

FINAL CODE COMPLIANCE CERTIFICATE

Issued by

BUILDING CONTROL INSPECTION SERVICES

CHRISTCHURCH CITY COUNCIL

BUILDING CONSENT NUMBER
96009066

Project Location

Street Address: 125 HARRIS CRESCENT

Legal Description: LOT 50 DP 19712 L 481200

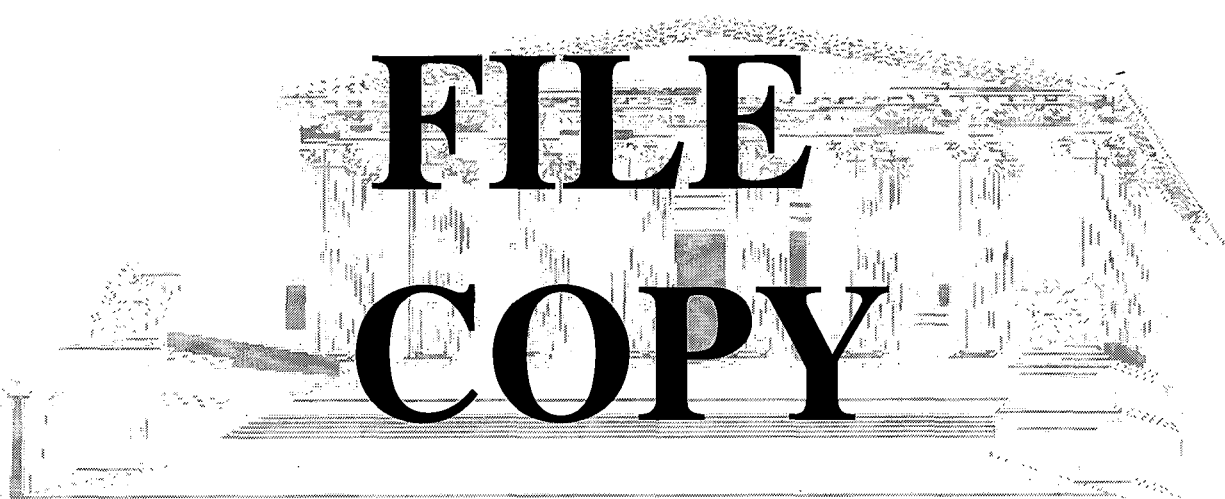


Project Particulars

THIS CERTIFICATION IS FOR ERECTION OF NEW BUILDINGS.

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

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 New Zealand Building Act 1991 and is a Final Code Compliance Certificate issued in respect of all work under the above Building Consent.

Signed for and on behalf of the Christchurch City Council:

Date of Issue: 02-August-1999

Name:

Position:



Maria Fidow
Compliance Clerk



CHRISTCHURCH
THE GARDEN CITY

The city that shines ®



CHRISTCHURCH CITY COUNCIL

BUILDING CONTROL INSPECTION SERVICES

PROJECT NO:

Site Address: 125 Harris Cres

Description of Consent: Cons

9609066

Prepour Foundation	M1	Preline Plumbing	M4B	Final (Residential)	M8	Final (Comm/Ind)	M8
Siting/Levels/Bearing		Pipe Type/Sizing		BA9 Received		BA9 Received	
Ground Condition		Water Isolation Valve		Wall Cladding/Cert.		Car Parking Marked	
Reinforcing/Slab Ties		Lagging		Downpipes/Flashings		Downpipe/Rainhead	
Eng. Verification		Water Test		Roof Tank/HWC Restrnt		Gully Trap/T.Vent	
Sub-floor Drainage	M1A	Anti-scald, fitted		Anti Scald Protection		Trade Waste	
A.S.3500/Drainage		Soil Pipes/Vents		Gully Dish (Heights)		Glass/Safety/Visibility	
Prepour Slab	M2	Fire Resistant Lining	M5	Waste Pipes Sealed		Disabled Facilities	
Tailings		Penetration/Connection		Backflow Prevention		" Thresholds	
DPM		Blockwork Constr.	S2	Main Vent/AAV		" Toilet	
Mesh		Reinforcing		Surface Water Sumps		" Accessway	
Wastes		Solid Plaster System	S5	Submersed Outlets		" Car Parking	
Sub Floor	M3	Substrate OK		HWC/Valves		" Signage	
Pile Footings		Control Joints		Barriers/Stair/Rails		Barriers/Stair/Rails	
Bearers/Joists		Brick / Shelf Angle	S6	Stairs/Treads/Risers		Anti-scald, fitted	
Sub Ventilation		Connections		Ventilation of Spaces		Ventilation (HVAC)	
Sub Insulation		Drainage	M6	Ceiling Insulation		Fire Resistant Rating	
Preline Building	M4A	Bedding Under Pipes		Fire Resistant Rating		Fire Alarm Systems	
Moisture Walls	%	Inspection Points		Glazing/Safety		Egress/Signage	
" Ceilings	%	F/W → Approved Outfall		Access Routes		Surface Water Sumps	
Plate/Truss Fixings		S/W → Approved Outfall		Non Slip Areas		Producer Statements	
Framing/Ceiling		Main Vent Position		Retaining Wall/Drainage		Structural	
Bracing/Roof and Walls		Adequate Cover		Swimming Pool/Fence		As Built Drainage Plan	
Floor Joist Layout		Grade		Solid Fuel Heater		HVAC	
Garage Lintels etc		Water Test		Producer Statements		Fire Alarm Installer	
Insulation Walls		Pick-up Completed		Structural		FPIS	
Insulation Ceilings		Pre Stopping	M7	As Built Drainage Plan		Fire Engineer	
Roof Cladding		Brace Element Fixings		Drainlayer		Builder	
Eng. Verification		Fire Lining Fixings		Plumber		Gas Fitter	

Inspection Comments

PROJECT COMPLETE

SIGNED.....*[Signature]*.....

DATE 26.7.09

Final Insp - ok

Instruction to Owner/Owner's Agent

All work inspected is in accordance with the Building Consent.
 Some work is not satisfactory as detailed above and rectification is required.
 A formal notice to rectify will be issued.

Inspection Type

Rectification time frame as agreed

M8

Signed: *[Signature]*

Date 26.7.09

Sig:

SITE INSPECTION REPORT

Time on Site

This is not a Code Compliance Certificate

ESTIMATE OF CONSTRUCTION INSPECTIONS : MINOR WORKS**DISTRICT: AR5****PROJECT NO. 96009066****DATE: 07 NOV 1996****DESCRIPTION OF CONSENT: CONSERVATORY****SITE ADDRESS: 125 HARRIS CRESCENT****OWNER'S NAME: CHERYL ROSE STOWERS****OWNER'S ADDRESS: 125 HARRIS CRESCENT CHRISTCHURCH**

MANDATORY NOTICE INSPECTIONS	No.	Cost	Total
M7 Drains - Stormwater Inspection	1	\$45.00	\$45.00
M8 Final Inspection	1	\$45.00	\$45.00
		Subtotal	<u>\$90.00</u>
THESE INSPECTIONS ARE TO BE PRE-PAID		TOTAL	<u>\$90.00</u>

Notes:

1. The above mandatory notice inspections will be carried out by the Council for which one day notice shall be given as required by Regulation 7(1)(b)(i-v).
2. The number of supplementary inspections is dependent on the nature of the building work and the manner of construction. The Council may require prior notification of work proceeding before covering up or closing in, subject to arrangement with the Building Inspector.
3. Inspections which are necessary due to non-complying or incomplete work or that arise as a result of a rectification notice are additional, and will be charged at the rate of \$60.00/hour and invoiced separately.

**For all inspection requests pertaining to this consent, please phone 3711904 or 3711922.
Inspections for the following day must be booked prior to 4 pm.**



CHRISTCHURCH CITY COUNCIL
BUILDING ACT 1991
BUILDING CONSENT

FORM: BA4

PROJECT NO.
96009066

OWNER/APPLICANT

Name: CHERYL ROSE STOWERS
Mailing Address: 125 HARRIS CRESCENT
CHRISTCHURCH

Contact:
VISION ALUMINIUM
BOX 7354
CHRISTCHURCH

Application Received: 18 OCT 1996

PROJECT LOCATION

Street address: 125 HARRIS CRESCENT
PAPANUI

Legal Description:
Valuation Roll: 2218254800
Dp No 19712 Lot No 50

PROJECT

- New or relocated building
- Alteration

Intended use(s):
OUTBUILDING/CONSERVATORY

COUNCIL CHARGES

The Council's total charges payable on the uplifting of this building consent, in accordance with the letter of advice dated 7 Nov 1996 are:

Total	\$331.00
Building Research Levy:	\$0.00
Grand Total	\$331.00

Intended life:

- Indefinite but not less than 50 years
- Specified as _____ years
- Demolition

Being stage 1 of an intended 1 stages.

Estimated value (inclusive of GST):
\$7,992.81

This Building Consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty (ie: this consent does not relieve the owner of his/her responsibilities under any other Act) or responsibility under any other Act nor permit any breach of any other Act.

Please note that your Building Consent will lapse if work has not commenced within six months of its date of issue or if reasonable progress has not been made within twelve months after work has commenced, unless an extension of time has been approved by the Council.

This Building Consent is issued subject to the conditions specified in the attached pages (if any) headed "Conditions of Project No.: 96009066 "

Signed for and on behalf of the Council:

Name: B. BIDDICK *B. Biddick*

Consent Officer Senior

Position: Date: 7 November 1996



CHRISTCHURCH CITY COUNCIL

7 November 1996

VISION ALUMINIUM
BOX 7354
CHRISTCHURCH

Dear Sir/Madam

APPLICATION FOR BUILDING CONSENT
PROJECT NO. 96009066

Your application for a Building Consent for the proposed CONSERVATORY at 125 HARRIS CRESCENT PAPANUI refers.

Processing of this building consent application has been completed and the consent is now ready for issue. The fees associated with the consent are listed on the following page.

The Building Consent is to be uplifted from the LINWOOD SERVICE CENTRE upon payment of these fees.

Note that the **Building Consent is not valid until the fees have been paid** and you are in possession of the consent document together with the Inspection Schedule and any Conditions of Consent. Therefore, do not commence building work on the basis of this letter as it serves only as notice that the building consent is available for issue.

Please ensure that you give the Council at least one full days notice prior to placing concrete or covering in any of the work requiring inspections as identified on the Inspection Schedule. Failure to do this may result in the issue of a "Notice to Rectify" by the Council and may also jeopardise the issue of the Code Compliance Certificate which you will require upon completion of the works.

.../2

CONTACT : AREA DEVELOPMENT OFFICER

LINWOOD SERVICE CENTRE 180 SMITH STREET
P O BOX 24-214 CHRISTCHURCH TELEPHONE (03) 389-1477 FAX (03) 389-1093

The outstanding fees associated with the Building Consent are:

To PIM:			
	Process and Grant		\$ 50.00
To Building Consent:			
	Accept and Issue		\$ 65.00
	Process and Grant		\$ 95.00
To Code Compliance Certificate:			
	Inspections		\$ 90.00
	Grant and Issue		\$ 30.00
TOTAL			\$ 331.00

You are requested to uplift the consent and pay the fees set out above **within 30 days of the date of this letter**. Please use the attached Fee Summary as a means of identification.

If you do not wish to proceed with the building project, please contact the Service Centre as all fees associated with acceptance, processing and granting of the consent are still due to be paid.

Please note that your Building Consent will lapse if work has not commenced within six months of its date of issue or if reasonable progress has not been made within twelve months after work has commenced, unless an extension of time has been approved by the Council.

Please quote the above Project Number in all communication with the Council.

Signed

Willie

for
AREA DEVELOPMENT OFFICER LINWOOD SERVICE CENTRE

**CHRISTCHURCH CITY COUNCIL
FEE SUMMARY**

PIM/BUILDING CONSENT
PROJECT NO. **96009066**
OWNER/APPLICANT **VISION ALUMINIUM**
DATE GRANTED 7 November 1996

This document summarises the unpaid fees as identified on the attached letter. You are requested to pay these fees before the Consent can be uplifted. Please present this document for payment to the Cashier at the LINWOOD SERVICE CENTRE.

RC023	\$96.00	Process/Grant Consent	05157/840
RC025	\$120.00	Code Compliance Certificate	93085/801
RC027	\$50.00	Process/Grant Pim	05147/831
RC035	\$65.00	Accept/Issue Pim/Consent	05136/831

Total

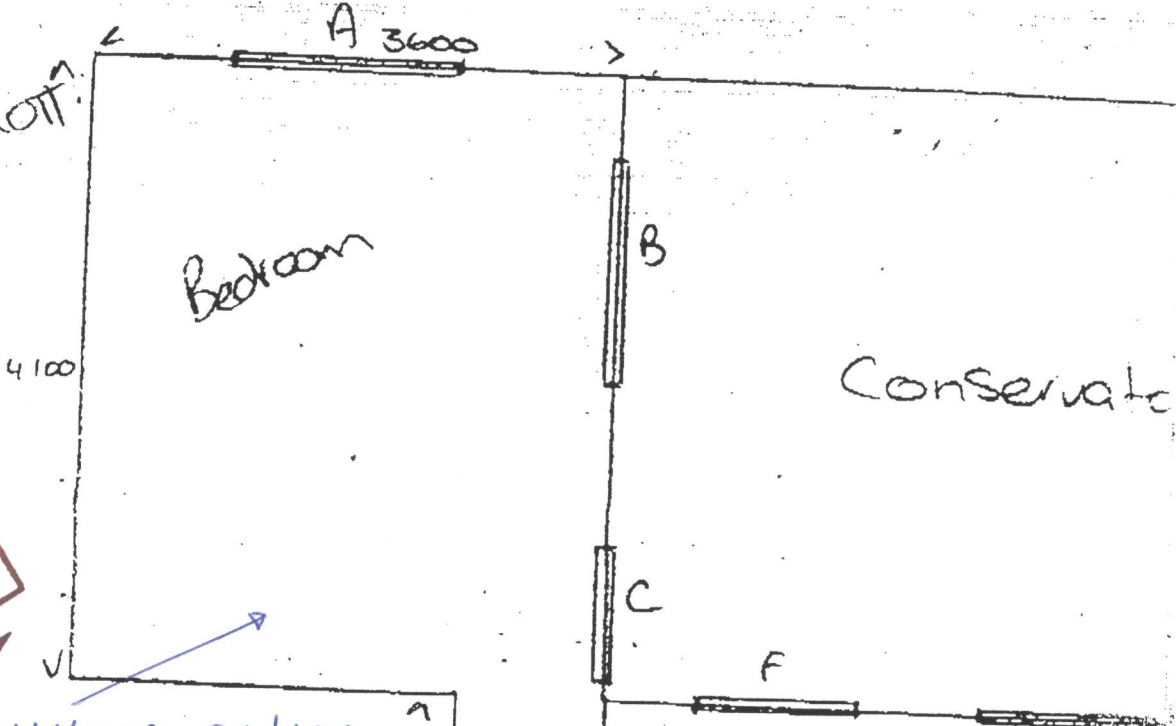
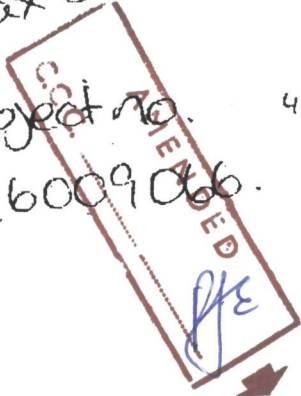
\$331.00

