is encroached by 1.2 metres on both the side boundaries (as illustrated in elevation D). Exceeding the permitted height by 1.5 metres is classed as Controlled.

* R7.2.3 - Proposed Unit 6 encroaches the minimum side yard requirement of 2.5 metres by 2.05 metres (Controlled Activity).

X * R7.2.4 - The proposed unit development exceeds the permitted site coverage (50%). The site coverage has been assessed at approximately 51%.

* R7.1.9 - Additional Household Units - As the floor areas of the proposed units are over 70m², five of the six units are considered to be additional, and therefore classed as a Controlled Activity.

Neighbours consent are required from the adjoining sites being 100 and 94 Pukuatua Street (owners and occupiers).

Please also be advised that the proposed units are classed as a Development and will also be assessed under this criteria.

13: COMPULSORY PLANNING STATEMENTS

The District Plan does not indicate any proposed road widening, proposed service lane, designations, scheduled sites or protected historic buildings, sites or trees on the land the building work is proposed.

NATURAL GAS CORPORTION

For information regarding a proposed gas connection or the location of existing gas pipelines as they affect this property, please contact the Natural Gas Corporation. For any building work (as defined by Section (2) of the Building Act 1991) that will disturb over and around any gas pipeline or service and prior to the commencement of that work, the applicant shall be required to contact the gas centre for authorisation to proceed.

ELECTRICITY

Under the Electrical Supply Regulatins 1976 it is an offence to erect any building or structure within certain prescribed distances of an overhead electrical line. To enquire about these restrictions, contact your local electricity distributor.

For these and other network utilities, please refer to the attached leaflet.

Signed for and behalf of the Council:

Name: L Tetenburg Position: Administraion - Building

Signed: *L Tetenburg* Date: 30 / 11 / 2001

Affected Parties Consent Form

Consent of affected property owner/occupier to a
proposed activity or building work

29871.

TO: The District Manager
Rotorua District Council
Private Bag
ROTORUA

I Shirley Kathleen Waine being the owner/occupier
of 1/100 Pukunatua Street (address),
having studied the proposal of DC Heard Ltd (name)

located at 96 ~~100~~ Pukunatua St
Rotorua (address)

consent to the following proposed activity (state exactly what has been agreed to):

Side yard encroachment of 1.5m (Unit 6)
Daylight encroachment of 1.2m (Units 5 & 6)
5 additional household units

The applicant must also show you a copy of the proposed plans and an assessment of
environmental effects. You need to sign these documents as well as this form.

Date: 18.12.01

Signature: AK Waine

Contact name/address: _____

(if different from above) _____

Phone: 3482569 Fax: _____

ROTORUA
DISTRICT
COUNCIL



ENVIRONMENTAL
SERVICES

Private Bag 3029

Rotorua

Ph (07) 348 4199

Fax (07) 346 3143

Document Set ID: 640081

Version: 2, Version Date: 22/06/2010

Affected Parties Consent Form

Consent of affected property owner/occupier to a
proposed activity or building work

29787.

TO: The District Manager
Rotorua District Council
Private Bag
ROTORUA

I Timothy Kim (behalf of Young Ju Son) being the owner/occupier

of 5/100 Puknatura St Rot (address),

having studied the proposal of DC Heard Ltd (name)

located at 96 Puknatura St
Rotorua (address)

consent to the following proposed activity (state exactly what has been agreed to):

Side yard encroachment of 1.5m (Unit 6)
Daylight encroachment of 1.2m (Units 5 & 6)
5 additional household units

The applicant must also show you a copy of the proposed plans and an assessment of environmental effects. You need to sign these documents as well as this form.

Date: 14 - 12 - 01

Signature: [Signature]

Contact name/address: Timothy Kim

(if different from above)

Phone: 07 348 1089 Fax: 07 348 8029

ROTORUA
DISTRICT
COUNCIL



ENVIRONMENTAL
SERVICES

Private Bag 3029

Rotorua

Ph (07) 348 4199

Fax (07) 346 3143

Affected Parties Consent Form

Consent of affected property owner/occupier to a
proposed activity or building work

29873

TO: The District Manager
Rotorua District Council
Private Bag
ROTORUA

I Arthur Maclean being the owner/occupier
of 100/4 Pukunatua St. Rotorua (address),

having studied the proposal of DC Heard Ltd (name)

located at 96 Pukunatua St
Rotorua (address)

consent to the following proposed activity (state exactly what has been agreed to):

Side yard encroachment of 1.5m (Unit 6)
Daylight encroachment of 1.2m (Units 5 & 6)
5 additional household units

The applicant must also show you a copy of the proposed plans and an assessment of
environmental effects. You need to sign these documents as well as this form.

