

Project information memorandum

Section 34, Building Act 2004



Application

Owner:

Barry Raynes
C/- THE DRAUGHTSMAN LIMITED
C/O STEVEN BILYARD
791 WHITE PINE BUSH ROAD
RD 1
WHAKATANE 3191 3191

Issue Date:

17 June 2021

Project

Description:

Property is currently subject to Subdivision

This is a new home with an attached garage -
Attached are full working drawings

Intended use:

Concrete drive way up to garage
2.0 Housing: 2.0.2 Detached Dwelling

Location:

60 POHUTU STREET WHAKATANE

Legal description:

LOT 25 DPS3057

Valuation number:

0710748500

Building work can proceed following formal notification of building consent approval being received from the Whakatane District Council Building Consent Authority and approvals being obtained from the agencies identified in this Project Information Memorandum.

This Project Information Memorandum (PIM) does NOT constitute a Building Consent.

Other information

Restrictions on commencing building work under the Resource Management Act 1991

The building work referred to in the attached project information memorandum or building consent is also required to have the following resource consents under the Resource Management Act 1991:

- Deck/outdoor living area required to meet 40m² minimum, currently on 37m² as per 4.2.7 of the District Plan
- Site impermeability above the maximum of 55% as per 4.2.10 of the District Plan - requires resource consent
- Only one car park demonstrated, requires two car parks as per 13.2.9.1 & 13.2.10.1 of the District Plan

- Garage attached to house requires to be at the minimum platform level as per 18.2.3.2 of the District Plan
- Development and Reserves Contributions still to be paid at the 224 process for subdivision
- Deck is below 1 metre above ground level, so not treated as building, if above one metre, would require to be appropriate setback distance from boundary for a dwelling

Special features of the land concerned

Special feature(s) of the land concerned are: This property is subject to inundation.

The minimum 1% AEP building platform level for this property is 101.65m.

"Land concerned" means the land on which the proposed building work is to be carried out; and includes any other land likely to affect or be affected by the building work.

"Special feature of the land concerned" includes, without limitation, potential natural hazards, or the likely presence of hazardous contaminants, that -

- a) are likely to be relevant to the design and construction or alteration of the building or proposed building; and*
- b) is known to the Territorial Authority; and*
- c) is not apparent from the District Plan under the Resource Management Act 1991.*

Details of existing stormwater or wastewater systems relating to proposed building work

There are not existing storm water services available on, or adjacent to, the site of the proposed building work.

There are existing wastewater utility services available on, or adjacent to, the site of the proposed building work.

The storm water control shall be in accordance with The Whakatane District Council Code of practice. Please see Appendix 4.1 for Rational Method using 115ml rainfall intensity.

Other information

Medium Wind Zone

Earthquake Zone 2

Exposure Zone D

A report shall be required to confirm suitability of the ground to support the proposed dwelling. This shall be from an appropriately qualified engineer and may need to be a full geotechnical report if simple ground testing cannot confirm good ground.

To connect to the Council's water supply network, an application for metered water connection shall be submitted to the council and a water meter shall be installed by the council prior to any works commence on

site.

If a 1% AEP flood hazard exists on the property then the ground level will be required to be raised above the flood hazard. If this is impracticable then the building platform level shall be raised above the 1%AEP thus mitigating the effect of the hazard. However the hazard still exists on the land and an entry on the property title shall be made under section 73 of the New Zealand Building Act 2004 to reflect this. The raising of the floor level above the 1% AEP does not apply to out buildings.

Notes:

1. The information supplied in the sections of this project information memorandum is specific to the building project to which the application relates by reference to Council files and records. No property inspection, or title search, has been undertaken. To enable the Council to measure the accuracy of this document based on our current records we would appreciate your response should you find any information contained herein which may be considered to be incorrect or omitted. Please telephone the Council (07) 306 0500.
2. The Council has used its best endeavors to ensure that all information provided in this project information memorandum is correct and complete in all material respects. In the event that a material error or omission can be proven the Council's liability, whether in contract or in tort shall be limited to the fee paid to Council to obtain this report.
3. This information reflects the Whakatane District Council's current understanding of information which is relevant to the project. This is based only on the information thus far provided to it and held on record. As a result the Council is not in a position to warrant that the information is complete or without error and accepts no liability for any inaccuracy in, or omission from, this information.
4. The information contained in this project information memorandum is current at the date the memorandum is issued. Further relevant information may come into the Council's possession subsequent to the date of issue.

Form 4

Certificate attached to Project Information Memorandum

Section 37, Building Act 2004



RE: BC200359, Barry Raynes, 60 POHUTU STREET WHAKATANE

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As these resource consents will or may materially affect the building work to which the attached project information memorandum or building consent relates, until they have been granted no building work may proceed.

Failure to comply with the requirements of this notice may result in legal action being taken against you under the Resource Management Act 1991.

Gary Searle

Planning Monitoring Officer

On behalf of: Whakatane District Council

Issue Date: 25 August 2020