



57195

24 September 1996

CONTACT

Mr Jaques

REF P/1502/1170/2

M H & H A Borland
122 No 2 Road
R D 2
TE PUKE

COPY

Dear Sir/Madam

LAND USE CONSENT - SECOND DWELLING

APPLICANT:

M H & H A Borland

DATE OF COUNCIL DECISION:

24 September 1996 (Delegated Authority)

I wish to advise that Council has granted the above application for land use consent in the following terms:

(a) *THAT pursuant to Section 105 of the Resource Management Act 1991, the Western Bay of Plenty District Council grants its consent to the application by M H & H A Borland for a controlled activity being the erection of a second dwelling (with a floor area in excess of 50m²) on a Rural G zoned property being Lot 1 DPS 65937, 122 No 2 Road, Te Puke subject to the following conditions:*

1. *THAT in accordance with Rule 16.3.1.2 of the Proposed District Plan, the following Development Impact Fees be paid prior to uplifting the building consent in respect of this development:*

(a)	<i>District Roading</i>	<i>\$1,000 + GST</i>
(b)	<i>District Reserves</i>	<i>\$2,250 + GST</i> <i>being 5% of the assessed value of a</i> <i>2000m² house site on the property (\$45,000)</i>
(c)	<i>Eastern Water</i>	<i>\$950 + GST.</i>

2. *THAT the dwelling be located in accordance with site plan submitted with the application.*

3. *THAT the existing vehicle entrance serving Lot 1 DPS 10684 be upgraded so as to be in accordance with Council's Standard Specification Drawing No AFQ1, Diagram B and that the work required by this condition to be supervised and certified as complete in accordance with this condition by the developer's representative prior to the proposed dwelling being occupied.*

The reason for this decision is that any adverse effects of the proposal on the environment is considered to be minor.

ADVICE NOTES

The Senior Health/Building Officer advises that a building consent will be required for the resited dwelling with conditions incorporated within the project information memorandum as a requirement of consent.

If you wish to object to any part of this decision you have 15 working days from the date of receiving this notice to lodge your objection with the Council.

Yours faithfully



S McElroy
PLANNING CLERK

pej:lmh:93291

BUILDING CONSENT - GENERAL INFORMATION

OWNER: Borland

CONSENT NO: 57195

ADDRESS: 122 No 2 Road

To Puke

1. Any place from where a person can fall 1 metre or more shall be fitted with a safety barrier. For example, decks, balconies, high level openings (NZ Building Code Section F4). The construction of barriers is to comply with Section B1 of the Building Code. In some cases toothed ring connectors and nail plates will be required. (NZ Building Code Section B1).
2. All glazing is to comply with NZS 4223 (NZ Building Code Section F2). *✓*
3. The septic tank minimum capacity is 2700/3300 litres to liquid level (NZ Building Code Section G13). This consent does not give approval for the installation of a garbage grinder (waste disposal unit). Should the owner wish to install a garbage grinder then application should be made to Environment BOP for approval. A larger size of septic tank and larger effluent disposal field may be required if a garbage grinder is installed (Environment BOP On-Site Effluent Treatment Regional Plan). *✓*
4. Effluent from the septic tank is to be piped to an effluent trench of 20 metres minimum length. Soakholes will not be accepted for effluent disposal (Environment BOP On Site Effluent Treatment Regional Plan). *✓*
5. Stormwater is to be piped to an approved outfall. Soakholes will not be accepted for stormwater disposal (NZ Building Code Section E1).
6. Water supply pipes are not to be run under a concrete floor slab unless they are enclosed in a sealed watertight duct (NZ Building Code Section B2). *✓*
7. Hot water supply to washhandbasins, vanities, showers, baths and bidets is to be tempered to a maximum temperature of 55°C (NZ building Code Section G12). *✓*
8. Water supplies taken from anywhere other than a Council supply are likely to be infected with bacteria, giardia or both. Please seek advice from an expert on the most appropriate treatment system for your property. Some form of treatment will be needed to provide a potable water supply and filtration will be needed to eliminate giardia. A Code Compliance Certificate will not be issued until an adequate supply of potable water is provided and evidence is produced to show that the water is potable. Testing for giardia will not be required if an appropriate filter has been installed (NZ Building Code Section G12). *✓*
9. Concrete bond beam blocks supporting concrete floor slabs and brick veneer should be 250mm nominal width. Standard 200mm nominal width blocks will not be accepted (NZ Building Code B.1.).

PTD

10. Brick veneer is to be laid correctly to NZS 4210 over building paper using screw fixed ties. Hammer driven ties will not be accepted. Ties should be spaced at not more than 600mm centres horizontally and 400mm centres vertically or alternatively at not more than 450mm in each direction. Vertical spacing shall not exceed more than five courses and extra ties are required around openings. Cavity width is to be not less than 40mm or more than 75mm.(NZ Building Code Section B1[NZS 3604 Appendix f]).
11. A copy of the engineer's design for the roof trusses is to be provided to the Council (NZ Building Code Section B1 [NZS 3604:1990 Section 10.2]).
12. Exterior window and door joinery is to be flashed correctly to seal the windows from water penetration. Head flashings are to be provided in all cases except where the head is hard up to the eaves and the head is covered by a frieze board or similar. Sealing with silicone rubber type sealants is not acceptable at window heads. (NZ Building Code Section E.2).
13. Provide seismic restraint to the hot water cylinder (NZ Building Code Section B1).
14. The solid fuel heater is to be installed strictly in accordance with the manufacturers instructions. Heater and hearth to be bolted to the floor (NZ Building Code Sections B1 and C1).
15. This consent does not give approval for the building to be occupied as a dwelling (NZ Building Code Section A1).

Others:

Marc Bopland will be coming in!

1. Wants a nested building declaration form.
2. We need from him or his builder
 - i) site plan showing all buildings
 - ii) foundation and foundation bracing plan - should be for at least medium wind area
 - iii) drainage plan showing location of septic tank and effluent disposal field.
 - iv) plans for any additions/alterations
 - v) photographs of existing building.
3. This is to be the second dwelling on the site. Give checked with Aaron C. - will need land use consent.
4. 2 above should accompany the building consent application.