(Including GST)

COPY

ATTN Ron Elliott
Fax 3711920

Project no.
96009066



VENTILATION TO COMPLY NZBC G4/A51

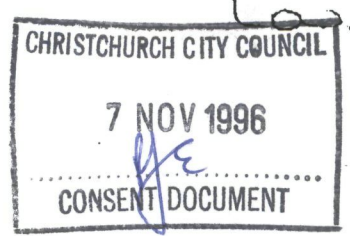
- WA = 0.5
- WB = 0.0
- WC = 0.0
- WD = 0.0
- WE = 0.98
- WF = 0.0
- WG = 1.6

3200

Kitchen

2000

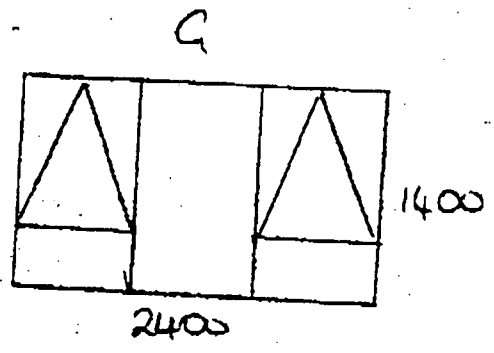
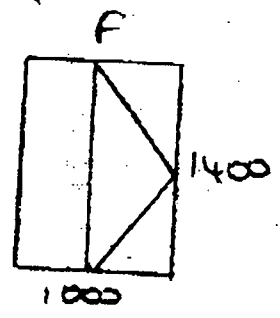
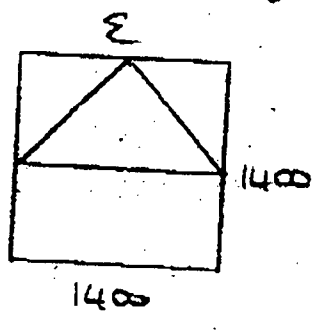
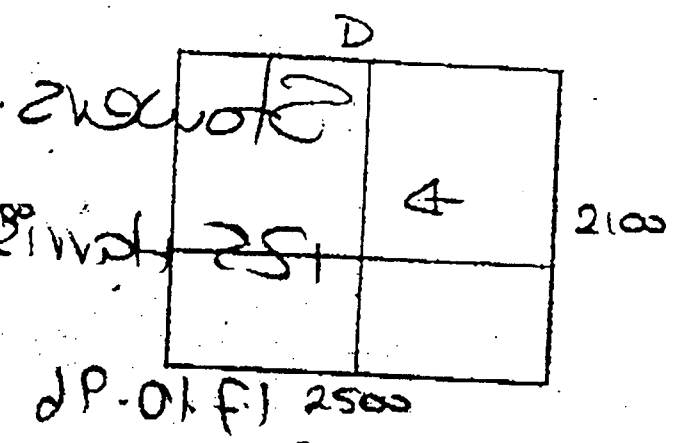
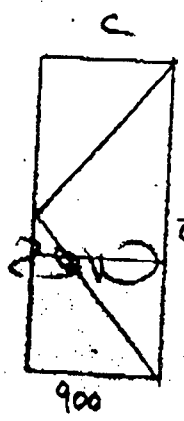
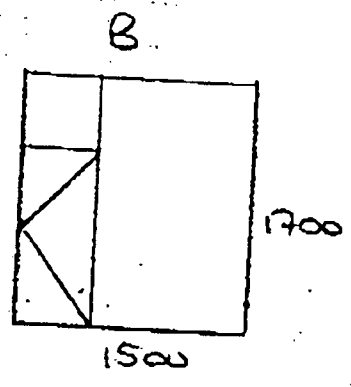
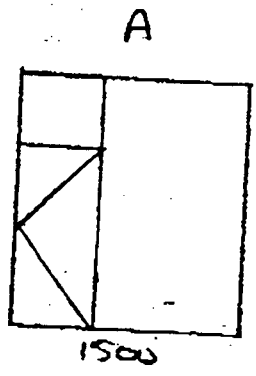
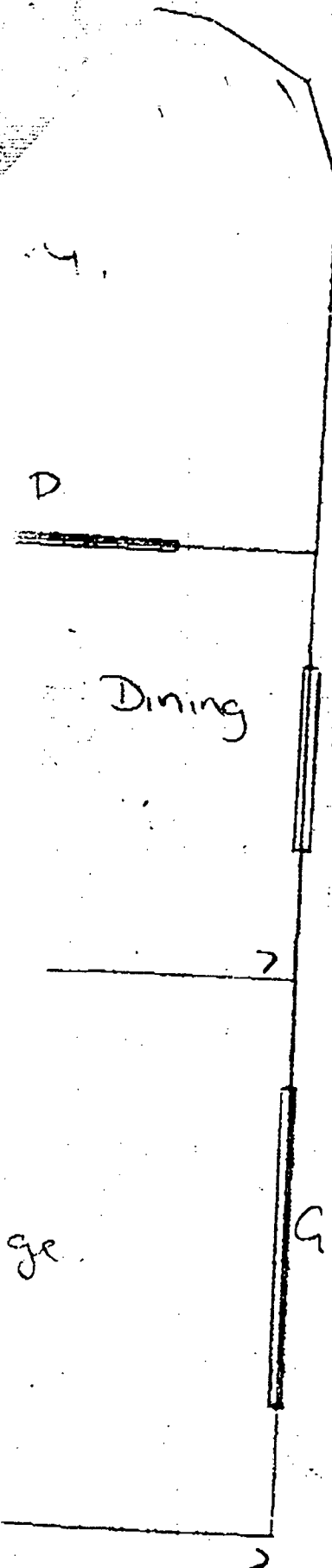
Bedroom /
Kitchen / Dining / Lounge = 57.74 4200
x 5% = 2.89



FILE COPY

Vision Aluminium
49 Te Rama Place
Phone: 3811-315

Proposed Conservatory for
125 Harris Crescent ph 352



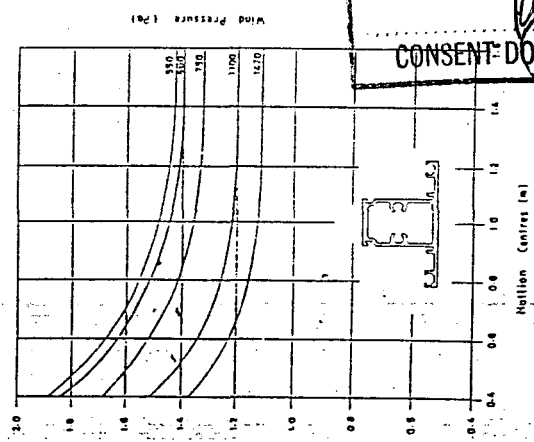
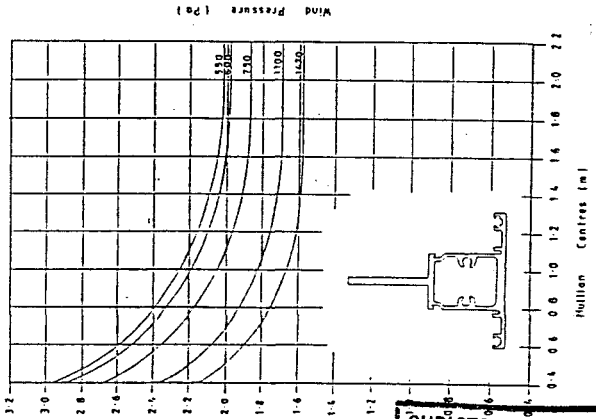
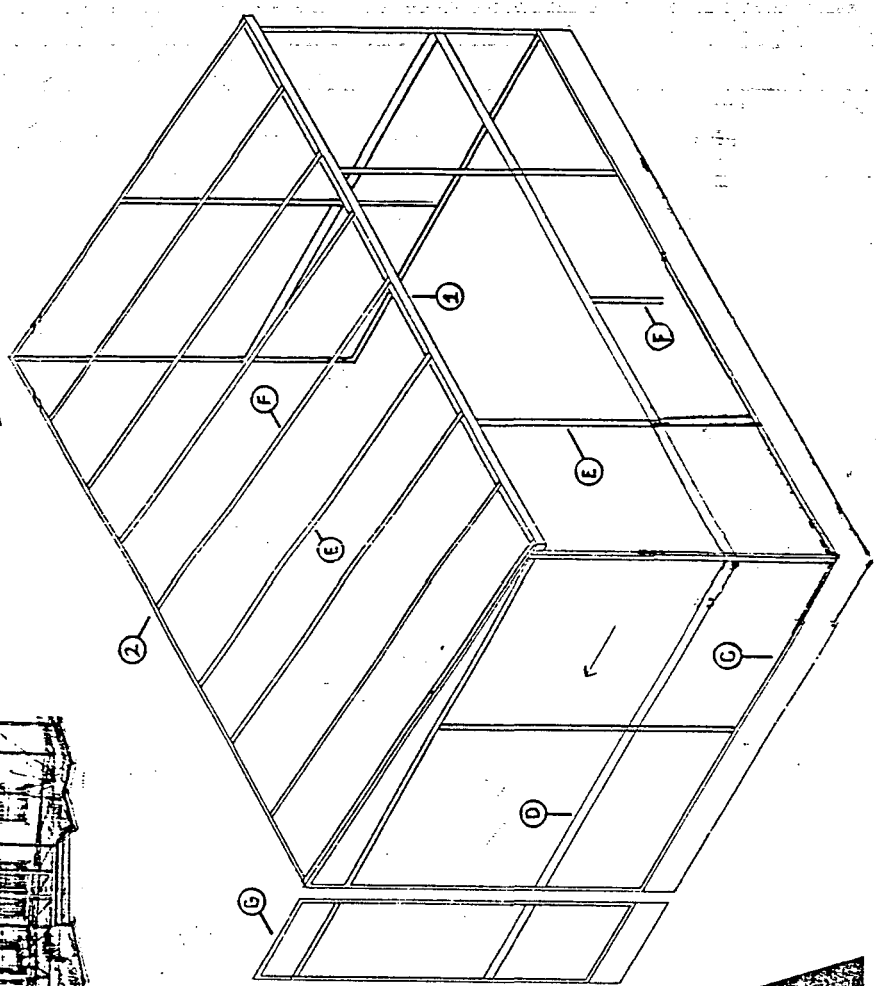
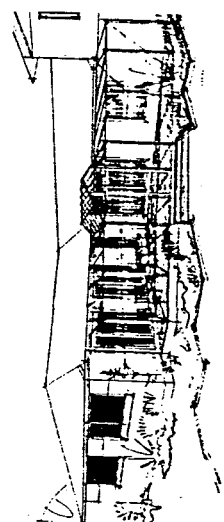
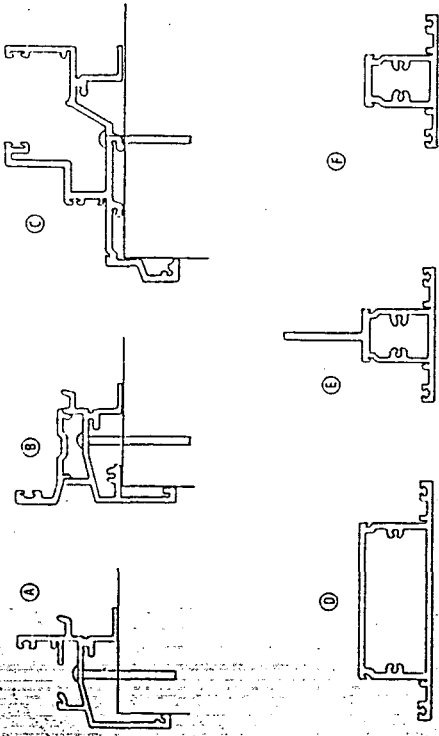
CHRISTCHURCH CITY COUNCIL
 7 NOV 1996

 CONSENT DOCUMENT

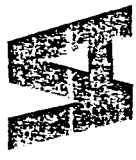
Stowers 535 Lot 50 DP 19712	Contact Beth Phone 3811-315	Sheet: 2
	Scales 1:50	Series of: 2

VISION

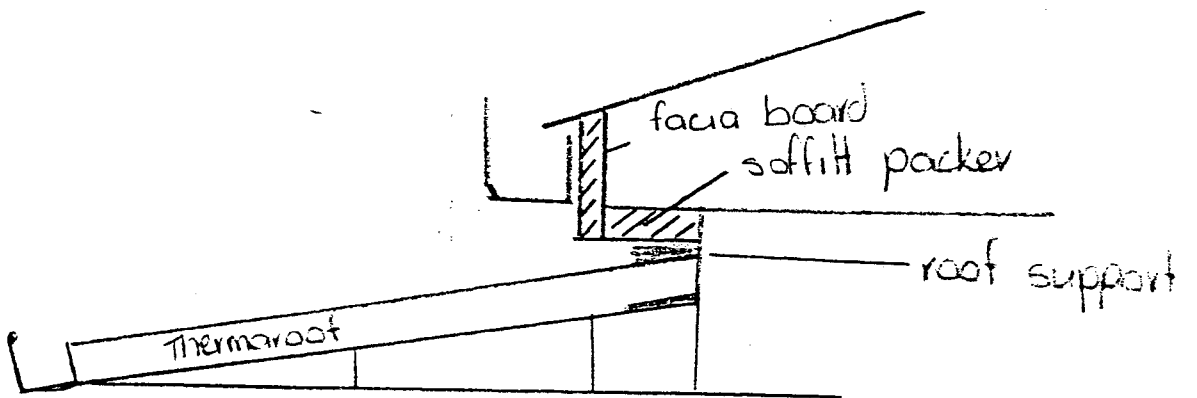
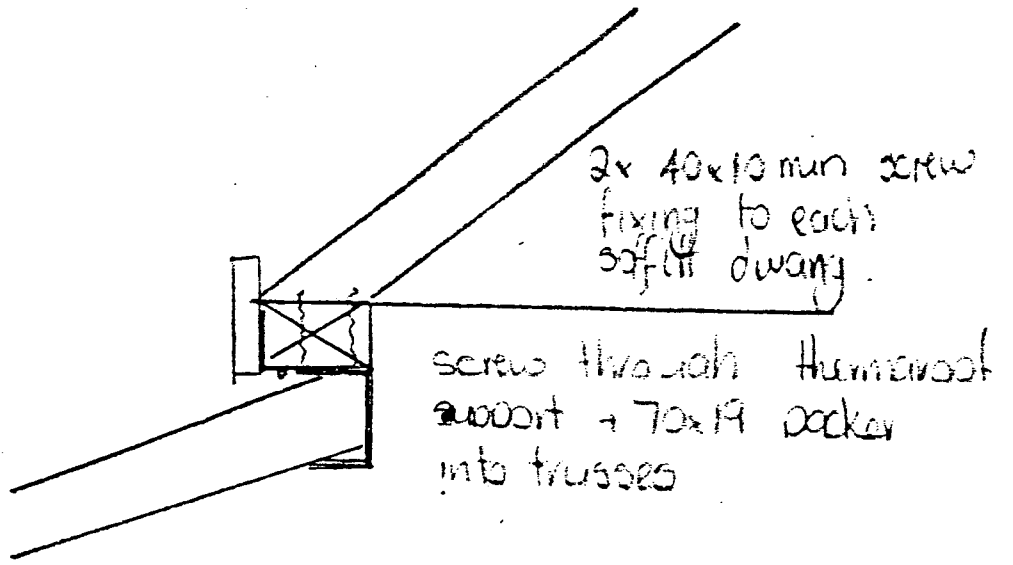
Conservatories
DESIGNER BUILT.



