



Sections 31 Building Act 1991



PIM

Project Information Memorandum**No: 031396**

<i>Owner</i>	<i>Project</i>
Name: Ryan, Shane Terrence Address: PO Box 17 140 Karori WELLINGTON 6033	Use(s): Dwelling with Freestanding Masport Logfire Life: Indefinite, but not less than 50 years Stage: 1 Of: 1 Nature of consent: 1 HN Estimated Value \$138,000.00
<i>Site</i>	<i>Legal Description</i>
Address: 31 McCormicks Rd Whatamango Bay PICTON 7372	Property no: 131262 Legal Description: Lot 13 DP 3341 Valuation Roll No: 20240 16300

This Project Memorandum is:

- ☒ This PIM has identified non - compliance with the Plans (Proposed Marlborough Sounds Resource Management Plan, Proposed Wairau Awatere Resource Management Plan and the Transitional Marlborough District Plan) and the Resource Management Act. Work on this project may not start until such time as appropriate Resource Consents and Building Consents have been approved.

Town Planning:

Sounds Residential Zone - Marlborough Sounds Resource Management Plan.

Rule 30.1.3.1. Height

- ✓ The maximum permitted height of any building shall be 7.5 metres.

- ✓ Use of sink bench in the studio/workroom?

A resource consent application shall be required for the following:

- ✓ - Recession plane encroachment of dwellinghouse along the west boundary.

- ✓ - Volume of excavation and/or fill in excess of 20 cubic metres.

- ✓ - **Discharge** - no subsoil disposal field shall be closer than 50 metres from another subsoil disposal field.

JENNY FOLSTER
RESOURCE MANAGEMENT OFFICER

Signed for and on behalf of the Council:



Name:

Position: **BUILDING ADMINISTRATION OFFICER**

Date: 15-Aug-03

Time Per Job Reference

<i>JobName</i>	<i>Name</i>	<i>Minutes</i>	<i>Date</i>	<i>\$</i>	<i>Comments</i>
<i>BC031396</i>					
Jenny Folster	Application	30	12/08/2003	\$39.37	
Jenny Folster	Application	10	15/08/2003	\$13.12	
<i>Job Total (hrs):</i>		0.67			\$52.49

Total Costs

\$52.49

Marlborough District Council – PIM with BC Packet

Project Information Memorandum - Notes

Applicant:RYAN ST.....
Site Address:.....13 MCCORMICKS RD, WHARAMANGO BAY, PICTON.....PIM No:.....031396.....

Resource Management

Tick applicable box (this will be typed on the applicant's PIM report):

- ☐ This PIM has been issued stating compliance with the Plans (Proposed Marlborough Sounds Resource Management Plan, Proposed Wairau Awatere Resource Management Plan and the Transitional Marlborough District Plan) and the Resource Management Act. Work on this project may not start until such time as the Building Consent has been issued.
- ☒ This PIM has identified non-compliance with the Plans (Proposed Marlborough Sounds Resource Management Plan, Proposed Wairau Awatere Resource Management Plan and the Transitional Marlborough District Plan) and the Resource Management Act. Work on this project may not start until such time as appropriate Resource Consents and Building Consents have been approved.

Notes:

PIM Comments:

Sands Residential zone - Marlborough Sounds Resource Management Plan.

Rule 30.1.3.1. Height

The maximum permitted height of any building shall be 7.5m.

A resource consent application shall be required for the following:-

- Recession plane encroachment of dwellinghouse along the west boundary.
- Volume of excavation and/or fill in excess of 20 m³.
- Discharge - no subsoil disposal field shall be closer than 50 metres from another subsoil disposal field.
- Use of sink trench in the studio/workroom?

Signed: _____

J Kelster

Date: _____

12/8/03

Roading

Notes:

PIM Comments:

Signed: 

Date: 12-8-03

Rivers

Notes:

PIM Comments:

Signed: _____

Date: _____

Environmental Health

Notes:

PIM Comments:

Signed: _____

Date: _____

To: The Chief Executive
Marlborough District Council
Seymour Square
PO Box 443
BLLENHEIM



ISO 9002
Form Ref CI203

APPLICATION FOR BUILDING CONSENT

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Applicant Details (refer terms & conditions note 2)

Full Name Shane T Ryan
Postal Address PO Box 17 140 Karori
Wellington

03 7826162
Contact Telephone number
04 4768339
Fax number
Email address

Agent Details (if applicable)

4/10 Name Lube Ryan
Address 4/10 Makara Rd, Makara
Wellington

04 4764 390
Contact Telephone number
04 4768 339
Fax Number
Email address Ryan Dextra Co Ltd

Project Location

Site address Whetamanga Bay, 13 McCormicks Rd
0.0840 Ha
Total Land area
Current land use of property (eg: domestic, sheep farming, motel etc) Domestic

Project Details

I am applying for a: (tick one)

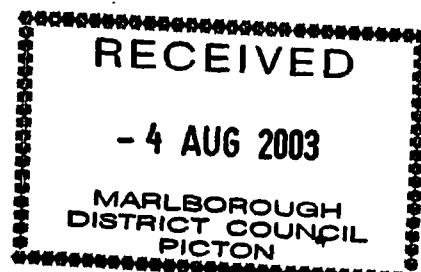
- ☒ Building Consent and a Project Information Memorandum
- ☐ Building Consent only in accordance with Project Information Memorandum no.....issued.../.../...

Describe project Dwelling with Masport Fireplace
(Dwelling, alterations, garage, demolition etc)

Being stage 1 of an intended 1 stages.

Number of dwelling units being built 1 Number of floors (if multi-storied building)

Total Floor area of building work 176 m²



Please turn over 5

Type of heating: (if applicable)



electric



gas



solid fuel

Intended life of building : (tick one)



Indefinite life but not less than 50 years



Specified asyears

Total estimated value of the building work (including GST) \$

138,000

Have you applied for, or obtained, a Resource consent under the Resource Management Act 1991

yes/no

If yes, what is the application / consent number U.....

Attach building plans and specifications

Tradesmen details (if known)

Builder

Bennis Ryan Ltd

Name

PO Box 17140, Karori

Address

044764390

Phone

Registered Drainlayer

Registered Plumber

Shellock Plumbing PO Box 38717

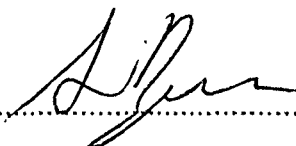
045688074

Terms and Conditions:

1. This application is made under section 33 of the Building Act 1991
2. The applicant must be the Owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.
3. The applicant is responsible for any damage caused to footpaths, vehicle crossings or services. Council Officers should be notified of any existing damage prior to construction commencing.
4. The applicant and his/her agent is liable for all fees and charges relating to this application. Payment is due within thirty (30) days of the issue date of the invoice. Council will charge interest on overdue invoices at 15% per annum from the date of issue to the date of payment. In the event of non-payment the applicant and/or the agent will be liable for all legal and other costs of recovery.
5. Where this application is completed and signed by an agent, the invoice for the fees will be sent to the agent and all communication regarding the application will be with the agent.
6. Information supplied with the application is subject to release, under the Local Government Official Information and Meetings Act, to trade and marketing organisations.

I certify that the information provided is correct and I accept the above terms and conditions.

Signature



Applicant / Agent
Delete one

Date

4/8/03

If you have any queries regarding completion of this form please contact us on phone (03) 578 5249 or fax (03) 578 6866

Building Consent Check Sheet

BC No

0 3 1 3 9 6

CSO's TO COMPLETE

ISO 9002
Form Ref CI513

Property number 131 262

Legal description Lot 13 DP 3341

Valuation number 20240-163-00

PI name S.T. Ryan

PI number 49738

Grid Reference E 2600346.480

N 5992430.736

	Copies	Rec'd	To Come	Comments
Application form completed / signed		☒	☐	RECEIVED -4 AUG 2003 MARLBOROUGH DISTRICT COUNCIL PICTON
Site Plans	3	☒	☐	
Floor Plans and Elevations	4	☒	☐	
Specifications	3	☒	☐	2 Given
Cross Section	23	☒	☐	
Bracing Schedule	2	☒	☐	
Truss Layout Plan / Statement	2	☐	☐	Not Given
Producer Statements (Engineer)	2	☒	☐	
Site Reports (Engineer)	3	☐	☐	
Smoke Alarm location and information	2	☐	☐	Will talk to Buildg Insp. on site.
Water Requirements (Private / Council)				
Septic Tanks / Engineer				Ecowaste Waste water Treatment System 1 x 1
Compliance Schedule (Commercial)				
Services (Stormwater, Water and Sewer)				
Vehicle Crossing				

CSO Initials SUR

Marlborough District Council

Consent No: 031396 Lot No: 13 DP No: 3341 Date: 12/08/03

Name: S.T. Ryan

Address: Whakamanga Bay, 13 McCormick Road.

Proposed Building: Dwellinghouse with basement garage.

PLANNING PROMPT SHEET - RESIDENTIAL

Proposed Plan:	☒ Marlborough Sounds	☐ Wairau/Awatere
Zoning	<u>sounds Residential</u>	(Sheet No: <u>68</u>)
Activity		
Residential Site Density		
Open Space/Site Coverage		
Maximum Height		
Daylight Admission Control	} <u>encroachment along west boundary.</u>	
-garage exception		
Garage Setback		
Parking		
Noise	* <u>Use of sink bench in</u>	
Vehicle Access (provision, gradient, cuts, stream crossings)	<u>Studio/workroom?</u>	
8m from stream/river		
Excavations (<u>20m³</u> , Hazard area, 8m from stream)		
Ecological/cultural sites - check maps		
Plan Scheduled Historic Site - check maps		
NZHP Registered Historic Site		
Hazard Site - Plan Maps	} <u>Clear of hazard</u>	
- Hazard Register		
Effluent Disposal - Distances - Hazard area	<u>(50m min)</u>	
Stormwater		
Water Supply - New Bore or intake structure		
Development Levies (in standard requirements)		
Potable Water (Deferred Township Res)		
Yards (Sounds Residential over 4000m ² only)		
Transitional Plan	☐ Marlborough	☐ Awatere
	☐ Wairau Plains	☐ Blenheim
Zoning		
Use		
Site Coverage		
Maximum Height		
Type of Site		
Yards (check eaves) Front		
Side		
Rear		
Off Street Parking		
Site Over 15° (Marlborough Section only)		
Development Levy		

Accessory Buildings
Maximum height
Coverage/Total Floor Area
Distance from front boundary/Accessway
Length along yard (Blenheim only)
Other buildings on site (Blenheim only)
BLenheim ONLY:
Density
Daylight Admission Control
Living and Service Courts
Apartmenthouses
Rental or Crosslease
Spacing between Blocks or 3 or more new units 2 or more additional units
Maximum attached units
Length in relation to side yard
Storage facilities
Access Width
Additional requirements for churches
External appearance of Building

PIM only

PIM/BC issued - Permitted Activity

✓ PIM/BC issued - Resource Consent Issued *required*

PIM/BC issued - Section 35 Form 4(A) Certificate Issued

Signed :

J. Falste

Date

15/8/03

Marlborough District Council

Notes regarding Engineering and Services For attachment to Project Information Memoranda

Attach a copy of only the applicable parts to every PIM where they apply

THIS IS A TEMPORARY FORM FOR INTERNAL USE ONLY

BUILDING CONTROL OFFICER to tick all relevant boxes, attach location details of services where known and pass to Pim processing Officer. **PIM PROCESSING OFFICER** to ensure that all relevant items are included in the PIM.

Building Consent Number 031396.

Property Number 131262.

1. Sewage Connections

- ☐ Council sewage mains are available to service this property and the new sewage drainage shall be connected to it. Refer to attachments for location of the connection.
- ☐ Council sewage mains are available to service this property and the new sewage drainage shall be connected to it. There is no existing connection and a new one is required. The new connection will be provided by the Council and the costs will be payable by the property owner. The property owner should complete the application form for the new connection and indicate where the connection is required.
- ☒ No Council sewage mains are available to service this property. Wastewater treatment and disposal shall be contained on site and shall be in accordance with AS/NZS 1547 or specifically engineer designed.

