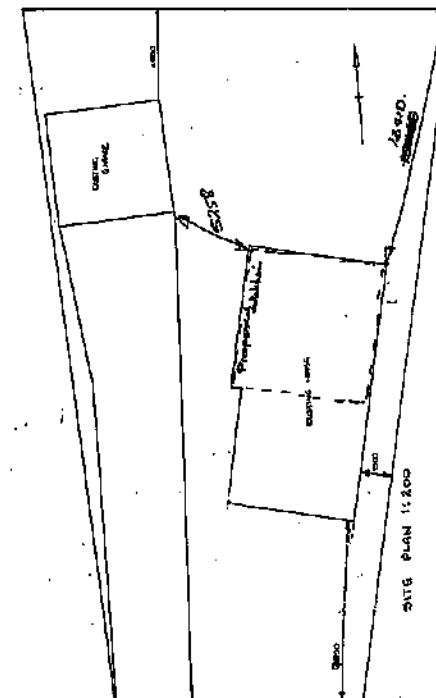
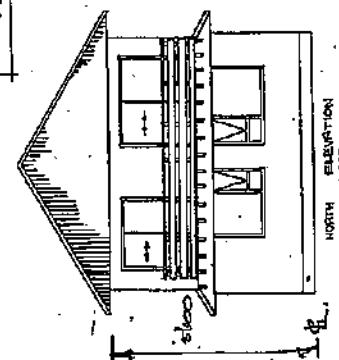
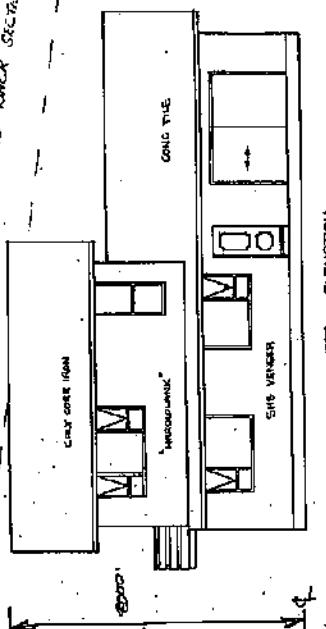


“*Chittagong*”-*বাংলাদেশ* ১৫৩০০০ - ১৫০০০০০



6.30 DRIVERS TO BACK SECTION.



१८८८-१८८९ वर्षात् एक विशेष विद्यालय बनाया गया। यह विद्यालय एक विशेष विद्यालय बनाया गया।

12 *oslocei* *di* *neptoides* *di*

THE SCHOOL TO CONFORM TO NEEDS AND CHARTS OF THE AMENDMENTS
TO BE IN ACCORDANCE WITH SCOTT TAKO PRACTICE.

North Belcarra School (600 + \$2.) by extension, 1900-01.

INTERFERENCES - INSTRUCTIONS

ALL ROOF WALL JUNCTIONS OVER EIGHT FEET LONG ERODED PLASTERING IS REQUIRED TO LEAVE UNPAINTED.

