tasman district council

Territorial Authority Notification
Section 31, Building Act 2004

Application

Stuart Gibson	**No.**	130058
PO Box 92	**Issue date:**	7/03/13
Brightwater 7051	**Application date:**	25/01/13
	Overseer:	Sharon Medcalf

Project

Description:	New (& prebuilt) House, Unit, Bach, Crib, Town House etc.
	Being Stage 1 of an intended 1 Stages
	New 2 bedroom cottage with woodburner
Intended Life:	Indefinite, but not less than 50 years
Intended Use:	Housing - detached
Estimated Value:	$130,000
Location:	135 Bensemann Road, Upper Moutere
Legal Description:	Lot 1 DP 352842
Valuation No.	1936021402

This Territorial Authority Notification is confirmation the proposed project may be undertaken, subject to the provisions of the Building Act 2004, which requires **BUILDING CONSENT TO BE GRANTED AND ISSUED BEFORE ANY BUILDING WORK CAN COMMENCE.**

This territorial authority notification includes:
___ Notification of any other authorisations which must be obtained before the proposed building work may be undertaken
___ Important information

Signed for and on behalf of the Council:

TASMAN DISTRICT COUNCIL
Issued by ADMINISTRATION OFFICER pursuant to delegated authority under the Building Act on behalf of

Name: _____ **Date:** 7/3/13

Territorial Authority Notification *[continued]*

Engineering
No current issues.

Land Use
Your plans are required to show the provision of 45,000 ltrs. of water storage (separate and in addition to the potable water supply) dedicated for fire fighting purposes only.

The existing shipping container is not setback at least 10m from the road reserve boundary. This does not comply with rule 17.6.3.1(j)(i) of the Tasman Resource Management Plan and will require resource consent.

If you wish to discuss this matter further with a Land Use Consent Planner, please phone Tasman District Council Customer Services on (03) 543 8400 and ask to speak to one of the planners listed below.

For building consents in Richmond, St Arnaud, Wakefield, Brightwater, Murchison or Mapua areas contact:

Mon	Jane Harley	jane.harley@tasman.govt.nz
Tue-Wed	Liz Lightbourne	liz.lightbourne@tasman.govt.nz
Thu-Fri	Jack Andrew	jack.andrew@tasman.govt.nz

Natural Resources
No current issues.

Natural Hazards
No current issues.

Contaminants
No current issues.

Building
If this project contains Restricted Building Work (RBW), the details of the site Licensed Building Practitioner (LBP) will be required prior to the first inspection taking place.
At the completion of RBW, and in conjunction with the 'application for code compliance certificate' a Record of Works (RoW) will be required from any site LBP's that have been involved in the project.

Licences
No current issues.

Certificate attached to territorial authority notification - 130058R

Section 37, Building Act 2004

Restrictions on commencing building work under the Resource Management Act 1991

The building work referred to in the attached territorial authority notification is also required to have the following authorisations under the Resource Management Act 1991:

Your plans are required to show the provision of 45,000 ltrs. of water storage (separate and additional to the potable water supply) dedicated for fire fighting purposes only.

As this authorisation will not materially affect the building work to which the attached territorial authority notification relates,

building work may only proceed to the extent stated below:

All building work other than the water tanks.

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

Signature

TASMAN DISTRICT COUNCIL
Issued by ADMINISTRATION OFFICER pursuant to delegated authority under the Building Act on behalf of

Position

On behalf of: Tasman District Council

Date: 7/03/13

Tasman District Council Email ... Website ... 24 hour assistance
Richmond ... Phone ... Fax ...
Murchison ... Phone ... Fax ...
Motueka ... Phone ... Fax ...
Golden Bay ... Phone ... Fax ...

tasman district council

1936021402
Telephone: (03) 543 8400
E-mail: bcadmin@tasman.govt.nz

7 March 2013

S Gibson
PO Box 92
Brightwater 7051

Dear Stuart

TERRITORIAL AUTHORITY NOTIFICATION – 135 Bensemann Road, Upper Moutere

Please find enclosed the Territorial Authority Notification (TAN) relating to the above property.

A TAN contains information known by the Territorial Authority at the time it is issued that may have some effect on the project. This includes information about land such as potential erosion, subsidence, slippage and flooding and the requirements under Acts other than the Building Act 2004 (eg, the Resource Management Act 1991, the Fire Service Act 1975, or the Historic Places Act 1993), which might also be relevant to the proposed building work.

A Territorial Authority may attach a Development Contribution Notice to a TAN.

The TAN **does not** authorise the commencement of building work.

Should you need to make a future enquiry regarding this application, please quote the TAN number.

Yours faithfully

Keriana Scott
Administration Officer Building Control

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