

 <p><b>CHRISTCHURCH</b> THE GARDEN CITY <i>The city that shines</i></p>	<p><b>CHRISTCHURCH CITY COUNCIL</b></p> <p>BUILDING ACT 1991</p> <p><b>Project Information Memorandum</b></p>	<p><b>FORM BA2</b></p> <p><b>PROJECT NO:</b></p> <p>98007739</p>
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<b>Site Address:</b>	525 Pages Road	<b>Legal Desc:</b>	Lot No:1	<b>DP No:</b> 27132
<b>Applicant:</b>	Ray and Beverley Humphries	<b>Owner:</b>	Ray and Beverley Humphries	
	525 Pages Road			
	Christchurch	<b>Proposal:</b>	Extension to existing building	

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

**HAZARDS / SPECIAL LAND CHARACTERISTICS**

- No records are held by Council for the site but the locality is known to have suspect ground conditions.

**PLANNING / TRAFFIC**

- The project does not comply with the *proposed City Plan* on the following matters:

The 20m continuous building length without a 2.4m step in plan.

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

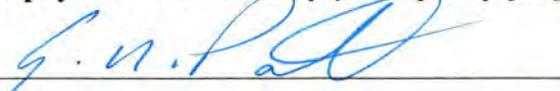
- Please note that the addition will not alter the scale of the activity which is protected by existing use rights.

**DRAINAGE**

- Drainage plan provided.

COPY FOR YOUR INFORMATION

<b>Total Project Information Memorandum fees</b>	\$ 100.00	
<b>Paid</b>	\$ nil	<b>Receipt No.:</b> n/a
<b>Balance to pay</b>	\$ 100.00	<i>Fee is payable upon uplifting building consent</i>

Signed for and on behalf of the Council:  Date: 1-Oct-98

**NAME:** G. PATERSON  
Building Information Officer

**POSITION:** BUILDING INFORMATION OFFICER

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

***NB: This Project Information Memorandum will lapse and be of no effect if a Building Consent has not been issued within 24 calendar months from the above date of issue.***

**EFFECT OF THE SUBMISSIONS TO THE PROPOSED CITY PLAN ON THE STATUS OF A PROJECT INFORMATION MEMORANDUM AND A BUILDING CONSENT**

It is anticipated that the submissions to the Council's Proposed Plan will be completed mid-way through this year and the Council expects to issue decisions in late 1998.

Any amendments to the Proposed Plan will apply to all building development work from that time unless particular provisions are changed by the Environment Court.

You should be aware that the issue of a Project Information Memorandum does not give protection against any changes to the Proposed Plan. It is possible that as a consequence of the notification of changes to the Plan that some aspects of your building proposal will no longer comply.

Before the Council formally adopts any changes to the Proposed Plan you should ensure that the Building Consent has been paid for and uplifted to avoid the effect of any potential rule change. (Note that a Building Consent requires work to be started within 6 months of issue).

Alternatively a Certificate of Compliance may be obtained from the Council if the activity is permitted and complies fully with the rules of the current Transitional and Proposed Plans. This certificate is valid for 2 years and exempts a building proposal from changes to the City Plan for that period.



COLIN W. LEITCH

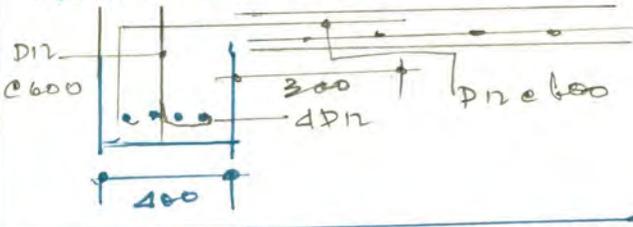
B.E.(Civil) M.I.P.E.N.Z.  
Registered Engineer

8 Orkney Street  
Bryndwr  
Christchurch- 5  
Telephone 351-6316

BUILDING EXTENSION 525 PAGES RD.

PROJECT NO 98007739

SCHEDULE OF INSPECTION PROCEDURES.

INSPECTION DATE	WORK INSPECTED	COMMENTS
20 OCT '98	FOUNDATION EXC N.	3 BORE HOLES LOGGED DOWN TO CLAY LOAM SUB IN EACH WALL. FROM PREVIOUS PENETROMETER TESTS ON THE SITE AL. BEARING OKS. ASSESSED 120 kPa.
4 NOV '98	REINFORCEMENT PLACEMENT.	REINFORCING DETAIL AS SHOWN HERE. 
16 NOV '98	BLOCKWORK REINFORCING	BLOCKWORK REINFORCING CONFIRMED @ 600 c/c. BY VISUAL INSP. LINTER REINFORCING AS PER DETAIL TABLE 9.18 N/S SETTING FOR 80 SPAN
1 DEC '98	ROOF TRUSS  TRUSS SUPPLIED BY CARTERS.	ROOF TRUSSES IN PLACE. NEW BUILDER ON SITE GRAHAM BROWN ROOF SUPPORTS OFF CEILING JOISTS IN EXIST'G BUILD'G INSTALLED BY PREVIOUS BUILDER TO BE REMOVED & REPLACED WITH STUDS OFF WALL AT TRUSS CENTRES. Z RAILS TO BE INSTALLED & LUMBER OR W/ SIMILAR CLEATS.
26 JAN '99	ROOF TRUSS FIXING & CEILING BATTENS.	CONFIRMED BY VISUAL INSPECTION Z RAIL & LUMBER OR FIXINGS IN PLACE. CEILING BATTENS REINFORCED AT JOINTS WITH ADDITIONAL BATTEN.

*Colin W. Leitch*  
27/1/99.

No. 36A / 147

References

Prior C/T 8K/1402

Transfer No.

N/C. Order No. 995155/3



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 25th day of May one thousand nine hundred and ninety-two under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that RAYMOND HUMPHRIES of Christchurch, Motel Proprietor ---

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 8828 square metres or thereabouts being part Lot 1 Deposited Plan 27132 ---

98007739

DISTRICT LAND REGISTRAR  
*Walter J. Sturtevant*  
ASSISTANT LAND REGISTRAR  
CANTERBURY

Subject to:

X SECTION 309(1)(c) LOCAL GOVERNMENT ACT 1974  
(Refer to DP 59660)  
Christchurch City *Walter J. Sturtevant* A.L.R.

Mortgage 838608/3 of *Anthony Harper*  
Solicitors Nominee Company Limited -  
20.11.1989 *24.1.1991*

Mortgage 973808/2 of *Edvardo Marazzi, Lorna Elsie Platt Marazzi and Patricia Mary Farmer* -  
16.9.1991 *24.1.1991* 2.26pm

No.995166/4 Easement Certificate specifying intended easements on DP 59660



Nature	Servient Tenement	Dominant Tenement
Right to drain water	1 (36A/146)	pt Lot 1 DP 27132 (herein)

- 25.5.1992 at 9.58am  
*Walter J. Sturtevant*  
A.L.R.

The easement specified in Easement Certificate 995166/4 when created will be subject to Section 309(1)(a) Local Government Act 1974

*Walter J. Sturtevant*  
A.L.R.

OVER..

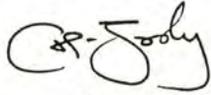
Measurements are Metric

36A / 147

CS

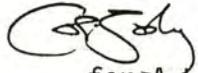
36A/147

Mortgage A119812/3 to PGG Trust Limited -  
24.6.1994 at 10.00am



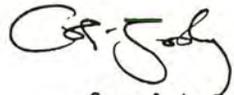
for A.L.R.

Transfer A142891/2 granting a right to  
drain sewage and water over part herein  
appurtenant to Lot 1 DP 59660 (36A/146) -  
3.11.1994 at 11.57am

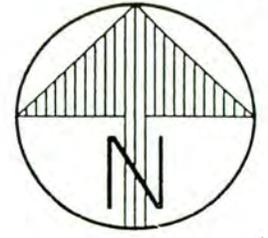


for A.L.R.

The easement granted by Transfer A142891/2  
is subject to (now) Section 243(a) Resource  
Management Act 1991



for A.L.R.



2  
DP 62792

Pt 1  
DP 27132  
CT 36A/147  
R Humphries  
8372m<sup>2</sup> Bal



Areas and Dimensions Subject to Survey

CITY DESIGN



**CHRISTCHURCH**  
THE GARDEN CITY  
*The city that shines*

# LAND FOR RESERVE

Scale 1 : 750

Drawn L Hay 10/9/97  
Indexed SM034102

S2811  
Sheet 2



# CHRISTCHURCH CITY COUNCIL LINWOOD SERVICE CENTRE

## DOCUMENT TRANSFER

Date: 9/10/98  
 To: CONSENTS  
 From: GREG

DOCUMENT DESCRIPTION	
Additional info 98007739	2

Reason for Transfer: As requested.  
Resource consent is being processed.