卷之三

卷之三

114873

PLANS - ELEVATIONS - SECTION - SITE PLAN

PROPOSED ESTATE PLAN 11-1000

114

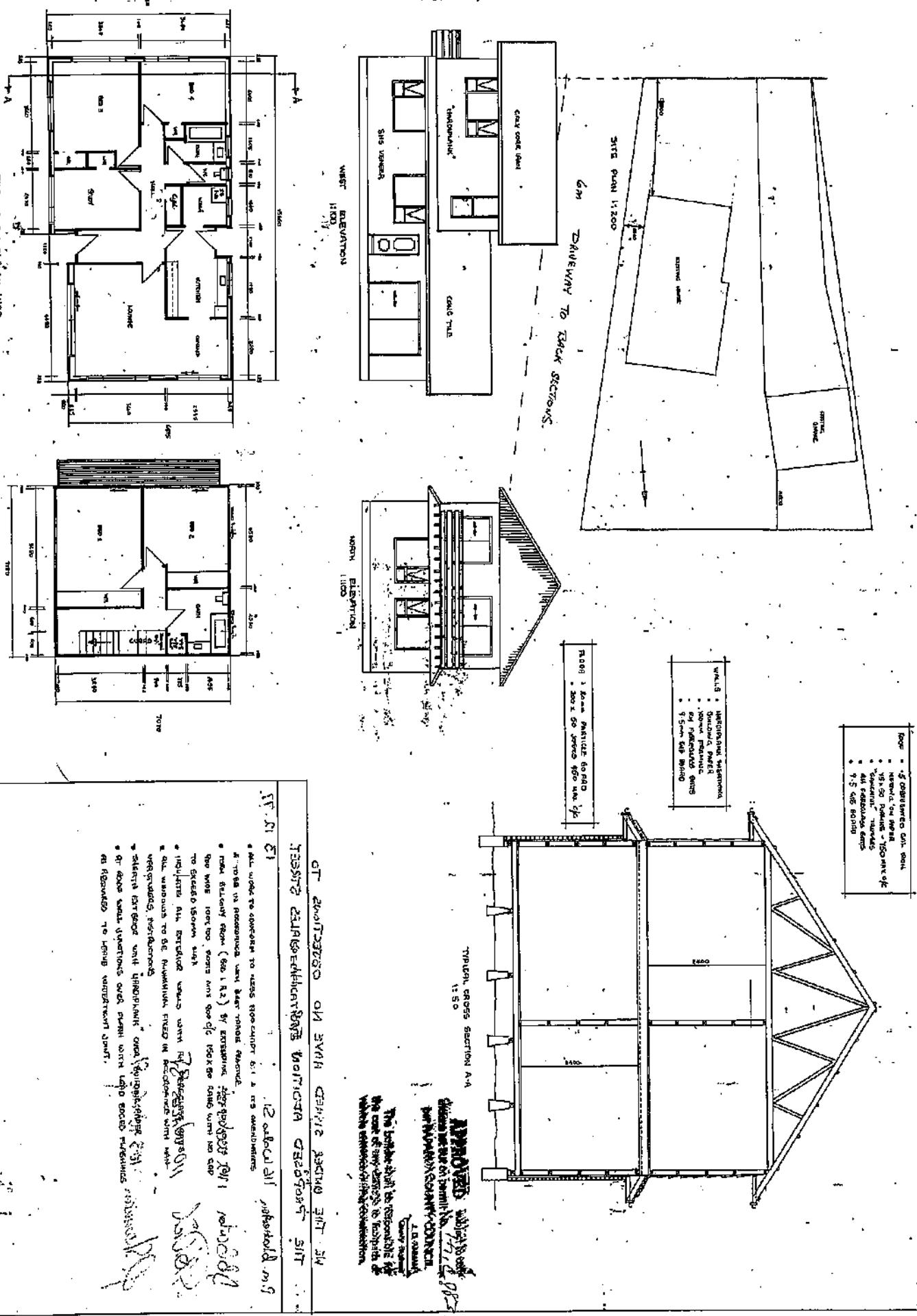
הנִּמְזָנִים

Dissolved Alkalinity

PROFUSÉU ADUL

卷之三

SCALES AS SF



SCALES AS SHOWN

PROPOSED ADDIT'.

