

**FINAL CODE COMPLIANCE CERTIFICATE**

Issued by  
**BUILDING CONTROL INSPECTION SERVICES**  
**CHRISTCHURCH CITY COUNCIL**

BUILDING CONSENT No.
98000537

**Project Location**

**Street Address:** 15 OAKVIEW LANE, CASHMERE, CHRISTCHURCH 8002  
**Legal description:** LOT 7 DP 73584

**Project Particulars**

THIS CERTIFICATION IS FOR :  
New Construction

THE INTENDED USE(S) FOR THIS BUILDING WORK IS FOR:  
Dwelling

The intended life of this building work is indefinite but not less than 50 years.

This certificate is issued under Section 43 clause (3) of the Building Act 1991 and is a Final Code Compliance issued in respect of all work under the above Building Consent.

Signed for and on behalf of the Christchurch City Council:

Date of Issue: 22/12/1999

Name: 

Position: Building Consent Officer

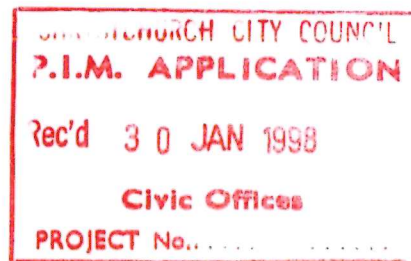


# SPECIFICATION.

## CONSTRUCTION OF DWELLING

**Site address: 15 & 17 OAKVIEW DRIVE  
CHRISTCHURCH**

**OWNER - STEVENSON PROPERTIES LTD.  
P.O. Box 259, CHRISTCHURCH.  
Ph.025 326 214**



98000537

**DRAUGHTING - RON HAZLEHURST  
Ph.379-6270 BOX 13.722 CHCH.**

**FILE NUMBER 98/213**

**SITE : CHRISTCHURCH CITY COUNCIL L1  
LOT 7 & 8 DP 73584**

*All building work shall comply with the  
New Zealand Building Code notwith-  
standing any inconsistencies which may  
arise in the drawings and specifications.*

**FILE COPY**





CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE NEW ZEALAND BUILDING CODE IN GENERAL AND IN PARTICULAR AS FOLLOWS :-

FOUNDATIONS - To conform with B1/AS4

Concrete strength 17.5 Mpa

Floor slab 100mm. thick.

Foundations to dimensions and reinforcing as shown on drawings.

Floor slabs shall be damp-proofed with a layer of 'MOISTOP 748', 250 micron polythene sheet or equivalent product

STRUCTURE - To conform with B1/AS4

Wall Studs - 90\*45 @ 600crs. Laserframe.

Plates - 90\*45 Laserframe. Straight full lengths

Ceiling plate - 150\*35 laserframe

Dwangs - 90\*45 @ 800crs. max.

Lintels - As shown on drawings or to NZS 3604. Table 6.7

Rafters - Nail plate trusses @ 900crs. and as shown on drawings

Ceiling battens - 50\*40 @ 400crs.

Purlins - 75\*50 H1PG No.1 or NZO at 1.0m max.crs.

Skirtings 60\*12 Bevel MDF

CONSTRUCTION MOISTURE: - max. acceptable moisture content for lining to be installed - 24% E2/AS1 Sec. 6

FIXING OF FRAMING TO GROUND FLOOR SLAB.

Internal walls - shot fasten 150mm of both ends and 900mm crs. elsewhere.

Internal bracing walls - M12 dynabolt at each end of bracing element.

External walls - M12 dynabolts at least 75mm into concrete not more than 300mm from corners and at not more than 1.4m crs.

BRACING - as shown on drawing. For guide to types see the attached bracing guide. Calculations included with consent documents.

LININGS - INTERNAL WALLS - 9.5mm. Gib board ( Braceline if shown on drawings) fixed as manufacturers directions.

CLADDINGS: - EXTERNAL WALLS -

SYSTEM Shall be: INSULCLAD: by B.J.PhilipsLtd. External Insulation Cladding System

The cladding must be installed in strict accordance with this certificate and all of the manufacturers specifications.

EPS sheet type - 40mm H grade

Finishing coat surface type .....- to be chosen in consultation with the owner.

Finishing coat Colour.....

CERTIFICATE : Applicator will provide to the Christchurch City Council a certificate showing that the cladding has been installed to the manufacturers specification.