Please tick (✓) in applicable box:

Sent by:  Mail  Courier  Other  
 Computer Recorded:

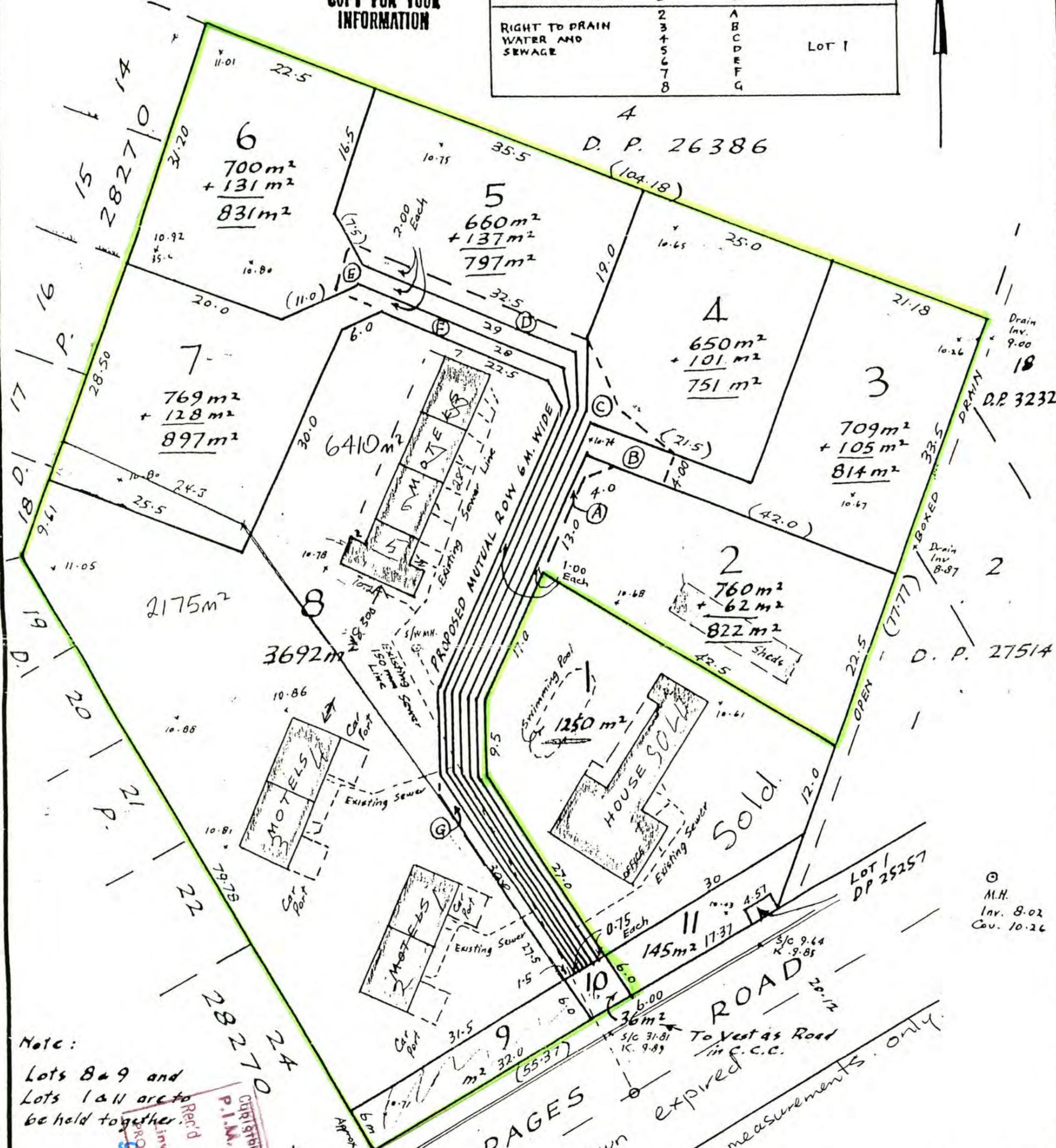
Copies to:

CANTERBURY LANDSDTRICT  
BLK. XII CHRISTCHURCH S.D.  
CHRISTCHURCH CITY

COPY FOR YOUR INFORMATION

MEMORANDUM OF EASEMENTS			
NATURE	SERVIENT TENEMENT LOT NO.	DOMINANT TENEMENT SHOWN	DOMINANT TENEMENT
RIGHT OF WAY, RIGHT TO DRAIN WATER AND SEWAGE, TO CONVEY WATER, ELECTRIC POWER AND TELEPHONIC COMMUNICATIONS	2	A	LOTS 3-8
	3	B	LOTS 2 & 4-8
	4	C	LOTS 2, 3 & 5-8
	5	D	LOTS 2-4 & 6-8
	6	E	LOTS 2-5, 7 & 8
	7	F	LOTS 2-6 & 8
	8	G	LOTS 2-7
	RIGHT TO DRAIN WATER AND SEWAGE	2, 3, 4, 5, 6, 7, 8	A, B, C, D, E, F, G

3662



Note: Lots 8 & 9 and Lots 1 & 11 are to be held together.

Christchurch City Council  
P.M. APPLICATION  
Farnborough Street  
1998  
PROJECT No. 98007739  
Rec'd 27/10/1998

Plan with drawn 1993-94. Submitted for suitable measurements only.

PLAN OF PROPOSED SUBDIVISION OF LOT 1, D.P. 27132 Comprised in C.T. 8K/1402, R. Humphries

Prepared by K. H. Frizzell, Regd. Surveyor.

April 1989

Scale: 0 10 20 30 metric.

3662



# CHRISTCHURCH CITY COUNCIL

## DOCUMENT TRANSFER

Date: 14.11.98

Issued ~~To~~: From

- LINWOOD SERVICE CENTRE
- SOCKBURN SERVICE CENTRE
- FENDALTON SERVICE CENTRE
- 2<sup>ND</sup> FLOOR, CIVIC OFFICES

From: TO Hans Consents Processing Team

DOCUMENT DESCRIPTION	COPIES
Please review, stamp, and return two(2) copies to me A.S.A.P 9807739 525 pages	

**Reason for Transfer:**

*checked & returned.  
NB Resource Consent required for the project.*

Please tick (✓) in applicable box:

Sent by:  Mail  Courier  Other

COLIN W. LEITCH

B.E.(Civil) M.I.P.E.N.Z.  
Registered Engineer

21 Jan  
8 Orkney Street  
Bryndwr  
Christchurch- 5  
Telephone 351-6316

27-1-99

ENVIRONMENTAL SERVICES MANAGER,  
CHRISTCHURCH CITY COUNCIL.

Box 237

CHRISTCHURCH.

ATTN. HANS VERBEEK.

BUILDING EXTENSION 525 PAERES RD.

BUILDING PROJECT NO 9800 7739

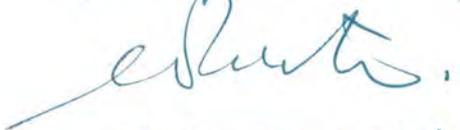
Dear Sir,

Enclosed as requested by phone today.

- (a) PROJECTER STATEMENT
- (b) SCHEDULE OF INSPECTION PROCEDURES.

I trust these meet your requirements.

Yours faithfully,



C. W. LEITCH.

The plans submitted with this letter have no different than what was submitted & received dated 4.11.98.

COLIN W. LEITCH

B.E. (Civil) M.I.P.E.N.Z.

Registered Engineer

8 Orkney Street

Bryndwr

Christchurch - 5

Telephone 351-6316

20/1/99

BUILDING EXTENSIONS 525 RAFFS ROAD

PROJECT NO 98007739.

DRAWN DATED NOV 98 NO 1 & NO 2

DRAW NO 1

LOCATION PLAN BOREHOLE DATA SERVICES LOCATION

DRAW NO 2

PLAN ELEVATIONS & SECTION.

TO WHOM IT MAY CONCERN.

At Mr Murphy's request the attached drawings were prepared on 2/11/98 for delivery to the City Council.

I was advised by builder No 1 at the time that the drawings had been submitted to the Council & were approved.

Draw No 1 shows the results of the boreholes put down at the locations shown. My assessment of the bearing capacity based on explorations at the site on an earlier date, was 120 kPa.

Inspections have been carried out as follows.

- (1) On 22/10 prior to placement of no fine fill & completion of excavation.
- (2) 4/1/99 Inspection of reinforcement placed. As the floor slab was to be placed at the same time as the floor additional #12 bars were placed at 600 centres to tie the slab to the foundation.
- (3) 16/1/99 Blockwork inspected prior to placement of concrete reinforcing in all levels etc completed with NRS & RS.
- (4) 1/2/99 Inspection of roof truss fixing. Trusses supplied by Conkerts.  
At this time the owner had sacked Builder No 1 & employed Builder No 2 Graham Brown. Remedial work to the existing roof structure & additional hold downs for the trusses were detailed to Builder No 2.
- (5) ~~20/1/99~~ 20/1/99. Inspection of truss hold downs etc prior to placement of batts.

OVER

As detailed I was in want that a cover had not been  
resured in it. This afternoon when the plumber on the job  
phoned me.

Yours faithfully,



C.W. LEITCH,



# CHRISTCHURCH CITY COUNCIL

---

26 April 1999

R & B HUMPHRIES  
525 PAGES ROAD  
CHRISTCHURCH

Dear Sir/Madam

**BUILDING CONSENT APPLICATION NUMBER 98007739  
FOR BUILDING WORKS AT 525 PAGES ROAD**

It is noted that you have applied for a Building Consent for the above project and that the Council is currently holding your consent awaiting either further information, the granting of a Resource Consent, or the payment of fees.

On the final page of the Project Information Memorandum issued on your project, you will note that advice was provided on the possible effect of the decisions on the Proposed City Plan. The Council will be releasing decisions on the 8 May 1999, and this may have the effect of changing a number of the existing rules. Any development which has not had a Building Consent issued, or a Resource Consent or Certificate of Compliance granted, will need to be rechecked for compliance with any amended rules of the Proposed City Plan.

You are therefore advised to uplift your Building Consent where your PIM has advised that there are no planning non-compliances with your proposal. The Building Consent will mean that you can commence building works within the next 6 months.

Should you not wish to proceed with the development within the next 6 months, and your proposal is permitted by the district plans, you are advised to apply for a Certificate of Compliance. This application must be made before 8 May 1999, and once issued will give you 2 years within which to complete the project.

**OR**

If the Council has advised you that your development fails to comply with either of the district plans, it is recommended that you amend it to comply, and uplift your Building Consent or apply for a Certificate of Compliance.