EXPLORING PLANS 1:803

ପ୍ରକାଶକୁ ଧରିବାର ପରିମାଣ ୫୫୫

十一

PLANS - ELEVATIONS - SECTION - SITE PLAN

SHEET 1 of 1

Building Consent

Section 51, Building Act 2004

Form 5 – Building (Forms) Regulations 2004

Building consent number BCN/2024/2863 Date granted 1 May 2024

Date issued

The building

Street address of building	114 Wales Street Oaklands	Location of building within site/block number	Off Street
Legal description of land where building is located	Lot 47 DP 27135		
Building name	House	Level/unit number	

The owner

Name of owner	L C McKavanagh and TP Trustees 2021 (1) Limited and B L McKavanagh	Phone number	
Contact person	Leon McKavanagh	Landline	
Mailing address	10/1269 Christchurch Akaroa Road RD 2 Christchurch 7672	Mobile	21 283 3080
		Daytime	
Street address/registered office	10/1269 Christchurch Akaroa Road RD 2 Christchurch 7672	After hours	
		Fax	
Email address	mckavanagh@farmside.co.nz	Website	

First point of contact for communications with the building consent authority:

Name	D K Jones	Phone	
Contact person	Darrell	Mobile	021 2833 080
Mailing address	211 Rocking Horse Road Christchurch 8062	Fax	
		Email address	dkjfires@gmail.com

Building work

The following building work is authorised by this building consent:

Alteration to dwelling - installation of Woodsman Serene ULEB, freestanding, dry, woodburner, CAC-194586

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or any responsibility under any other

Act relating to or affecting the building (or proposed building). This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

Conditions of consent

This building consent is subject to the following conditions:

Under section 90 of the Building Act 2004, agents authorised by the Council (acting as a building consent authority) are entitled, at all times during normal working hours or while building work is being done, to inspect:

- land on which building work is being or is proposed to be carried out; and
- building work that has been or is being carried out on or off that building site; and
- any building.

Compliance schedule

A compliance schedule is not required for the building.

Attachments

Copies of the following documents are attached to this building consent:

- Estimate of construction inspections (by Christchurch City Council)
- Building consent construction documentation (including third party certification) and advice notes
- Approved plans specifications and supporting documents



Amy Doherty
Building Control Officer Level 2
DDI: 03 941 6887
Mobile: 027 228 8946
Email: Amy.Doherty@ccc.govt.nz

On behalf of: Christchurch City Council

Date: 1 May 2024

3 May 2024

53 Hereford Street
Christchurch 8011

DKJ Heating
C/O Darrell Jones
211 Rocking Horse Road
Christchurch 8062

PO Box 73013
Christchurch 8154

ccc.govt.nz

Dear Sir/Madam

Your building consent is now issued

BCN/2024/2863

114 Wales Street Oaklands

Alteration to dwelling - installation of Woodsman Serene ULEB, freestanding, dry, woodburner, CAC-194586

We are pleased to tell you that your building consent is now issued.

You can now download your approved documents from onlineservices.ccc.govt.nz. You may need to register first (this is free).

The files to download consist of the following:

- Building consent
- Estimate of construction inspections (by Christchurch City Council)
- Building consent construction documentation (including third party certification) and advice notes
- Approved plans specifications and supporting documents

If you have requested a hard copy of the building consent, you can pick it up from the ground floor of the Civic Offices at 53 Hereford Street from 8am to 5pm, Monday to Friday or from the service centre you have requested/specified on the application form.

If you need to talk to us you can call me on the number below, or if you need help downloading your documents, please email onlineservices@ccc.govt.nz.