Date: 14. 12. 01

Signature: A L Maclean

Contact name/address: as above

(if different from above)

Phone: 07 3478979 Fax: _____

ROTORUA
DISTRICT
COUNCIL



Private Bag 3029

Rotorua

Ph (07) 348 4199

Fax (07) 346 3143

Document ID: 010001

Version: 2, Version Date: 22/06/2010

Affected Parties Consent Form

Consent of affected property owner/occupier to a
proposed activity or building work

29872

TO: The District Manager
Rotorua District Council
Private Bag
ROTORUA

I W Marshall being the owner/occupier

of 3/100 PUKUATUA ST, ROTORUA (address),

having studied the proposal of DC Heard Ltd (name)

located at 96 Pukuatua St
Rotorua (address)

consent to the following proposed activity (state exactly what has been agreed to):

Side yard encroachment of 1.5m (Unit 6)
Daylight encroachment of 1.2m (Units 5 & 6)
5 additional household units

The applicant must also show you a copy of the proposed plans and an assessment of
environmental effects. You need to sign these documents as well as this form.

Date: 14/12/01

Signature: W Marshall

Contact name/address: _____

(if different from above) _____

Phone: _____ Fax: _____

ROTORUA
DISTRICT
COUNCIL



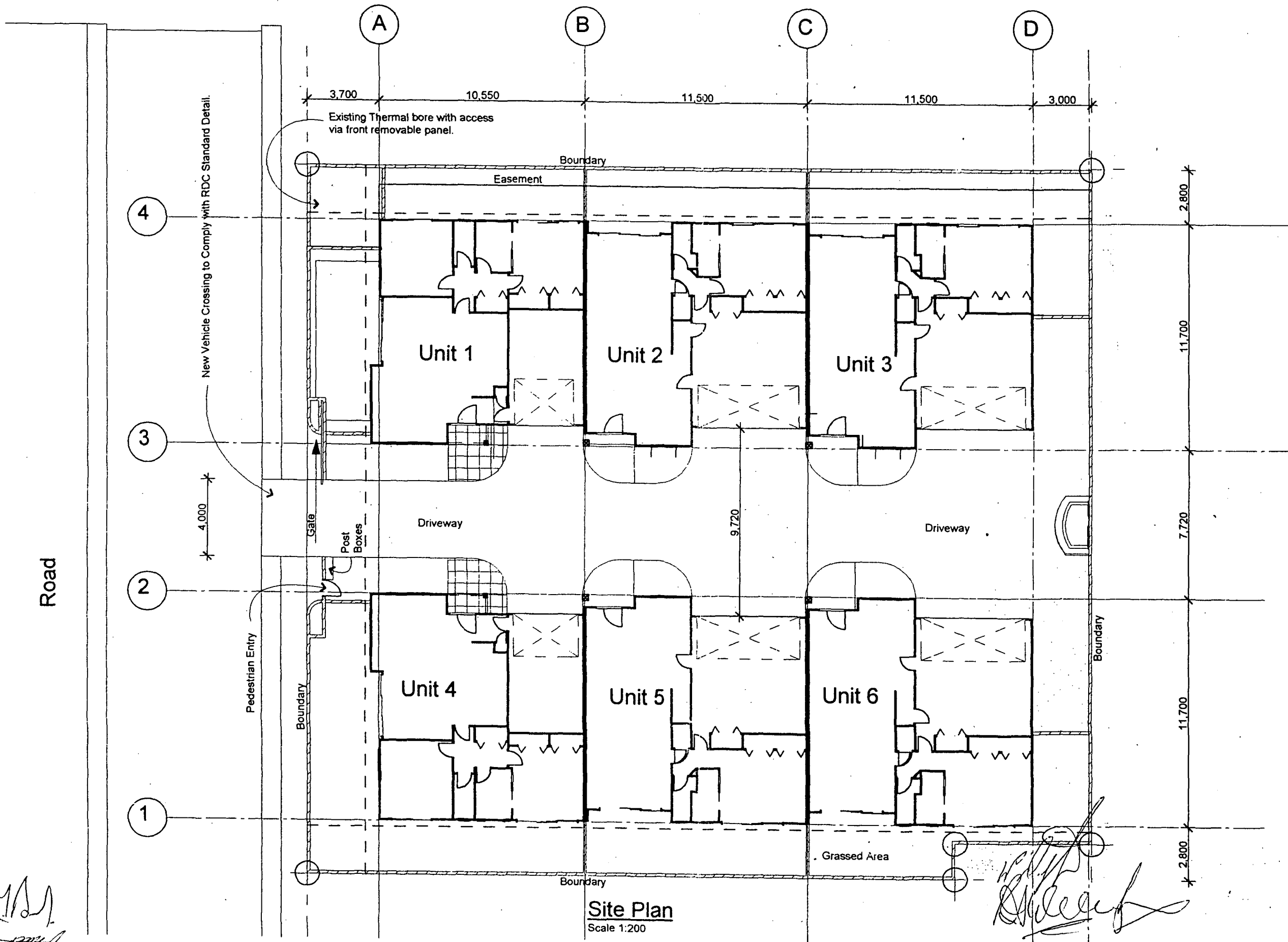
ENVIRONMENTAL
SERVICES

Private Bag 3029

Rotorua

Ph (07) 348 4199

Fax (07) 346 3143



Handwritten notes:
 1/2/21
 H. L. Macdonald
 P. Marshall
 P. White

Handwritten signature:
 [Signature]

Project No.	3021
Drawing No.	Pim 1
Rev. Letter	()

KENTON COX DESIGN

RESIDENTIAL • COMMERCIAL • INDUSTRIAL ARCHITECTURE

ii) Protect the land or building work in any other property concerned from inundation, erosion, avulsion, alluvion, falling debris, subsidence or slippage of that land or any other property.

11: INFO FOR BC - PLUMBING & DRAINAGE

Drainage plans indicating foul water and stormwater disposal to Council connections and/or soakholes are required.

Septic tank/effluent drains to be designed in accordance with the standard worksheet enclosed for on-site treatment and disposal and submitted with your building application.