**OR**

Should you be unable to amend the proposal to comply, you may consider applying for a Resource Consent. Please contact the planning team at this office to discuss your proposal, and whether your application will be processed on a notified or non-notified basis, and whether written approvals will be required.

- 2 -

**It should be noted that any applications for Resource Consent made at this stage may need to be assessed in terms of any changes made to the Proposed City Plan on 8 May.** This will be the case with any such applications that have not been considered before that date.

Please contact the planner identified on your PIM or any of the planning team at this office if you have any queries regarding Resource Consents or Certificates of Compliance.

Yours faithfully

*Brian Roff*

Brian Roff  
Area Development Officer  
**CIVIC OFFICES**

Telephone (03) 372 2408



12 March 1999

# CHRISTCHURCH CITY COUNCIL

LINWOOD SERVICE CENTRE

ATTN Lianne 12.3.99.

Mr R and Mrs B Humphries  
P O Box 15-026  
CHRISTCHURCH

**FILE COPY**

Dear Mr and Mrs Humphries

## RESOURCE CONSENT RC982759 - 525 PAGES ROAD

I refer to the above resource consent to erect a games room for the Bucklands Motels.

Mr Hans Verbeek, Building Consent Officer, has forward a copy of the plans that were submitted for the building consent. It appears that you intend to use the building as a self-contained unit rather than a games room as indicated in the resource consent. As the resource consent is subject to a condition in respect to the plans submitted (as attached) your consent will no longer be valid if you wish to change the building to a self-contained unit.

Can you therefore confirm in writing what the addition to the building is to be used for. Please note that if it is to be used as a self-contained unit, a new resource consent will be required as an extension to a motel is a non-complying activity in the residential 1/living 1 zones. If you intend to use it as a games room, then the kitchen facilities and shower facilities will have to be removed from the building consent plans.

I look forward to your reply.

Yours faithfully

*Lianne McCone*

Lianne McCone  
ASSISTANT PLANNER

Copy to: Hans Verbeek, Building Consent Team

*These units have not been used as motels for over 20 years. They are self contained residential units. This may impact your decision determining Res. Con opinions*

*I believe that an extra unit (not games room) has been added, and, in time, the 2 'store rooms' could be developed into bedrooms? Hans*

FILE: 9/525

CONTACT: Lianne McCone

TELEPHONE: 372-2636

EMAIL: Lianne.McCone@ccc.govt.nz



CHRISTCHURCH CITY COUNCIL  
ENVIRONMENTAL SERVICES UNIT

TELEFAX MESSAGE:

TO: Lianne McConne ORGANISATION: Town Planning  
 FAX NO: \_\_\_\_\_ LOCATION: Linwood  
 SENDER: H A Verbeek DESIGNATION: Building Control Officer  
 DATE: 25.2.99 NO. OF PAGES (including this page): 1 + 2

RE: Application for Building Consent No: 98007739  
 Location: 525 Pages Rd.

MESSAGE:

Dear Lianne, This morning I spoke to Janine regarding the above application. Due to the new layout plan, it is my impression, Janine's, and now confirmed by the owner that this is a dwelling unit and not a games room as originally applied.

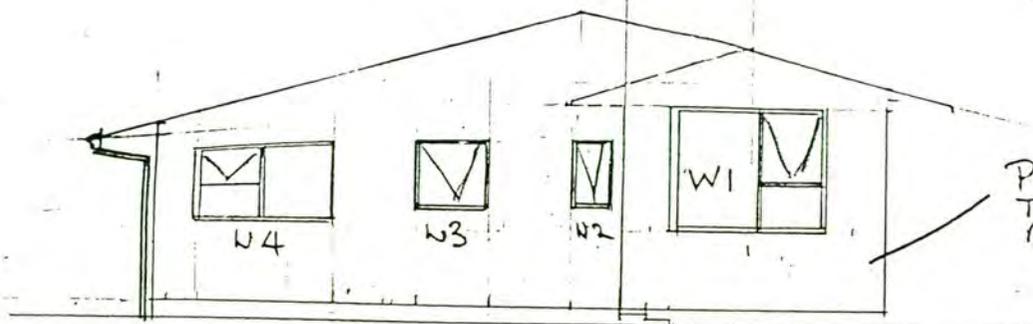
- . This may have significant planning issues attached, ie amended Pim, Res consent etc.
- . Please review this application and advise accordingly.
- . The structure is built and all appliances & facilities installed, but unlined and no drainage hook-up. I have issued a verbal & written stop work notice until consent is issued. Compliance has been advised of circumstances.

Regards Hans.

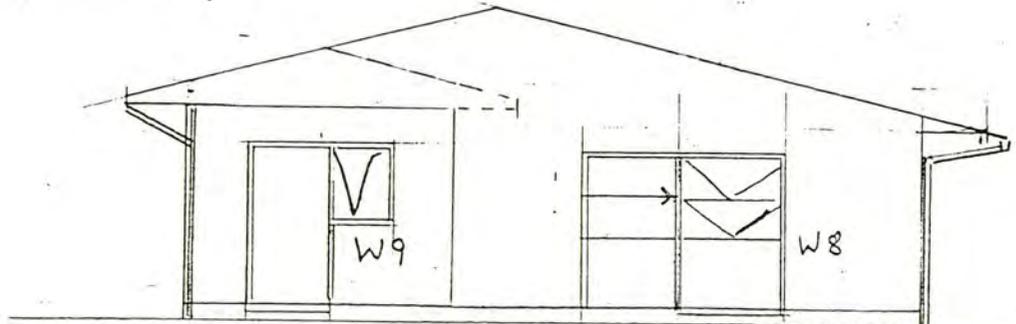
Processing of your application is held up pending receipt of the above information.

SIGNATURE:

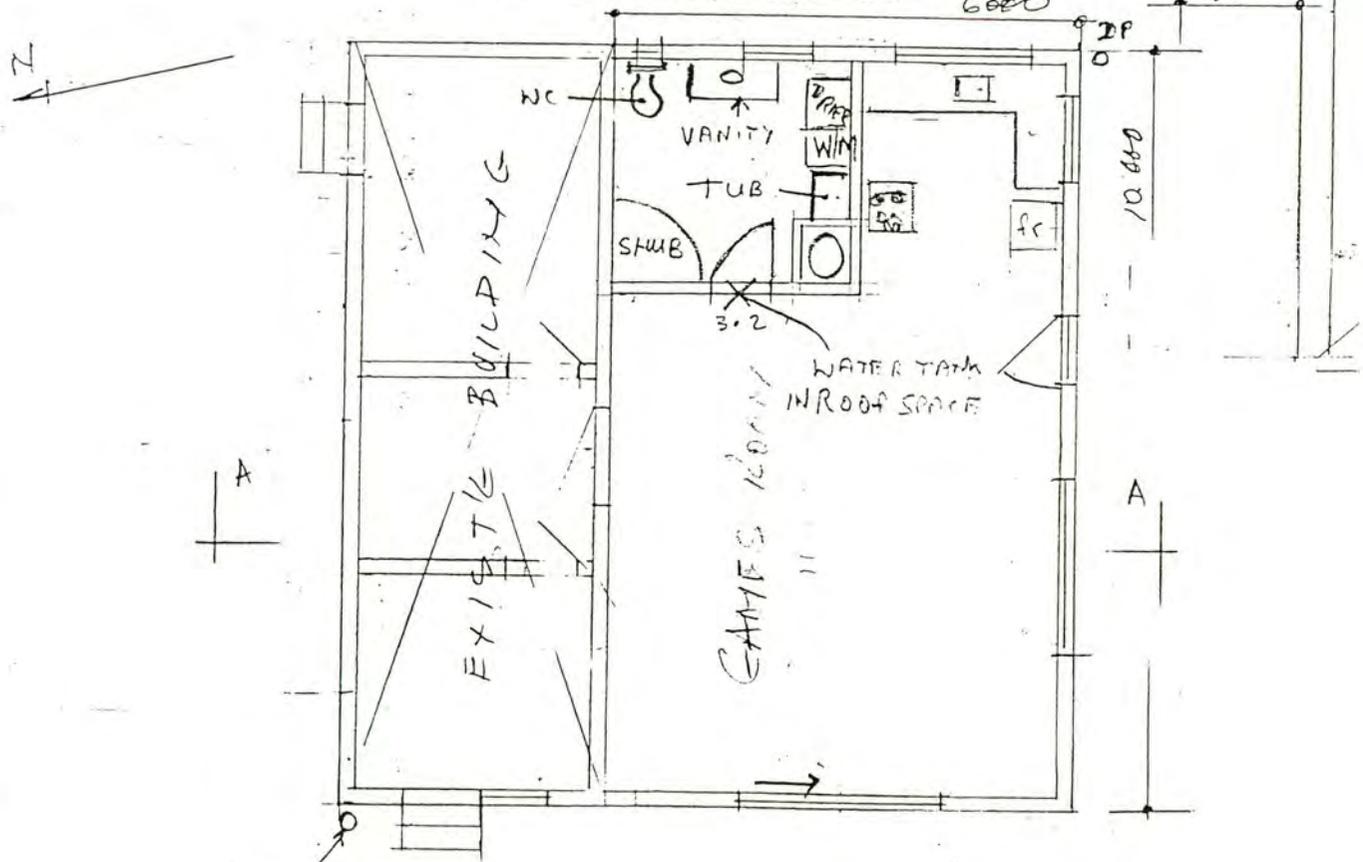
Lianne McConne. 9800 7139.



