



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 50m<sup>2</sup>) 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) | District Roding  | \$1,000 + GST |
| (b) | District Reserves  | \$2,250 + GST |
|     | being 5% of the assessed value of a                      |               |
|     | 2000m <sup>2</sup> house site on the property (\$45,000) |               |
| (c) | Eastern Water  | \$950 + GST.  |

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.*

24 September 1996

**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

Tk 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~~ 3200 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.).







Marc Borland will be coming in!

1. Wants a rested 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. I've checked with Aaron C. - will need land use consent. ✓

4. 2 above should accompany the building consent application. ✓