Yours sincerely

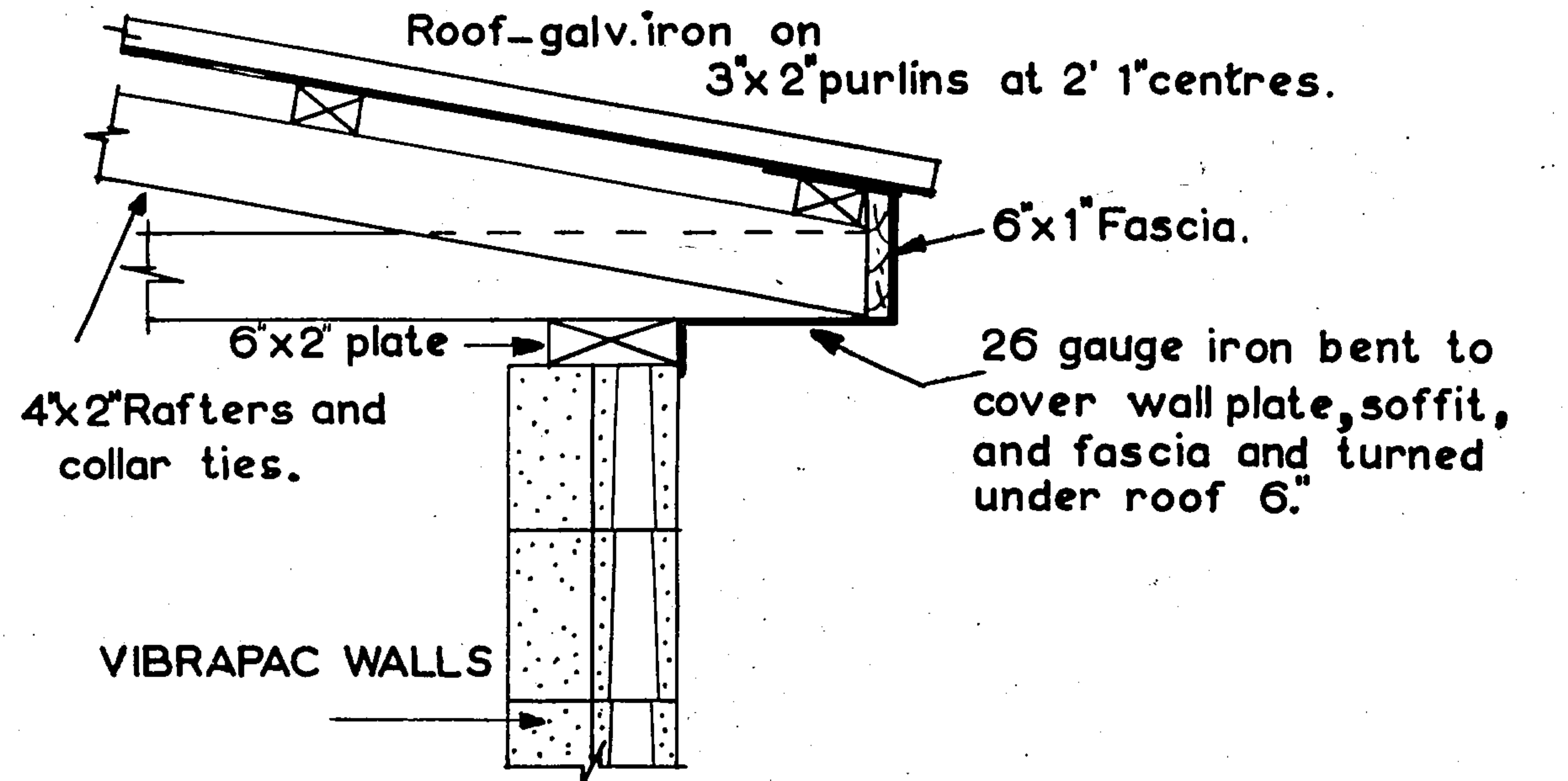


Bruce Lyon
Building Support Officer
03 941 5476


Variations in standard construction to comply with restricted garage siting may require one of the following:-

1. Fireproof eaves.
2. 8 inch Vibrapac boundary wall with parapet.

Details are included and are to be used when directed by your building inspector.



SUGGESTED DETAIL OF FIREPROOFED EAVES



TYPICAL SECTION THROUGH 8" BOUNDARY WALL WITH A PARAPET

SPECIFICATIONS

FOUNDATION/FLOOR SLAB. Box foundation/floor slab to dimensions shown. Concrete to be 6 parts pre-mix to 1 part cement by volume, all thoroughly mixed. Reinforce foundation with two $\frac{1}{2}$ " dia. rods continuous around the four sides, lapping all reinforcing joints 20 inches or more. Insert $\frac{1}{2}$ " dia. starter rods to reinforced columns marked "+" on plan. Starter rods must protrude minimum 24" from foundation. Form 1" x 8" optional rebate in floor.