2. Stormwater Connections

- ☐ Council stormwater mains are available to service this property and the new stormwater drainage shall be connected to it. Refer to attachments for location of the connection.
- ☐ Council stormwater mains are available to service this property and the new stormwater drainage shall be connected to it. There is no existing stormwater connection and a new one is required. The new connection will be provided by the Council and the costs will be payable by the property owner. The property owner should complete the application form for the new connection and indicate where the connection is required.
- ☒ There are no Council stormwater mains servicing this property and stormwater must be disposed of entirely on site.
- ☐ There are no Council stormwater mains servicing this property and stormwater must be disposed of by connection to the roadside channel.

3. Water Connections

- ☐ Council water mains are available to service this property. If a new water connection is required to the Council water supply, then the Council will provide the new connection. The costs of the connection is payable by the property owner. The property owner should complete the application form if new connections are required. Only one connection per property is allowed.
- ☐ There is no Council water supply available to this property. It is the owner's responsibility to provide a potable water supply.

4. Vehicle Crossings

- ☐ Vehicle crossings are to be constructed in concrete to a minimum width of 3.5metres and shall extend from the roadside kerb to the property boundary. Footpaths will need to be removed and reconstructed at the time the vehicle crossing is constructed. All new crossings are to be to the minimum standards required by Marlborough Roads. A standard plan showing the details is available on request from Marlborough Roads.

Marlborough Roads will provide a quotation to construct the crossing and will arrange for the work to be done on receipt of the payment for the fees. Alternatively owners can organise a contractor to construct the crossing but Marlborough Roads will inspect the work. An inspection fee of \$30 is payable before the inspection can take place. 24 hours notice is required prior to pouring the concrete.

Marlborough Roads will rectify any crossing not constructed to the required standard and the cost of that recovered from the property owner. If the owner chooses to install the crossing then the work is to be completed within two years. If it is not completed by that time then Marlborough Roads will do the work and charge it to the property owner.

The property owner should complete the application form if a new vehicle crossing is required.

5. Evacuation Schemes

- ☐ This building will require an evacuation scheme approved by the NZ Fire Service. This must be approved before the Building is occupied.

6. Compliance Schedule Items

- ☐ This building has items that require a compliance schedule. Note that all safety, warning, and fire protection items must be installed, completed, tested and the Building Statement of Fitness issued, before the building can be occupied.



RONALD N ORCHARD LTD

3 STATION ROAD KHANDALLAH WELLINGTON 4 NEW ZEALAND

18 August 2003

BC 031396
PN 131262

Marlborough District Council
PO Box 443
BLENHEIM

Attention: Jenny Folster

Dear Ms Folster

RE: NEW HOUSE WHATAMANGA BAY PICTON FOR MR S RYAN

Thank you for your letter which relates to the above. With regard to the issues you have raised about the Permit Application drawings please note the following.

Height of Building has been designed with the max height of 7.5m in mind.

The owner requires the sink bench for his painting and modeling interests.

We enclose copies (part) of the Site Plan and Elevations which show that the Proposed new house is now within the Height Plane Requirements for the West Boundary - we have changed the distance from the West Boundary to the edge of the Deck to 4.60m and reduced the Recession Plane Angle to 45 degrees.

The Excavation Area is shown on the Site Plan as well and by my calculations there will be about 14-16 cu mts of excavation only – **there is no filling** and the max height of the cut will be 1.00m falling away to nothing.

The Owners have employed a Consulting Engineer to provide the details and plans which relate to the House Drainage System – this will include the subsoil disposal field. The Owners will foreword his work to you in due course.

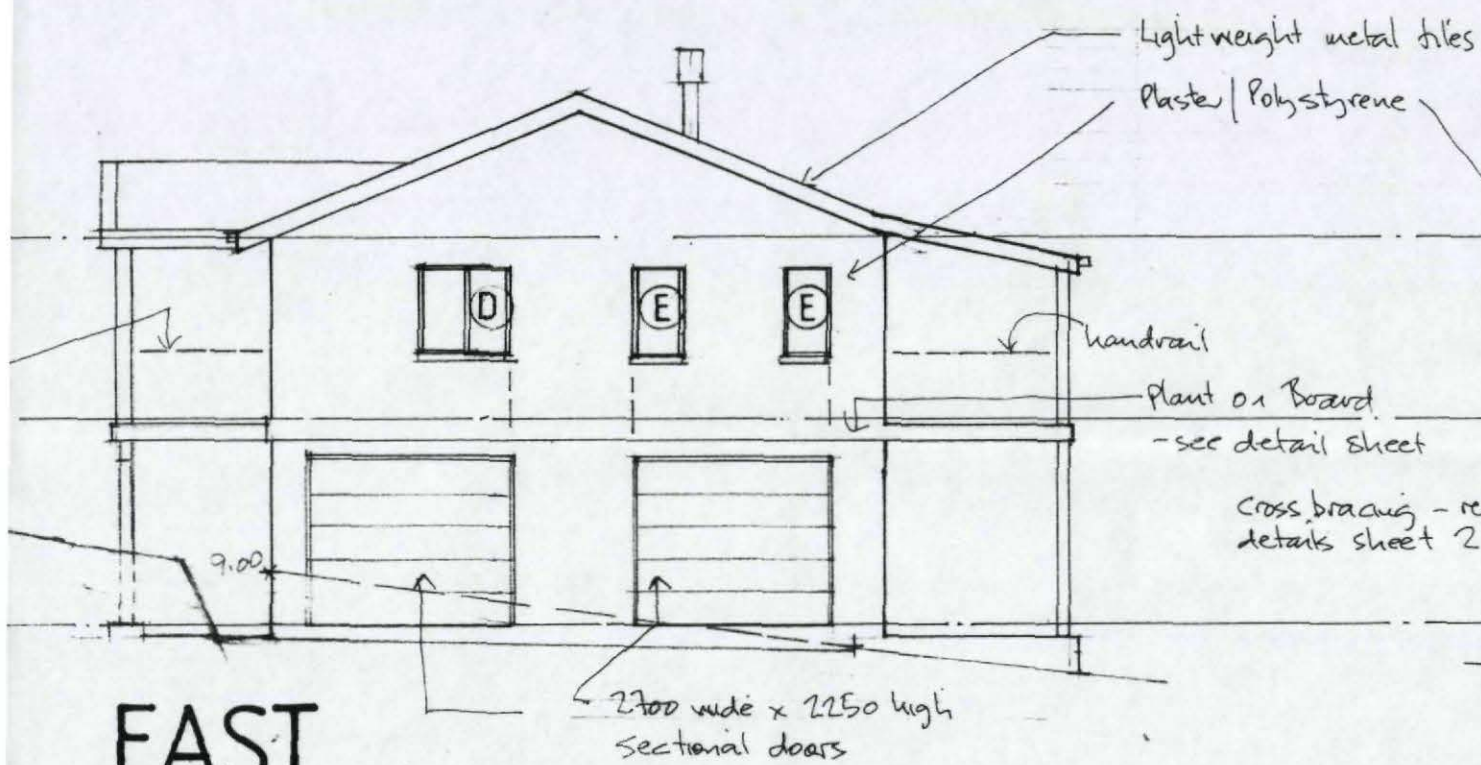
If you require any further information please contact either myself or the Owner.