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A Land Use Consent is required for the proposed building work. The requirements of the Resource Management Act 1991 and the Rotorua District Plan will need to be met.

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* R7.2.2 - The daylighting angle is encroached by 1.2 metres on both the side boundaries (as illustrated in elevation D). Exceeding the permitted height by 1.5 metres is classed as Controlled.

* R7.2.3 - Proposed Unit 6 encroaches the minimum side yard requirement of 2.5 metres by 2.05 metres (Controlled Activity).

* R7.2.4 - The proposed unit development exceeds the permitted site coverage (50%). The site coverage has been assessed at approximately 51%.

* R7.1.9 - Additional Household Units - As the floor areas of the proposed units are over 70m², five of the six units are considered to be additional, and therefore classed as a Controlled Activity.

Neighbours consent are required from the adjoining sites being 100 and 94 Pukuatua Street (owners and occupiers).

Please also be advised that the proposed units are classed as a Development and will also be assessed under this criteria.

13: COMPULSORY PLANNING STATEMENTS

The District Plan does not indicate any proposed road widening, proposed service lane, designations, scheduled sites or protected historic buildings, sites or trees on the land the building work is proposed.

14/2/2002.

Site meeting with David Head. Two end units of 100 Pukuatua Street have not given consent. Said to David I would discuss matter with Gemma, reasonable chance that Council would deem these units not to be affected.

Project Information Memorandum: 10976

See attached page(s) for any other conditions.

Page : 4

P. R. Marshall.

FOR

PHIL

DATE

14/12/02

TIME

9:16

AM
PM

TELEPHONE MESSAGE

M

DAVID HERD

OF

027 4950 353

PHONE

Telephoned you



Please telephone



Will phone you

Wishes to see you

Returned your call

Called to see you

MESSAGE

*RE: PUKUATWA ST
FLATS*

OLYMPIC

SIGNED

Version: 2, Version Date: 22/06/2010

P 3/4 (f) - Stormwater disposal from this proposal needs to be carefully considered.