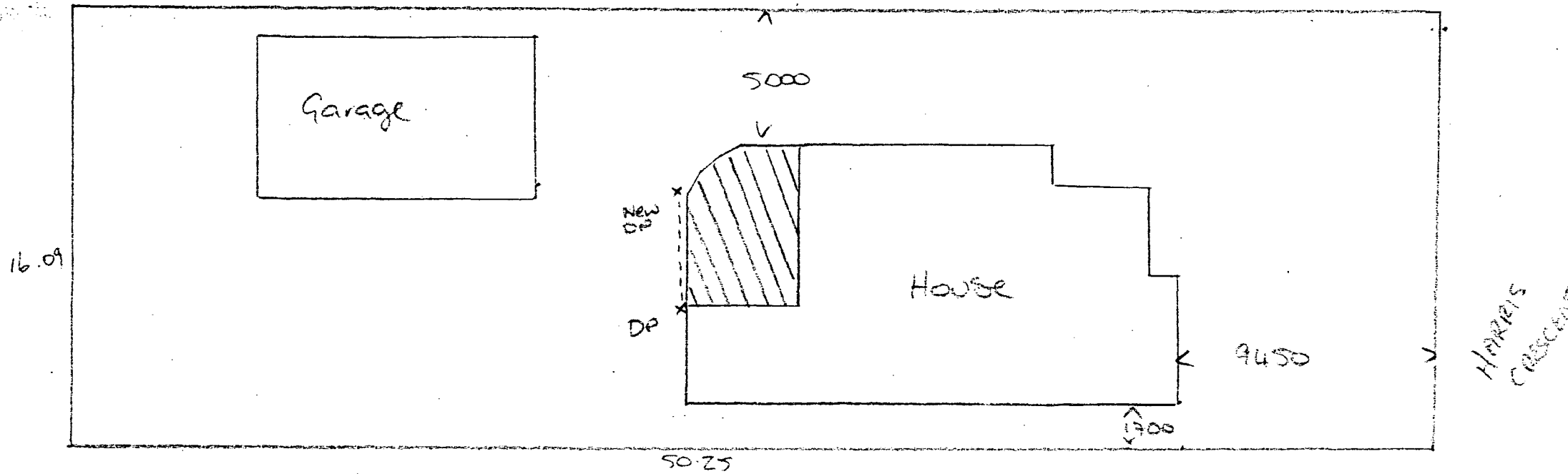
CHRISTCHURCH CITY COUNCIL
7 NOV 1996
CONSENT DOCUMENT



VISION ALUMINIUM LTD
49 TERAPIA PLACE WAINONI CHRISTCHURCH NEW ZEALAND
P.O. BOX 7354 TELEPHONE 811-315 FAX (04) 894 572.



CHRISTCHURCH CITY COUNCIL
7 NOV 1996
CONSENT DOCUMENT

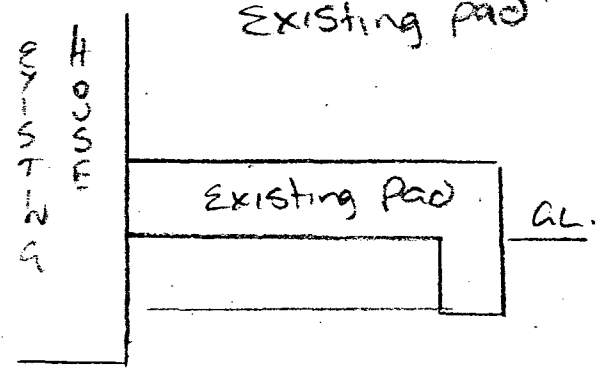


Site Area = 806 m²
 House = 135.6
 Garage = 69.6
 Conservatory = 23.0

 228.2

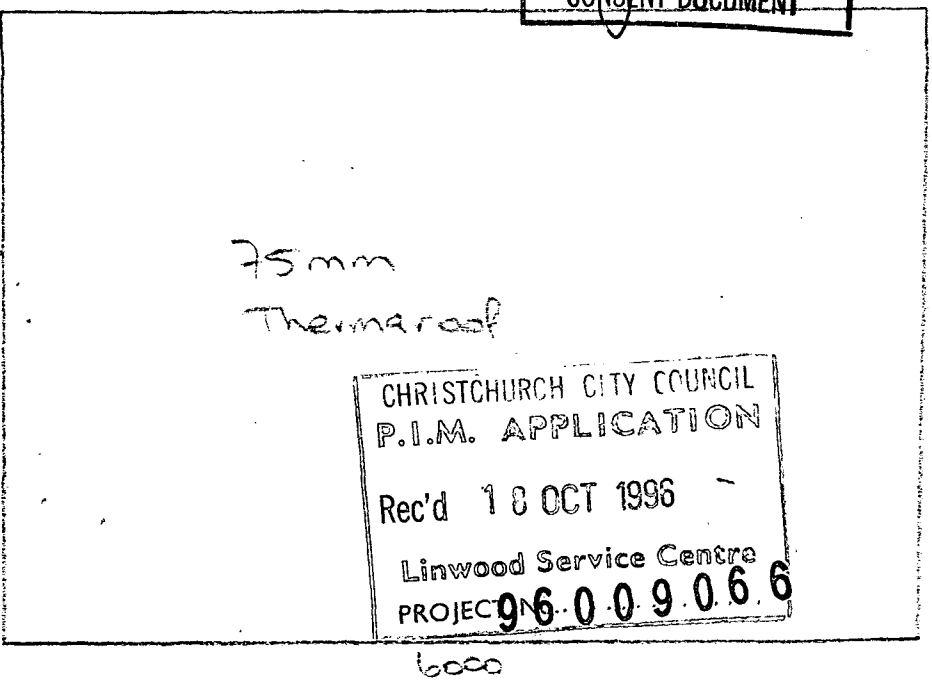
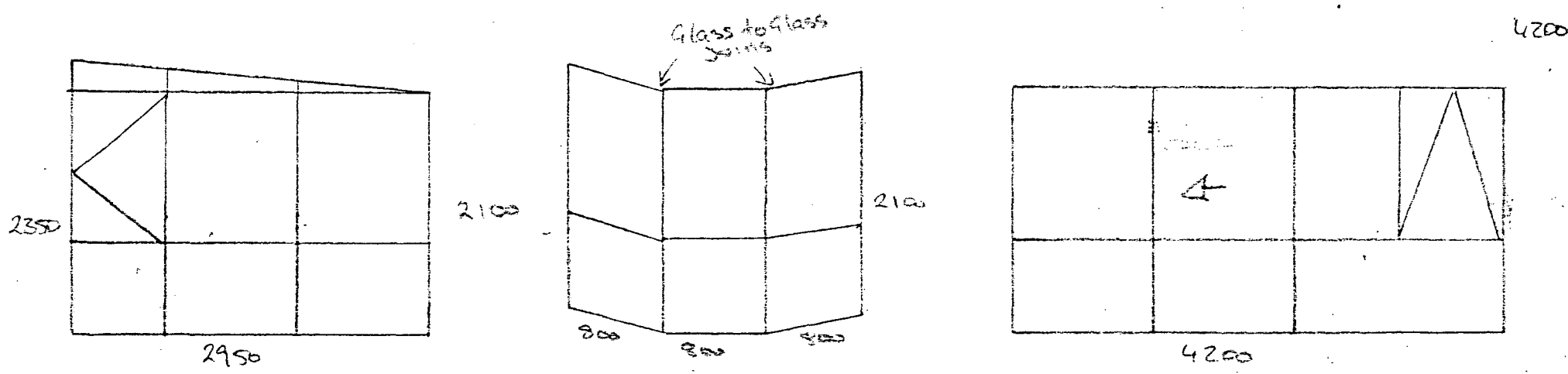
Site Coverage = 28 9/10 %

Foundation: Not to Scale.
 Existing pad



All building work shall comply with the New Zealand Building Code notwithstanding any inconsistencies which may occur in the drawings and specifications.

CHRISTCHURCH CITY COUNCIL
 R J ELLIOTT
 7 NOV 1996
 J Elliott
 CONSENT DOCUMENT



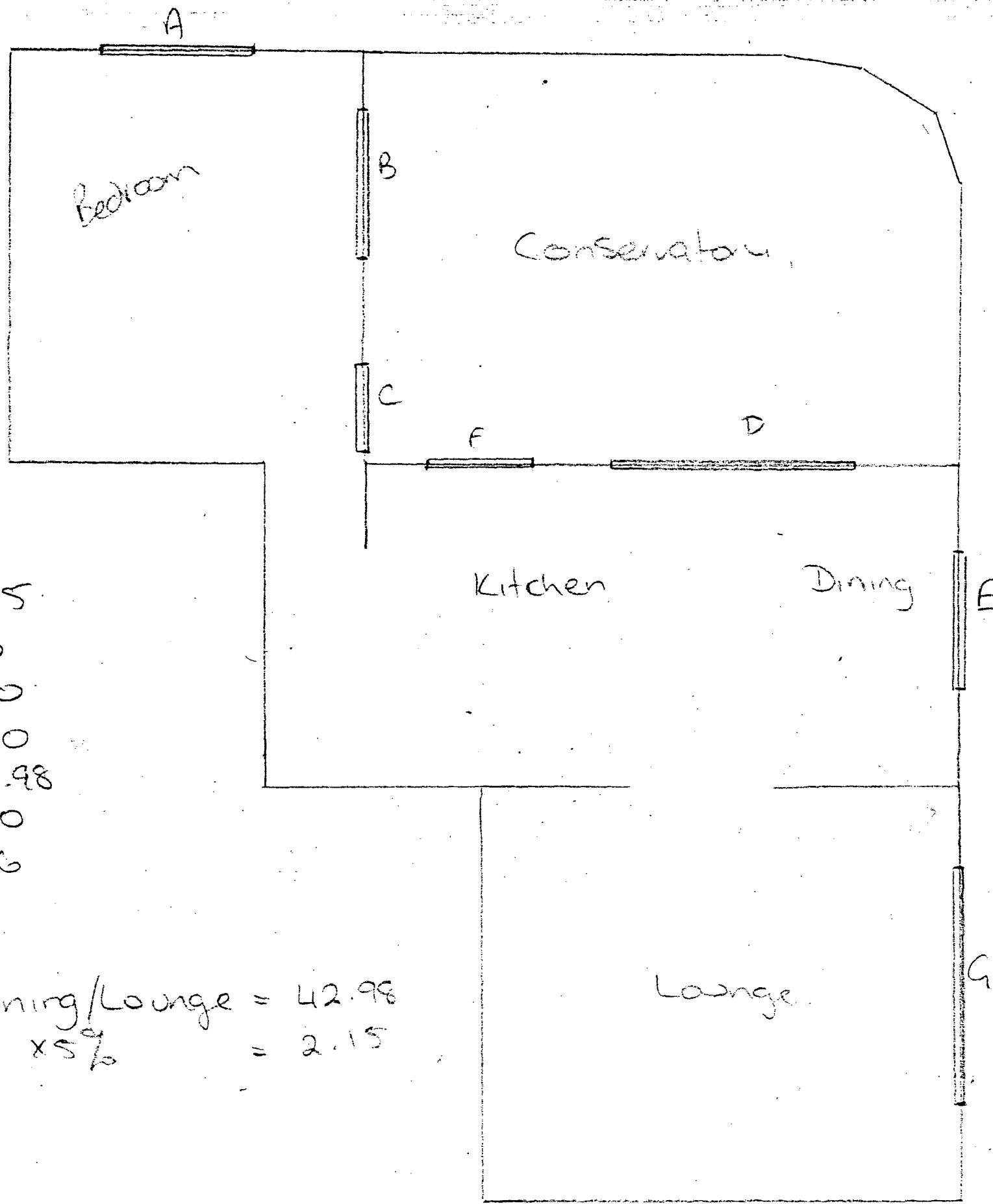
CHRISTCHURCH CITY COUNCIL
 P.I.M. APPLICATION
 Rec'd 18 OCT 1996
 Linwood Service Centre
 PROJECT 96.009.06.6