EXTERNAL JOINERY :-

Aluminium framed powder coated colour.....

Reveals thickness.25mm Material Rimu . Single glazed.

INTERNAL JOINERY:

ENTRY - Timber entry door ..... (clear finish) in Alum. frame. type.

GARAGE DOOR - ..... Coloursteel Tilt.

Allow provision for ..... auto opener

Door colour - .....

INTERNAL DOORS :

Flush Panel hollow core doors MDF paint finish in rebated MDF frames.

Finish - Door furniture -

ROOFING : To conform to NZ Building Code E2/AS1

Roof pitch - 25 deg. pitch.

MATERIALS Corrugate Colorsteel 0.40 mm base metal thickness

Z275 galvanised zinc finish to NZS 3441, in prefinished Colorsteel G2.





Fixed to Timber purlins at 800 centres (1200 mm centres maximum) with suitable sealed washer spiral thread nails.  
Solid fix the full length of the sheet  
COLOUR:.....

GUTTER AND FASCIA: - Colour coated ZP steel system STRATCO or similar.  
Colour.....  
Downpipe size : 65mm

INSULATION: - To conform to H1/AS1  
External walls: Cladding system provides insulation.  
Ceilings: 100mm. Batts R2.4

ELECTRICAL:  
Light fittings and switched outlets as shown on drawing.  
Switching circuits not shown on drawing but switches should be located close to doors at 1000mm above FL. Double switch loop for hall and lounge  
Telephone outlets as shown on drawings.

KITCHEN :- To comply with G3/AS1  
Allow to install cupboards and joinery units as shown on plans. Bench tops to be true and level.  
OWNER WILL SUPPLY UNDER SEPARATE CONTRACT.  
Bench surfaces to be ..... Consult with owner for colour, type and thickness.  
Carcasses and shelves shall be generally 18mm white melamine board edge taped as necessary.  
Doors - Melamine board colour.....with 3mm PVC edging colour matched.  
Concealed hinges.  
Sink unit S/S ..... Sink Mixer : ..... Hob - type.....  
Oven type..... Hob air vent extractor type.....

LAUNDRY :- To comply with G2/AS1  
Provision for :- Drier and washing machine with hot and cold water supply, discharge pipe and trap, 10 amp socket outlet.  
Laundry tub provided. Floor space as shown on drawings.

NATURAL LIGHT - To comply with G7/AS1

GLAZING  
Glazing to comply to NZS 4223 pt3 1993.  
Toilet to be obscure glazed. Discuss with owner for type.  
Glazing bars to low level windows, and doors.  
Bondlite glass to over-head glass, shower doors(if used)

WATER SUPPLY - To comply with G12/AS1  
COLD WATER SUPPLY  
Take off from mains service pipe a 25mm dia. alkathene pipe to comply with NZBC. Minimum ground cover to buried pipe is 450mm. Garden taps: 15mm branches to garden taps.  
HOT WATER SUPPLY SYSTEM -  
Supply and connect up  
270 litre low pressure hot water cylinder with thermostat, element and pressure reducing valve system. PLUMBER TO SUPPLY WITH ALL NECESSARY FITTINGS AND ATTACHMENTS.  
Hot water cylinder seismic restraint Detail 3 Fig16 G12/AS1  
Back flow prevention - Air gap. Vent pipe Copper 20mm.  
Safe water temperature - use tempering valve installed as per fig 17 G12/AS1

WASTES AND DRAINAGE - As shown on drawings to comply with G13/AS1  
SEWER:  
Lay 100mm diameter PVC sewer pipes in full lengths in accordance with C.C.C. requirements to connect to lateral connection.

STORMWATER  
Laid in Stormwater grade 100mm dia. PVC pipework in accordance with the C.C.C. requirements to discharge to sump as shown on site plan.





## SOCKBURN SERVICE CENTRE

18 February 1998

Stevenson Properties Ltd  
P O Box 259  
CHRISTCHURCH

Dear Sir/Madam

**APPLICATION FOR RESOURCE CONSENT NO RC 980382**  
**SITE ADDRESS: 15 OAKVIEW LANE**

I refer to your application for Resource Consent for a dwelling with attached garage which intrudes the 10 metre setback from an open utility waterway in terms of the Heathcote Section of the Transitional District Plan. Proposed to be set back 5.24 metres.

