

**Project Information Memorandum No:19079**  
**Section 31, Building Act 1991**

**Issued:11Jun97**

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**CONTACT :** D J PRICE LTD  
634 DEVON ROAD  
NEW PLYMOUTH

Phone: 7588338 (Bus.)

**OWNER :** MR John Colin Campbell RITCHIE  
C/- DJ PRICE LTD  
634 DEVON ROAD  
NEW PLYMOUTH

Application received: 04Jun97

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**PROJECT LOCATION**

Street Address: 71 NGAMOTU ROAD, NEW PLYMOUTH  
Property ID: 025106  
Assessment No: 11771/674.00  
Legal: LOT 3 DP 4343

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**PROJECT**

The project is for New building  
Intended Use(s): domestic garage  
Intended life: Indefinite but not less than 50 years  
Value of Work: \$6,700.00

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**COUNCIL CHARGES**

The Council's total charges payable on the uplifiting of this project memorandum in accordance with the attached details, are: \$0.00

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**1: WHAT IS A PIM?**

Section 31 to the Building Act 1991 requires that the Council provides a PIM prior to (or as part of) the issue of a Building Consent. This PIM or "Project Information Memorandum" is a statement by the Council of the known information about the property to the extent it is relevent to the intended "project". It will usually include other information stating or giving guidance as to the extent of compliance with the Building Act and the District Plan.

However these comments will be limited to the extent and accuracy of the information provided. A Certificate of Compliance under the Resource Management Act 1991 should be sought where confirmation that the proposed use complies is required.

## **2: CAN BUILDING WORK PROCEED?**

YES- But only once Building Consent is obtained. Building Consent will be subject to any relevant provisions of the Building Act 1991 and any conditions of Building Consent approval.

## **3: Stormwater Service and Disposal Requirements:**

Stormwater is to be disposed of on site via an approved ground soakage system. If there is inadequate ground soakage available you should approach the Roading Division of the Works & Services Department to discuss the option of discharging to the roadway.

## **4: Councils Drainage and Services Records:**

A copy of the Councils Service Records relating to the property will be enclosed as part of this PIM if relevant to the project. This information will include where available and relevant to the project:

- \* A copy of the drainage record card showing drains within the property.
- \* A plan of water reticulation in the vicinity of the property.
- \* A plan of sewer reticulation in the vicinity of the property.
- \* A plan of stormwater reticulation in the vicinity of the property.

The Councils records are in some cases incomplete and relevant information may in some cases be missing. If you have any queries regarding such matters please contact the Councils Customer Service Centre.

## **5: Compliance with Building Code:**

This section of the PIM identifies areas of non compliance with the Building Code (if any) apparent from the information provided. It is not intended to be a full check for compliance.

The project appears to comply with the Building Act based upon the extent of the information provided.

## **6: Additional Information**

Your attention is drawn to the provisions of Section 41 to the Building Act 1991 which sets limits on the time that a Building Consent remains valid if work is not progressing.

The Section reads:

(1) A Building Consent shall lapse and be of no effect if -

- (i) The building work concerned has not been commenced within 6 calendar months after the date of issue of the consent or within such further period as the Territorial Authority in its absolute discretion may allow; or

(ii) Reasonable progress on the building work has not been made within 12 calendar months after work has commenced or within such further period as the Territorial Authority at its absolute discretion may allow.

Your attention is also drawn to section 9 of the Building Act 1991 which in effect requires that the owner/applicant pay the fees within a reasonable time so that the Building Consent may be issued.

Under normal circumstances the Council considers "within reasonable time" to be no greater than one calendar month from the date that the consent was granted otherwise any delay beyond that may result in cancellation of the application.

**7: Sign Off**

Approving Officer.....

Date.../.../....