Kindest Regards

RON ORCHARD

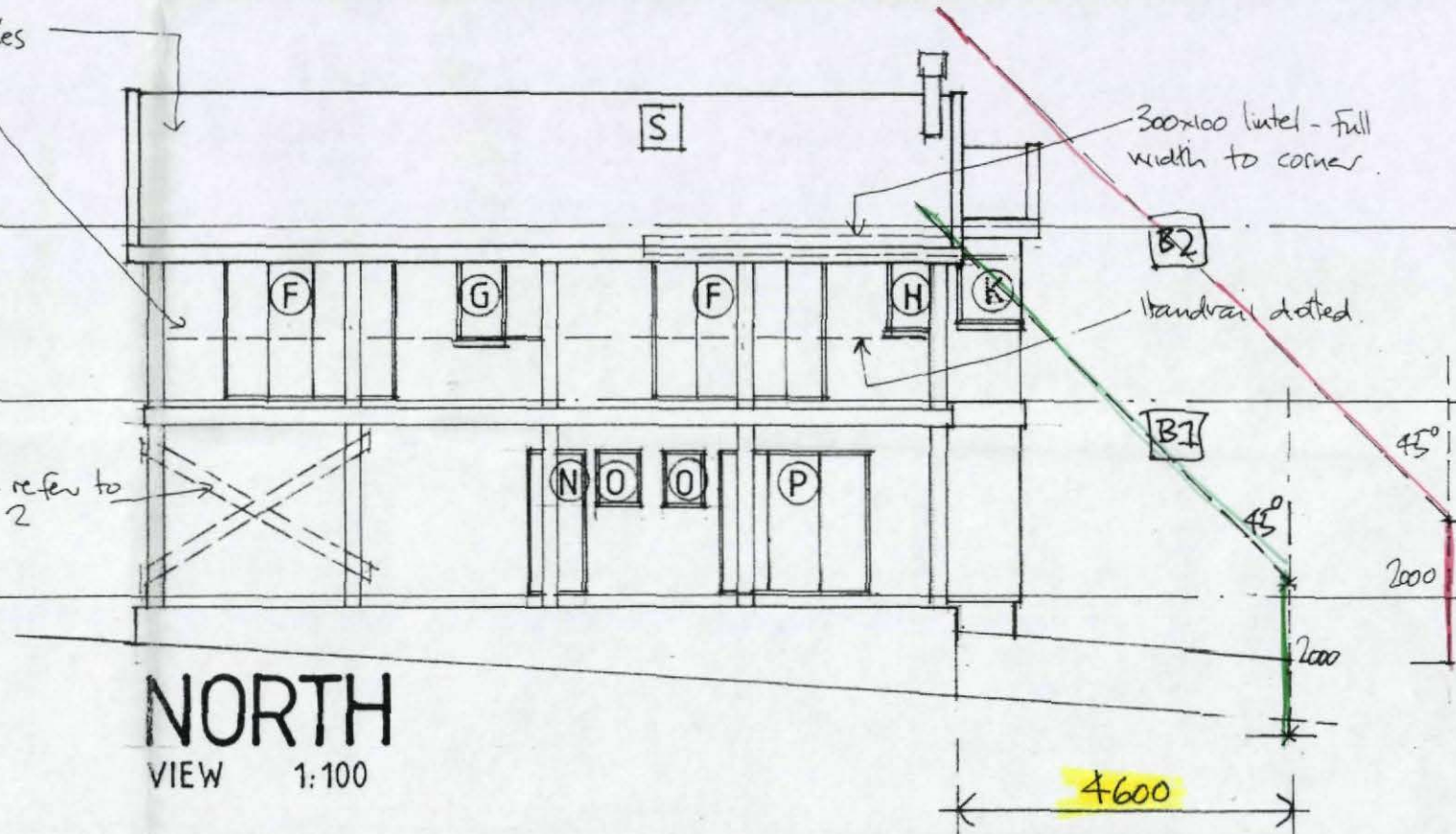
FILE No.:	
OFFICER:	
DATE RECV'D	20 AUG 2003
MARLBOROUGH DISTRICT COUNCIL	

FILE No.:	
OFFICER:	
DATE RECV'D	20 AUG 2003
MARLBOROUGH DISTRICT COUNCIL	

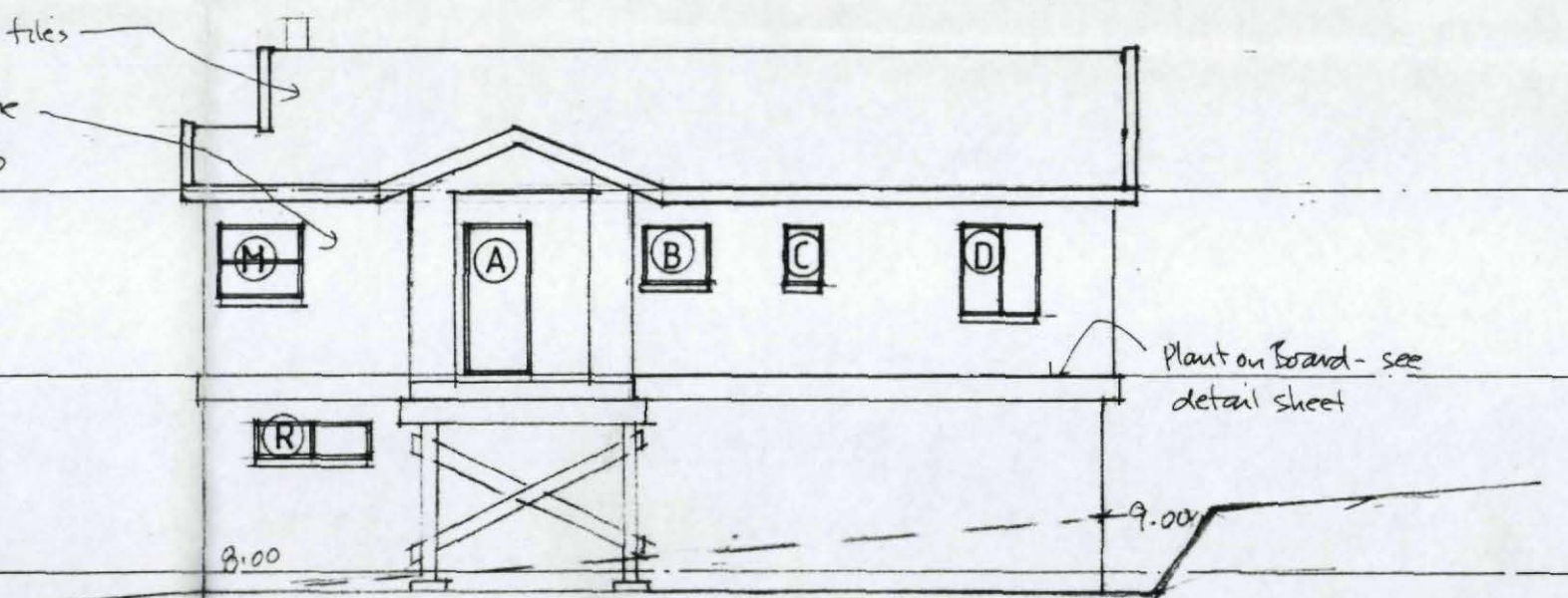
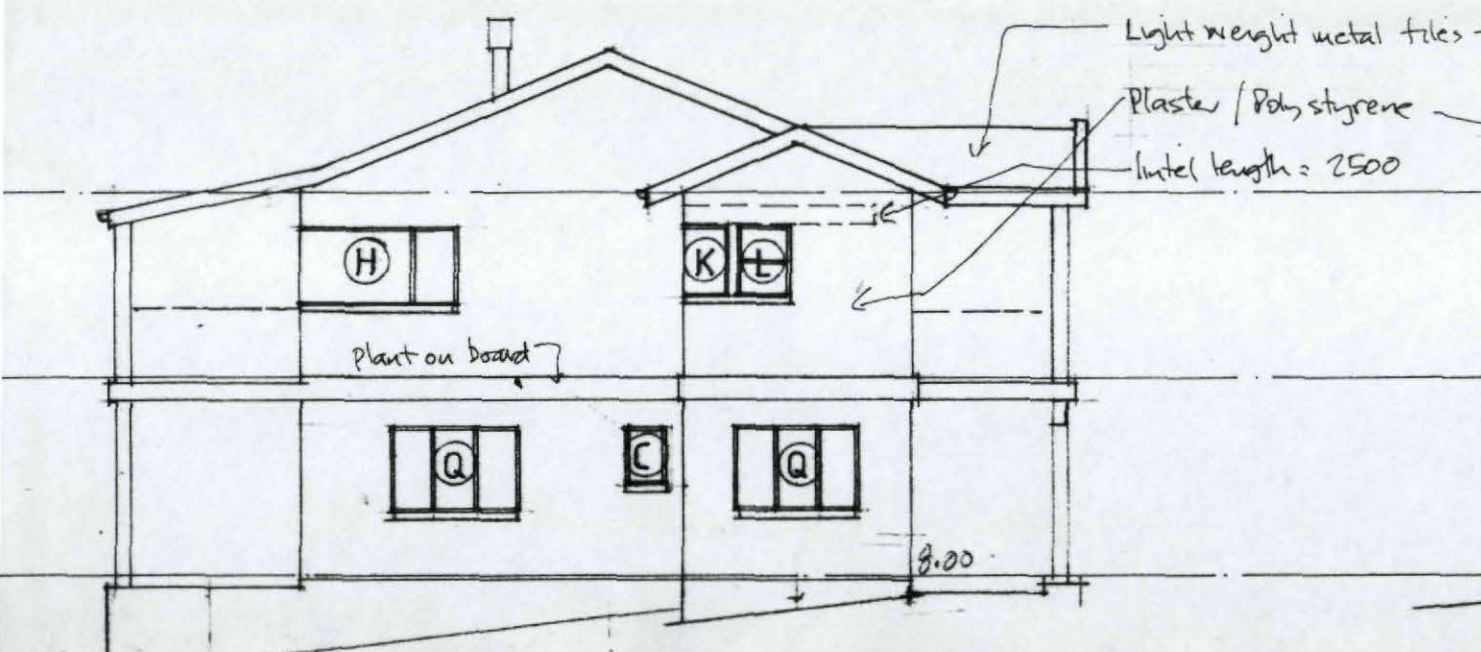