EAST ELEVATION



WEST ELEVATION



PLAN 1:100

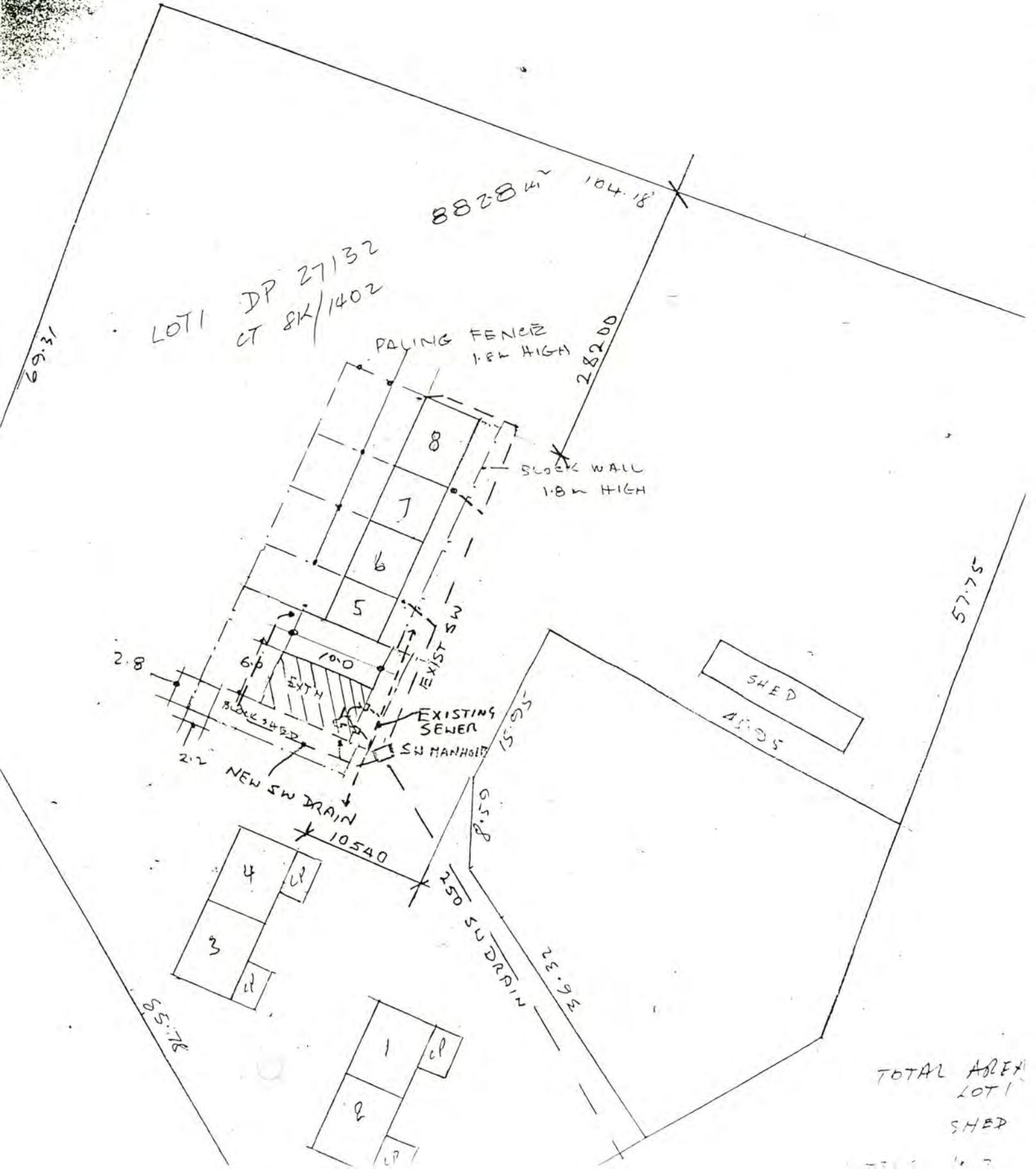
COLIN W LEITCH REG. ENG  
80R KNEY ST CH-CH 351.6216

R+B HUMPHRIES  
525 PAGES RD.

ALTERAT  
BUILDIT

SCANNED: 19/04/2018 11:09:28 a.m. BOX: 6942 BATCH: 82446 DOC: CCCAROTY

Lianne McCone 98007739



LOT 1 DP 27132  
CT SK/1402

PALING FENCE  
1.8M HIGH

BLOCK WALL  
1.8M HIGH

SHED  
41.05

EXISTING SEWER

NEW SW DRAIN

SW MANHOLE

TOTAL AREA  
LOT 1  
SHED

Attention : Rayson Hans



# CHRISTCHURCH CITY COUNCIL

## BUILDING CONSENT ISSUE

FROM:  Civic ADT      ISSUED TO:  Field Inspection  
 Sockburn ADT       Civic ADT  
 Linwood ADT       Sockburn ADT  
 Fendalton ADT       Linwood ADT  
 Fendalton ADT       Fendalton ADT

PROJECT No: ABA 447 198007739  
 SITE ADDRESS: 525 PAGES ROAD

### THE PIM IDENTIFIED NON-COMPLIANCE WITH DISTRICT PLAN MATTERS.

- A BUILDING CONSENT CANNOT BE ISSUED BECAUSE:**
  - Amended plans have been received showing *part* compliance only (2 copies attached).
  - A Resource Consent is still to be approved.
  - An amended PIM has been issued (copy attached).

### **THE BUILDING CONSENT CAN NOW PROCEED BECAUSE:**

- A section 35 (1A) Certificate has been prepared (copy attached)
- A Resource Consent has been approved:
  - Copy attached
  - Copy to be forwarded

Issues are:

- Recession Plane       Setback
- Height       Windows
- Site coverage       \_\_\_\_\_
- Site area       \_\_\_\_\_

- City Plan matters have been resolved:
  - Amended plans have been enclosed
  - No amended plans necessary
- An amended PIM has been issued (copy attached).
- Additional PIM fees:  No       Yes \$ \_\_\_\_\_

Date:

23/12/99

Signed: \_\_\_\_\_



# CHRISTCHURCH CITY COUNCIL

25 February 1999

RAYMOND HUMPHRIES  
525 PAGES ROAD  
CHRISTCHURCH

Dear Sir/Madam

**APPLICATION FOR BUILDING CONSENT  
PROJECT NO. 98007739  
525 PAGES ROAD  
EXTENSION TO EXISTING BUILDING**

To enable us to review your application and ensure compliance with the Building Code you are requested to supply the following further information to the Building Consent Section of the Environmental Services Unit:-

1. Please be advised that the amended floor plan, submitted by Noel Casey, of the games room indicated that it is more in line with a dwelling unit.
2. As aged and confirmed by yourself, this application has been referred back to Town Planning for further review.
3. You will be advised accordingly requesting for possible further details.

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

HANS VERBEEK  
for  
ENVIRONMENTAL SERVICES MANAGER

CONTACT HANS VERBEEK

FILE

BUILDING CONSENT TEAM

2ND FLOOR, CIVIC OFFICES, 163 TUAM ST.

P O BOX 237

CHRISTCHURCH

(03) 371-1929

FAX (03) 371-1920



# CHRISTCHURCH CITY COUNCIL

27 January 1999

RAYMOND HUMPHRIES  
525 PAGES ROAD  
CHRISTCHURCH

Dear Sir/Madam

**APPLICATION FOR BUILDING CONSENT**  
**PROJECT NO. 98007739**  
**525 PAGES ROAD**  
**EXTENSION TO EXISTING BUILDING**

To enable us to review your application and ensure compliance with the Building Code you are requested to supply the following further information to the Building Consent Section of the Environmental Services Unit:-

1. As discussed with you yesterday, 26 January 1999, I wish to advise that in order to complete processing of your building consent application I require the following details.
2. Calculations of a Producer Statement (in the NZIA/ACENZ type format) from an appropriately qualified person for all work to date as described in Colin Leitch's letter dated 26 January 1999. (I have notified your consulting engineer.)
3. A schedule of inspection procedures including verification of design assumptions. (I have notified your consulting engineer.)
4. Correctly identify the current use of the existing building as described under the First Schedule of the Building Regulations 1992, clause A1.
5. I believe a change of use from communal residential to housing (motels to flats) has occurred which has been to date overlooked and not applied for under any application, as shown on our records.
6. Depending on your answer to the above there may be further questions (i.e. fire, accessible facilities).
7. Roof truss design and layout plan complying with New Zealand Standard 3604:1990, clause 10.2, and specific design for any lintels required to support non-uniform concentrated loads (e.g. girder trusses) refer clause 6.6.1.2.
8. Amended drainage details for the revised internal layout. Note: A

CONTACT HANS VERBEEK

FILE

BUILDING CONSENT TEAM

2ND FLOOR, CIVIC OFFICES, 163 TUAM ST.

P O BOX 237

CHRISTCHURCH

(03) 371-1929

FAX (03) 371-1920

change of direction of foulwater drains under a floor slab is not permitted.

9. Amended specification notes clearing stating what Standards are being quoted to carry out the proposed works (i.e. drainage, carpentry, concrete work, etc).
10. It would be advisable if you seek advice concerning these matters with a professional Building Consultant.
11. May I remind you that no further work of any description relating to this application is to be carried out until the Building Consent has been uplifted.

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



HANS VERBEEK  
for  
**ENVIRONMENTAL SERVICES MANAGER**

CONTACT HANS VERBEEK

FILE

BUILDING CONSENT TEAM

2ND FLOOR, CIVIC OFFICES, 163 TUAM ST.