FILE COPY

Vision Aluminium
 49 Te Rama Place
 Phone: 3811-315

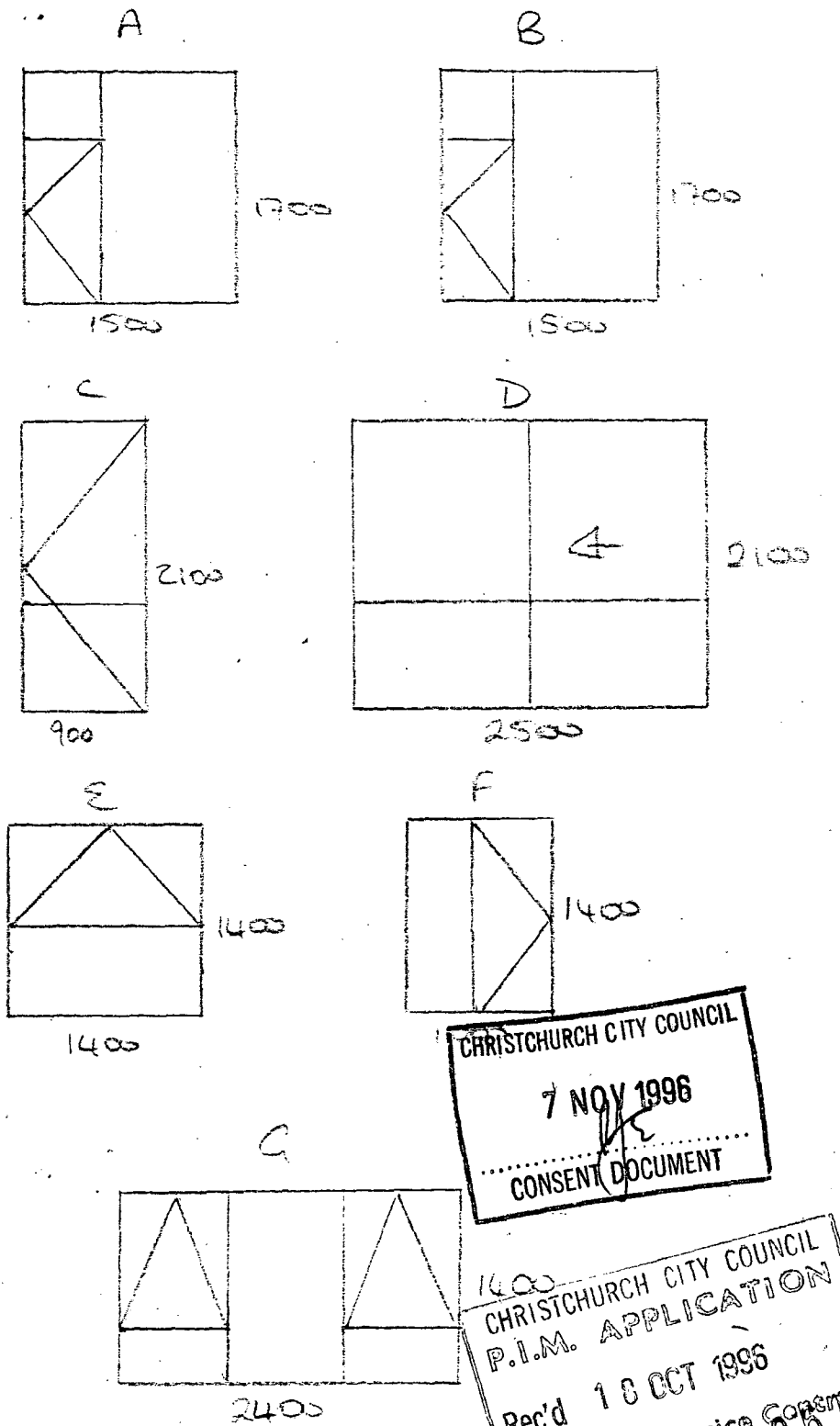
Proposed Conservatory for Showers
 125 Harris Crescent Ph 3522535 Lot 50 DP 19712

contact Beth
 Phone 3811-315
 Scales 1:20 1:50
 Sheet: 1
 Series of: 2



$WA = 0.5$
 $WB = 0.0$
 $WC = 0.0$
 $WD = 0.0$
 $WE = 0.98$
 $WF = 0.0$
 $WG = 1.6$

Kitchen/Dining/Lounge = 42.98
 x 5% = 2.15



CHRISTCHURCH CITY COUNCIL
 7 NOV 1996
 CONSENT DOCUMENT

1400
 CHRISTCHURCH CITY COUNCIL
 P.I.M. APPLICATION
 Rec'd 18 OCT 1996
 Linwood Service Centre
 PROJECT NO. 0.9088

Vision Aluminium
 49 Te Rama Place
 Phone: 3811-315

Proposed Conservatory for Stowers
 125 Harris Crescent Ph 3522535 Lot 50 DP 19712

Contact Beth
 Phone 3811-315
 Scales 1:50

Sheet: 2
 Series of: 2

FILE COPY

FILE COPY

ESTIMATE OF CONSTRUCTION INSPECTIONS :

PROJECT NO. _____

96009066

DATE: _____

DESCRIPTION OF CONSENT: _____

Conservatory

SITE ADDRESS: _____

125 Harris Crescent

MANDATORY NOTICE INSPECTIONS		No	Cost	1	2	3	4	5	TOTAL
M1	Excavation/Foundation/Reinforcing								
M2	Slab on Grade/DPC								
M3	Frame Construction								
M4A	Pre-lining/MC/Bracing/Fixing								
M4B	Pre-lining/Plumbing								
M5	Fire Resistant Linings								
M6	Drains - Foulwater								
M7	Drains - Stormwater	1	45						
M8	Final	1	45						
MH	MH Heating Unit								
SUPPLEMENTARY INSPECTIONS									
S1	Concrete Construction								
S2	Blockwork Construction								
S3	Steel Construction								
S4	Timber Construction								
S5	Exterior claddings and joinery								
S6	Interior finishes, fittings and joinery								
S7	Siteworks Supplementary								
AUDIT INSPECTIONS									
A1	Concrete Construction								
A2	Blockwork Construction								
A3	Steel Construction								
A4	Timber Construction								
A5	Exterior claddings and joinery								
A6	Interior finishes, fittings and joinery								
A7	Siteworks								
SUB TOTALS		2	90						
RECTIFICATION INSPECTIONS									
R1									
R2									
R3									
R4									
COMPLETED BY SBI's		TOTALS							

Special matters noted by Consent Team to assist Compliance Team —

INSPECTION COSTS:

- Mandatory Notice \$
- Supplementary \$
- Rectification Inspections \$
- Total Cost of Inspections \$
- Less Prepaid Inspections \$
- Interim.CCC \$
- AMOUNT OWING \$**

CONSENT PROCESSING CHECK SHEET FOR HOUSING AND SIMILAR

Date: _____

Project Number: _____

Address: _____

	RFI	Section 35:	Resource Consent	
	NO.	36:	Land Subject to erosion, etc	
204	85	37:	2+ Allotments	
	90	95	38: Building Alterations	
			46: Changes of Use	
			66: Earthquake Prone	
78/201	17		PIM Problems Resolved	✓
	19		Value	✓
	9		CT (and PA if required)	✓
	31		Subdivision Conditions Certificate issued	
			Reserve/Development Fee	
	26		Pegging Certificate	
	12 or 40		Site Levels 34	
			Floor Levels: Masonry 150	
			Other 225 above FGL	
			BA21 Compl Schedule & Fee	
			Copy of Schedule and BA3 to Enforcement	
2	3		Producer Statements	
	41		Inspection Procedures (BA20)	
			Credits for Consultants Inspections	
			Hill Site and other Hazards	
			Demolition — Use Condition 22, etc	
	1		Foundation: Soils OK/Request Report 44, 49	
			Report: Copy to Hazard File	
	14		Size/Steel existing	
			Slab: Ties/DPC/Mesh/Joints existing	
			Wall DPC: Top Edge Sealing	
	10		Truss Design/Layout	
			High Points Loads on Lintels 3604 cl 6.6.1.2	
			Member Sizes: Roof/Floor/Wall	
30	27		Cantilevers: Joists/Lintels	
			Offset Loadbearing Walls	
	22		Trimmers (lintels) under LB Walls	
			Timber Species & Treatment	
	11		Bracing	
			Dragon Ties/Ceiling Diaphragms	
			Blockwork: Steel & Foundations 4229 App C	
	6		Fire Codes: Escape	
			Spread of Fire	✓
			External Wall Unprotected Area	
	18		Woodburner	
			Access Routes: Into and inside	
	46		" " Antislip surfaces D1/AS1/Table	
	45	1A		
			Accessible Parking/Routes/Entry D1	
	21		Stairs: Main Pvt: Tread 280+ Riser 190-	

		Sec Pvt: Tread 250+ Riser 200-	
		Minor Pvt: Tread 220+ Riser 220-	
		Ramps	
20	45	Handrails to steps/stairs/ramp D1/AS1/6.0	
		Lighting Stairs D1/AS1/4.6	
		Surface & Subsoil Drainage/Outfalls	
		Silt Traps E1/AS1/cl.3.6.1	
	25	Roofing type & pitch E2/AS1/Table 1	✓
		Internal Gutters:	
	47	Overflows, Snow boards E2.3.1	
		Downpipes E1/AS1/Table 5	✓
88	89	Claddings	
		Subfloor & Ventilation	
	16	Insulation: Floor/Wall/Clg	✓
		H3 ply to unventilated skillion roofs	
29	15	Ventilation E3 and G4	Q
		Safety Glass F2 & NZS 4223:Pt3:1993	
		Barriers B1/AS2 and F4	
	36	Sound Insulation G6	
		Sanitary Fixtures G1	
		Accessible Toilet/Shower Facilities G1	
		Laundry Space G2/AS1/Fig 1	
	86	Kitchen Space G3/AS1/Fig 1	
		Water Storage (OPH) G12/AS1/3.1	
		Backflow: (eg pools, dentist chairs)	
	13	Anti Scalding Device G12/AS1/4.13	
		Gas Appliances - Use Conditions 30, 34, 35	
		Discharge: Wastes & Vents	
	23	Foul Drains/Vents	
		Pools	
	24	Stormwater Drains	✓
		Septic Tanks	
	39	Common Drains	
		Easements: Drains in, Buildings Over	
		Forms/Fees: Water Connection	
		Road Opening	
		Footpath Opening	
		Vehicle Crossing	
	38	Specialist: Structural Check	
		Plumbing Check	
		Drainage Check	
		Civil Check	
	6	Fire Check 91 Lifts.	
		Alternative Solutions — Mark on plans	

✓ = OK

— = Not Applicable

Q = Queried

A = Documents Amended

200 Partial Processing.



CHRISTCHURCH CITY COUNCIL
BUILDING ACT 1991
APPLICATION FOR BUILDING CONSENT

FORM: BA3
 PROJECT NO:
96009066

Has a Project Information Memorandum been issued by the Council for this project? Yes No
 If YES, add the Project Information Memorandum number to the box above marked PROJECT NO.

PHIL

OWNER (OR PURCHASER OR LESSEE)
 Name: Stowers
 Mailing Address: 125 Harris Cres
 Street Address: as above
 Phone: 3522535 Fax: _____

PROJECT LOCATION
 Street Address: _____
125 Harris Cres.
 Lot: 50 DP: 19712
 Other: _____

APPLICANT (If not owner, purchaser or lessee)
 Name: Beth
 Company: Union Aluminium
 Mailing Address: PO Box 7354
 Street Address: 49 Te Lama Pl
 Phone: 3811315 Fax: 3894572

PROJECT
 Description of Work: _____
Proposed Conservatory
 Intended Use: Conservatory

BUILDING CONSENT FEES
 The charges incurred by the Council in processing this application are payable whether or not the project proceeds.
 Note: Fees for some minor works (eg. drainage only works, detached accessory buildings with a value less than \$5,000.00) are required at the time of application.

Will the building undergo a change of use? Yes No
 Intended Life if less than 50 years: _____ years.
 Being stage 1 of an intended 1 stages.

Estimated Value (inclusive of GST) \$ 7992.81

FLOOR AREA
 Ground Floor):
 Existing 135.6 m² Additional 23.0 m²
 Other Floor:
 Existing _____ m² Additional _____ m²
 Accessory Building Area:
 Existing 69.6 m² Additional _____ m²

Building Consent to be picked up from:
 Linwood Service Centre
 If prepaid post to Owner/Applicant (delete one)

TOWN PLANNING
 Total Area of Buildings over foundation
 Existing 205.2 m² Proposed 23.0 m²

Signature: [Signature]
 Position: _____
 Date: 17.10.96

FOR COUNCIL USE ONLY

Invalid Owner Recorded:
 Date Received: 17/10/96
 Prepaid Fee: \$ _____
 Receipt No: _____
 Receiving Officer: _____

DRAINAGE INFORMATION
 Not Required Block Plan Only
 Full PIM Date Requested 22/10/96
 Hazard - Yes No

February 1996

Please Turn Over

CHRISTCHURCH CITY COUNCIL
 P.I.M. APPLICATION
 Rec'd 18 OCT 1996
 Linwood Service Centre
 PROJECT No.....

The information contained in this application may be made available to other units of the Council.

PROJECT DETAILS

A. Identify which of the following are involved:

		NAME	ADDRESS	PHONE NO.	REG. NO.
Designer	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	Vision Aluminium	PO Box 7354	3811315	-
Engineer	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes				
Builder	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	as above.			
Registered Drainlayer	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes				
Craftsman Plumber	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes				
Registered Building Certifier	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes				

B. Identify Construction Arrangements:

Is the builder responsible for the completion of the project in accordance with the building consent drawings and specifications? No Yes

C. Inspection Arrangements:

Does the project involve specialist consultant design? (eg, structural, civil or mechanical engineers) No Yes

D. Producer Statements:

Are producer statements to be submitted in support of the application? (eg, for design or construction inspection) No Yes

If Yes provide details on Form BA20

E. Mechanical Systems:

Does the project include mechanical systems, fire protection system or emergency warning systems for which a Compliance Schedule is required? No Yes

If Yes identify these features on Form BA21

Notes: This application must be accompanied by three (3) copies of drawings and (2) copies of specifications.

Guidelines showing acceptable standards of plans and specifications are available at any Service Centre or the Civic Offices.

**RESIDENTIAL/LIVING
PIM APPLICATION CHECK SHEET**

Location: 125 HARRIS CRES

Project Number: 96009066

Proposal: CONSERVATORY

Checked	Comment	Officer	Date
<input type="checkbox"/> Building	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	RL	24/10/06
<input type="checkbox"/> Planning	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<input type="checkbox"/> Traffic	<input type="checkbox"/> Yes <input type="checkbox"/> No		
<input type="checkbox"/> Envir. Health	<input type="checkbox"/> Yes <input type="checkbox"/> No		

Transitional District Plan		Proposed City Plan	
Zoning	R1	Zoning	L1
Designations		Designations	
Road widening		Footprint/Sam	-
Protected Item	NO	Protected Item	NO
Airport Noise		Airport Noise	-
Site area	800m ²	Site area	
Shape factor		Net site area	
Res. Site Density/Plot Ratio		Res. Site Density/Plot Ratio	
Site coverage		Site coverage	
Height		Height	
Recession Planes		Recession Planes	
Street scene		Street scene	
Garage setback		Garage setback	
Internal boundary setback	OK	Internal boundary setback	OK
Waterway setback		Waterway setback	
Separation distance/windows/balcony		Window/balcony setback	
Outdoor living/service area		Outdoor living/service area	
Landscaping		Landscaping	
Storage space		Storage space	
Accessory building length		Accessory building length	
Accessory building area		Cont. building length	
Design and appearance		External appearance	
Other		Other	

Traffic	
Car parking/garageable spaces	
Visitor Park	
Access/gradients	
Manoeuvring	
Crossing separation	
Crossing distance	
Crossing width	
Other	

Other	Activity
Relocated buildings	Permitted
Family Flat	Controlled
Reserve Contrib/Dev Levy(Central)	Discretionary
(Suburbs)	Non-complying
Subdivision/Title issued	
Cross-lease Owners consent	
Resource Consents recorded	
NO	
Other	

	Christchurch City Council Water Services And Waste Mgmt Units Supplementary Project Information Memorandum	PIM Number 96009066
--	---	------------------------

Street Address 125 HARRIS CRESCENT
 Legal Info LOT 50 DP 19712 L 481200

Applicant VISION ALUMINIUM
 Address BOX 7354
 CHRISTCHURCH
 Service Centre FENDALTON SERVICE CENTRE
 Intended Use OUTBUILDING/CONSERVATORY

CONSENTS
 COPY

Pursuant to sections 30,31 and 36 of the Building Act 1991, the owner is required to provide a plan showing the existing levels of the land on which the building work is to take place so that an assessment can be made of the likelihood of inundation to the site and for the purpose of setting minimum sanitary sewer and storm water levels.