EAST
VIEW 1:100

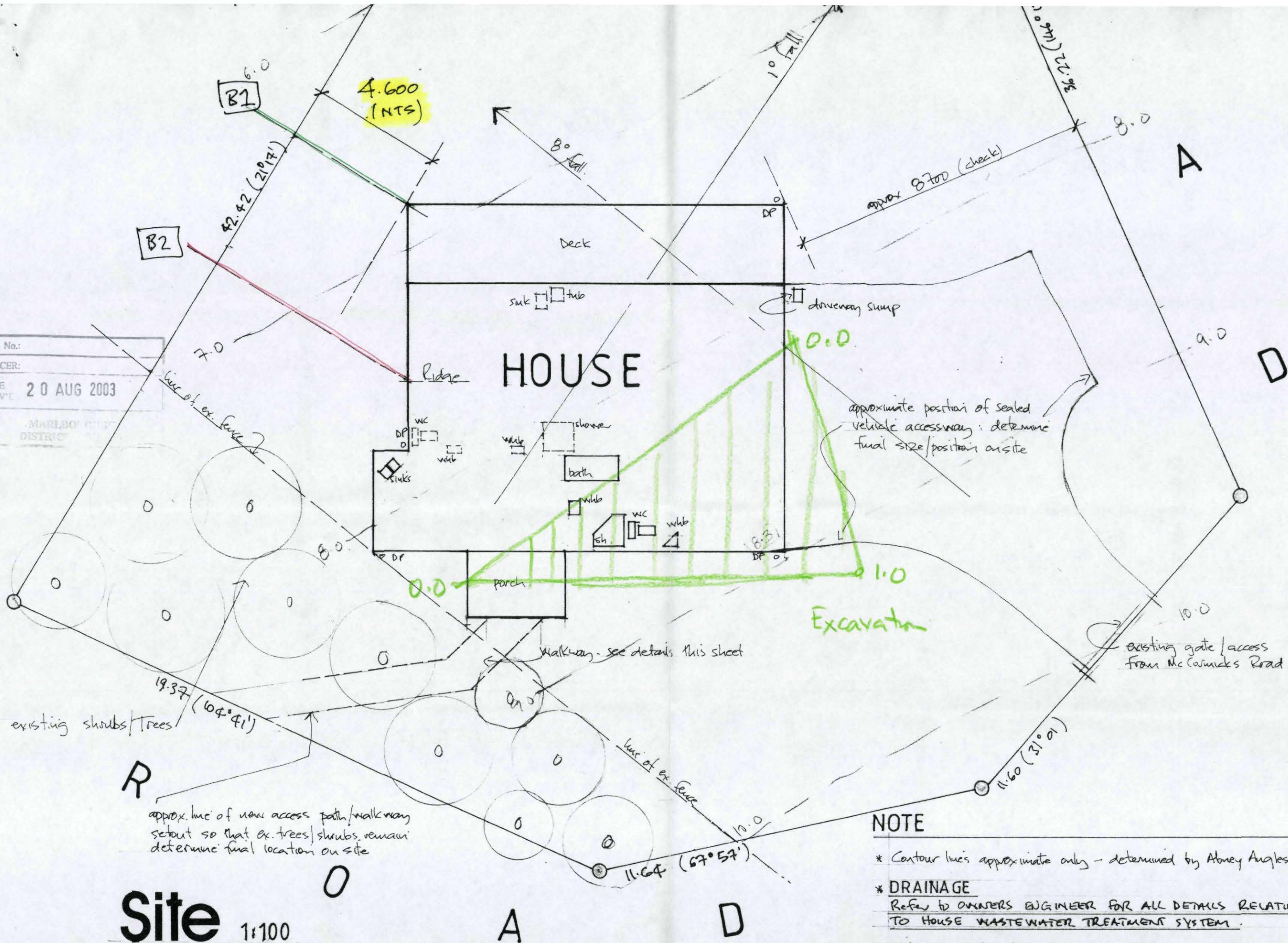
2700 wide x 2250 high
Sectional doors



NORTH
VIEW 1:100



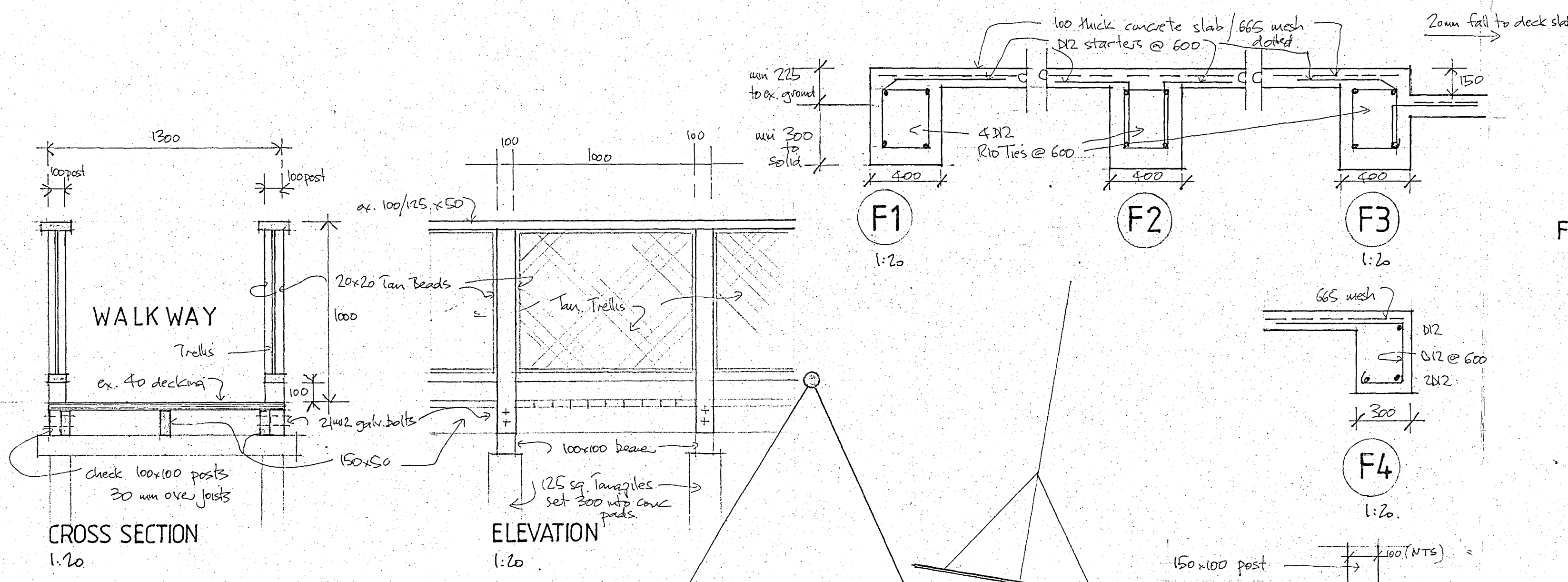
FILE No.:
OFFICER:
DATE 20 AUG 2003
REC'D
MARLBOROUGH
DISTRICT



Site 1:100

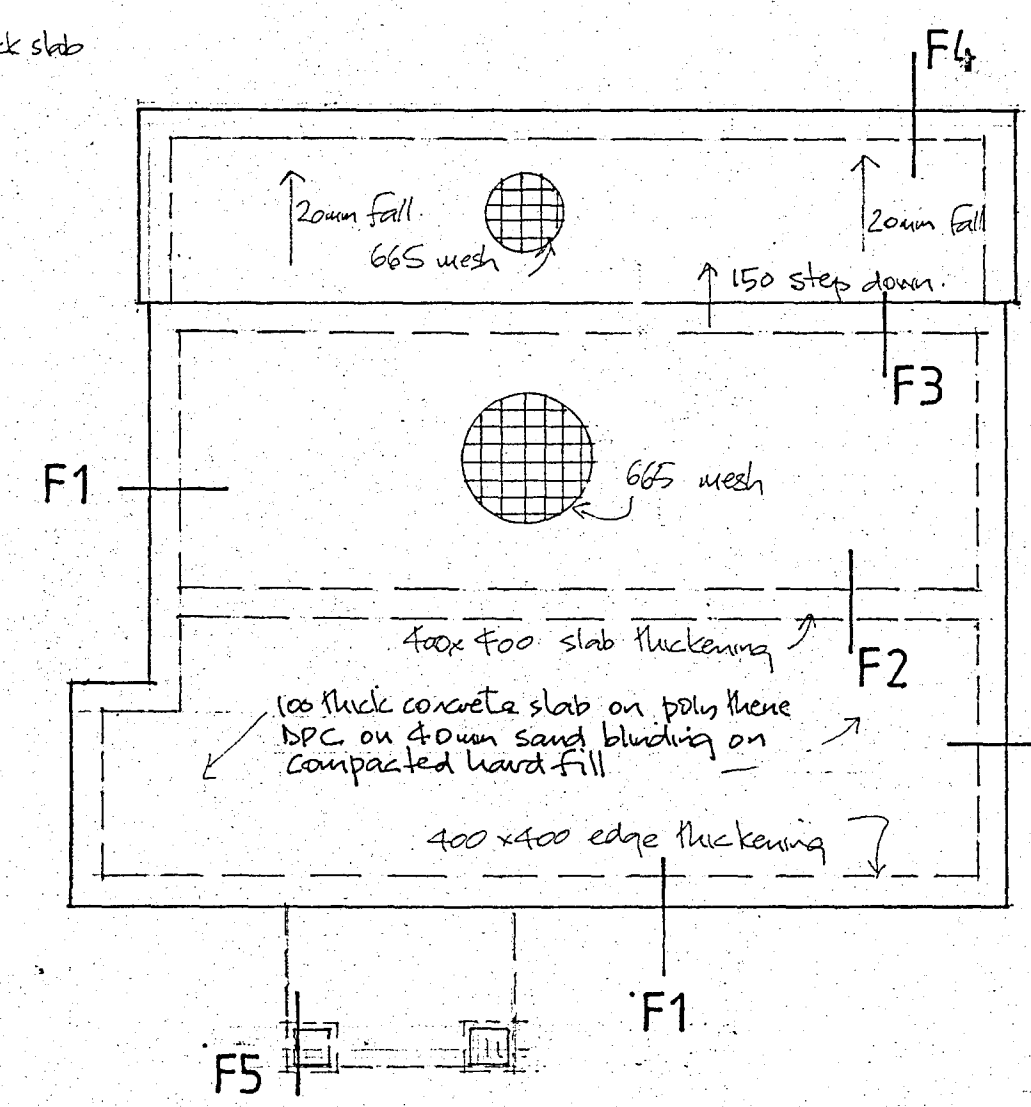
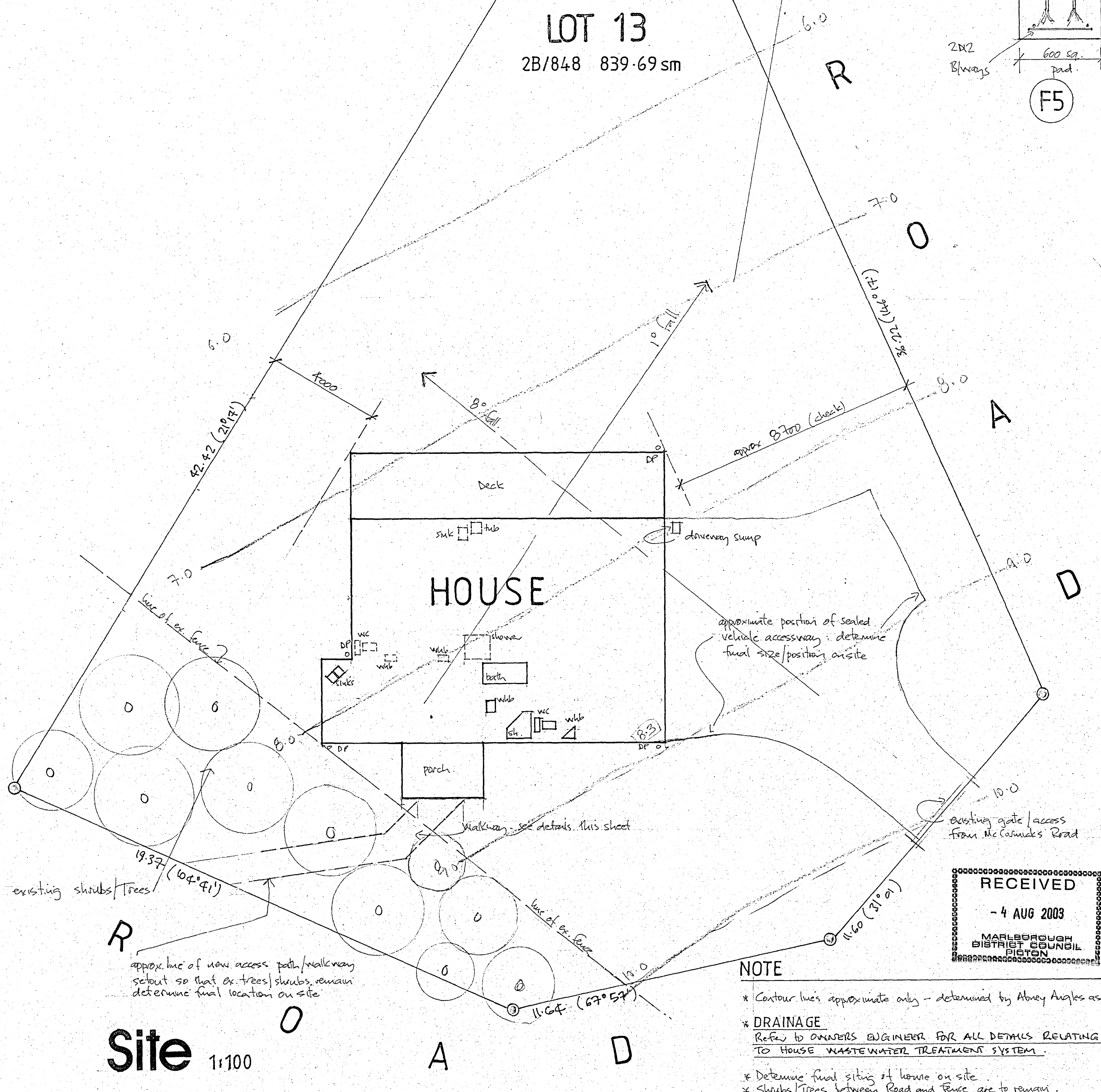
NOTE

- * Contour lines approximate only - determined by Abney Angles as shown.
- * DRAINAGE
Refer to OWNERS ENGINEER FOR ALL DETAILS RELATING TO HOUSE WASTEWATER TREATMENT SYSTEM.
- * Determine final siting of house on site.
- * Shrubs/Trees between Road and Fence are to remain.