P O BOX 237

CHRISTCHURCH

(03) 371-1929

FAX (03) 371-1920



# CHRISTCHURCH CITY COUNCIL

13 October 1998

*\* RC enclosed.*

RAYMOND HUMPHRIES  
525 PAGES ROAD  
CHRISTCHURCH

Dear Sir/Madam

**APPLICATION FOR BUILDING CONSENT  
PROJECT NO. 98007739  
525 PAGES ROAD  
EXTENSION TO EXISTING BUILDING**

To enable us to review your application and ensure compliance with the Building Code you are requested to supply the following further information to the Building Consent Section of the Environmental Services Unit:-

1. Following our telephone conversation this morning, I confirm the following:
2. A report on the underlying ground conditions on the site from a recognised Engineering Consultant who has a knowledge of foundation engineering. This report must detail the type and extent of foundations for the building. Where the consultant recommends a specific design, it must be supplied with the report. Inspection procedures to be undertaken by the design consultant must be incorporated in the design details.
3. Calculations or a Producer Statement (in the NZIA/ACENZ type format) from an appropriately qualified person for all work outside New Zealand Standard 3604:1990.
4. As your plans exceed non-specific design standards, a registered and qualified consultant should be advised of your proposal.
5. Items covering the content of our letter dated 30 September 1998 are required to be observed.

CONTACT HANS VERBEEK

FILE

BUILDING CONSENT TEAM

2ND FLOOR, CIVIC OFFICES, 163 TUAM ST.

P O BOX 237

CHRISTCHURCH

(03) 371-1929

FAX (03) 371-1920

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



HANS VERBEEK  
for  
**ENVIRONMENTAL SERVICES MANAGER**

CONTACT HANS VERBEEK

FILE

BUILDING CONSENT TEAM

2ND FLOOR, CIVIC OFFICES, 163 TUAM ST.

P O BOX 237

CHRISTCHURCH

(03) 371-1929

FAX (03) 371-1920



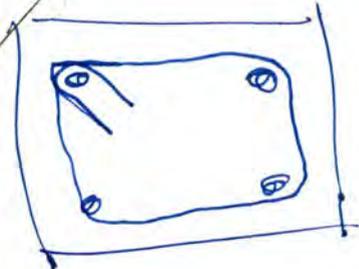
# CHRISTCHURCH CITY COUNCIL

4 November 1998

RAYMOND HUMPHRIES  
525 PAGES ROAD  
CHRISTCHURCH

Dear Sir/Madam

**APPLICATION FOR BUILDING CONSENT  
PROJECT NO. 98007739  
525 PAGES ROAD  
EXTENSION TO EXISTING BUILDING**

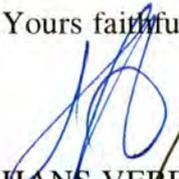


To enable us to review your application and ensure compliance with the Building Code you are requested to supply the following further information to the Building Consent Section of the Environmental Services Unit:-

1. Thank you for your amended details, I reply as follows:
2. Amended masonry block foundation detail clearly showing footing sizes, reinforcing steel details (i.e. stirrups to lintels).
3. Amended slab details showing either a thickened edge or connections to blockwork, and existing foundations.
4. Please confirm if the specification provide concur with the engineer's design.

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



**HANS VERBEEK**  
for  
**ENVIRONMENTAL SERVICES MANAGER**

CONTACT HANS VERBEEK

FILE

BUILDING CONSENT TEAM

2ND FLOOR, CIVIC OFFICES, 163 TUAM ST.

P O BOX 237

CHRISTCHURCH

(03) 371-1929

FAX (03) 371-1920



# CHRISTCHURCH CITY COUNCIL

30 September 1998

RAYMOND HUMPHRIES ➡  
525 PAGES ROAD  
CHRISTCHURCH

Dear Sir/Madam

**APPLICATION FOR BUILDING CONSENT**  
**PROJECT NO. 98007739**  
**525 PAGES ROAD**  
**EXTENSION TO EXISTING BUILDING**

To enable us to review your application and ensure compliance with the Building Code you are requested to supply the following further information to the Building Consent Section of the Environmental Services Unit:-

1. The submitted plans do not meet the minimum standard of information required by New Zealand Standard 3604:1990 clause 2.7. The documents must show compliance with all applicable parts of the New Zealand Building Code. Please provide three sets of amended documents. Some of the matters are outlined below.
2. The work is not clearly identified on your site plan in relation to site boundaries.
3. No stormwater or foul drains are shown.
4. Windows not shown on elevations.
5. South elevation does not match other parts of the drawings.
6. The roof construction is not properly defined of itself, or in relation to the existing building.
7. Are any steps necessary ?
8. No details of roofing, eaves, verge to roof, or insulation.
9. I recommend you seek professional guidance in preparing amended drawings.

CONTACT RON ELLIOTT

FILE

BUILDING CONSENT TEAM

2ND FLOOR, CIVIC OFFICES, 163 TUAM ST.

P O BOX 237

CHRISTCHURCH

(03) 371-1478

FAX (03) 371-1920

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



RON ELLIOTT  
for  
**ENVIRONMENTAL SERVICES MANAGER**

CONTACT RON ELLIOTT

FILE

BUILDING CONSENT TEAM

2ND FLOOR, CIVIC OFFICES, 163 TUAM ST.

P O BOX 237

CHRISTCHURCH

(03) 371-1478

FAX (03) 371-1920

RECEIVED  
2 - 11  
ENVIRONMENTAL SERVICES

# NOEL CASEY BUILDING CONSULTANTS LTD

Dispute Resolution \* Project Management \* Quantity Surveying \* Construction Costing \* Building Reports

Director N J Casey A.N.Z.I.Q.S., F.A.M.I.N.Z., M.N.Z.I.O.B. B.R.A.N.Z. Accredited Adviser

PO Box 29113

148 Manchester Street

CHRISTCHURCH N.Z.

Telephone 03 377-2376

Fax 03 365-3016

Mobile 025 346-661

E-Mail [casey@iconz.co.nz](mailto:casey@iconz.co.nz)

19 February, 1999

The Christchurch City Council  
PO Box 237  
CHRISTCHURCH

**Attention: Mr H Verbeek**

Dear Mr Verbeek

**Re: Application for Building Consent Project No. 98007739 at 525 Pages Road – extension to existing building.**

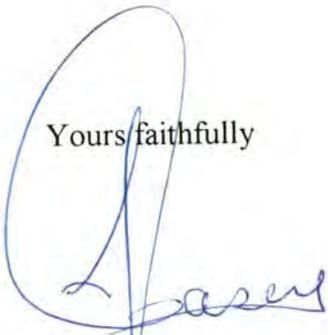
In response to your letter of 27 January 1999 to Raymond Humphries (owner) we advise:

- 1 In answer to Items 2 and 3 of your letter, you are already in possession of a producer statement from Colin Leitch, consultant engineer.
- 2 In respect of Items 4, 5 and 6 of your letter, the dwelling units are identified as apartments for long term letting as was qualified by the City Council letter on your file acknowledging the application of the owner to change from motels to apartments.
- 3 In respect of Items 7, 8 and 9, we enclose two copies of the following documents:
  - a) site plan
  - b) plan, elevations and section (specification notes on original application to apply)
  - c) producer statement from Carters Christchurch for the roof trusses

Pending the processing of the building consent, work has stopped on site and will remain as an unlined building alteration until advice of the consent has been received from the Council.

Please advise should there be any further information required for the issue of the building consent.

Yours faithfully



N J Casey  
for and on behalf of **NOEL CASEY BUILDING CONSULTANTS LTD**

encl

Copy to: Mr R Humphries  
525 Pages Road  
CHRISTCHURCH





Job: HUMPHRIE

Client: MR HUMPHRIES

Site: 525 PAGES ROAD

Description:

Phone:

MiTek 2000 2.100.g6f

Gang Nail Group Ltd.

Tue Feb 16 14:31:36 1999

**PRODUCER STATEMENT**  
**MiTek 2000(tm) ROOF TRUSS DESIGN**

**Certification of Mitek 2000(tm) Design Program**

The MiTek 2000(tm) roof truss design program has been developed by Gang-Nail Group Ltd for the design of Gang-Nail timber roof trusses in New Zealand. The truss designs computed by this program are prepared using sound and widely accepted engineering principles, and in accordance with NZS 4203, NZS 3603 and NZS 3604 as verification methods and acceptable solutions of the approved documents issued by the Building Industry Authority to satisfy the requirements of Clause B1. Structure of the Building Regulations 1992. This computer design for the proposed building complies with the relevant provisions of the NZ Building Code. This is subject to all proprietary products meeting their performance specification requirements, the provision of adequate bracing, fixings and the correct input of design data carried out by suitably trained personnel.

**Summary of MiTek 2000(tm) Design Data and Output**

The MiTek 2000(tm) computer design output for this job titled and located at the site identified on the top of this page is based on the following parameters entered into the program. The owner must ensure that the following job details below are current and relevant to the project before fabrication and erection of the Gang-Nail trusses.

**Job Details**

Roof Pitch:	16.00 deg	Timber Inventory:	MGP10_90x35	Building Wind Zone:	Medium
Roof Material:	Light	Ceiling Material:	Standard	Design Wind Speed:	37.0 m/s
TC Dead Load:	0.250 kPa	BC Dead Load:	0.200 kPa	Pressure Coefficient:	Cpe = -0.9
TC Restraints:	900 mm centres	BC Restraints:	400 mm centres		Cpi = 0.3
Roof Live Load:	Lu = 0.250 kPa	Truss Spacing:	900 mm	Snow Load Zone:	Christchurch
	Lc = 1.0 kN	Standard Overhang:	600 mm	Altitude:	127 m
				Snow Load@16deg:	0.499 kPa

These trusses must be fabricated and erected in accordance with the Gang-Nail manual. Proper erection bracing must be installed to hold the components true and plumb and in a safe condition until permanent bracing is fixed. All permanent bracing and fixing must be installed before any loads are applied. The specifications for timber shall be as shown on the output. The timber shall be standard gauged and treated to the requirements of NZMP 3640.