302 (f) The proposed building work is to be sited on land which Council has identified as being within a low-lying area, and subject to variable ground conditions & water table levels. All foundations will be subject to specific design. There are also some filled areas.

304 (f)

~~I would like~~

Recommend less hard surfacing
- hard surface broken up with more grassed or planted areas

Specimen trees to be used, also indicated and landscaping from the Street interface

P00858 updated Pim
30.11.01

ROTORUA DISTRICT COUNCIL

1061 Haupapa Street, Private Bag RO 3029, Rotorua, Telephone 07-348 4199 ext 8859, Fax 07-349 0993



Issue Document

Project Information Memorandum No: 10976

Section 31, Building Act 1991

Received: 09 Nov 01

Issued: 21 Nov 01

CERTIFIER

Owner

D C HEARD LTD
C/O ROTORUA BLDG CERTIFIERS
P O BOX 1373
ROTORUA 3215

Agent

ROTORUA BUILDING CERTIFIERS
P O BOX 1373
ROTORUA 3215

Site Information

PROPERTY ID: 00858
ASSESSMENT NO: 06500/729.00
STREET ADDRESS: 96 PUKUATUA STREET, ROTORUA CENTRAL, ROTORUA 3201
LEGAL DESCRIPTION: LOT 2 DPS 82612

Project Information

PROJECT IS FOR: New Work
INTENDED USE(S): 6X APARTMENTS
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VALUE OF WORK: \$800,000.00
NUMBER OF STAGES: 1

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COUNCIL'S TOTAL CHARGES FOR THIS PROJECT INFORMATION MEMORANDUM
ARE: \$167.00

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Receipt number: 902373 Date: 08 Nov 01 Amount: \$167.00

Project Information Memorandum: 10976
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Signed for and behalf of the Council:

Name: L Tetenburg Position: Administraion - Building

Signed: L Tetenburg Date: 30 / 11 / 2001

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COUNCIL'S TOTAL CHARGES FOR THIS PROJECT INFORMATION MEMORANDUM
ARE: \$167.00

PAYMENTS RECEIVED TO DATE:

Receipt number: 902373 Date: 08Nov01 Amount: \$167.00

Project Information Memorandum: 10976
See attached page(s) for any other conditions.

Page : 1

1: PIM STATUS

The proposed building work requires a Land Use Resource Consent for which approval must be obtained before the building work may be undertaken.

2: SPECIAL FEATURES OF THE LAND

The proposed building work is to be sited on land which Council has identified as being in a low wind zone.

The proposed building work is to be sited on land which Council has identified as being Earthquake Zone A.

The proposed building work is to be sited on land which Council has identified as being within a low-lying area, and subject to variable conditions and water table levels. All foundations will be subject to specific design. There are also some filled areas.

3: PARKS AND RESERVES

Less hard surfacing is recommended. Hard surface should be broken up with more grassed or planted areas. Speumen trees to be used, also indicated and landscaping from the street interface.

4: GENERAL INSPECTION

The proposed building work is to be sited on land which the Council has identified as being located in a geothermal active area and will be likely to require a technical report on any geothermal activity on-site.

Because of the potential hazard from geothermal activity on this site, you will be required to engage the services of a geothermal consultant and/or geotechnical engineer to prepare a report and foundation design for approval by Council or confirmation by peer review if Council deems necessary.

5: PUBLIC UTILITIES - STORMWATER

The proposed building work is to be sited on land which the Council has identified in its records as being adjacent to a public stormwater system owned by Council.

Stormwater disposal from this proposal needs to be carefully considered.

6: WATER - URBAN SUPPLY

The proposed building work is to be sited on land which the Council has identified in its records as being connected to a Public Water Supply administered by the Council and As Built

connection details are attached. (Service Plan)

7: SEWERAGE

The proposed building work is to be sited on land which the Council has identified in its records as being within an area serviced by a Public Sewerage System administered by the Council.

There is a public sewer main across this property. The proposed building including eaves and private drains shall be located a minimum of 1.5 meters from the main.

8: WATER SUPPLY

Due to the proposed development being a change of use, from Residential to Commercial Activity, a water meter is required. Please contact Council's Utilities Network Manager for approval and installation of the water meter. Please be advised that the connection will be classed as Extra-ordinary and as such will be subject to different service conditions.