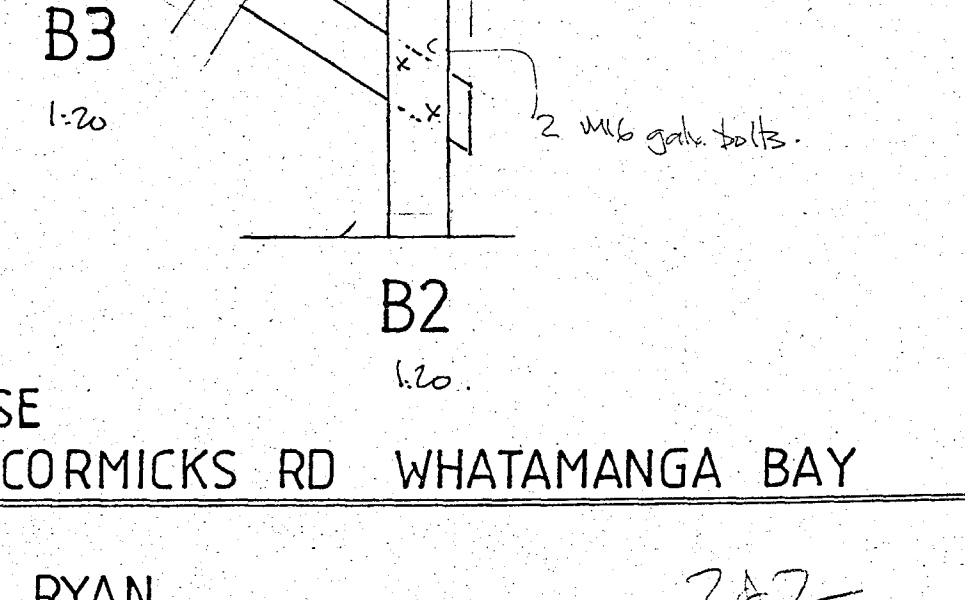
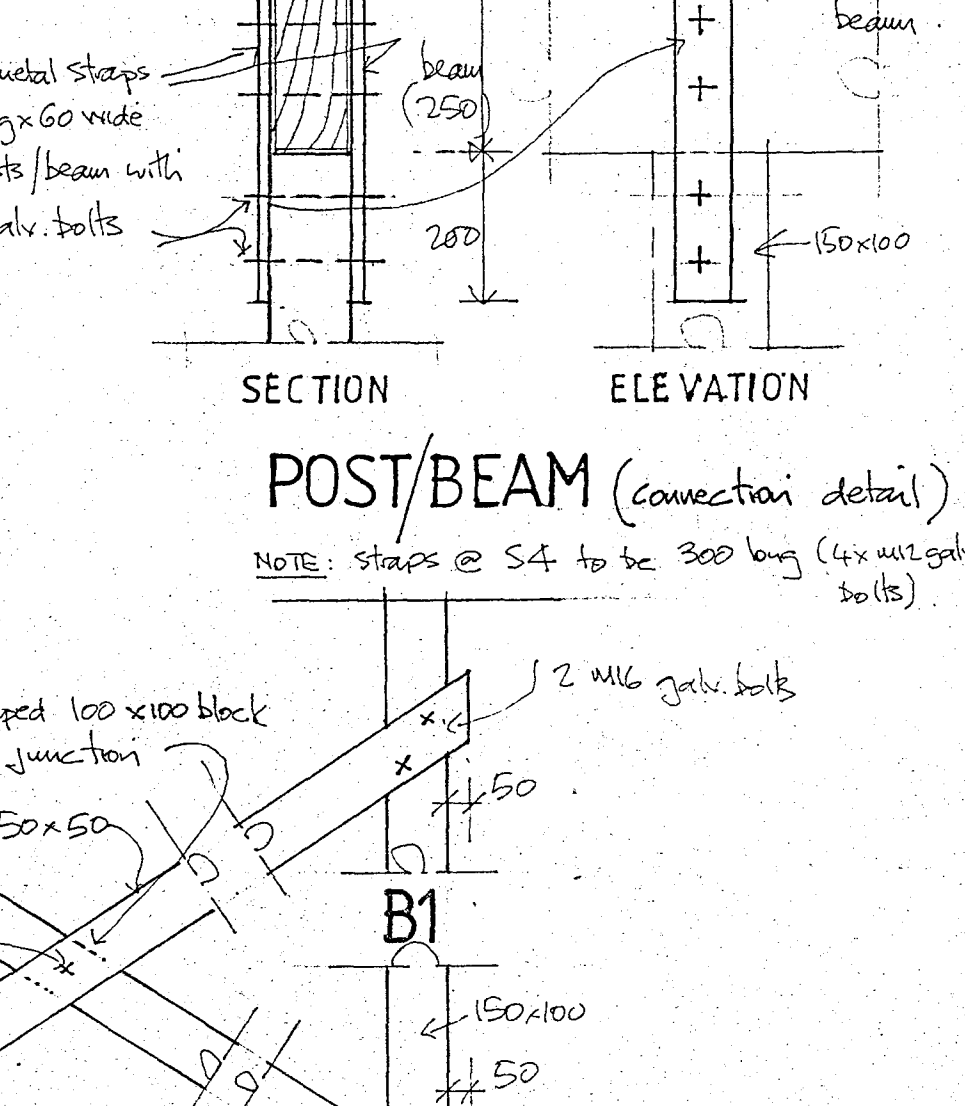
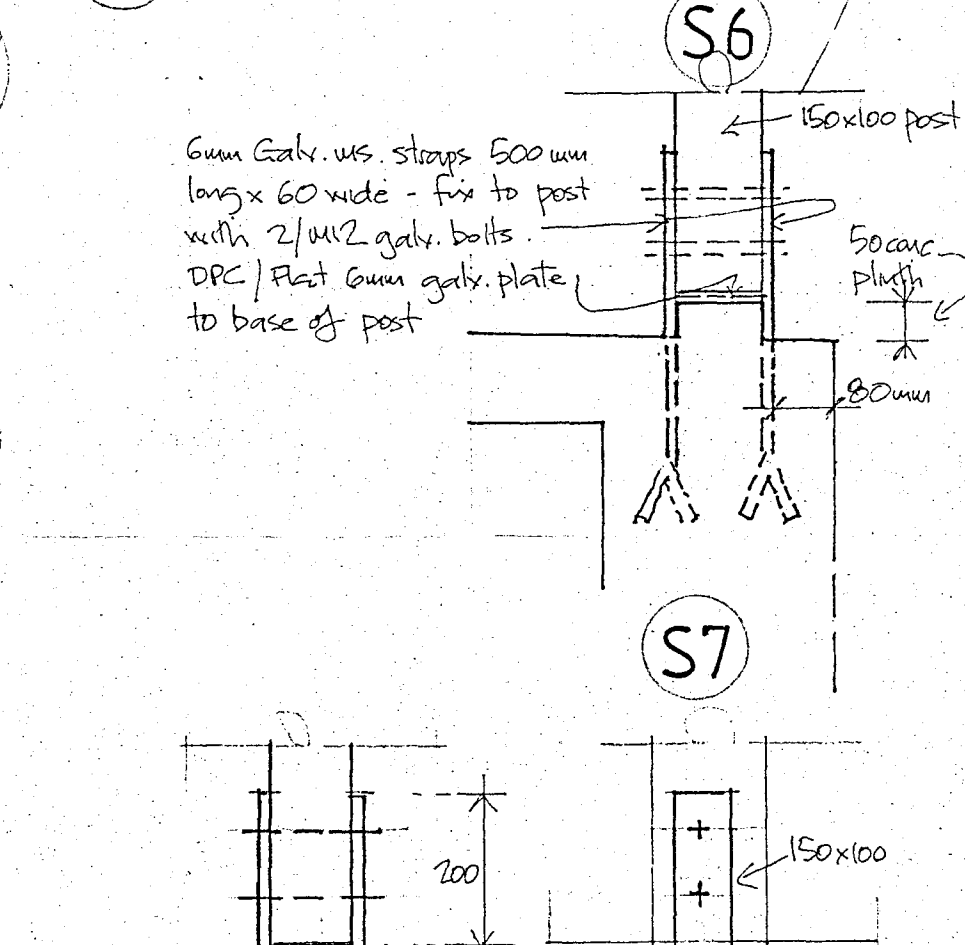
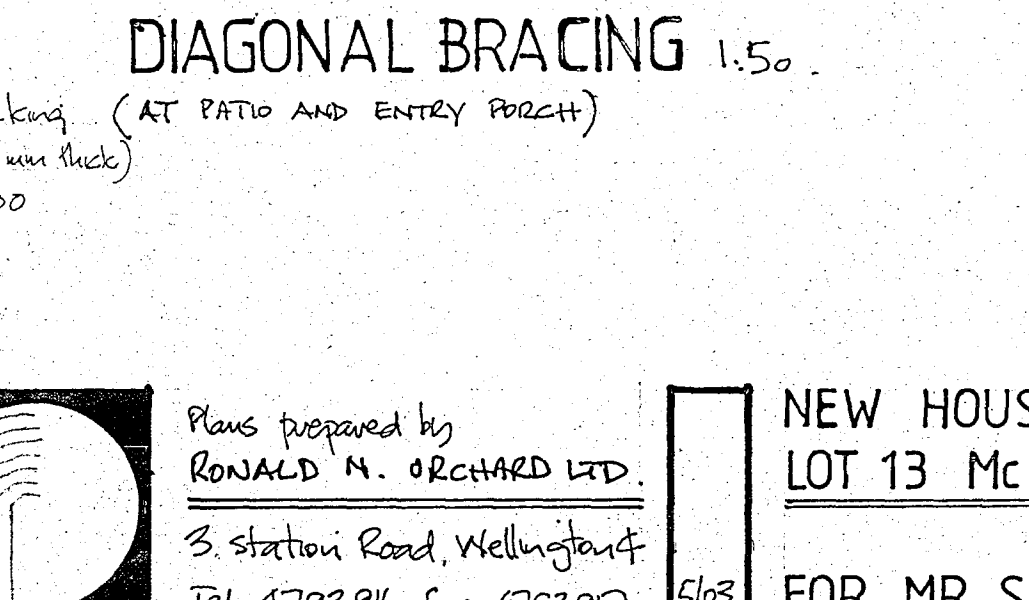
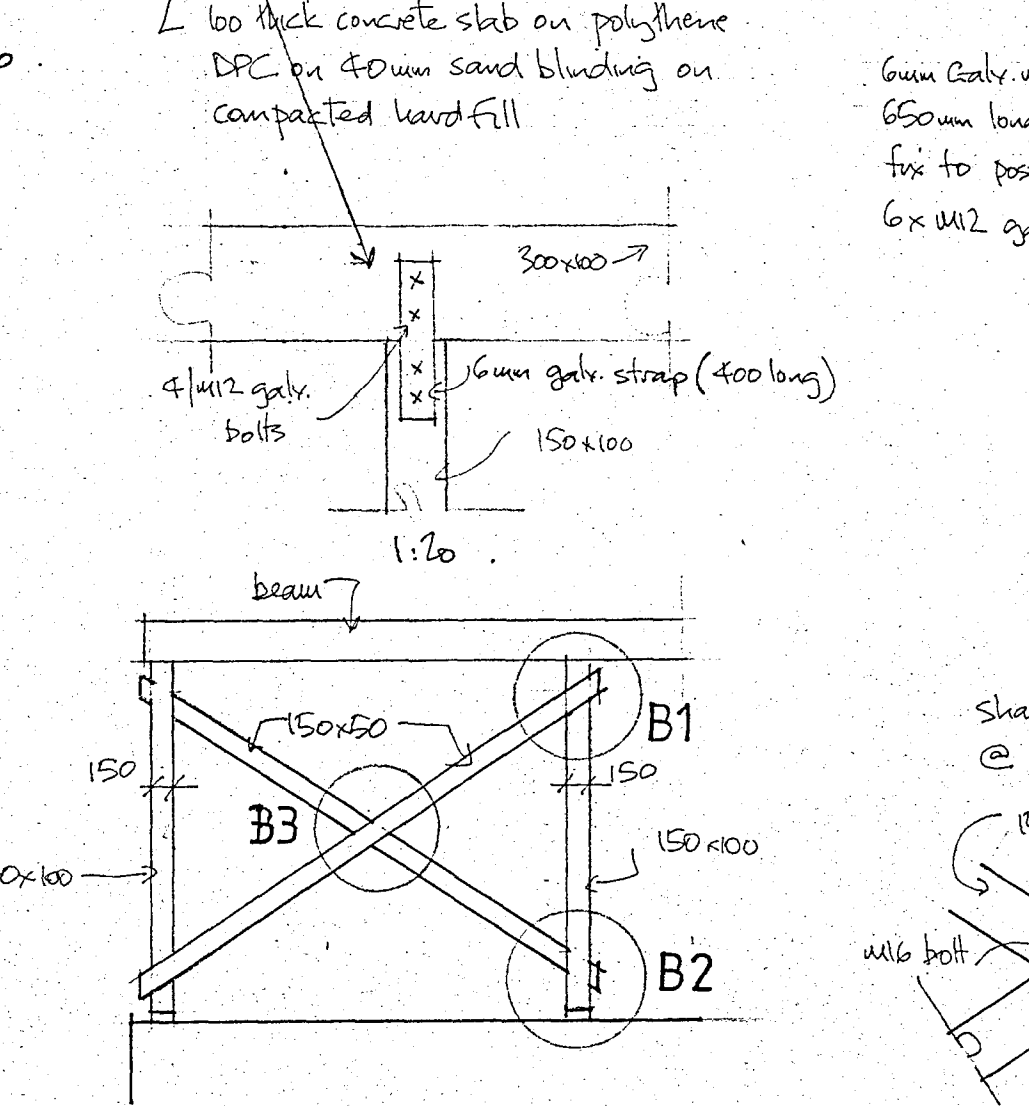