**Truss List**

Legend: \*: detail only, ?: input only, Fx: failed design, Unmarked trusses: designed successfully

Truss	Span (mm)	Pitch (deg)	Spacing (mm)
EN01	12214	22.00	906
T01	12214	22.00	906



**FILE COPY**

The computer design input has been carried out by:

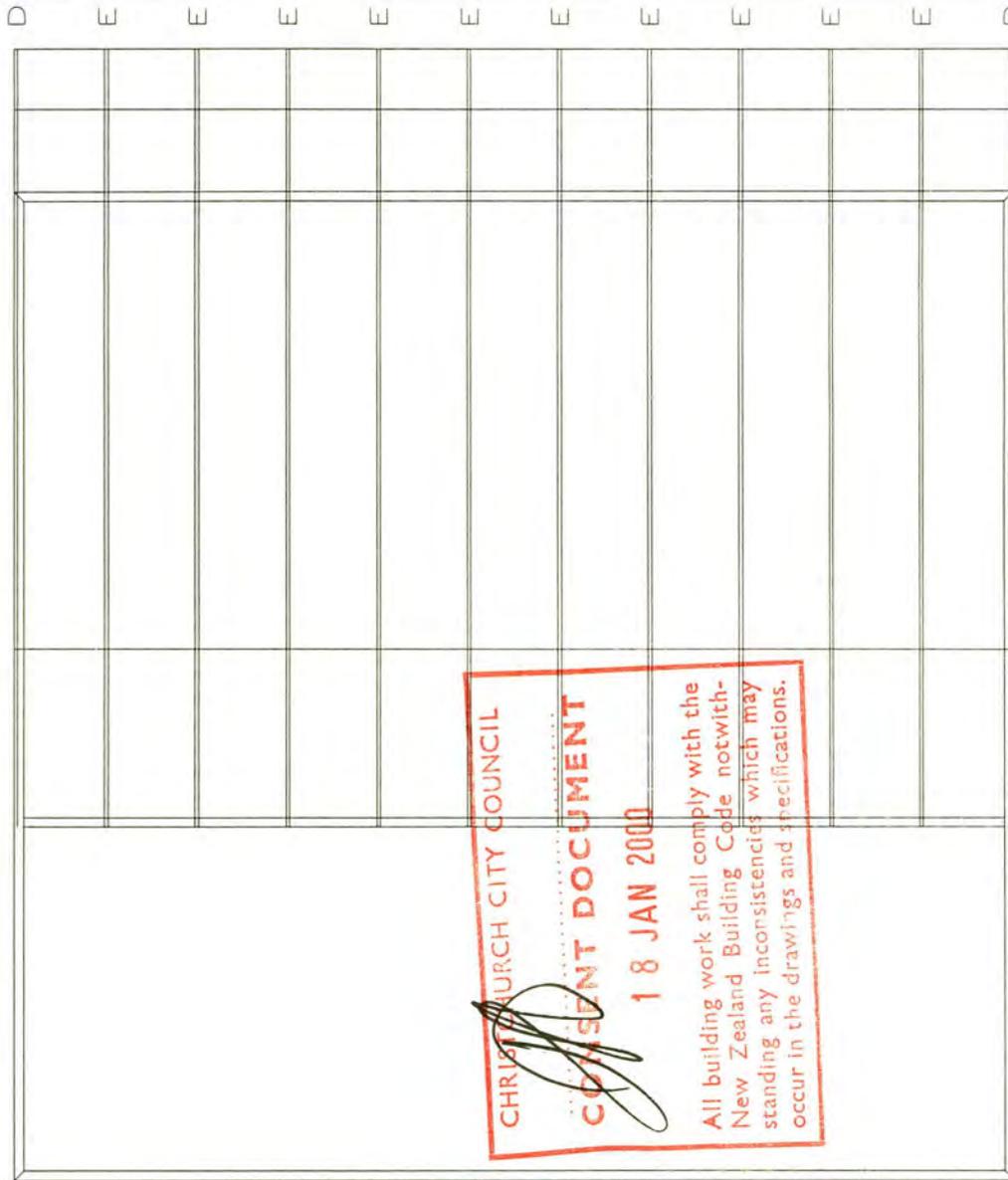
Signed: *[Signature]* Date: 16/2/99  
Name of Computer Operator: G. SOHNSTON

Qualifications and Title: \_\_\_\_\_  
Company: Carters Christchurch

**Verification / Acceptance of Input Data:**

I have checked the input data against the construction drawings and specifications and verify that they are correct and suitable for this job.

Signed: *[Signature]* Date: 16/2/99  
Name: T. D. Hendry Company: Carters



**FILE COPY**

**Carters Christchurch**

322 Manchester Street  
 City  
 Christchurch  
 New Zealand  
 Telephone: (03) 379 - 0520  
 Fax: (03) 379 - 0535

Name: MR HUMPHRIES  
 Address: 525 PAGES ROAD  
 Telephone:

Description: TRUSSES

Job:

**HUMPHRIE**

Scale: 1 : 75

Date: 29/10/98

Drawn By: G.A.J

**Job Details:**

Snow Zone:	Christchurch	Snow Altitude:	127m
Ext. Pressure Coeff.:	-0.9	Int. Pressure Coeff.:	0.3
Wind Area:	Medium	Design Wind Speed:	37.0m/s
TC Restraints:	900mm	BC Restraints:	400mm
Roof Material:	Light	Ceiling Material:	Standard
Roof Live Load:	0.250kPa	Snow Load:	0.499kPa
Roof Pitch:	16.00deg	Truss Centres:	900mm
Notes:			

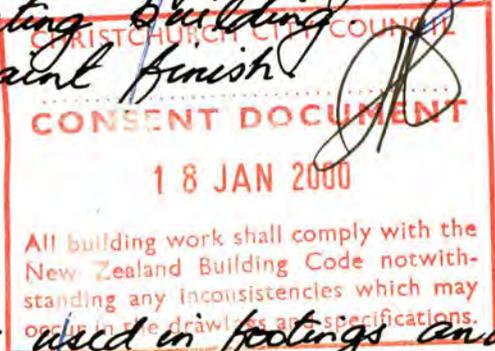
98007739

Mr. Mrs. R & B. Humphries  
525 Pages Rd  
Christchurch.

Specifications for game room:

Blocks: 2016 Series Hollow Blocks. Solid poured with 17.5 m.p.a. concrete grout. Blocks to have clean out at starter rods. Mortar mix 4 sand to 1 cement.

Roof: Corrugated Iron roof with 200x200 flashings. Rafters are set out to suit existing building. Ceiling is jib board with paint finish.



Floor: 17.5 m.p.a. concrete to be used in footings and concrete floor. And x4 D.12 steel in footings with stirrups at 600 centres. With Polythere under floor and mesh. And starters for block work, tied to footings steel and 1 metre above top concrete floor at 600 centres. Floor is 150 mm above ground level to coincide with existing building.

Ground has been surveyed by: Collin Leech - Civil Engineer.

Windows:  
 First window 2x1 metres  
 Second " 2x1.2  
 Ranch Slider 2.6 x 2.0  
 Door at .900 x 2 metres.

FILE COPY

Steel: D.12 vertical and horizontal steel at 600 centres. Starters to be drilled into existing building and vertical steel to be tied to starters.

Sewer line. Gully traps, will be connected up to existing sewer line.

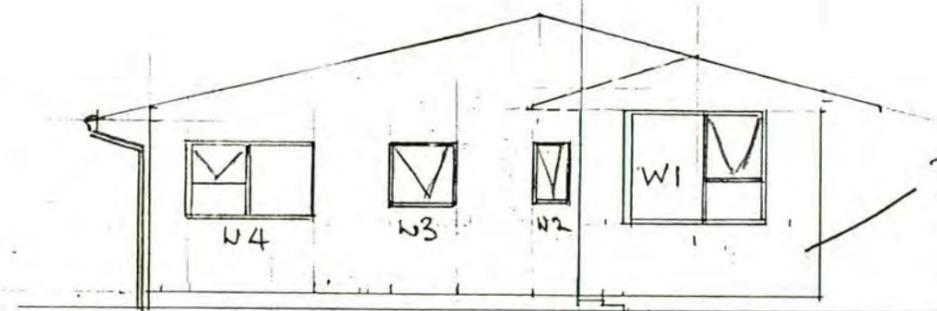
P.V.C Spouting and P.V.C down pipe will be connected to existing storm water out-let which is running parallel to the building.



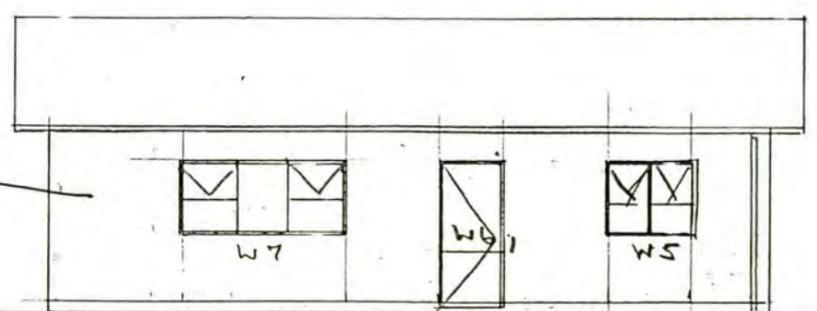
CHRISTCHURCH CITY COUNCIL  
.....  
CONSENT DOCUMENT  
18 JAN 2000  
All building work shall comply with the New Zealand Building Code notwithstanding any inconsistencies which may occur in the drawings and specifications.