9: SEWERAGE DISPOSAL

Should a connection to the Public Sewerage System be required, an application is to be made to Council's Utilities Network Manager for approval. Engineering plans must be provided showing profiles of ground and sewer levels. Written permission for access should be provided from the owners if connection is required across adjoining land.

10: ENGINEERING REQUIREMENTS FOR BC

Because of the potential instability(ies) on the land where building work is to take place, you will be required to engage the services of a suitably experienced and qualified Geotechnical Engineer or geologist to prepare a Geotechnical report which shall accompany the Building Consent application and shall advise:

i) The land on which the building work is to take place is not likely to be subject to inundation, erosion, avulsion, alluvion, falling debris, subsidence or slippage.

ii) The building work itself is not likely to accelerate, worsen, or result in inundation, erosion, avulsion, alluvion, falling debris, subsidence or slippage of that or any other property.

Or recommend adequate provision to:

i) Prevent the building work itself acceleration, worsening, or resulting in inundation, erosion, avulsion, alluvion, falling debris, subsidence or slippage of that land or any other property.

ii) Protect the land or building work in any other property concerned from inundation, erosion, avulsion, alluvion, falling debris, subsidence or slippage of that land or any other property.

11: INFO FOR BC - PLUMBING & DRAINAGE

Drainage plans indicating foul water and stormwater disposal to Council connections and/or soakholes are required.

Septic tank/effluent drains to be designed in accordance with the standard worksheet enclosed for on-site treatment and disposal and submitted with your building application.

12: LAND USE CONSENTS

A Land Use Consent is required for the proposed building work. The requirements of the Resource Management Act 1991 and the Rotorua District Plan will need to be met.

Please be advised that Resource Consent is required for the following reasons:

* R7.2.2 - The daylighting angle is encroached by 2.2 metres on both the side boundaries (as illustrated in elevation D). As this encroachment exceeds the maximum permitted height by over 1.5 metres (exceeding the permitted height by 1.5 metres is classed as Controlled). This shifts the classification of this encroachment to a Non-complying Activity.

* R7.2.3 - Proposed Unit 6 encroaches the minimum side yard requirement of 2.5 metres by 2.05 metres (Controlled Activity).

* R7.2.4 - The proposed unit development exceeds the permitted site coverage (50%). The site coverage has been assessed at approximately 94%.

* R7.1.9 - Additional Household Units - As the floor areas of the proposed units are over 70m², five of the six units are considered to be additional, and therefore classed as a Controlled Activity.

Neighbours consent are required from the adjoining sites being 100 and 94 Pukuatua Street (owners and occupiers).

Please also be advised that the proposed units are classed as a Development and will also be assessed under this criteria.

13: COMPULSORY PLANNING STATEMENTS

The District Plan does not indicate any proposed road widening, proposed service lane, designations, scheduled sites or protected historic buildings, sites or trees on the land the building work is proposed.

NATURAL GAS CORPORTION

For information regarding a proposed gas connection or the location of existing gas pipelines as they affect this property, please contact the Natural Gas Corporation. For any building work (as defined by Section (2) of the Building Act 1991) that will disturb over and around any gas pipeline or service and prior to the commencement of that work, the applicant shall be required to contact the gas centre for authorisation to proceed.

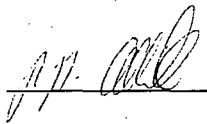
ELECTRICITY

Under the Electrical Supply Regulatins 1976 it is an offence to erect any building or structure within certain prescribed distances of an overhead electrical line. To enquire about these restrictions, contact your local electricity distributor.

For these and other network utilities, please refer to the attached leaflet.

Signed for and behalf of the Council:

Name: L Tetenburg Position: Administraion - Building

Signed: 

Date: 21, 11, 2001

Rotorua District Council Services Plan



Valuation No.	6500/729-00
Lot No.	2
D.P.	S 82612
Blk	
S.Blk	SOUTH AUCKLAND S.D.
Street No.	96
Scale	1 : 350

PUKUATUA ST

P00858

STORMWATER MAIN

WATER MAIN

WATER CONNECT

WASTEWATER CONNECT
CAPPED END

WASTEWATER MAIN

40.25m

2.6m

11.65m

3.5

1.6m
= 3.45

CAUTION

This plan is for the purpose of indicating RDC assets of water, sewerage and stormwater services ONLY. It is not to be used as a site plan for building purposes. All services are indicated in good faith, however additional services may have been installed that do not appear on this plan. Position measurements are subject to reasonable tolerances and depth of cover may have changed after installation. Verify locations prior to excavating with machinery. A Street Opening Permit is required for excavation work within the road reserve. Warning : Check for other underground services.

