



COPY

P0600-26

Willow Street, Tauranga
Private Bag, Tauranga
Telephone: 07 577 7000. Facsimile 07 577 7034

BUILDING CONSENT

NO: 20685

Issued By: Tauranga City Council pursuant to Section 51 of the Building Act 2004

THE OWNER		CONTACT PERSON
THE SCHULTZ INVESTMENT TRUST 83 KAITEMAKO ROAD R D 5 WELCOME BAY		
THE BUILDING		BUILDING WORK
Street Address: 26 BALMORAL TERRACE Legal Description: LOT 10 DPS13949		CONVERT CARPORT OF DWELLING TO GARAGE
This building consent is issued under Section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building). This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act. This building consent is issued subject to following conditions :		

On behalf of the Tauranga City Council:

Name:

J. Edwards

Position:

SUPPORT OFFICER : BUILDING SERVICES

Date:

28 FEB 2006

PROJECT INFORMATION MEMORANDUM

NO: 20685

Issued by: Tauranga City Council pursuant to Section 35 of the Building Act 2004.

APPLICANT		PROJECT	
THE SCHULTZ INVESTMENT TRUST 83 KAITEMAKO ROAD R D 5 WELCOME BAY		CONVERT CARPORT OF DWELLING TO GARAGE Intended Life: 50 years	
PROJECT LOCATION		LEGAL DESCRIPTION	
26 BALMORAL TERRACE		Ref No: 0600/18	
		Val No: 06643 305 00	
		Legal Description LOT 10 DPS13949	
This project information memorandum is confirmation that the proposed building works <u>may</u> be undertaken subject to the provision of the Building Act 2004 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. The Tauranga City Council Roding Hierarchy Plan showing the existing and proposed roading network is attached. For further information please refer to the Roding Division, Department of City Services, Tauranga City Council.
3. 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.
4. The site is suitable for proposed building subject to confirmation of ground conditions at time of footing inspection.

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.

6. 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.

7. 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

On behalf of the Tauranga City Council.

Name: S. J. Lence

Position: SUPPORT OFFICER : BUILDING SERVICES

Date: 10-1-06