The comments recorded below incorporate information held by these units and/or which is considered to be relevant to the design of this project. For any further information please contact the Water Services and Waste Managements Units, telephone: 3711318, fax: 3791802.

Supply Information On The Following

		Yes/No	Comments	Attachments
1	Any Council easement, pipeline, open drain, waterway or building line restriction.			
2	The 'availability' or otherwise of the Council's drainage works to serve the property including swimming pool discharges.			
3	Minimum Section level for stormwater purposes.			
4	Minimum Section level for sanitary purposes.			
5	Any information on river bank erosion, avulsion, alluvion or inundation.			
6	Any cost sharing scheme.			
7	Possible effect on adjoining properties.			
8	Any other relevant information.			
9	Is further information required to be supplied.			
10	Trade waste involvement.			

Additional Comments

P97

Researched By

Number of Attachments



CHRISTCHURCH CITY COUNCIL
WATER SERVICES UNIT

PH. 371 1277
FAX. 371 1385

23 OCT 1996

DRAINAGE RECORD PLANS

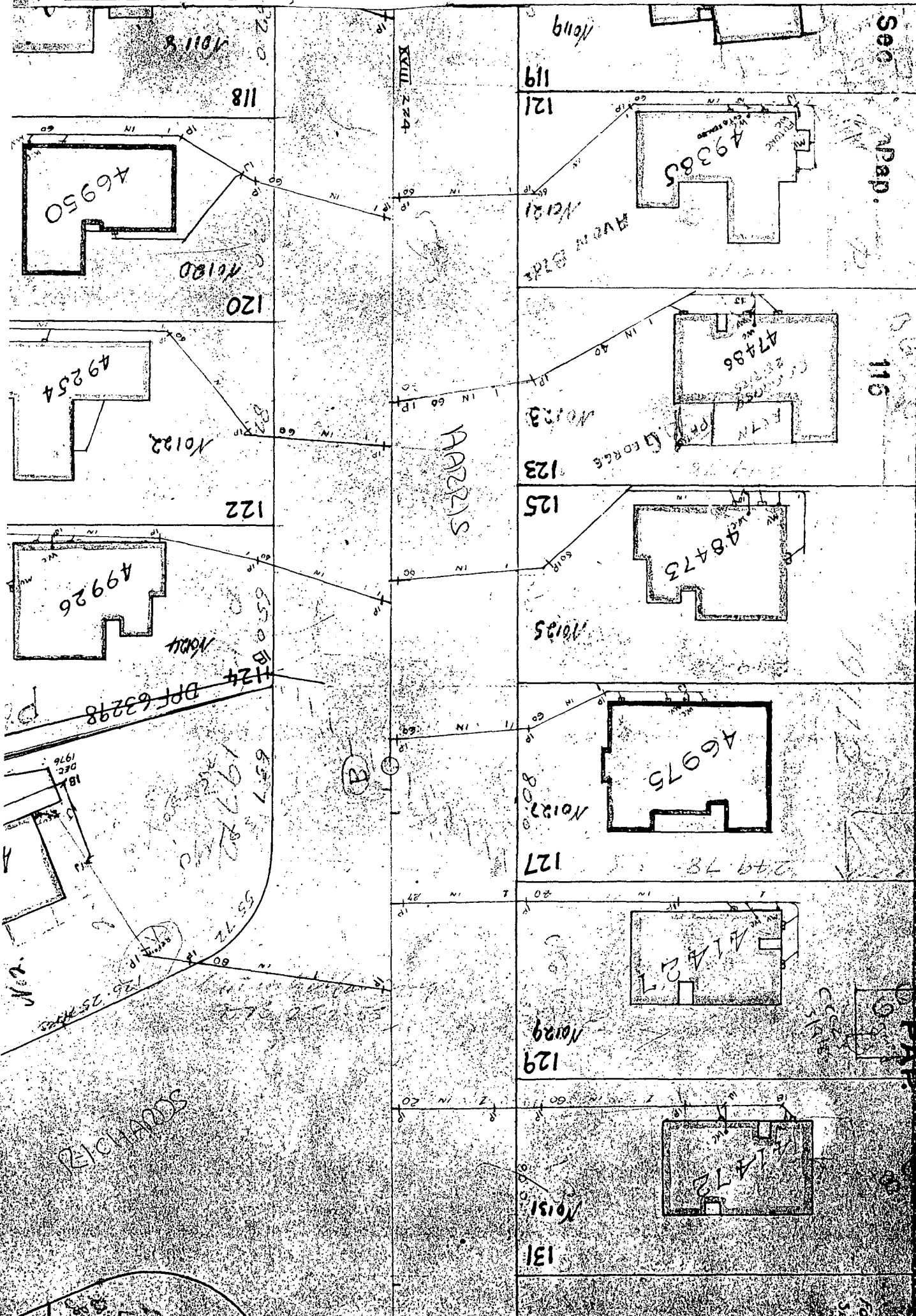
CAUTION

The accuracy of this plan and the measurements are not guaranteed and should be verified by inspection.

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46975

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49926

19778

125.25.2002

RICHARDS

XVII 224

HARRIS

HARRIS ST

DPP 63298

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125.25.2002

18 DEC 1976

19778

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CHRISTCHURCH CITY COUNCIL
WATER SERVICES UNIT

PH. 371 1277
FAX. 371 1385

23 OCT 1996

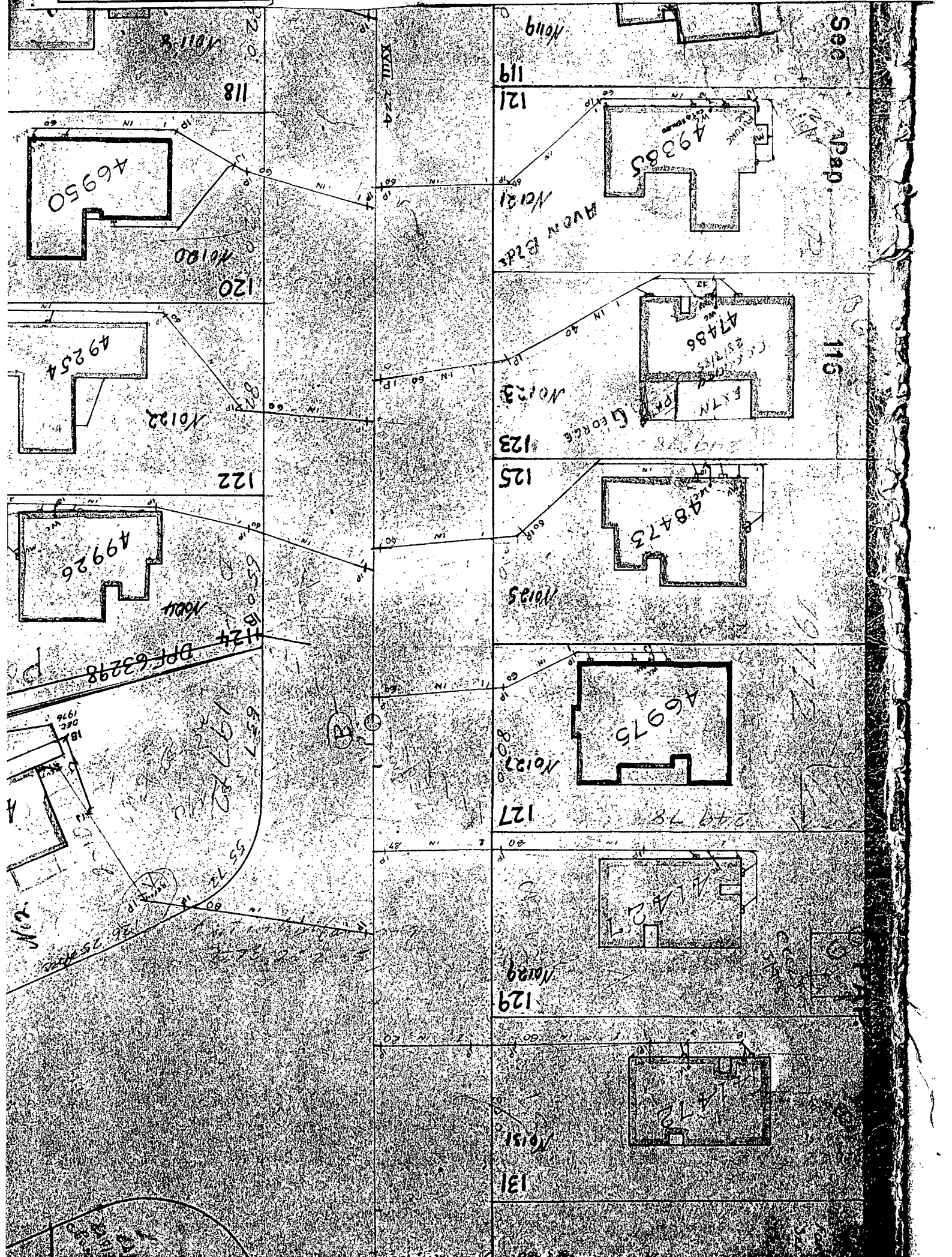
DRAINAGE RECORD PLANS

CAUTION

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1/2000 1/500 1/396



References
Prior C/T 756/51

Land and Deeds 69

Transfer No.
N/C. Order No. 130702



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 24th day of MAY one thousand nine hundred and seventy-seven under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that CHRIST COLLEGE CANTERBURY a body corporate by an ordinance of the Superintendent and Provincial Council of the late Province of Canterbury

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 806 square metres or thereabouts situated in the City of Christchurch being Lot 50 on Deposited Plan 19712



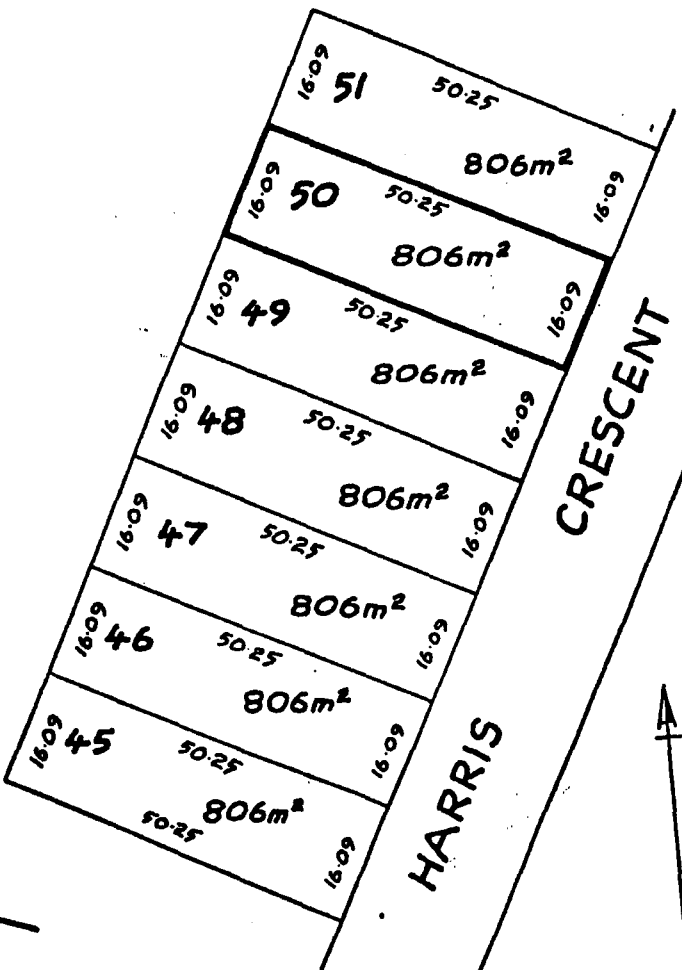
Assistant Land Registrar

Interests at date of issue:

Subject to: drainage easement over part in gross in favour of the Christchurch Drainage Board granted by Transfer 480518

Lease 481200 term 21 years from 31.3.1958 to (now) William James Bryden and Marie Anne Bryden, (Ending Provision - Right of Renewal) 29.6.1958 at 11.46 a.m. (L.C.T. 1797/58 issued)

Variation of the terms of the within Lease and extension of the term to 30.3.2000 - 30.3.1979 at 11.02 am.



Measurements are Metric

A.L.R.

A.L.R.

Transfer A117421/5 and merger of lease 481200 to Harry John Stowers of Christchurch, Contractor and Cheryl Rose Stowers, his wife - 13.6.1994 at 9.26am

CSP Jooly
for A.L.R.

Transfer A117421/6 to Cheryl Rose Stowers of Christchurch, Gardener - 13.6.1994 at 9.26am

CSP Jooly
for A.L.R.

Mortgage A117421/7 to Bank of New Zealand - 13.6.1994 at 9.26am

CSP Jooly
for A.L.R.

No. 17F / 471

No. 17F / 471

added 24.7.1985

mile 10.11.1985

LTO 102

**Land Titles Office
Search Coupon**

This coupon will be returned
with search requested and must
be produced for any query. I 328904

Name Stower

Copy Requested

17F 71



CHRISTCHURCH CITY COUNCIL

1 November 1996

VISION ALUMINIUM
BOX 7354
CHRISTCHURCH

Dear Sir/Madam

APPLICATION FOR BUILDING CONSENT
PROJECT NO. 96009066

Your application for a building consent for the proposed erection of
CONSERVATORY
at 125 HARRIS CRESCENT refers.

To enable the Council to process your application, you are requested to supply further information in accordance with Section 34(2) of the Building Act.

Please supply the following further information to the Consent Section of the Environmental Services Unit:-

1. Ventilation details for bedroom, kitchen/dining complying with New Zealand Building Code G4/AS1. *noted on drawings to comply.*

Pending receipt of this information, we shall endeavour to process the remaining aspects of your application as best we can. However, any delay in supplying the information may affect the prescribed period for processing the consent.