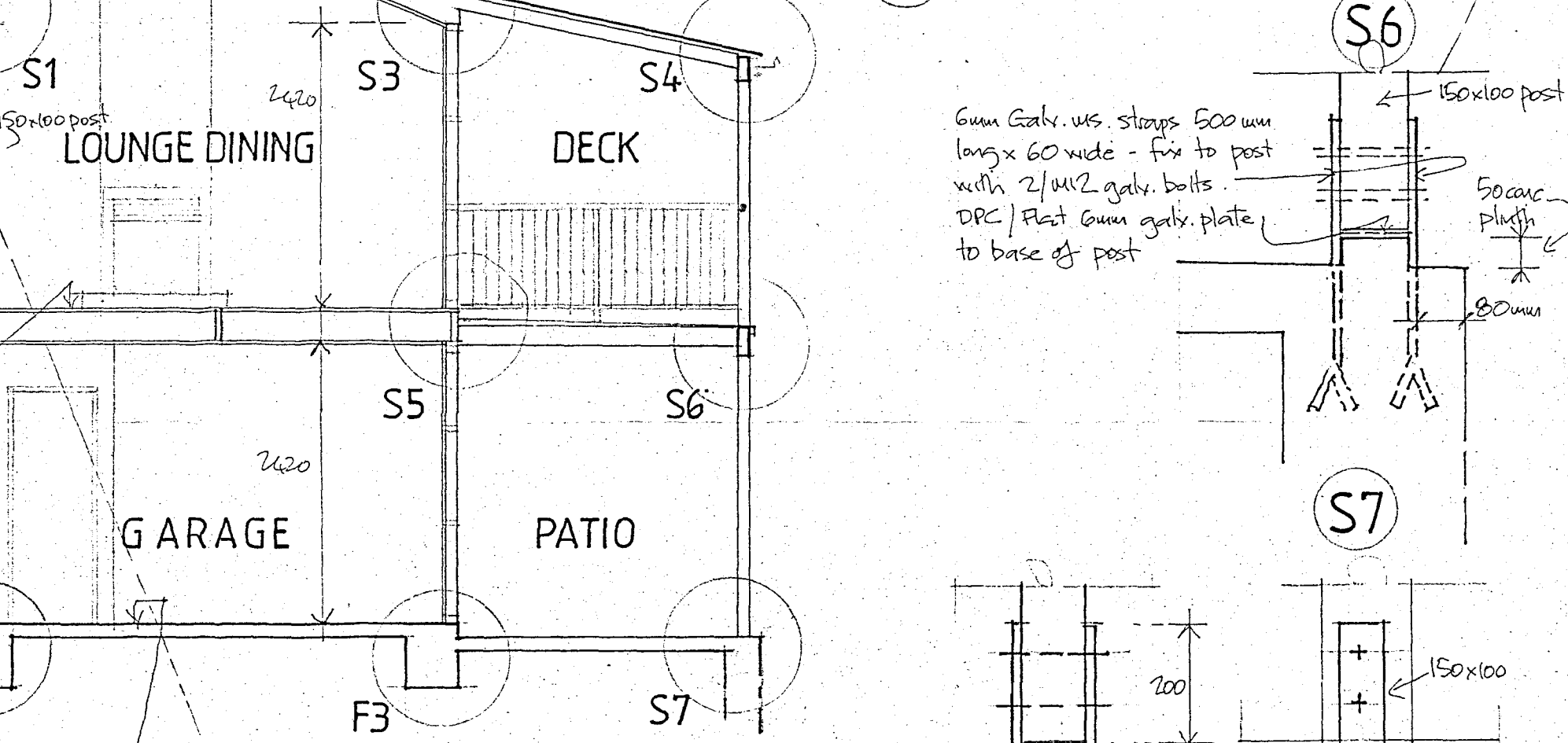
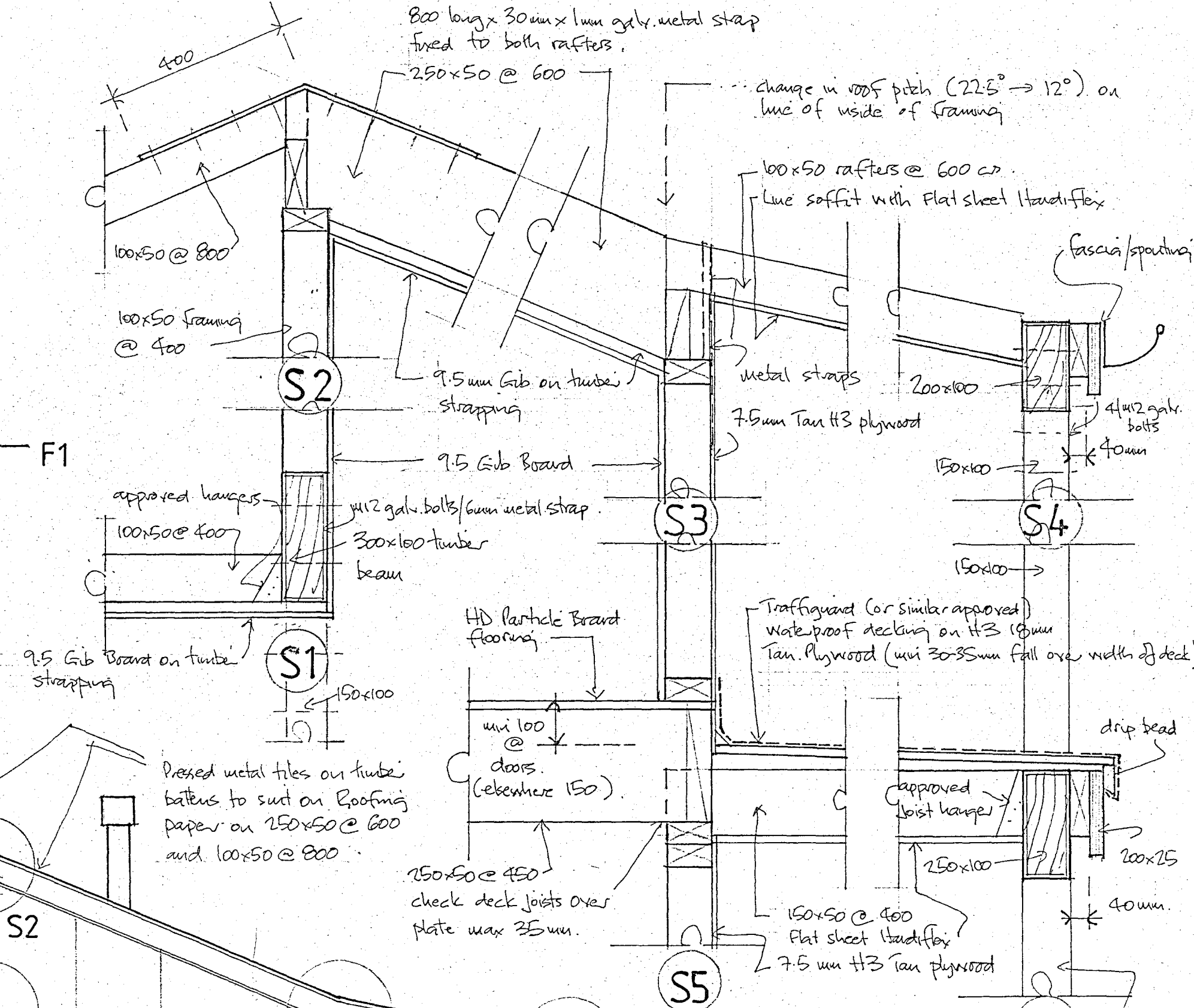
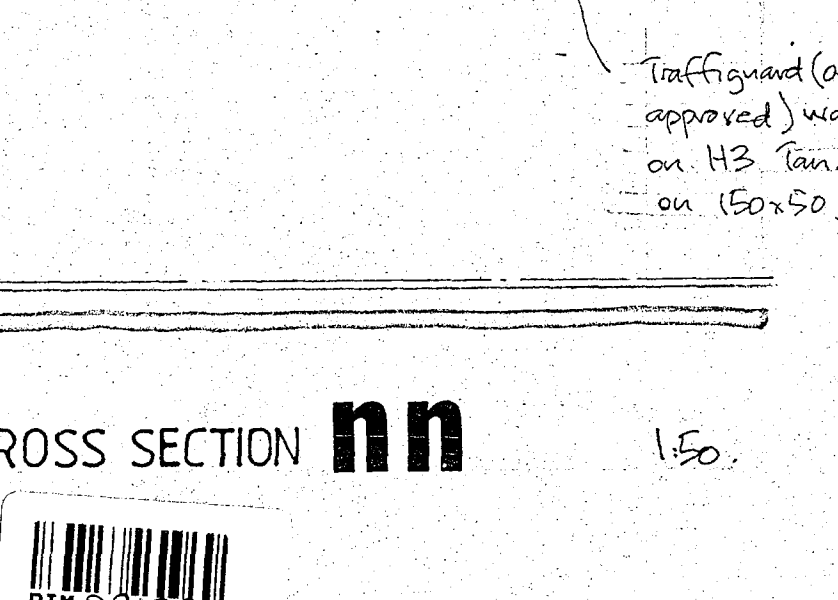
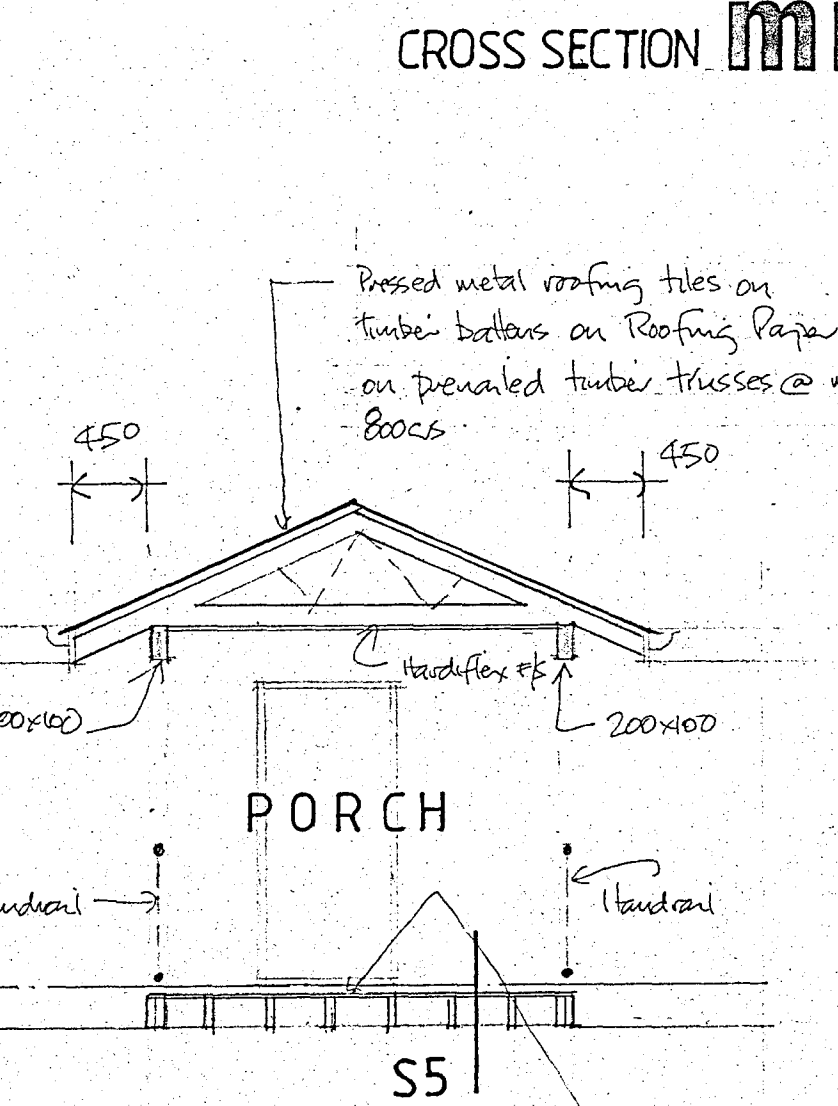
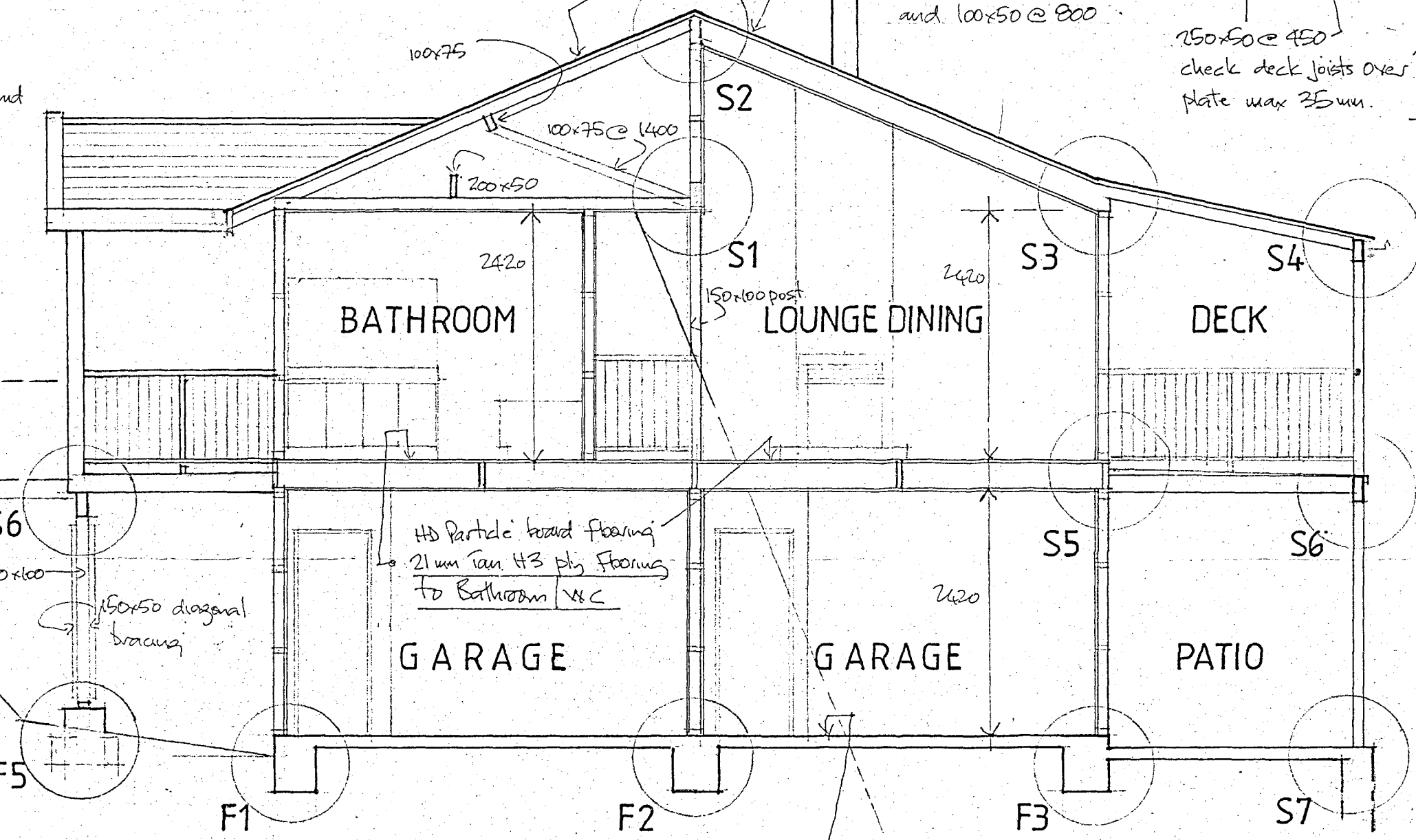
WALKWAY