FILE COPY

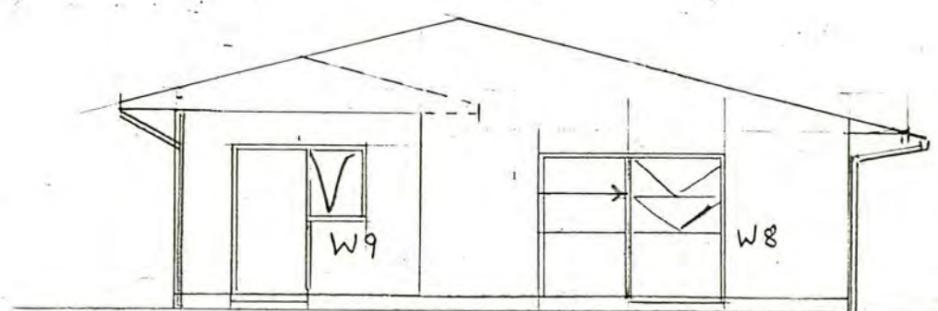




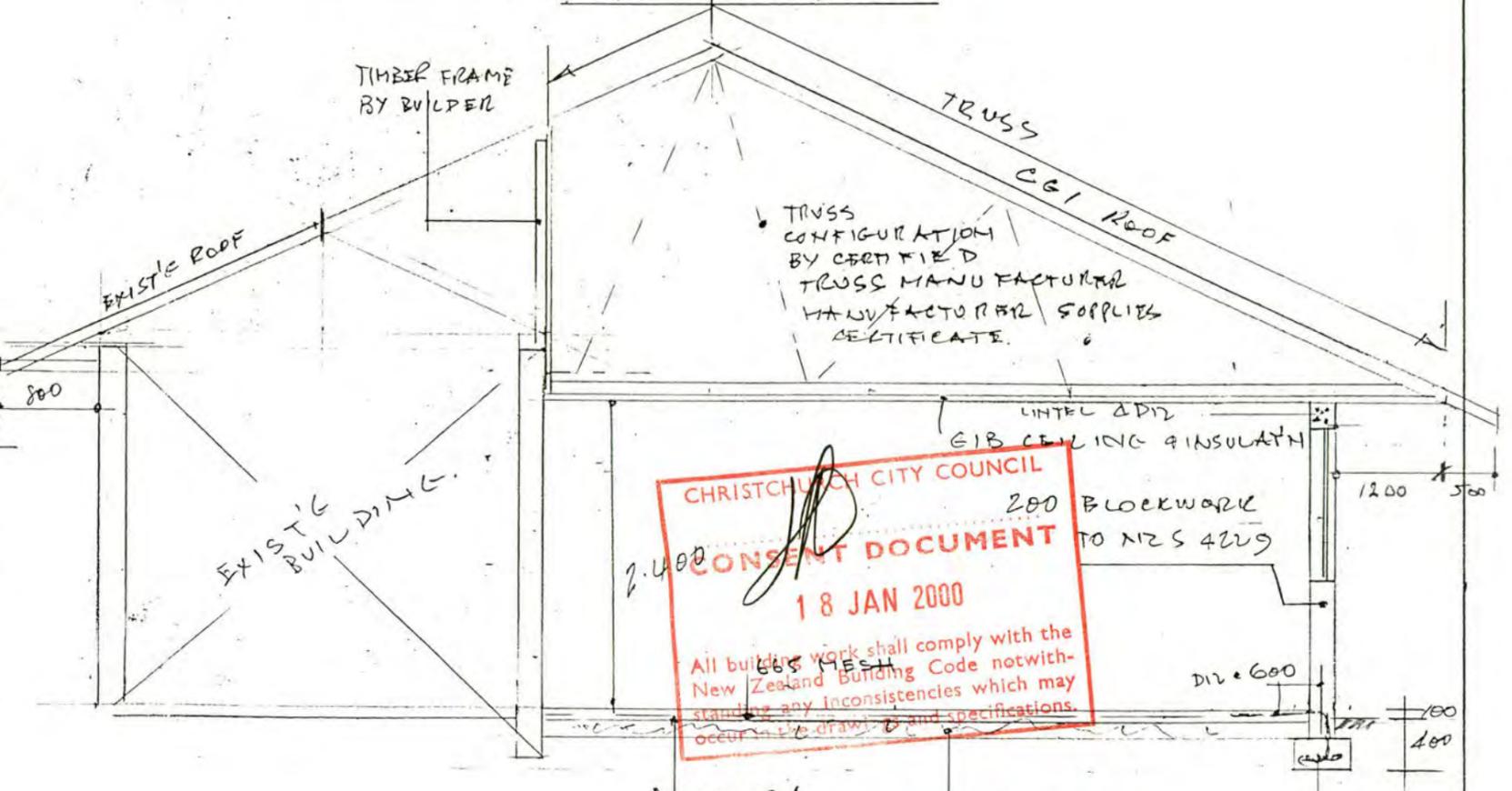
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



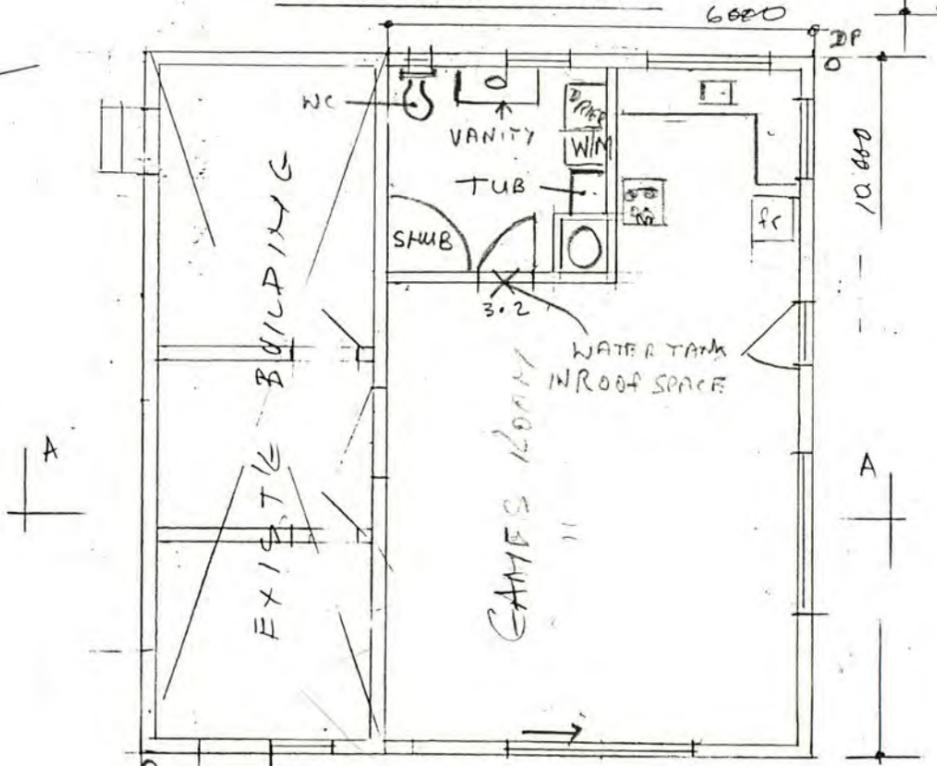
CHRISTCHURCH CITY COUNCIL  
200  
CONSENT DOCUMENT  
18 JAN 2000  
All building work shall comply with the New Zealand Building Code notwithstanding any inconsistencies which may occur in the drawings and specifications.

FILE COPY

SECTION A-A  
1:50

ELECTRICAL - TO SEPARATE DRAWING

RECEIVED  
25 FEB 1999  
BUILDING CONSENTS



PLAN 1:100

AMENDMENT 'A' FEB'99 AS BUILT

NOV '98

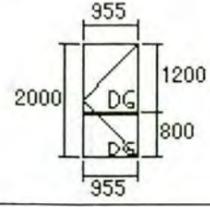
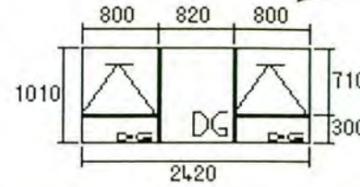
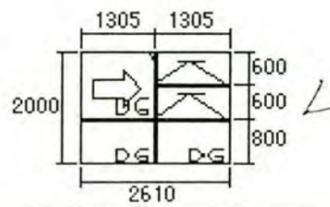
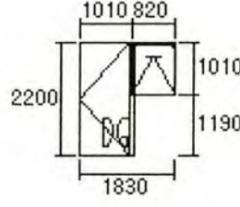
COLIN W LEITCH REA ENG  
80RKNY ST CH-CH 351.6516

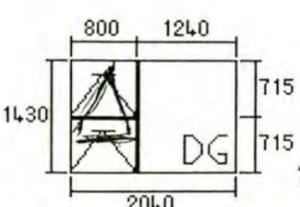
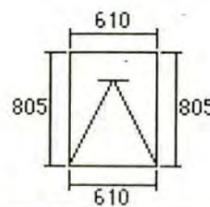
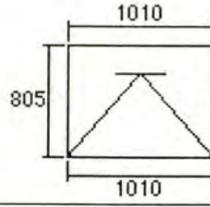
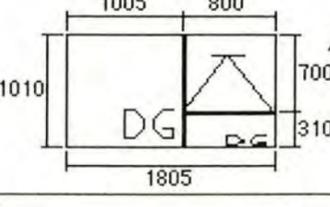
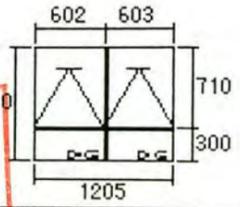
R+B HUMPHRIES  
22 SPAGES RD