This plan was issued on 12-11-01

ROTORUA DISTRICT COUNCIL
APPLICATION FOR PROJECT INFORMATION MEMORANDUM

Section 30, Building Act 1992
(Attach all relevant documents in duplicate)

APPLICATION NUMBER 10976



1. OWNER

2. CONTACT (If not owner)

144386

Name <u>DC Heard Ltd.</u>	Contact Name <u>ROTORUA BUILDING CERTIFIERS</u>
Postal Address	Postal Address <u>22 Whitworth Road, PO Box 1373</u>
	<u>ROTORUA</u>
	Ph <u>025-278-1575</u>
Phone Number	Phone Number
Fax Number	Fax Number

3. PROJECT LOCATION

Address: 96 Pukunatua St. Rotorua.

4. LEGAL DESCRIPTION

Valuation Number <u>06500/729.00</u>	Property ID: OFFICE USE ONLY <u>P.00858</u>
Lot(s) <u>2</u> (Section)	DP/S <u>82612.</u> (Block)
Lot Area(s) _____ square metres _____ hectares	

5. PROJECT

New Building <input checked="" type="checkbox"/>	Intended Life	Description of Work: <u>6 x apartments.</u>
Alteration <input type="checkbox"/>	Indefinite but not less than 50 yrs <input checked="" type="checkbox"/>	Intended Use(s) (in detail) <u>Residential.</u>
Relocation <input type="checkbox"/>	or	
Demolition <input type="checkbox"/>	Specified as <input type="checkbox"/> yrs	Estimated Value: \$ <u>800,000.00.</u> (GST INCL)

6. CHARGES

The Council's charges payable on the making of this application are:

\$ 167.00 Receipt No. 5902373 Date 8-11-01

This Application will not be processed until the Application Fee is paid.

Signed by the owner:

Signature: [Signature]

Name: M. J. Skelton

(PLEASE PRINT)

Date: 8/11/2001.

**Please ensure Section 7
on the reverse of this
application form is
also completed.**

7. PROJECT DETAILS

The project involves the following matters (tick each applicable box, if any, and attach relevant information in duplicate).

- a) ☒ Location, in relation to legal boundaries and external dimensions of new, relocated or altered buildings: (Site Plan with elevations, topography drawn to scale.)
- b) ☐ Details of any known or potential erosion, avulsion, falling debris, filled ground, subsidence, slippage, alluvion, inundation, geothermal hazardous contaminants on or near the site.
- c) ☐ New provision to be made for vehicular access, including parking (to be shown on site plan).
- d) ☐ Provisions to be made in building over or adjacent to any road or public place.
- e) ☐ New provisions to be made for disposing of stormwater and wastewater. (To be shown on site plan).
- f) ☐ Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermains.
- g) ☐ New connections to public utilities, i.e. water supply, stormwater system, wastewater system.
- h) ☐ Provisions to be made in any demolition work for the protection of the public, suppression of dust, suppression of noise, disposal of debris and disconnection from public utilities.
- i) ☐ Details of any cultural heritage significance of the building or building site, including whether it is on a marae or waahi tapu.
- j) ☐ Copy or reference to of any resource consent or planning approval for this project.
- k) ☐ Details of volume of Proposed Excavations: Include volumes for Site Preparation, Basement and Driveway.

**CHECKLIST FOR INFORMATION REQUIRED UNDER SECTION 30 OF THE
BUILDING ACT 1991 AND THE ROTORUA DISTRICT PLAN TO PROCESS A
PROJECT INFORMATION MEMORANDUM (PIM) APPLICATION**

This information is required to enable the application for a Project Information Memorandum (PIM) to be processed. Failure to provide all the information requested may result in the application being returned unprocessed for the additional information. Should a Land Use Consent be required under the Rotorua District Plan, an Assessment of Environmental Effects (AEE) will be necessary and Council may make a further request for information under Section 92 of the Resource Management Act 1991.