Yours faithfully

for
ENVIRONMENTAL SERVICES MANAGER

CONTACT

Ron Elliott

FILE

BUILDING CONSENT TEAM

1ST FLOOR, CIVIC OFFICES, 163 TUAM ST.

P O BOX 237

CHRISTCHURCH

TELEPHONE (03) 371-1675

FAX (03) 371-1920



CHRISTCHURCH CITY COUNCIL

7 November 1996

VISION ALUMINIUM
BOX 7354
CHRISTCHURCH

COPY FOR YOUR INFORMATION

COPY FOR YOUR INFORMATION

Dear Sir/Madam

**APPLICATION FOR BUILDING CONSENT
PROJECT NO. 96009066**

Your application for a Building Consent for the proposed CONSERVATORY at 125 HARRIS CRESCENT PAPANUI refers.

Processing of this building consent application has been completed and the consent is now ready for issue. The fees associated with the consent are listed on the following page.

The Building Consent is to be uplifted from the LINWOOD SERVICE CENTRE upon payment of these fees.

Note that the **Building Consent is not valid until the fees have been paid** and you are in possession of the consent document together with the Inspection Schedule and any Conditions of Consent. Therefore, do not commence building work on the basis of this letter as it serves only as notice that the building consent is available for issue.

Please ensure that you give the Council at least one full days notice prior to placing concrete or covering in any of the work requiring inspections as identified on the Inspection Schedule. Failure to do this may result in the issue of a "Notice to Rectify" by the Council and may also jeopardise the issue of the Code Compliance Certificate which you will require upon completion of the works.

.../2

1829270

CONTACT : AREA DEVELOPMENT OFFICER

LINWOOD SERVICE CENTRE 180 SMITH STREET
P O BOX 24-214 CHRISTCHURCH TELEPHONE (03) 389-1477 FAX (03) 389-1093

19712 50

The outstanding fees associated with the Building Consent are:

To PIM:		
Process and Grant		\$ <u>50.00</u>
To Building Consent:		
. Accept and Issue		\$ <u>65.00</u>
. Process and Grant		\$ <u>96.00</u>
To Code Compliance Certificate:		
. Inspections		\$ <u>90.00</u>
. Grant and Issue		\$ <u>30.00</u>
TOTAL		\$ <u>331.00</u>

You are requested to uplift the consent and pay the fees set out above **within 30 days of the date of this letter**. Please use the attached Fee Summary as a means of identification.

If you do not wish to proceed with the building project, please contact the Service Centre as all fees associated with acceptance, processing and granting of the consent are still due to be paid.

Please note that your Building Consent will lapse if work has not commenced within six months of its date of issue or if reasonable progress has not been made within twelve months after work has commenced, unless an extension of time has been approved by the Council.

Please quote the above Project Number in all communication with the Council.

Signed



for

AREA DEVELOPMENT OFFICER LINWOOD SERVICE CENTRE



CHRISTCHURCH CITY COUNCIL
BUILDING ACT 1991
PROJECT INFORMATION
MEMORANDUM

FORM:BA2A

PROJECT NO: 96009066

ADDRESS: 125 HARRIS CRES.

NO INFORMATION RELATED TO THIS PROJECT, OTHER THAN THAT IDENTIFIED BELOW, HAS BEEN FOUND.



Drainage Information Attached.



Vehicle Crossing Application Form Attached.



Water Information Sheet Attached.



Cross-Lease Titles - the lease agreement may require you to obtain the consents of the other owners to this project.



Resource Consent Attached.



PIM Fee: \$ 50.00

SIGNED FOR AND ON BEHALF OF THE COUNCIL

Date: 25-10-96

POSITION

This Project Information Memorandum is confirmation that the proposed work may be undertaken subject to the requirements of the attached Building Consent.



CHRISTCHURCH CITY COUNCIL
BUILDING ACT 1991
APPLICATION FOR BUILDING CONSENT

FORM: BA3
PROJECT NO:
96009066

Has a Project Information Memorandum been issued by the Council for this project? Yes No
If YES, add the Project Information Memorandum number to the box above marked PROJECT NO.

OWNER (OR PURCHASER OR LESSEE) Name: <u>Stowers</u> Mailing Address: <u>125 Harris Cres</u> Street Address: <u>as above</u> Phone: <u>3522535</u> Fax: _____	PROJECT LOCATION Street Address: _____ <u>125 Harris Cres.</u> Lot: <u>50</u> DP: <u>19712</u> Other: _____
---	--

APPLICANT (if not owner, purchaser or lessee)
 Name: Beth
 Company: Vision Aluminium
 Mailing Address: PO Box 7354
 Street Address: 49 Te Rama Pl
 Phone: 3811315 Fax: 3894572
PROJECT
 Description of Work: Proposed conservatory
 Intended Use: conservatory
BUILDING CONSENT FEES
 The charges incurred by the Council in processing this application are payable whether or not the project proceeds.
 Note: Fees for some minor works (eg. drainage only works, detached accessory buildings with a value less than \$5,000.00) are required at the time of application.

 Will the building undergo a change of use? Yes No
 Intended Life if less than 50 years: _____ years.
 Being stage 1 of an intended 1 stages.

 Estimated Value (inclusive of GST) \$ 7992.81
FLOOR AREA
 Ground Floor):
 Existing 135.6 m² Additional 23.0 m²
 Other Floor:
 Existing _____ m² Additional _____ m²
 Accessory Building Area:
 Existing 69.6 m² Additional _____ m²

 Building Consent to be picked up from:
 Lenwood Service Centre
 If prepaid post to Owner/Applicant (delete one)

TOWN PLANNING
 Total Area of Buildings over foundation
 Existing 205.2 m² Proposed 23.0 m²

 Signature: [Signature]
 Position: _____
 Date: 17.10.96

FOR COUNCIL USE ONLY

 Invalid Owner Recorded:
 Date Received: 17/10/96
 Prepaid Fee: \$ _____
 Receipt No: _____
 Receiving Officer: _____

DRAINAGE INFORMATION
 Not Required Block Plan Only
 Full PIM Date Requested 22/10/96
 Hazard - Yes No

PROJECT DETAILS

A. Identify which of the following are involved:

		NAME	ADDRESS	PHONE NO.	REG. NO.
Designer	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	Vision Aluminium	PO Box 7354	3811315	-
Engineer	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes				
Builder	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	as above			
Registered Drainlayer	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes				
Craftsman Plumber	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes				
Registered Building Certifier	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes				

B. Identify Construction Arrangements:

Is the builder responsible for the completion of the project in accordance with the building consent drawings and specifications? No Yes

C. Inspection Arrangements:

Does the project involve specialist consultant design? (eg, structural, civil or mechanical engineers) No Yes

D. Producer Statements:

Are producer statements to be submitted in support of the application? (eg, for design or construction inspection) No Yes

If Yes provide details on Form BA20

E. Mechanical Systems:

Does the project include mechanical systems, fire protection system or emergency warning systems for which a Compliance Schedule is required? No Yes

If Yes identify these features on Form BA21

Notes: This application must be accompanied by three (3) copies of drawings and (2) copies of specifications.

Guidelines showing acceptable standards of plans and specifications are available at any Service Centre or the Civic Offices.

Christchurch City Council Water Services And Waste Mgmt Units Supplementary Project Information Memorandum	PIM Number 96009066
---	--------------------------------------

Street Address 125 HARRIS CRESCENT
 Legal Info LOT 50 DP 19712 L 481200

Applicant VISION ALUMINIUM
 Address BOX 7354
 CHRISTCHURCH

Service Centre FENDALTON SERVICE CENTRE
 Intended Use OUTBUILDING/CONSERVATORY

Pursuant to sections 30,31 and 36 of the Building Act 1991, the owner is required to provide a plan showing the existing levels of the land on which the building work is to take place so that an assessment can be made of the likelihood of inundation to the site and for the purpose of setting minimum sanitary sewer and storm water levels.

The comments recorded below incorporate information held by these units and/or which is considered to be relevant to the design of this project. For any further information please contact the Water Services and Waste Managements Units, telephone: 3711318, fax: 3791802.

Supply Information On The Following

	Yes/No	Comments	Attachments
1		Any Council easement, pipeline, open drain, waterway or building line restriction.	
2		The 'availability' or otherwise of the Council's drainage works to serve the property including swimming pool discharges.	
3		Minimum Section level for stormwater purposes.	
4		Minimum Section level for sanitary purposes.	
5		Any information on river bank erosion, avulsion, alluvion or inundation.	
6		Any cost sharing scheme.	
7		Possible effect on adjoining properties.	
8		Any other relevant information.	
9		Is further information required to be supplied.	
10		Trade waste involvement.	

Additional Comments

P97



CHRISTCHURCH CITY COUNCIL
WATER SERVICES UNIT

PH. 371 1277
FAX. 371 1385

23 OCT 1996

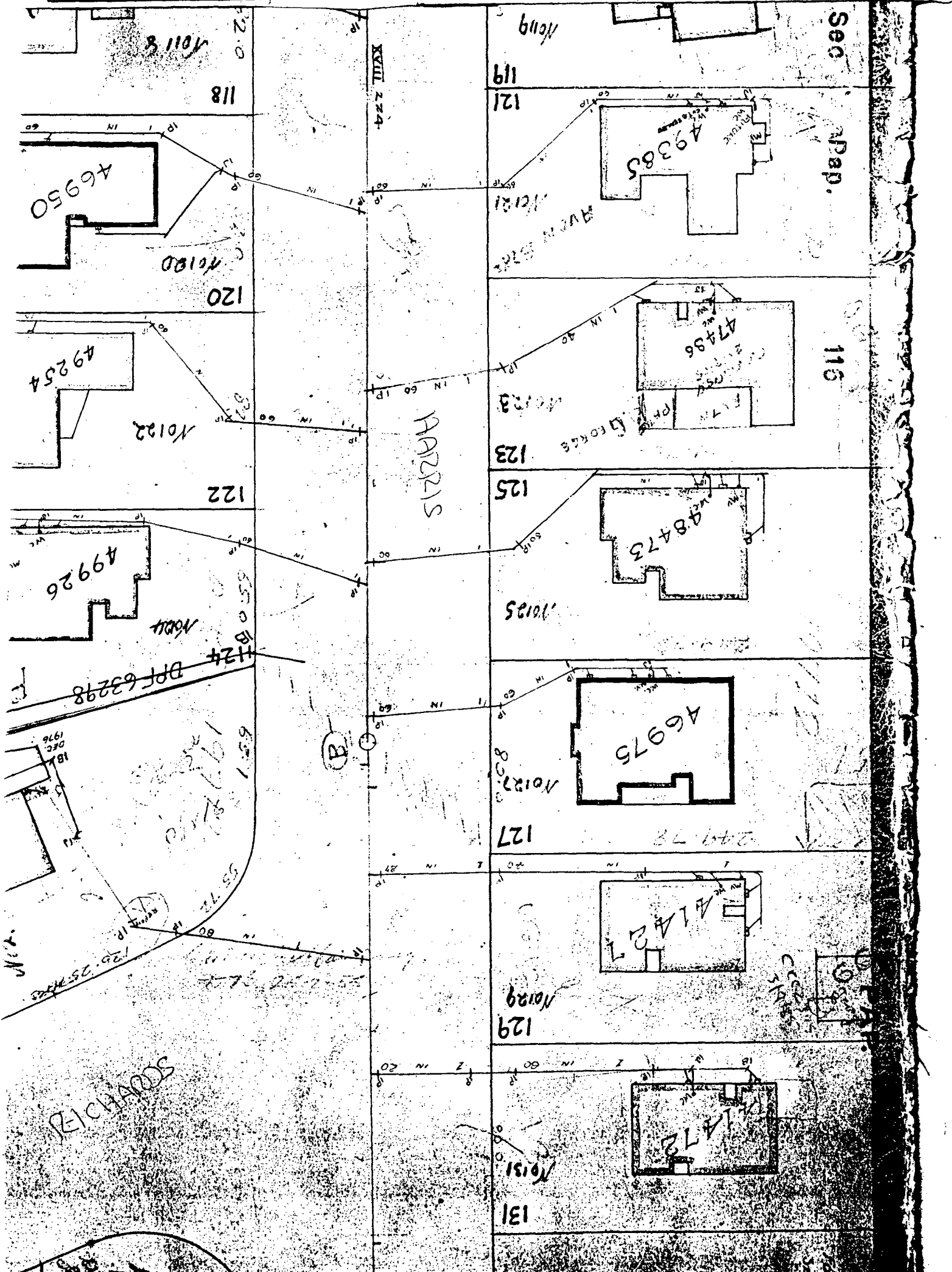
DRAINAGE RECORD PLANS

CAUTION

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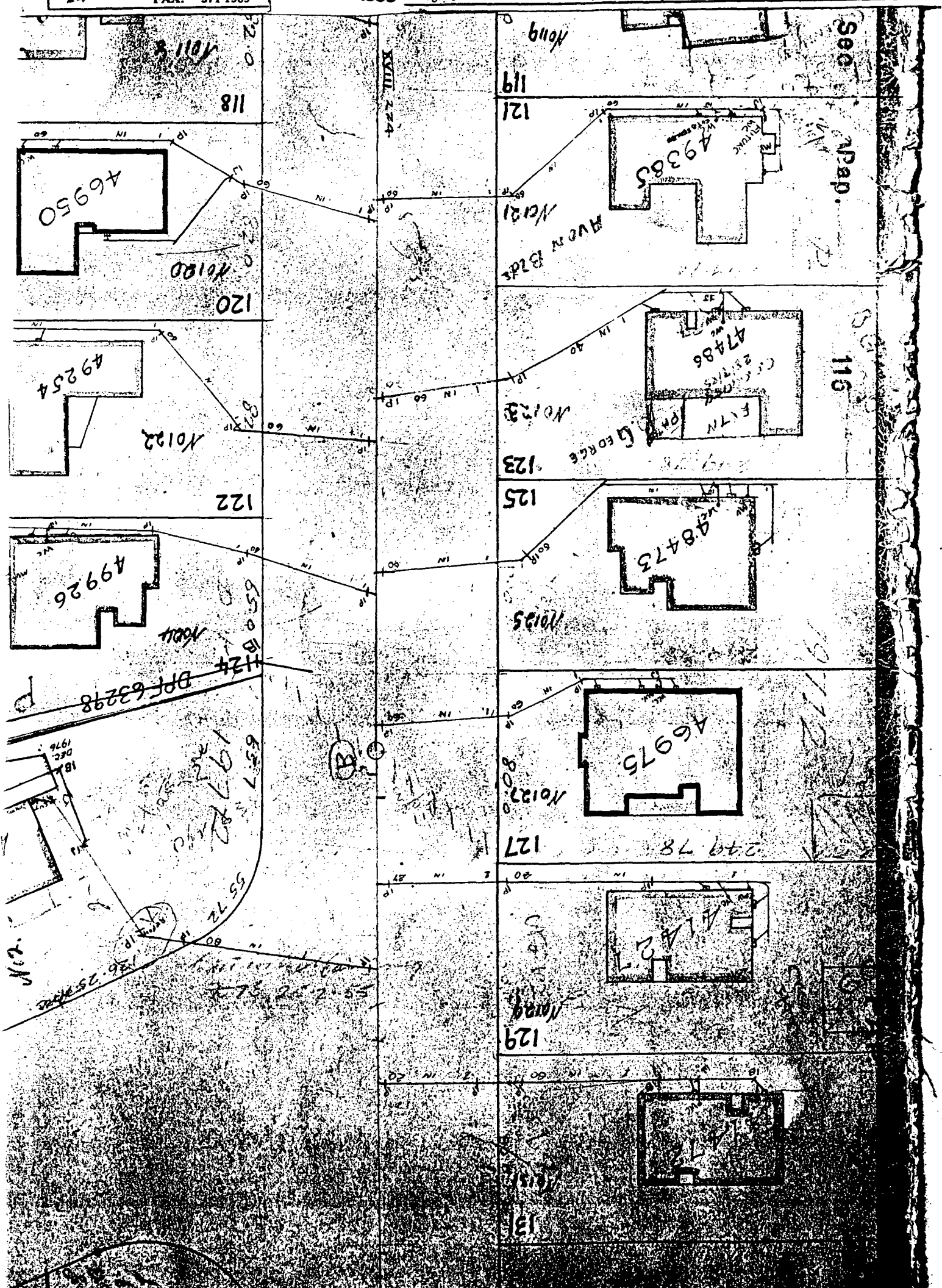
23 OCT 1996