This application has been considered under Sections 104 and 105 of the Resource Management Act 1991, and consent has been granted on the grounds that:

Advice has been obtained from Steve Bensberg, Water Services Unit, in relation to this application. It is his opinion that this application may be approved. On this advice it is concluded that any adverse effects on the surrounding environment will be minor.

This consent is subject to the following conditions:

1. That the development proceed in accordance with the plans submitted with the application for resource consent now labelled RC 980382/1 in the Council's records.

Your application has been forwarded to the Building Consent Officers who will notify you when a consent for **Project No. 98000537** is ready for issue.

Yours faithfully

Karen Manson  
TECHNICAL PLANNING ASSISTANT

cc

**Building Consent Team**  
**Civic Offices**

CONTACT


Telephone:

FILE

SERVICE CENTRE OFFICE • 149 MAIN SOUTH ROAD • PO BOX 11-011  
CHRISTCHURCH NEW ZEALAND • TEL (03) 348-5119 • FAX (03) 3722-539





 <p><b>CHRISTCHURCH</b> THE GARDEN CITY <i>the city that shines</i></p>	<p align="center"><b>CHRISTCHURCH CITY COUNCIL</b></p> <p align="center"><b>BUILDING ACT 1991</b></p> <p align="center"><b>Project Information Memorandum</b></p>	<p align="center"><b>FORM BA2</b></p> <p align="center"><b>PROJECT NO:</b></p> <p align="center"><b>98000537</b></p>
--	---	--

**Site Address:** 15 Oakview Lane

**Legal Desc:** Lot No: 7

**DP No:** 73534

**Applicant:** Stevenson Properties Ltd  
71 Somerfield Street  
Christchurch

**Owner:** Stevenson Properties Ltd

**Proposal:** Dwelling with Attached Garage

The following matters have been identified in respect of the above Building Project.

**HAZARDS / SPECIAL LAND CHARACTERISTICS**

Please refer to Hazard and Special Site Characteristics information attached.

**PLANNING**

( Garry Smith )

- The project does not comply with the *Transitional District Plan* on the following matters:

Minimum distance of a building to an open utility waterway is 10.0 metres. Your plan shows 5.24 metres.

Amended plans showing compliance with the Plan must be provided or an application for a Resource Consent must be made.

**DRAINAGE**

- Please refer to the supplementary information provided by the Council's Water Services Unit.

**Total Project Information Memorandum fees** \$ 160.00

**Paid** \$ nil

**Receipt No.:**

**Balance to pay** \$ 160.00 *Fee is payable upon uplifting building consent*

Signed for and on behalf of the Council:



