



PROJECT INFORMATION MEMORANDUM

NO: 14902

Issued by: Tauranga District Council pursuant to Section 31 of the Building Act 1991.

APPLICANT	PROJECT
PROJECT LOCATION	LEGAL DESCRIPTION
O'BRIEN, MARK RUSSELL 11442 STATE HIGHWAY 35 RD 3 OPOTIKI 3199	ERECT DWELLING Intended Life: 50 years
11 PALOMINO PLACE	Ref No: P/4965/11 Val No: Legal Description: LOT 158 DP324280
This project information memorandum is confirmation that the proposed building works may be undertaken subject to the provision of the Building Act 1991 and compliance with all the information provided in this document.	

1. The building work as depicted in the attached Project Information Memorandum plans will comply with the District Plan provided it is constructed in accordance with these plans. Any variation from these plans may require a further consent.
2. A Residential Building Impact Fee of \$1537.85 together with Building Consent Fees and charges are to be paid before the Building Consent is uplifted.
3. The Tauranga City Council Rooding Hierarchy Plan showing the existing and proposed rooding network is attached. For further information please refer to the Rooding Division, Department of City Services, Tauranga City Council.
4. Should an archaeological site be found on the site during excavations, the owner must apply for authority from Historic Places Trust prior to destroying, damaging or modifying any archaeological site. Further information can be obtained by contacting the Duty Planner. Should koiwi (human remains) be uncovered during excavation, please contact the Tauranga City Council to arrange for tangata whenua to be advised, and appropriate steps taken for reburial.
5. The site is suitable for proposed building subject to confirmation of ground conditions at time of footing inspection.
6. Any lease agreement, rights of way, easements or covenants that relate to the property may require the applicant to obtain the consent of other interested parties to allow this proposal to proceed. Please check the terms of your lease agreement or Certificate of Title.
7. Prior to the commencement of building, you are advised to verify on site, the invert levels of service connections intended to be utilised. Vehicle crossings are to be located clear of Council Stormwater Sumps.
8. Street Trees
Vehicle crossings are not to be constructed within 2.0 metres of the trunk or within the dripline of any street tree without the prior consent of the Tauranga City Council's City Arborist. Any costs associated with removing or relocating street trees will be at the sole expense of the applicant.
9. Stormwater Pollution Prevention
The discharge to Council's STORMWATER SYSTEM of any material other than clean rainwater is PROHIBITED. For further information please contact the Pollution Prevention Officer, Tauranga City Council on phone (07) 5777-000
10. A consent notice is registered on the Certificate of Title:
Advising the owners and subsequent owners thereof, of the following requirement to be complied with on a continuing basis:
"All floors of any structure, requiring a Building Consent in accordance with the Building Act 1991, shall be constructed to the minimum floor level of RL 5.20m Moturiki Orthometric Datum".

On behalf of the Tauranga District Council.

Name: _____

Date: _____