CAUTION

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Christchurch City Council Water Services And Waste Mgmt Units Supplementary Project Information Memorandum	PIM Number 96009066
---	--------------------------------------

Street Address 125 HARRIS CRESCENT
 Legal Info LOT 50 DP 19712 L 481200

Applicant VISION ALUMINIUM
 Address BOX 7354
 CHRISTCHURCH
 Service Centre FENDALTON SERVICE CENTRE
 Intended Use OUTBUILDING/CONSERVATORY

FILE COPY

Pursuant to sections 30,31 and 36 of the Building Act 1991, the owner is required to provide a plan showing the existing levels of the land on which the building work is to take place so that an assessment can be made of the likelihood of inundation to the site and for the purpose of setting minimum sanitary sewer and storm water levels.

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2		The 'availability' or otherwise of the Council's drainage works to serve the property including swimming pool discharges.	
3		Minimum Section level for stormwater purposes.	
4		Minimum Section level for sanitary purposes.	
5		Any information on river bank erosion, avulsion, alluvion or inundation.	
6		Any cost sharing scheme.	
7		Possible effect on adjoining properties.	
8		Any other relevant information.	
9		Is further information required to be supplied.	
10		Trade waste involvement.	

Additional Comments

P97

References
Prior C/T 756/51

Transfer No.
N/C. Order No. 130702



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 24th day of MAY one thousand nine hundred and seventy-seven under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that CHRIST COLLEGE CANTERBURY a body corporate by an ordinance of the Superintendent and Provincial Council of the late Province of Canterbury

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan here be the several admeasurements a little more or less, that is to say: All that parcel of land containing 806 square metres or thereabouts situated in the City of Christchurch being Lot 50 on Deposited Plan 19712



Assistant Land Registrar

Interests at date of issue:

Subject to: drainage easement over part in gross in favour of the Christchurch Drainage Board granted by Transfer 480518

Lease 481200 term 21 years from 31.3.1958 to (now) William James Bryden and Marie Anne Bryden, (Fencing Provision - Right Renewal) 10.6.1958 at 11.46 a.m. (L.C.T. 1797/78 issued)

A.L.R.

Variation of the terms of the within Lease and extension of the term to 30.3.2000 - 30.3.1979 at 11.02 am.

A.L.R.

Transfer A117421/5 and merger of lease 481200 to Harry John Stowers of Christchurch, Contractor and Cheryl Rose Stowers, his wife - 13.6.1994 at 9.26am

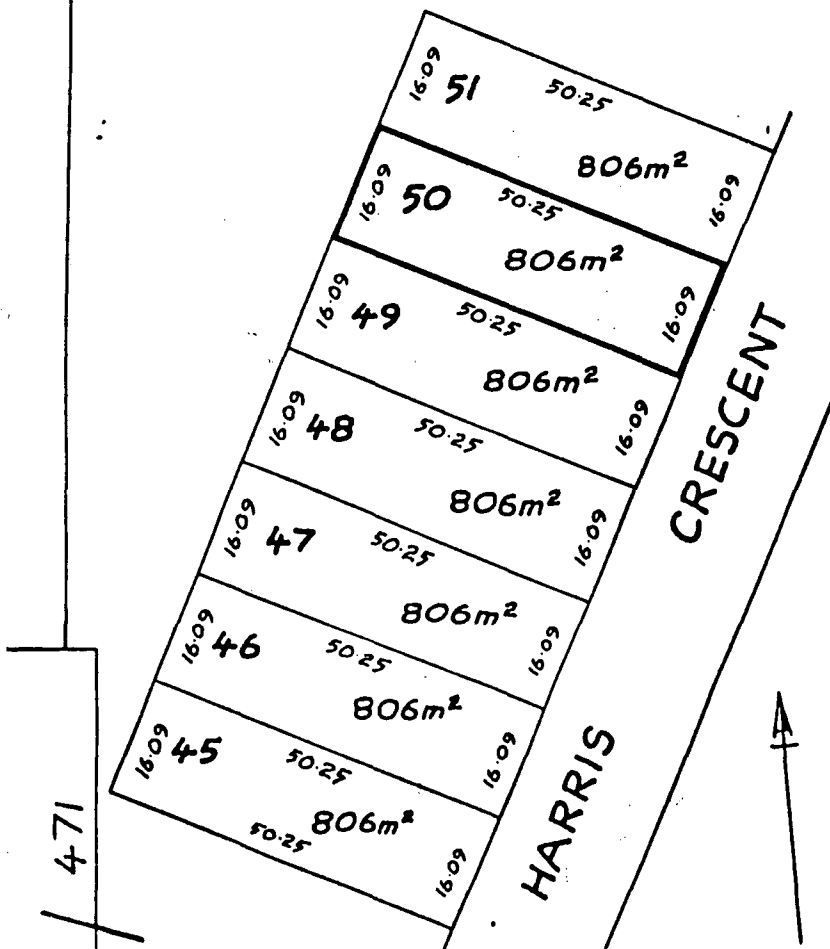
Cheryl Rose Stowers
for A.L.

Transfer A117421/6 to Cheryl Rose Stower of Christchurch, Gardener - 13.6.1994 at 9.26am

Cheryl Rose Stowers
for A.L.

Mortgage A117421/7 to Bank of New Zealand 13.6.1994 at 9.26am

Cheryl Rose Stowers
for A.L.




RESIDENTIAL/LIVING

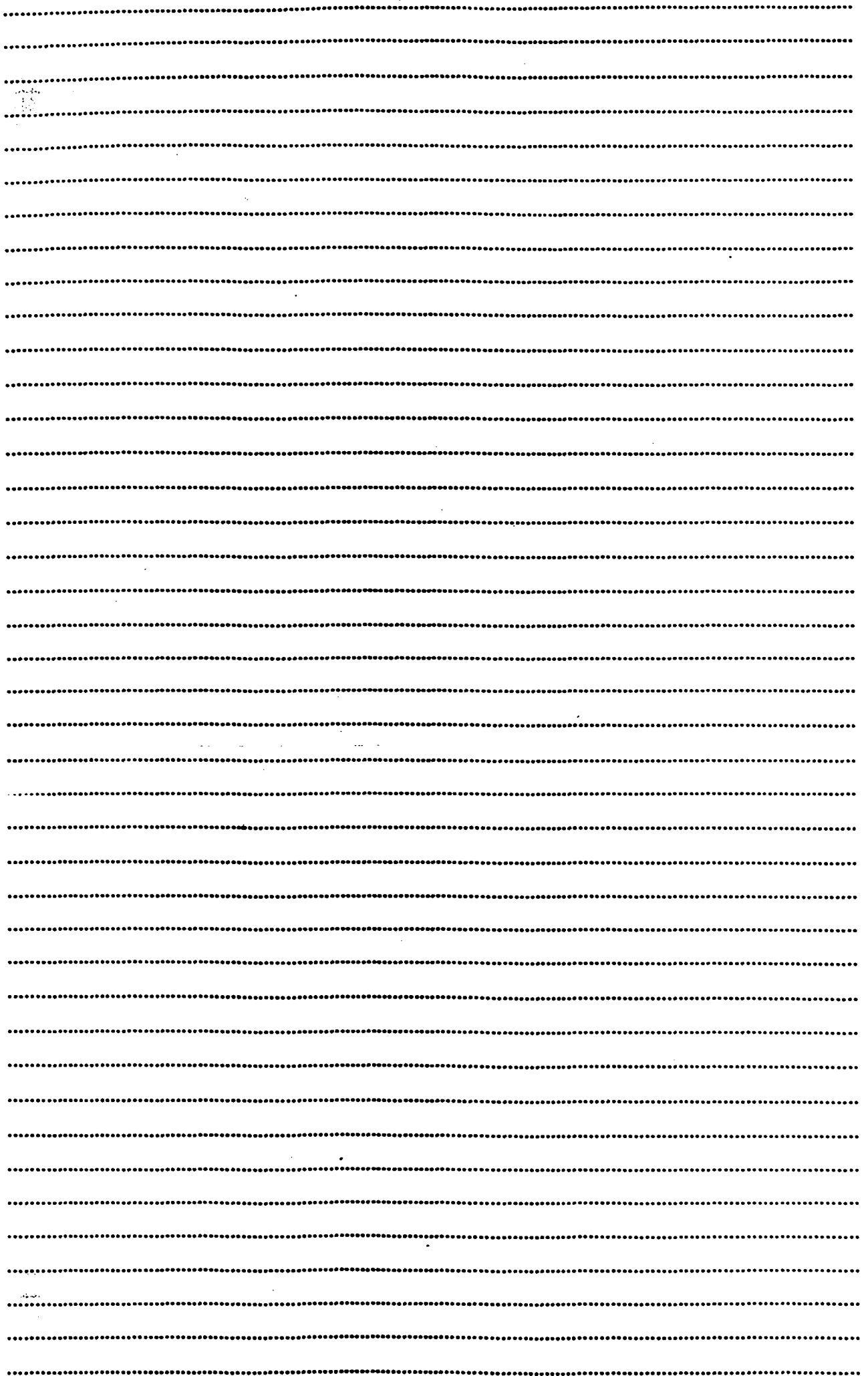
PIM APPLICATION CHECK SHEET

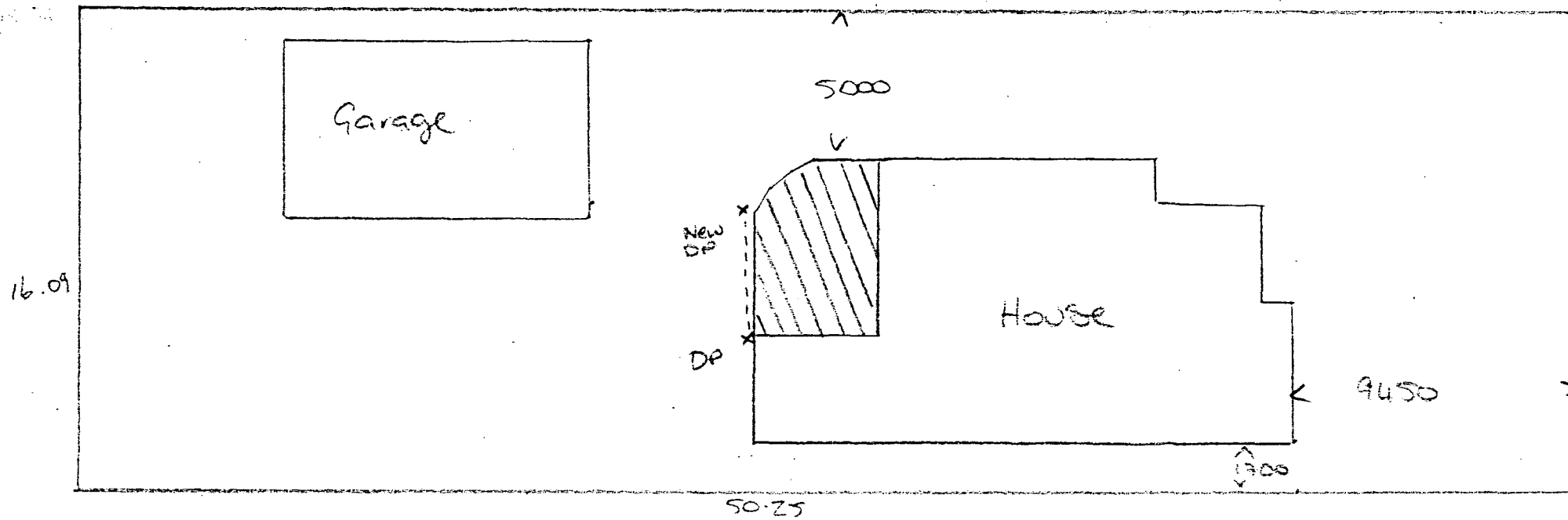
Location: 125 HARRIS CRES

Project Number: 96009066

Proposal: CONSERVATORY

Checked	Comment	Officer	Date
<input type="checkbox"/> Building	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		24/10/96.
<input type="checkbox"/> Planning	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<input type="checkbox"/> Traffic	<input type="checkbox"/> Yes <input type="checkbox"/> No		
<input type="checkbox"/> Envir. Health	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Transitional District Plan		Proposed City Plan	
Zoning	R1	Zoning	L1
Designations		Designations	-
Road widening		Footprint/Sam	-
Protected Item	NO	Protected Item	NO
Airport Noise		Airport Noise	-
Site area	800 m ²	Site area	
Shape factor		Net site area	
Res. Site Density/Plot Ratio		Res. Site Density/Plot Ratio	
Site coverage		Site coverage	
Height		Height	
Recession Planes		Recession Planes	
Street scene		Street scene	
Garage setback		Garage setback	
Internal boundary setback	OK	Internal boundary setback	OK
Waterway setback		Waterway setback	
Separation distance/windows/balcony		Window/balcony setback	
Outdoor living/service area		Outdoor living/service area	
Landscaping		Landscaping	
Storage space		Storage space	
Accessory building length		Accessory building length	
Accessory building area		Cont. building length	
Design and appearance		External appearance	
Other		Other	
Traffic			
Car parking/garageable spaces		Car parking/garageable space	
Visitor Park		Visitor Park	
Access/gradients		Access/gradients	
Manoeuvring		Manoeuvring	
Crossing separation		Crossing separation	
Crossing distance		Crossing distance	
Crossing width		Crossing width	
Other		Other	
Other		Activity	
Relocated buildings		Permitted	
Family Flat		Controlled	
Reserve Contrib/Dev Levy(Central)		Discretionary	
(Suburbs)		Non-complying	
Subdivision/Title issued			
Cross-lease Owners consent			
Resource Consents recorded	NO		
Other			





