

Project Information Memorandum (PIM) No. PIM050264

Site Address: *38 Bouverie Street PETONE 6008*

Legal Description: *LOT 1 DP 87775*

This PIM is confirmation that the proposed building work may be undertaken subject to the provisions of the Building Act 2004 and any requirements of the related Building Consent.

This PIM includes any relevant information or details:

1. identifying special features of the land (please refer to general notes),
2. about the land or building notified to the Council by any statutory organisation having the power to classify land and buildings,
3. of existing Stormwater or Wastewater utility systems (please refer to general notes), and
4. of authorisations other than the Building Consent that must be obtained from the Council before the proposed building work may be undertaken (please refer to general notes).

Item – Resource management:

The project complies with the rules of the District Plan and can proceed without a Resource Consent.

NOTE: All activities must comply with the provisions of the District Plan.

Item – Public Drainage:

Hutt City Council stormwater drains are shown to be located on this property (plan enclosed).

Item – Plumbing:

The owner/developer is to ensure that adequate falls, covers and clearances can be achieved from the existing services.

Item – Building:

The load bearing nature of soils in this area are generally considered to be poor, and any structure may require specific engineering foundation design.

Any areas of fill are not to be built on, unless it is suitable for compaction and certified to the requirements of NZS 4431:1989 Code of Practice for Earth Fill for residential development, or alternatively specific foundation design is carried out.

This land is in a LOW wind zone in accordance with NZS 3604:1999.

The site is within durability ZONE 1 in accordance with NZS 3604:1999.

Prevention of stormwater runoff onto neighbouring properties is required during the construction period of buildings on this site until permanent drainage is installed.

DEMOLITION

Demolition and removal of Buildings shall be undertaken in accord with Clause F5 of the building code. The contractor must safeguard people from injury and possible illness or loss of amenity, and provide for the protection of other property

ACCESS INFORMATION – RELATING TO ACCESS TO THE SITE.

The developer will be held responsible for any damage to the kerb, footpath or berm during the building work. All damaged areas to be repaired or replaced to the satisfaction of HCC Utility Services. Please call Utility Services on phone 570 6912.

General Notes

1. This Project Information Memorandum (PIM) is issued pursuant to Section 34 of the Building Act 2004.
2. If the owner or a person undertaking building work believes that this PIM is incorrect, the owner or the person shall immediately advise the Council in writing, giving relevant details.
3. The information supplied reflects only what is known by the Council to exist and is considered relevant to the proposed project. Some special features or drains may exist on/near the site unbeknown to the Council.
4. This PIM does not attempt to identify: Authorisations that may be required from other organisations for this project, e.g., approval to connect/alter water, gas, power or telecommunication services, Resource Consents relating to water use, etc
5. This PIM does not imply the submitted design meets the requirements of the Building Code.
6. The owner is responsible for ensuring that the Consent documents are drafted in full accordance with the Resource Management Act (District Plan) and the Local Government Act (Bylaws) requirements, and obtaining the relevant approvals. Note: If the Building requires an evacuation scheme, contact the New Zealand Fire Service to check if a warning device is required.
7. The Building Act 2004 provides in section 363 that it is an offence to use, or permit to use, any part of a building affected by building work for which a building consent has been granted, but no code compliance certificate has been issued. It should be noted that where a building consent includes work in the common spaces, particularly egress routes, the whole building may be affected, not just a tenancy where the bulk of the work is to take place. The interpretation of 'public use' is very broad and includes nearly all offices, and all retail areas.
8. The Building Act 2004 provides in section 364 that it is an offence for a residential property developer to:
 - complete a sale of a household unit, or

- allow a purchaser to enter into possession of a unit

before either

- the code compliance certificate is issued, or
- a written agreement, in the prescribed form, is entered into to allow the sale, or possession of the unit to take place before the issue of the code compliance certificate.

Note:

This PIM has been prepared for the purposes of Sections 34 and 35 of the Building Act 2004, and contains all relevant information held by the Council. The information provided is based on a search of Council's property records and there may be other information relating to the land which has not been specifically recorded against this property or known to Council.

Issued by, for and on behalf of Hutt City Council.

A handwritten signature in black ink, appearing to be 'Tim Henry', with a stylized, cursive script.

Tim Henry
Approvals Officer Building