Applicants Name: DC Heard. Ltd.

Address of the Project: 96 Pukunatua St.

CHECK		
Your Check		Office
Included in Appln	N/A	

i) Forms

Completed PIM form

ii) Certificate of Title

A copy of the Certificate of Title of the site not older than three months old (for all building work that alters the footprint of any existing building).

Council can obtain a copy of the title and freehold cross lease or unit title land for a fee of \$10.50. If you wish Council to provide this service, please provide the legal description _____

(Code for payment 111 3100 2215). Please note for Maori Land you will need to consult the Maori Land Court.

iii) Plans

Two sets of plans to a metric scale (1:100, 1:200, 1:250, 1:500, 1:1000, 1:2000) including:

- A site plan showing all existing and proposed buildings, (if application is for an extension the entire building must be shown)
- Elevations of the proposed buildings showing height above natural ground level.
- Locality plan showing location of the site within the district including road name and north point.
- Dimensions of the building sufficient to clearly locate it on the property in relation to legal boundaries.
- Contours or ground level spot heights to accurately reflect the natural ground level of the sites to enable height above natural ground level to be determined and also levels above maximum controlled lake level when controlled, height above lake level or watercourse, including overland flow paths to be established.

✓		
	✓	
	✓	
Office Paid <input type="checkbox"/> Date CT Requested _____ Initial <input type="checkbox"/>		
/		
/		
/		
/		
/		
/		

CHECK		
Your Check		Office
Included in Appln	N/A	

f) Details required to show information needed below.

iv) Restrictions/Cautions/Hazards

Details required by any existing Council Caution or Hazard restriction e.g. engineering reports for stability, geothermal reports, designated house sites, inundation etc. (See Property File for detail).

Detail of site in relation to groundwater if the natural ground level of the site is within one metre of the groundwater table.

- a) Location of any public services such as sewer, mains etc and easements within the site.
- b) Precautions to be taken where building work is to take place over any existing drains or sewers or in close proximity to wells or water mains.
- c) Which public services (if any) will the proposed building work be connected to:

	YES	Applied For	Existing	NO	N/A
Water	✓				
Sewer	✓				
Stormwater	✓				

- d) Is effluent to be disposed of via an on-site effluent treatment plant (septic tank)?

YES

If so:

- Is it to be connected to an existing system?
- If not, please provide details of the new proposed system.

- e) Distance of proposed building from any public services within the property. (Generally 1.5 metres minimum). Is this a District Plan or a Bylaw Requirement?

v) Provisions to be made for vehicular access

- a) Details of existing and proposed vehicle access from the road, including location of kerb, footpath, cesspits, waterworks surface features, street trees, and parking and manoeuvring required by Appendix F of the Proposed District Plan.
- b) Location, construction and whether visibility from existing or proposed vehicle crossing is adequate for safety purposes.

- c) For business activities the number of staff or gross floor area to determine parking required. (See Appendix F of the Rotorua District Plan for details).

	✓	
✓		
✓		

	✓	
	✓	
	✓	

✓		
✓		
	✓	

Council
to supply.
to be established
by engineers.

CHECK		
Your Check		Office
Included in Appln	N/A	

vi) Intended Use
 The intended use of the proposed building work is 6 apartments residential

vii) Additional Information required to determine the status of the proposed building work under the District Plan.

- a) Details of any proposed earthworks including location, cut and fill volume, dimensions, nature of filling material.
- b) Confirmation that noise levels generated by the proposed use will comply with the Rotorua District Plan, if applicable, i.e. industrial or commercial business or home based business activity.
- c) Details of landscaping where required by the Rotorua District Plan.
- d) Distance between the proposed building and the lake where the site adjoins a lake.
- e) Detail of any indigenous vegetation required to be removed for the proposed building work including access.
- f) Identification of any other relevant District Plan requirements – road widening, heritage sites, service lanes, etc.

details to be established	✓	
	✓	
	✓	
	✓	
	✓	

Initial	
---------	--

I, M. J. Spelton (Name)

Have ascertained to the best of my knowledge that the above information is correct.

[Signature]
 (Signature of Applicant or Agent for Applicant)

8/11/2001
 (Date)