Site Area = 806 m²
 House = 135.6
 Garage = 69.6
 Conservatory = 23.0

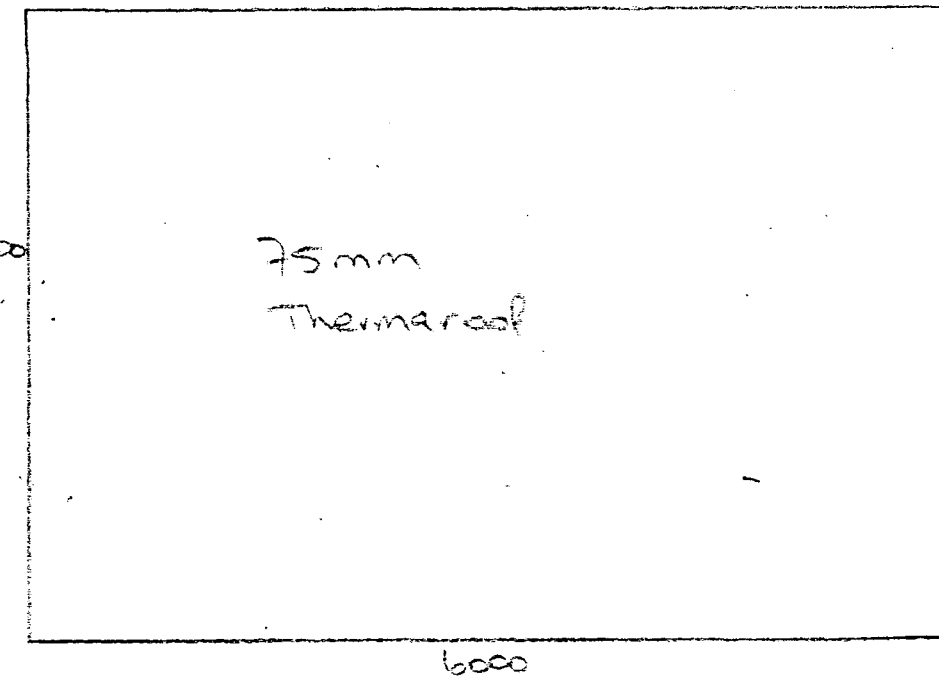
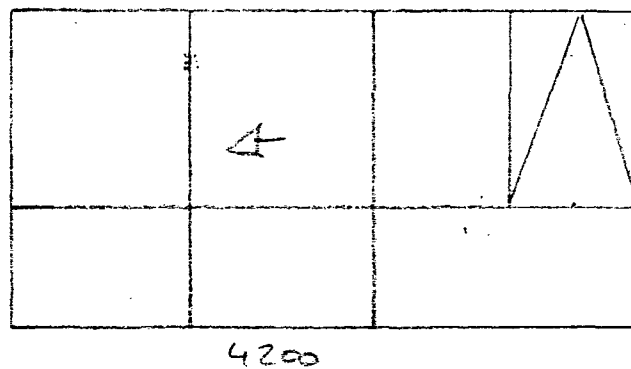
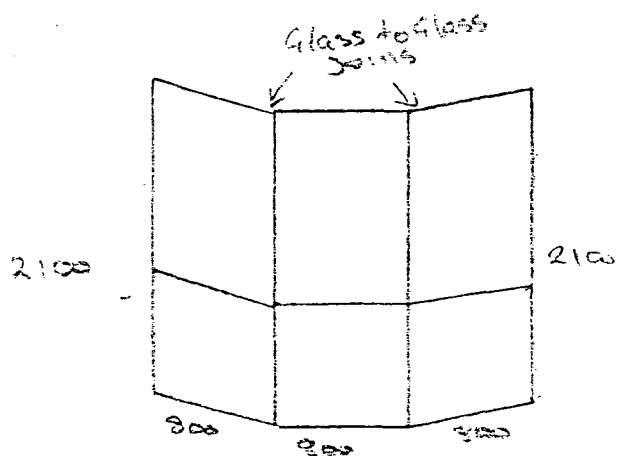
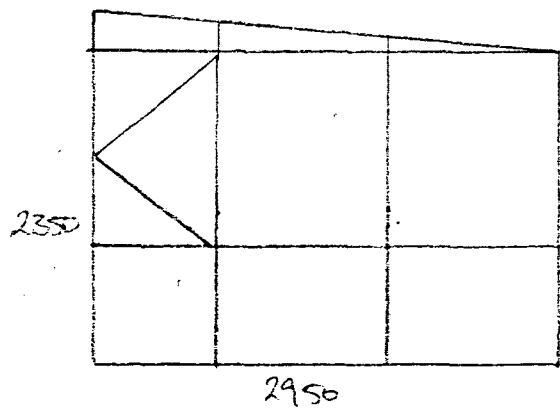
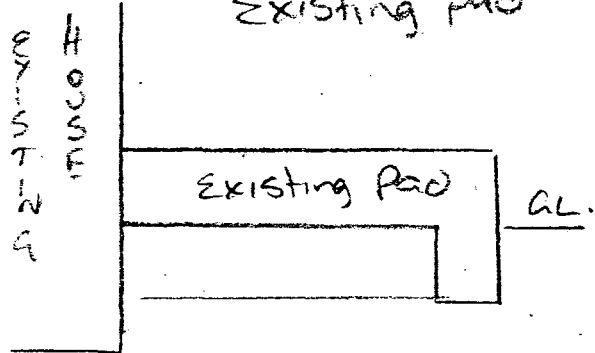
 228.2

Site Coverage = 28.9%

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 PROJECT 96.0.0.9.0.6.6

Foundation: Not to Scale.

Existing pad



Vision Aluminium
 49 Te Rama Place
 Phone: 3811-315

Proposed Conservatory for Stowers

125 Harris Crescent Ph 3522535

Lot 50 DP 19712

Contact Beth
 Phone 3811-315

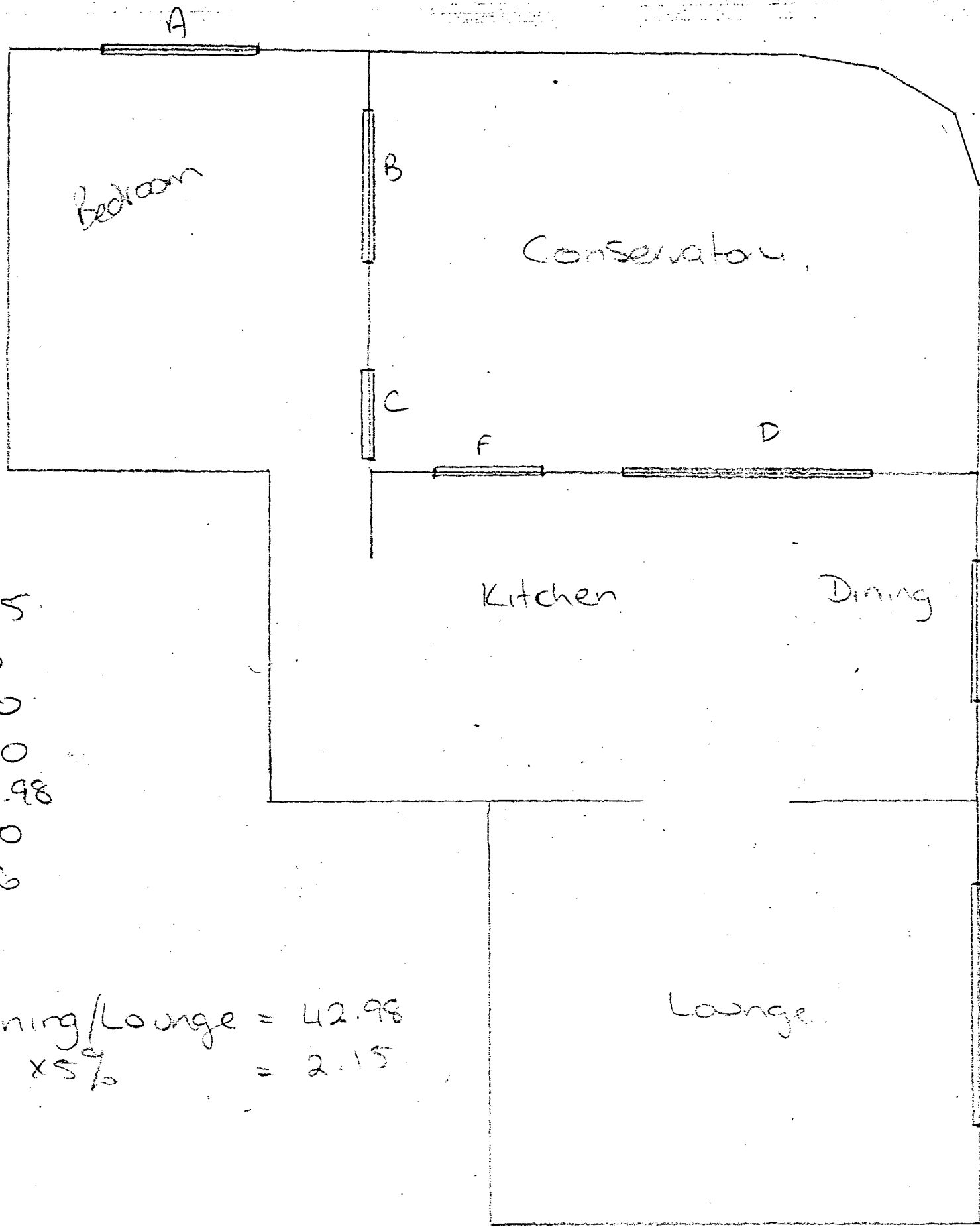
Scales 1:20 1:50

Sheet:

1

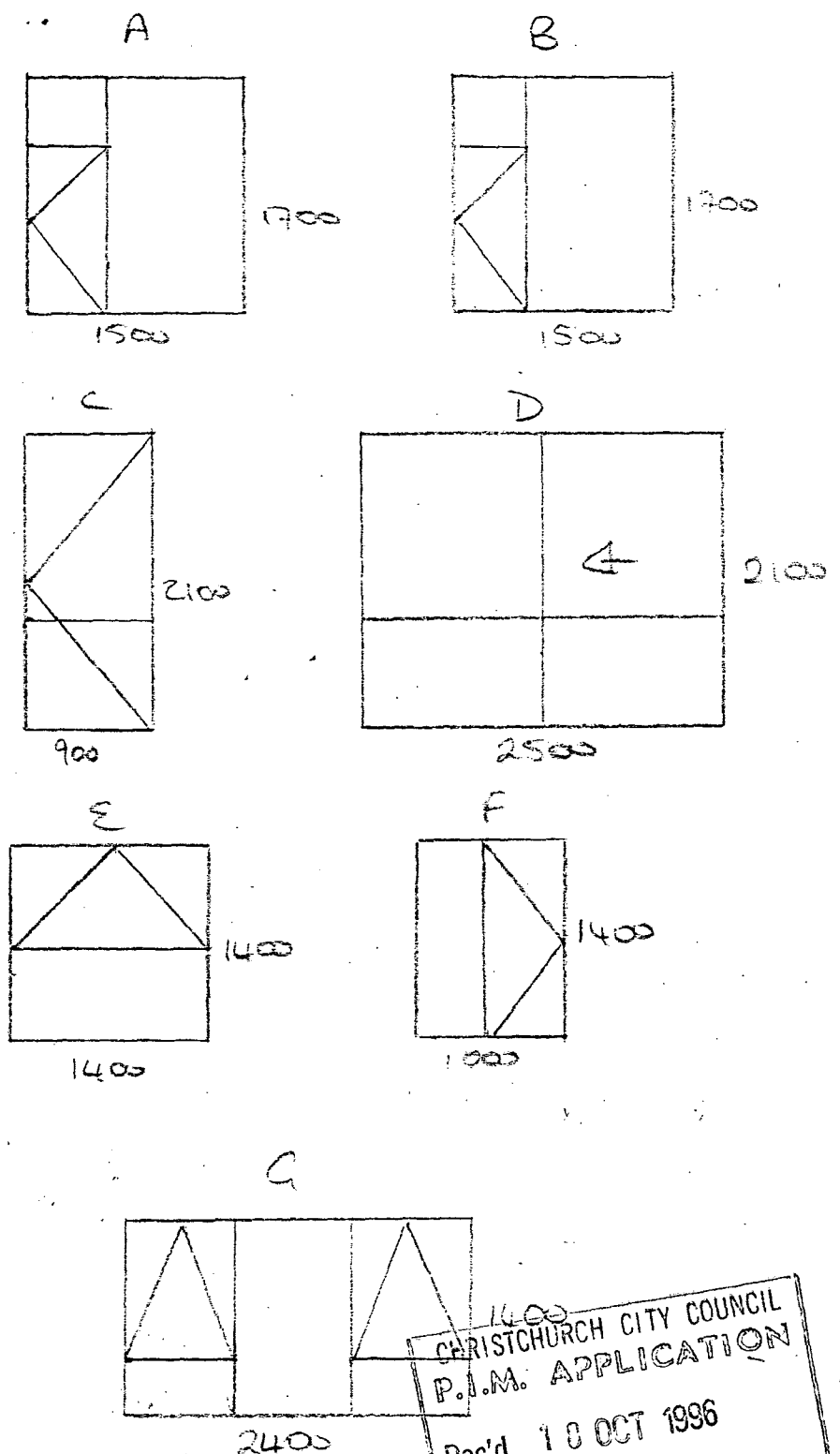
Series of:

2



$W_A = 0.5$
 $W_B = 0.0$
 $W_C = 0.0$
 $W_D = 0.0$
 $W_E = 0.98$
 $W_F = 0.0$
 $W_G = 1.6$

Kitchen/Dining/Lounge = 42.98
 x 5% = 2.15



1400
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 Linwood Service Centre
 PROJECT 80-0-9-06-6

Vision Aluminium 49 Te Rama Place Phone: 3811-315	Proposed Conservatory for Stowers 125 Harris Crescent Ph 3522535 Lot 50 DP 19712	Contact Beth Phone 3811-315 Scales 1:50	Sheet: 2 Series of: 2
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