Date: 12-Feb-98

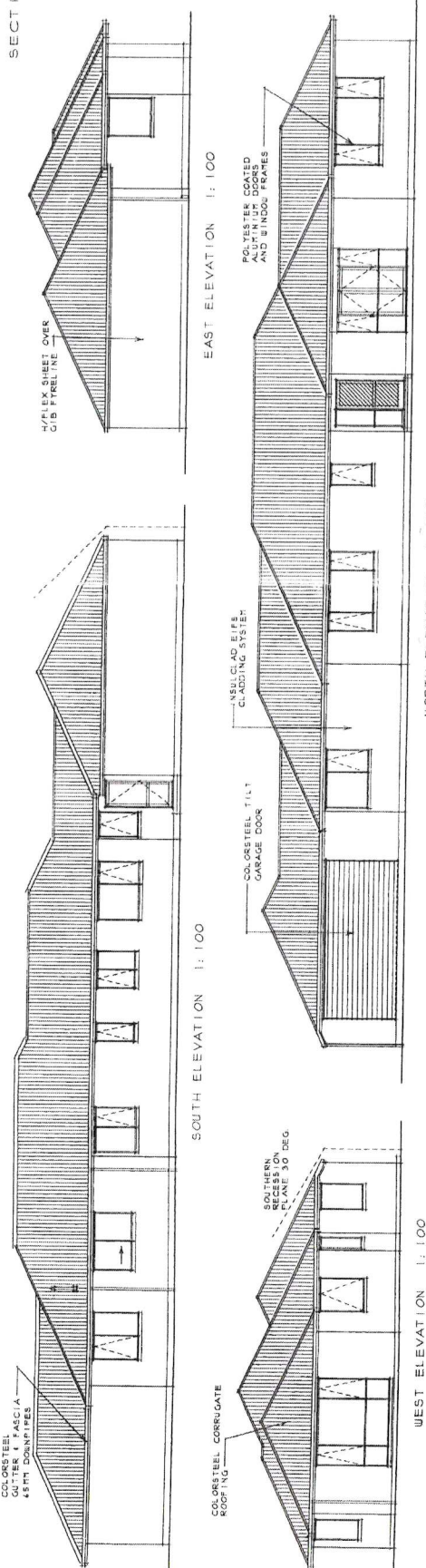
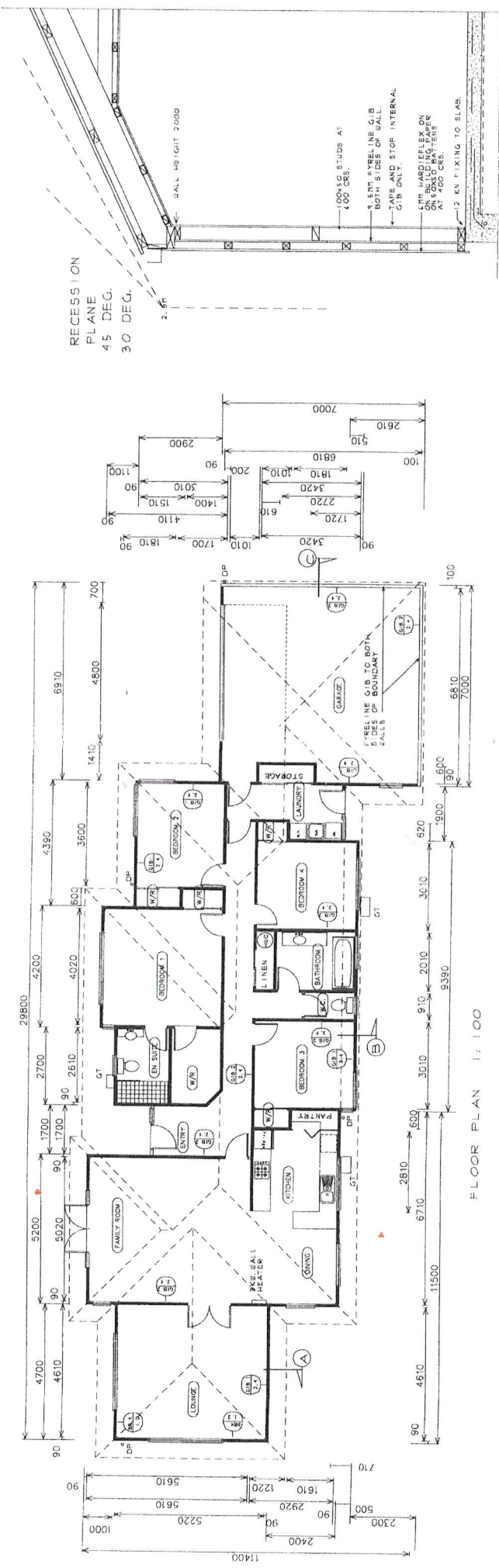
**NAME:** Cindy Hawthorne

**POSITION:** SENIOR TECHNICAL CLERK

*This project may proceed subject to the issue of a Building Consent and any other necessary authorisations being obtained.*

**CONSENTS  
COPY**





**RON HAZLEHURST DESIGN**  
 ARCHITECTURAL DESIGN AND DRAFTING  
 NZ CID (ARCH)  
 12 MOA PLACE CHRISTCHURCH  
 P.O. BOX 13722  
 PH. 379 6270 OR 025 377 957