ALTERATIONS TO  
BUILDING

PLAN ELEVATIONS  
& SECTION

DRG  
No 2A

DATE QUOTED :12/11/98		QUOTE No:10107		PAGE: 2	
6	W6		COLOR:OFF WHITE GLASS:D/G LAM/LA BELOW 500 to FL LINER:P/P 140X19 FRAME:HINGED IN DOOR TRIM : 2015 x 970	1	
7	W7		COLOR:OFF WHITE GLASS:D/G CLEAR ABOVE 500 to FL LINER:P/P 140X19 FRAME:AWNING TRIM : 1025 x 2435	1	
8	W8		COLOR:OFF WHITE GLASS:D/G CLEAR BELOW 500 to FL LINER:P/P 140X19 FRAME:SLIDING DOOR TRIM : 2015 x 2625	1	
9			COLOR:OFF WHITE GLASS:D/G LAM/LA BELOW 500 to FL LINER:P/P 140X19 FRAME:HINGED DOOR TRIM : 2215 x 1845	1	

DATE QUOTED :12/11/98		QUOTE No:10107		PAGE: 1	
DATE MODIFIED:12/11/98		RYLOCK CANTERBURY			
TO:		PO BOX 15-061 260 DYERS ROAD BROMLEY - CHRISTCHURCH PHONE No.:03 384 4079 FAX No.:03 384 3741			
NO NAME DG					
ITEM	DESCRIPTION			QTY	
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2	W2		COLOR:OFF WHITE GLASS:D/G OBSC ABOVE 500 to FL LINER:P/P 140X19 FRAME:AWNING TRIM : 820 x 625	1	
3	W3		COLOR:OFF WHITE GLASS:D/G CLEAR ABOVE 500 to FL LINER:P/P 140X19 FRAME:AWNING TRIM : 820 x 1025	1	
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5	W5		COLOR:OFF WHITE GLASS:D/G CLEAR ABOVE 500 to FL LINER:P/P 140X19 FRAME:AWNING TRIM : 1025 x 1220	1	

CHRISTCHURCH CITY COUNCIL  
 CONSENT DOCUMENT  
 18 JAN 2000  
 All building work shall comply with the New Zealand Building Code notwithstanding any inconsistencies which may occur in the drawings and specifications.

FILE COPY

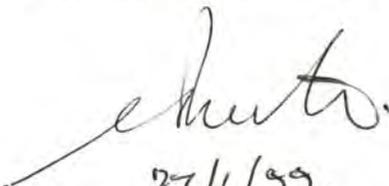
RECEIVED  
 26 JAN 1999  
 BUILDING CONSENTS

PRODUCER STATEMENT

ISSUED BY: C. WILFITCH.  
TO: CHRISTCHURCH CITY COUNCIL  
FOR: R & B HUMPHRIES  
PROPERTY DESCRIPTION: 525 PAGES RD.  
PROJECT NO 98007739

I have been engaged by R & B HUMPHRIES OF 525 PAGES RD  
TO PREPARE DPG FOR A BUILDING EXTENSION AT THE ABOVE  
ADDRESS. THIS STATEMENT DOES NOT COVER THE ROOF TRUSS  
DESIGNED BY CARTERS.

I certify that the works described on the above plans  
have been designed in accordance with sound and widely  
accepted engineering principles, that they have been  
designed to support the loads specified in the New Zealand  
Building Code and that I have ascertained to the best of  
my ability that the stresses and combinations of stresses  
in the various materials of construction under the above  
loads will not exceed the maxima to ensure the safety  
and stability of the structure, and if erected in accordance  
with these plans and specifications will comply with the  
requirements of the New Zealand Building Code.

  
27/1/99.

COLIN W. LEITCH

B.E.(Civil) M.I.P.E.N.Z.  
Registered Engineer

8 Orkney Street  
Bryndwr  
Christchurch- 5  
Telephone 351-6318

 <p><b>CHRISTCHURCH</b> THE GARDEN CITY <i>The city that shines</i></p>	<p><b>CHRISTCHURCH CITY COUNCIL</b></p> <p><b>REQUEST FOR FURTHER INFORMATION</b></p> <p><b>CHECK SHEET</b></p>	<p><b>PROJECT NO:</b> <u>98007739</u></p> <hr/> <p>Please use this number on all correspondence</p>
--	---	---

**Applicant:** Kay Humphries

**Location:** 525 Paces Wood

To enable further processing of your application please forward details of any required items to the LINWOOD Service Centre. Processing of your application will be delayed until the items indicated are submitted.

	Supplied	/		Supplied	/	
• Site Plan: Fully dimensioned, scaled, showing all buildings & easements (proposed/existing)	✓			✓		
• Certificate of Title: Recent search copy of (less than 6 months old)	✓			✓		
• Plans & specification of an acceptable standard	✓					
• Plans, elevations, cross sections of the proposal in triplicate (in duplicate if PIM issued)	✓					
• Recession planes (including to internal boundaries) indicated						
• Site levels relating to top of roadside kerb, and finished floor level indicated						
• Hill sites: indicate contours, drive gradients and building heights						
• Site boundaries nominated	✓					
• Shared access ways/other areas						
• Foulwater drains						
• Stormwater drains						
• Stormwater discharge for hardstanding areas detailed to an approved outfall						
• Water Service Details						
• Vehicle crossing position indicated on site plan						
• Vehicle access manoeuvre and parking area indicated						
• Street trees, poles, sumps, manholes, traffic islands affecting vehicle access						
• Site area per unit indicated						
• Site coverage: % details						
• Living and service courts indicated						
• Landscaped area indicated and planting plan produced						
• Demolition Details						
• Swimming pool: design, fence and discharge						
• Backflow prevention						
• Waterway setbacks indicated						
• Notable and protected site trees indicated						
• Heritage site or building affected?						
• Resource Consent Application						
• Development Application						
• Subdivision details						
• Structural drawings				✓		
• Foundation design and report on ground conditions				✓		
• Blockwork: design including foundations						
• Retaining walls: design heights, position, sub soil drainage and safety barriers						
• Fire partitions: dividing walls, common walls						
• Window positions & opening windows indicated						
• Safety glass provisions specified						
• Thermal insulation and R value indicated						
• Sound insulation indicated						
• Stairs/steps/landings/balconies: dimensions, handrail and barrier details						
• Solid fuel heater: make, model and location						
• Accurate layout & details of plumbing systems						
• Alternative Solutions details						
• Access and facilities for people with disabilities						
• Access Route Details						
• Dangerous goods: storage and sign details						
• Gas bottle: storage location and capacity if over 10kg						
• Soakpit, septic tank and pumping station design details.						
• Earthworks: Identify proposed cut or fill where more than 10 m <sup>3</sup> of soil is being moved						
• Specifications in duplicate						
• Pegging certificate for two or more units on site						
• Bracing calculations and layout						
• Roof truss design statement and layout						
• Producer statement: Specific design details for work outside the scope of NZS 3604 & NZS 4229						
• BA20 form (Producer Statement information)						
• Fire Safety Summary or Fire Design Statement						
• Compliance Schedule details						

**Date:** 28/11/18

**Signed:** Alannah Dalby

**Print Name:** Alannah Dalby

All the relevant information on this form is required to be provided under the Building Act and Resource Management Act for the Environmental Services Unit to process your application. Under these Acts this information has to be made available to members of the public including business organisations. The information contained in this application may be made available to other units of the Council. You have the right to access the personal information held about you by the Council which can be readily retrieved. You can also request that the Council correct any personal information it holds about you.

<p><b><i>Project Information Memorandums (PIM's) and Building Consents can be lodged and uplifted at the following centres, where there are Building Information Officers available to assist you.</i></b></p>	
<p><b>Civic Offices</b>                  163-173 Tuam Street                  PO Box 237                  Telephone 379 1660                  Fax 371 1792</p>	<p><b>Fendalton Service Centre</b>                  Cnr Jeffreys &amp; Clyde Roads                  PO Box 29 183                  Telephone 351 7109                  Fax 372 2747</p>
<p><b>Linwood Service Centre</b>                  180 Smith Street                  PO Box 24 214                  Telephone 389 1477                  Fax 372-2639</p>	<p><b>Sockburn Service Centre</b>                  149 Main South Road                  PO Box 11 011                  Telephone 348 5119                  Fax 372-2539</p>

<p><b><i>Project Information Memorandums (PIMs) and Building Consents can also be lodged and uplifted at these Service Centres.</i></b></p>
<p><b>Beckenham Service Centre</b>                  66 Colombo Street                  PO Box 12-033                  Telephone 332 3099                  Fax 332-3443</p>
<p><b>Papanui Service Centre</b>                  Cnr Langdons Road &amp; Restell Street                  PO Box 5142                  Telephone 352 8117                  Fax 352 1308</p>
<p><b>Shirley Service Centre</b>                  36 Marshland Road                  PO Box 27 043                  Telephone 385 3079                  Fax 385 4224</p>



# CHRISTCHURCH CITY COUNCIL

## DOCUMENT TRANSFER

- FROM:**
- Civic Offices
  - Linwood Service Centre
  - Fendalton Service Centre
  - Sockburn Service Centre

- ISSUED TO:**
- Consent Team
  - Compliance

**PROJECT No:** 98007739

**ADDRESS:** 525 PAGES RD

**THE PIM IDENTIFIED NON-COMPLIANCE WITH DISTRICT PLAN METTERS.**

**A BUILDING CONSENT CANNOT BE ISSUED BECAUSE:**

- Amended plans have been received showing *part* compliance only (2 copies attached).
- A Resource Consent is still to be approved.
- An amended PIM has been issued (copy attached).

**THE BUILDING CONSENT CAN NOW PROCEED BECAUSE:**

- A section 35(1A) Certificate has been prepared (copy attached)
- A Resource Consent has been approved (~~copy attached~~) *still to be typed*
- Amended plans have been received showing compliance with the City Plan (2 copies attached).
- City Plan matters are approved (no amended plans).
- A Surveyors Certificate has been received
  - Recession Plane*  *Height*  *Boundary Setback*
- An amended PIM has been issued (copy attached).

Date: 27 10 98

Signed: *[Signature]*