LOT 13
2B/84-8 839-69 sm



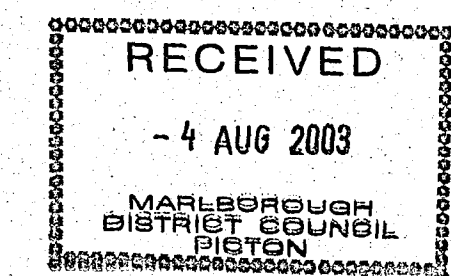
FOUNDATION

Foundation plan and details as drawn must be read in conjunction with OWNER'S Engineer plans / details / specification.



Site

1:100

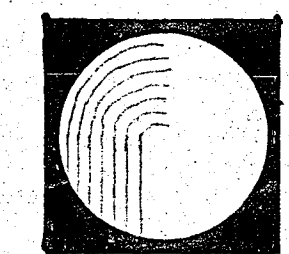


NOTE

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- * Determine final siting of house on site.
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CROSS SECTION

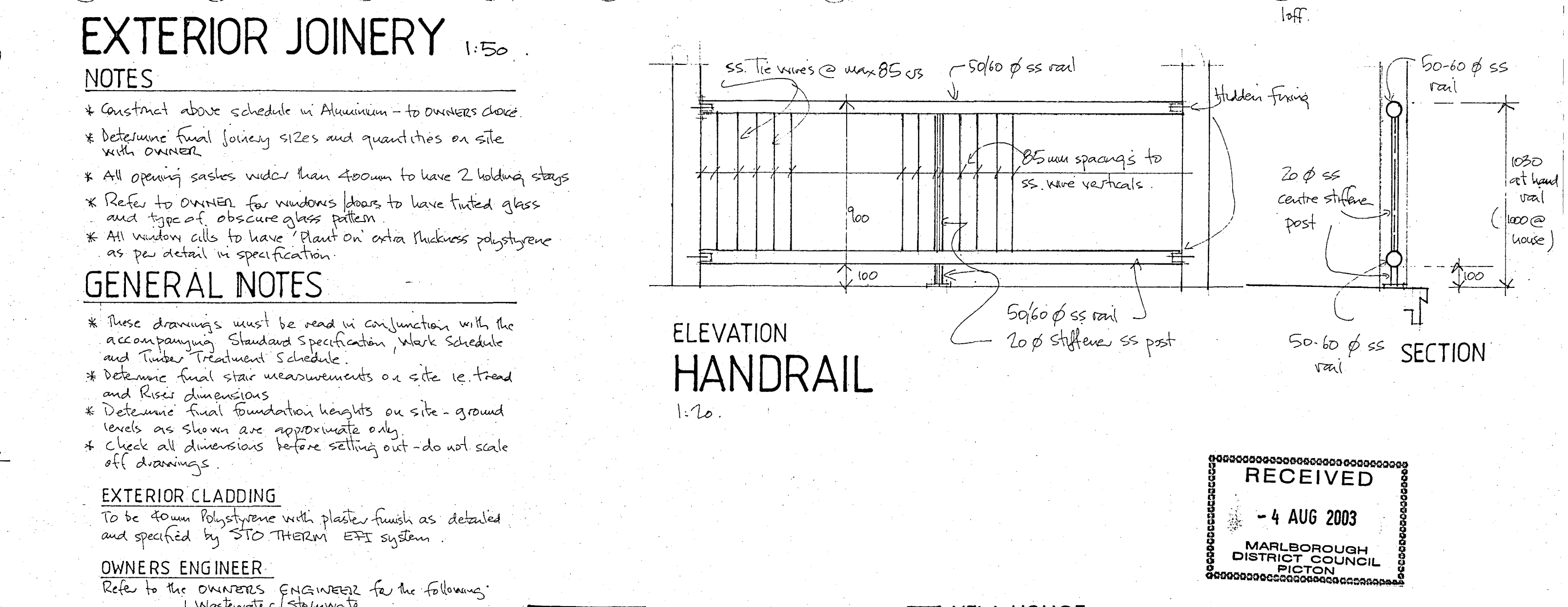
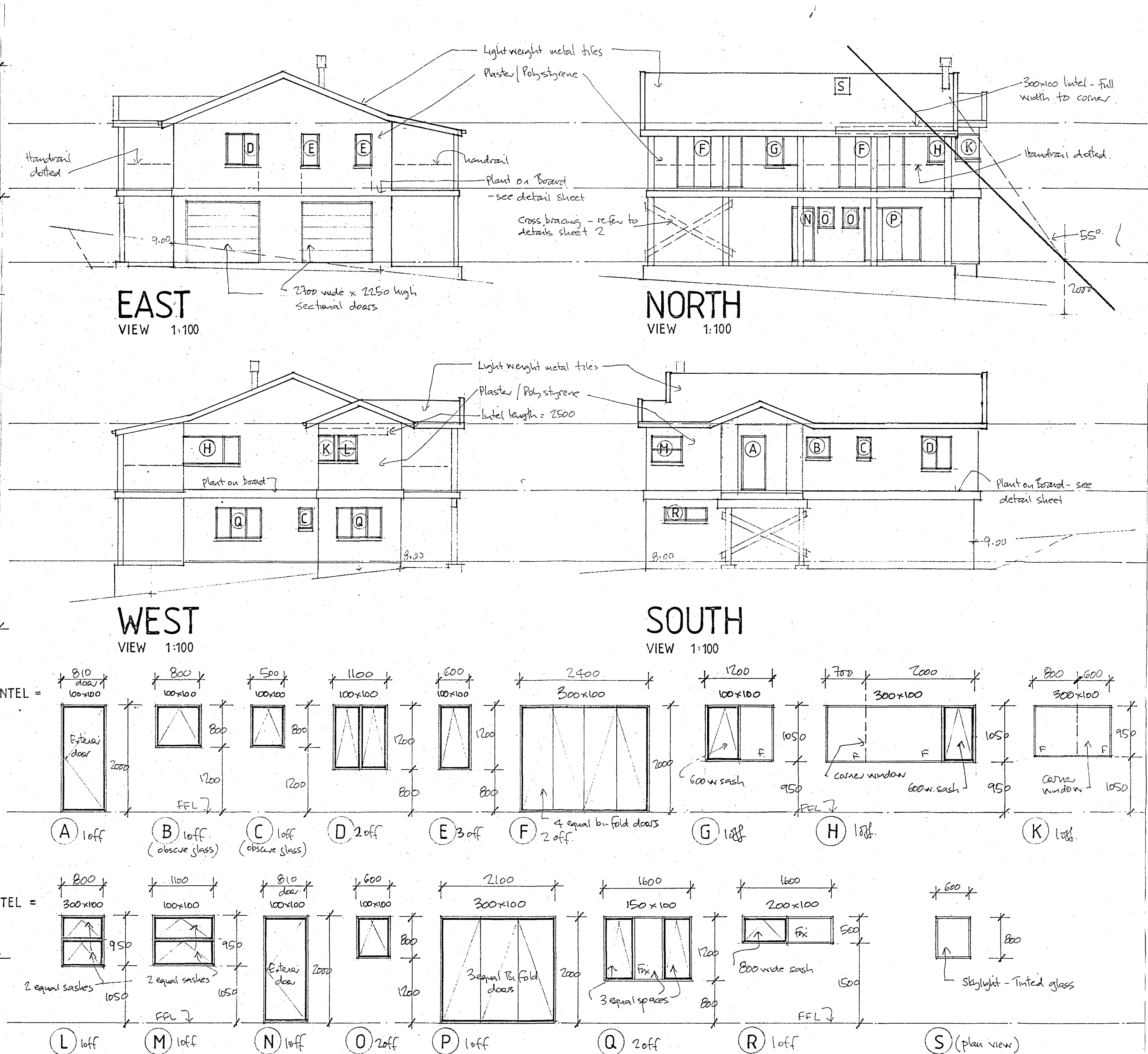
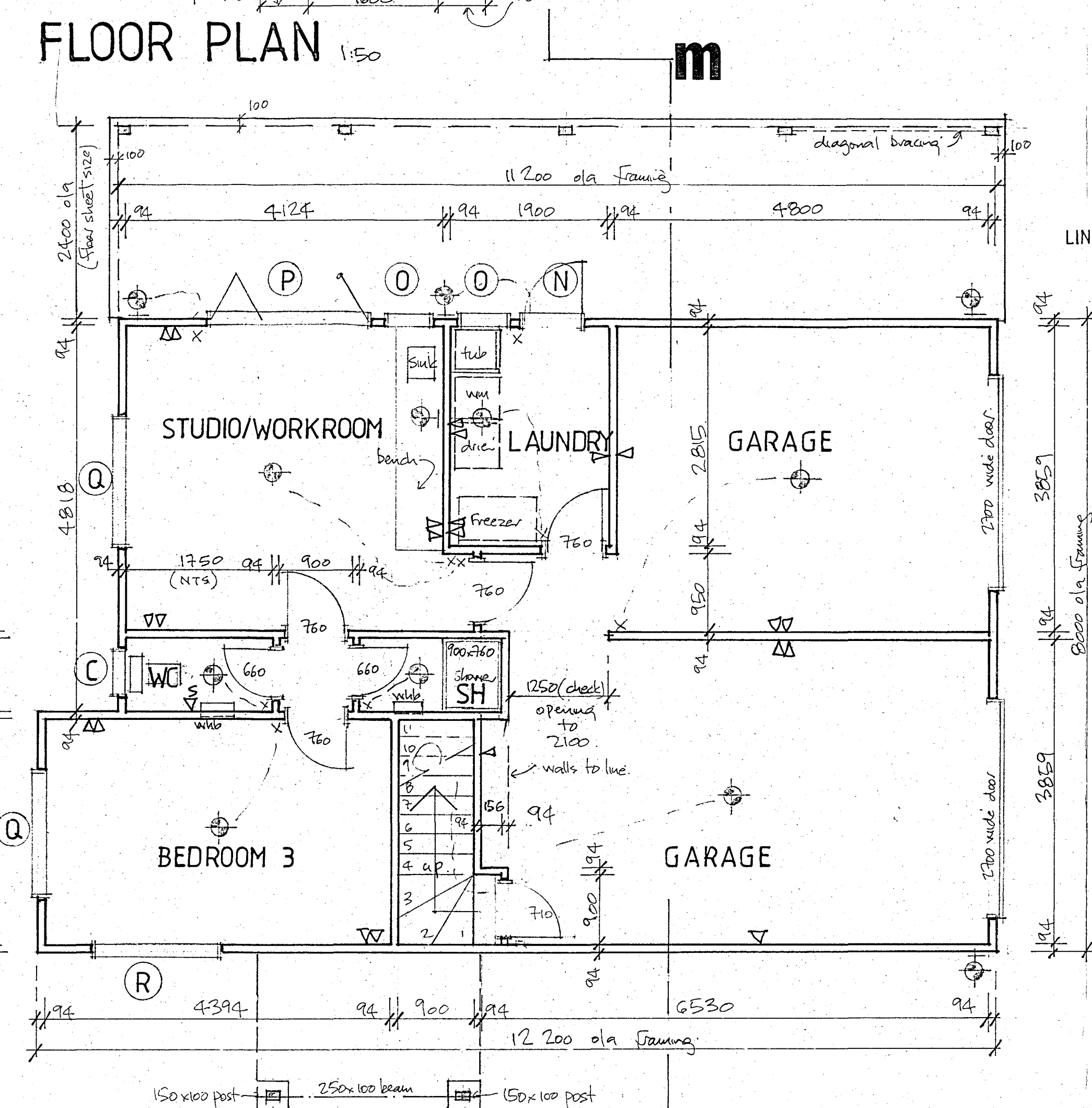
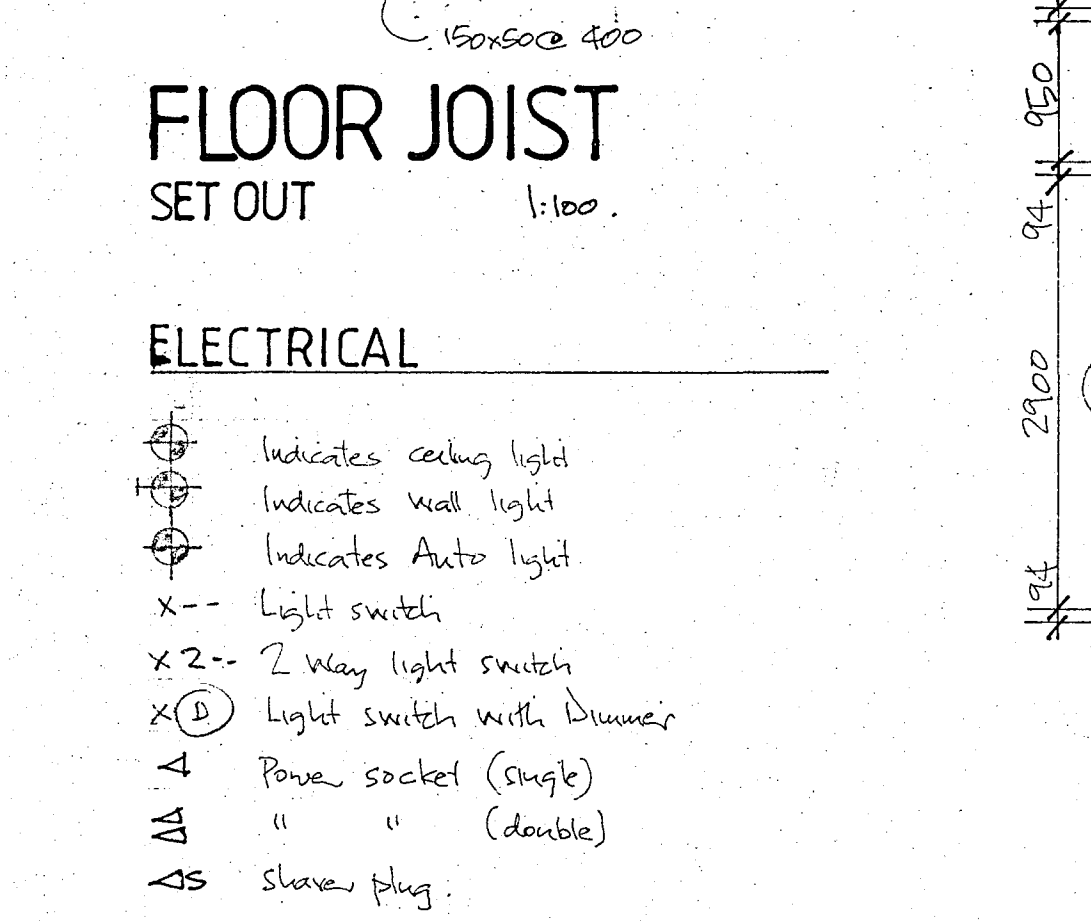
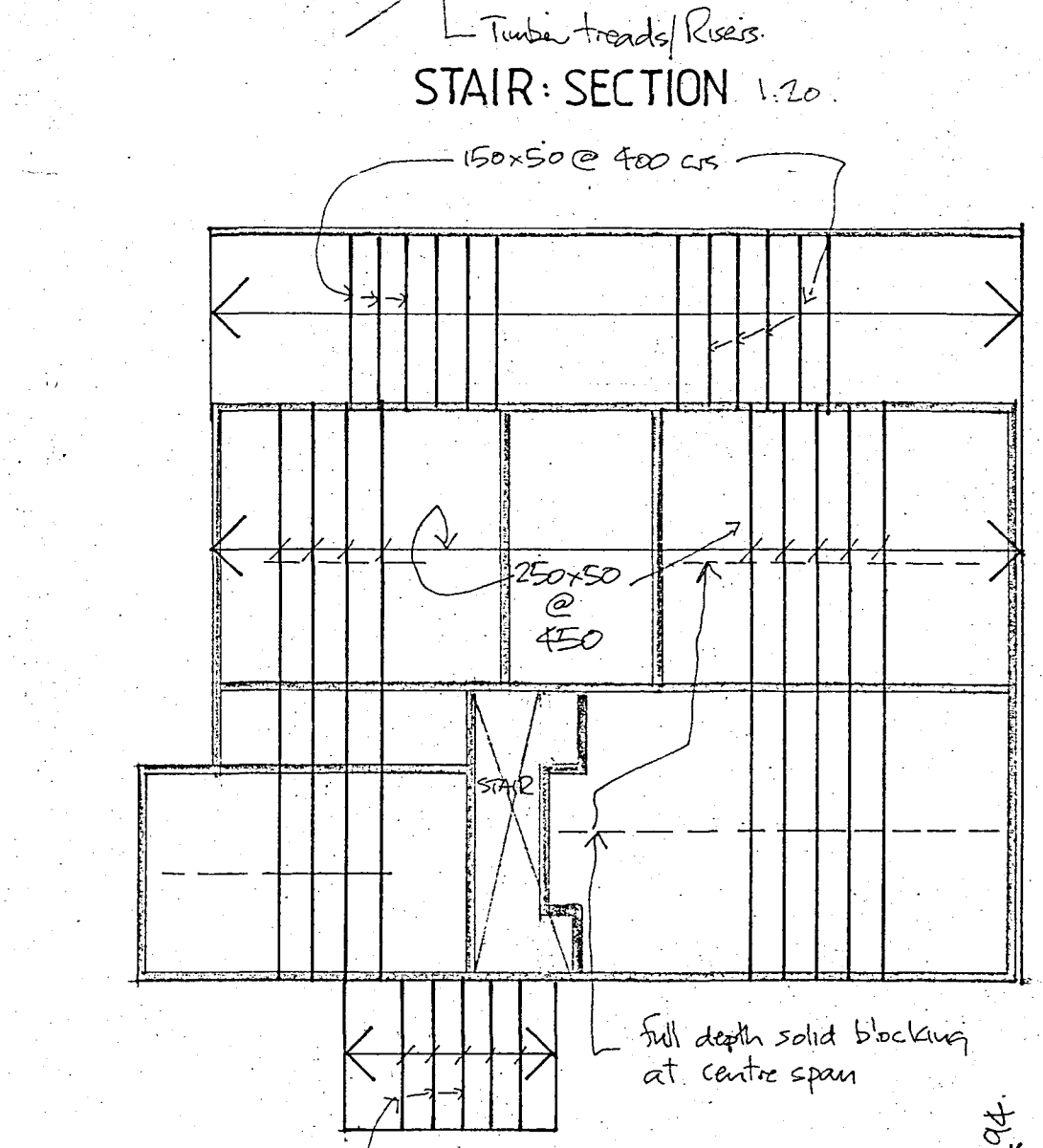
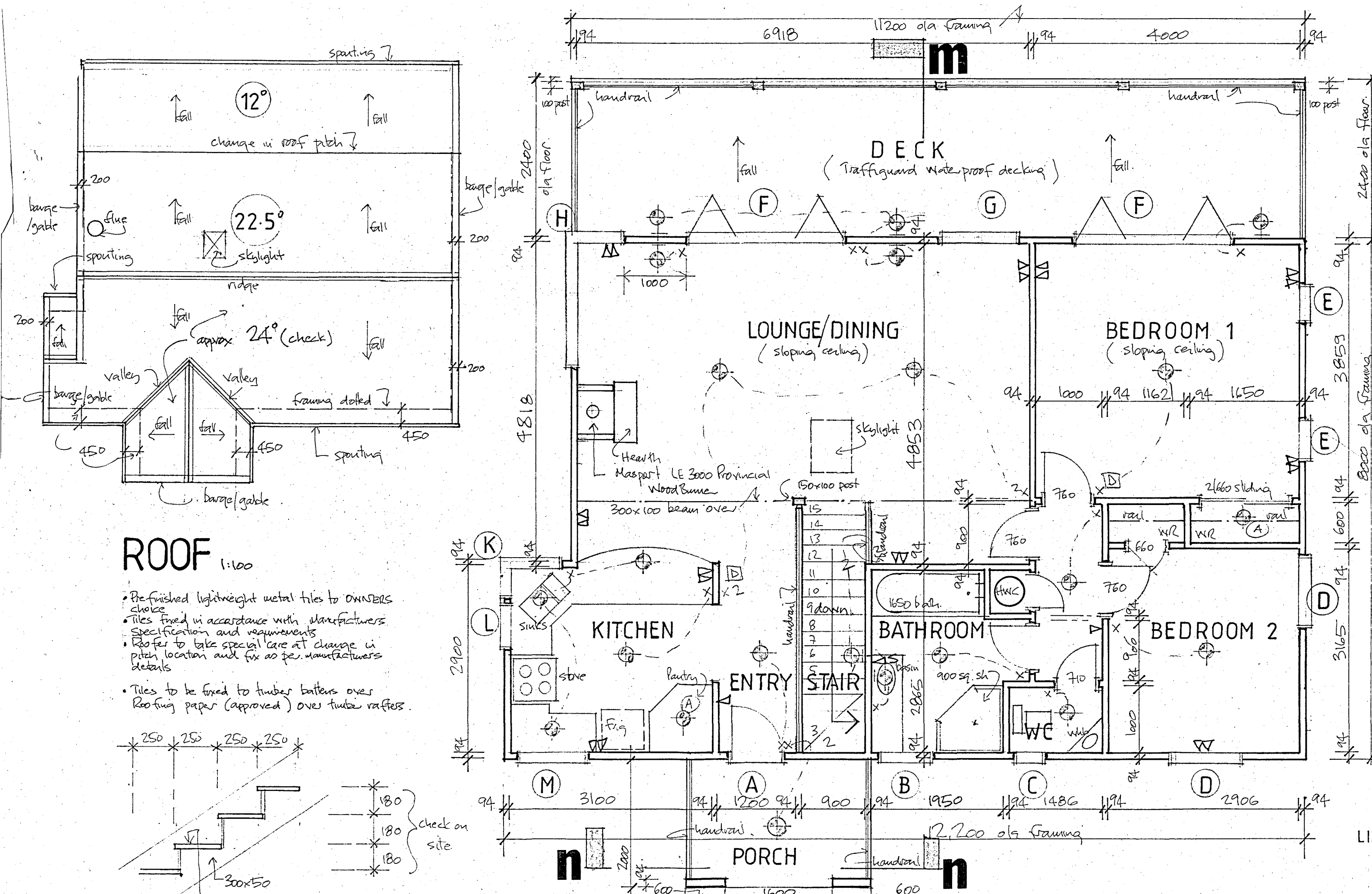
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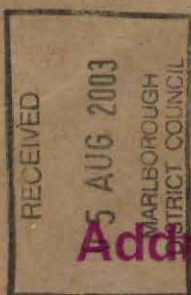


Plans prepared by
RONALD M. ORCHARD LTD.
3 Station Road, Wellington
Tel: 4793 916, Fax: 4793 917

NEW HOUSE
LOT 13 MCCORMICKS RD WHATAMANGA BAY
FOR MR S. RYAN

2/2





BUILDING CONSENT - PIM

Address:

13 MCCORMICKS RD, WHATAMANGO BAY, PICTON

Owner:

RYAN ST

Builder:

DENNIS RYAN LTD

Activity:

DWELLING WITH FREESTANDING

MASPORT LOGFIRE

Property Number:

131262

Building Consent #:

031396

To See	Comments	Date	Approved
☒ Planning	12/8 rc required. recession on west side - Discharge (50m) - Search sink bench in studio/workroom? see AM notes.	5/8 13/8 15/8	 JF
☒ Roading		12/8 13/8	 [Signature]
☒ [Signature]	PIM issued	15/8	BA
☐ Conditions			