DATE	FILE	SHEET
1/98	213	1/2

PROPOSED NEW DWELLING  
 15 OAKVIEW AVE CASHMERE  
 FOR DENNIS STEVENSON.  
 PH 025 326-214

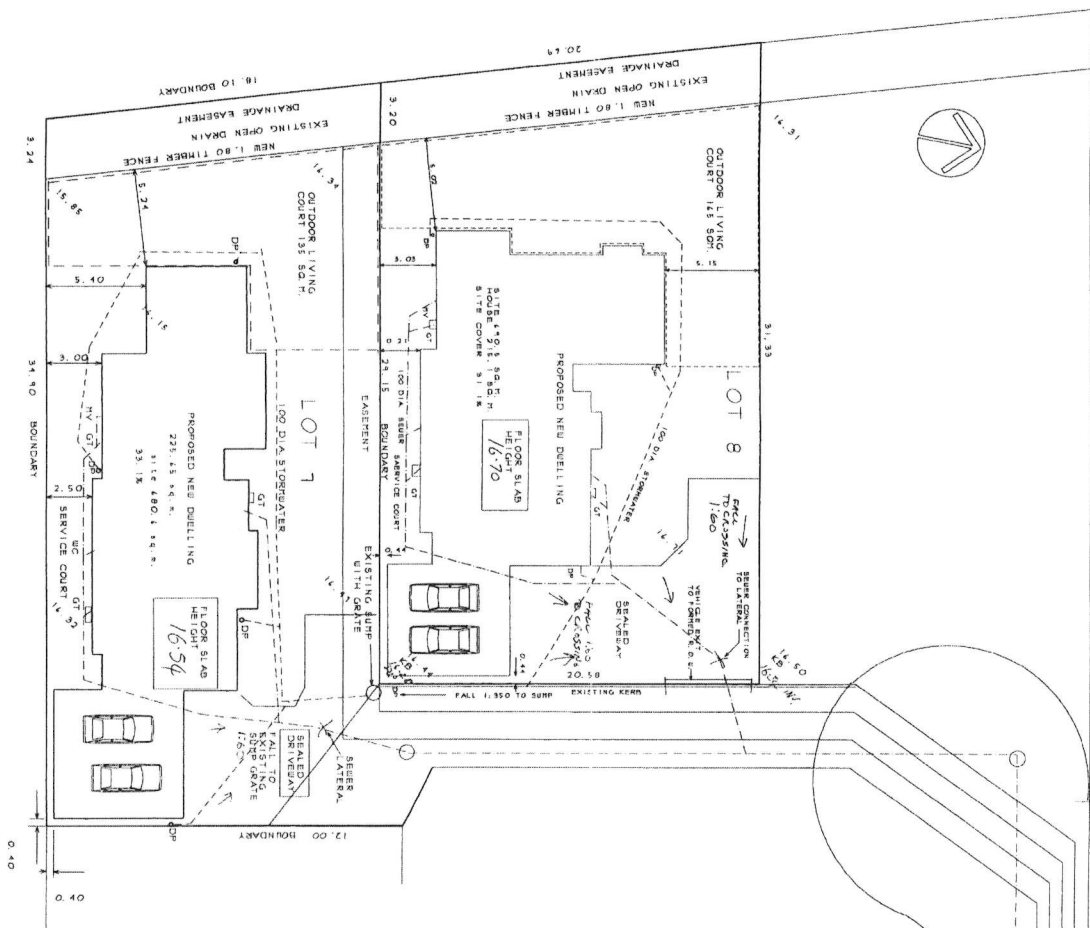
**FILE COPY**

9800057

WILLIAMS CITY COUNCIL  
 P.I.M. APPLICATION  
 rec'd 30 JAN 1998  
 CIVIC OFFICE  
 PROJECT No. ....

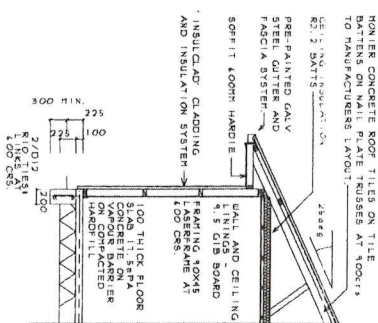
WILLIAMS CITY COUNCIL  
 30 JAN 1998  
 CIVIC OFFICE  
 CONSULT DOCUMENT

SITE AND DRAINAGE PLAN 1:200



BOWENVALE AVE.

SECTION AT A 1:50



PROPOSED NEW DWELLING  
15 OAKVIEW LANE, CASHMERE  
FOR DENNIS STEVENSON.  
Ph 085 326-714

<b>RON HAZLEHURST DESIGN</b> ARCHITECTURAL DESIGN AND DRAUGHTING 12 MOA PLACE, CHRISTCHURCH P.O. BOX 15722 PH. 379 6270 OR 025 377 957			
DATE	FILE	SHEET	
1/95	217	2/2	