

Project information memorandum

Section 34, Building Act 2004

Application

PIM Number: 191100P
Owner: BC Jessep
133 Greenpark Road
RD 4
Christchurch 7674
Issue Date: 21 August 2019

Project

Description: Outbuilding Alteration
Intended use: 7.0.1 Outbuildings
Location: McDonald Road
Lincoln
Legal description: GAZ 01-940 RES 3537 BLK V HALSWELL SD
-GRAVEL PIT
Valuation number: 2404015700

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

This project information memorandum does NOT constitute a building consent.

Heritage status of the building

Building work associated with this project will not be affecting land or structures that have heritage status. This project is exempt from the rules of the district plan that relate to heritage buildings.

Notable trees

The council is not aware of there being any notable trees associated with this site. Therefore the project is exempt from the rules of the district plan that relate to notable trees.

Special features of the land concerned

Special feature(s) of the land concerned are: Please note this property is located within the ECAN defined lower plains flood area zone.

The site is located in a zone of variable susceptibility to liquefaction. Refer to Environment Canterbury Regional Council Report Number R12/83 for more information. An assessment will need to be carried out on this site to establish the level of susceptibility to liquefaction. The scope of this investigation must be

determined by a CPEng Geotechnical engineer and all testing shall be carried out under the guidance of the CPEng Geotechnical engineer. Furthermore the ground bearing capacity in this area may not achieve the requirements of the NZ Building Code Clause B1, specific design may be required.

This site is located in an area known to have a high ground water table.

"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

Due to high groundwater, discharge of stormwater to land drainage is preferred. For further details contact Environment Canterbury on 0800 324 636 or visit their website

[url=<http://www.ecan.govt.nz>]www.ecan.govt.nz[/url].

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 (03) 347 2800.

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 Selwyn 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.