WALLS to be constructed to bond shown in VIBRAPAC 4" blocks with 430 bonded piers. Build in bolts at door openings for door jamb fixing as required.

POSITION $\frac{1}{2}$ INCH VERTICAL REINFORCING in all columns marked "+" on plan, and fill with good quality concrete.

BOLTS. Concrete 6" x $\frac{1}{2}$ " bolts into tops of columns, and into one top course block between columns.

TOP PLATE. Must be 6" x 2" timber in one continuous length for each wall, halved at corners.

TRUSSES. Construct to details on plan. Truss Fixing on garage No. 6 Position wedge shaped spacer between collar ties at truss ends. Drill and bolt on 3" x 3" x $\frac{1}{4}$ " angle brackets 4" long. Position truss on plate over columns and fasten down with 2" coach screws.

GABLE ENDS. On plan 1 to 5 cut in studs in gable ends to suit gable cladding. On plan 6 frame up to pitch of roof in 4" x 2" timber, brace and dwang. Note: it is essential to well bolt or nail the 6" x 2" plate to the gable member (see detail).

FINISHING: Prime, stop and paint all exposed woodwork. Where blocks not containing Onoda N.N. have been used, waterproof block walls with silicone or an approved paint.

NOTE: This garage must be sited and erected in accordance with all local bylaws and regulations. Before commencing construction a building permit must be obtained.

MORTAR. Mix only sufficient quantity to suit immediate requirements (as all mortar should be used within one and a half hours of mixing).

PROPORTIONS. 4 parts graded sand, or sand and lime mortar, to 1 part cement, plus 5% of Onoda N.N. to weight of cement.

FOR PRACTICAL PURPOSES:

4 buckets of sand or sand and lime mortar (rubber bucket 2 gallon size).

1 bucket cement (30 lb. 2 gallon size).

5% Onoda N.N. by weight of cement = $1\frac{1}{2}$ lbs. = 24 oz. = $1\frac{1}{2}$ pints.

e.g. 1 yard of sand or sand and lime mortar = 6 bags of cement = 3 gallons N.N. will make sufficient mortar to lay a minimum of 600 blocks.

HAND MIX PROCEDURE:

1. With approximately half the estimated water requirement, mix the Onoda N.N. to obtain dilute solution.
2. Dry mix thoroughly sand, or sand and lime mortar, with cement and add Onoda N.N. solution.
3. Continue mixing, at the same time adding the balance of the water to bring the desired consistency. Mix for a further five minutes after the last of the water has been added.

MACHINE MIX PROCEDURE:

1. Add Onoda N.N. dilute solution, as above, to mixer.
2. Charge mixer with $\frac{1}{2}$ of sand, then cement, then remainder of sand or mortar.
3. Add balancing water and continue to mix for at least three minutes after cement is dispersed through mix.

QUANTITIES FOR STANDARD GARAGES

Garage Size (ft.)	Block Styles	401	430	802
16 x 12		255	80	10
18 x 12		265	100	10
20 x 12		295	100	10
22 x 12		325	100	10
24 x 12		355	100	10
20 x 20		345	90	10 + 20 style 830

Alterations to block quantities for:
a 4ft. x 2ft. 8in. steel window

ADD
6. 401 slotted
12. 402 slotted

DEDUCT
23. 401
ADD
10. 402
DEDUCT
25. 401

VIB 7/69

VIBRAPAC BLOCKS LTD.
P.O. BOX 16101 HORNBY
ADVISORY CENTRE
PHONE 40-199

VIBRAPAC (Sth, Canty.) LTD.
P.O. BOX 242, TIMARU
MAIN RD., WASHDYKE
PHONE 5152

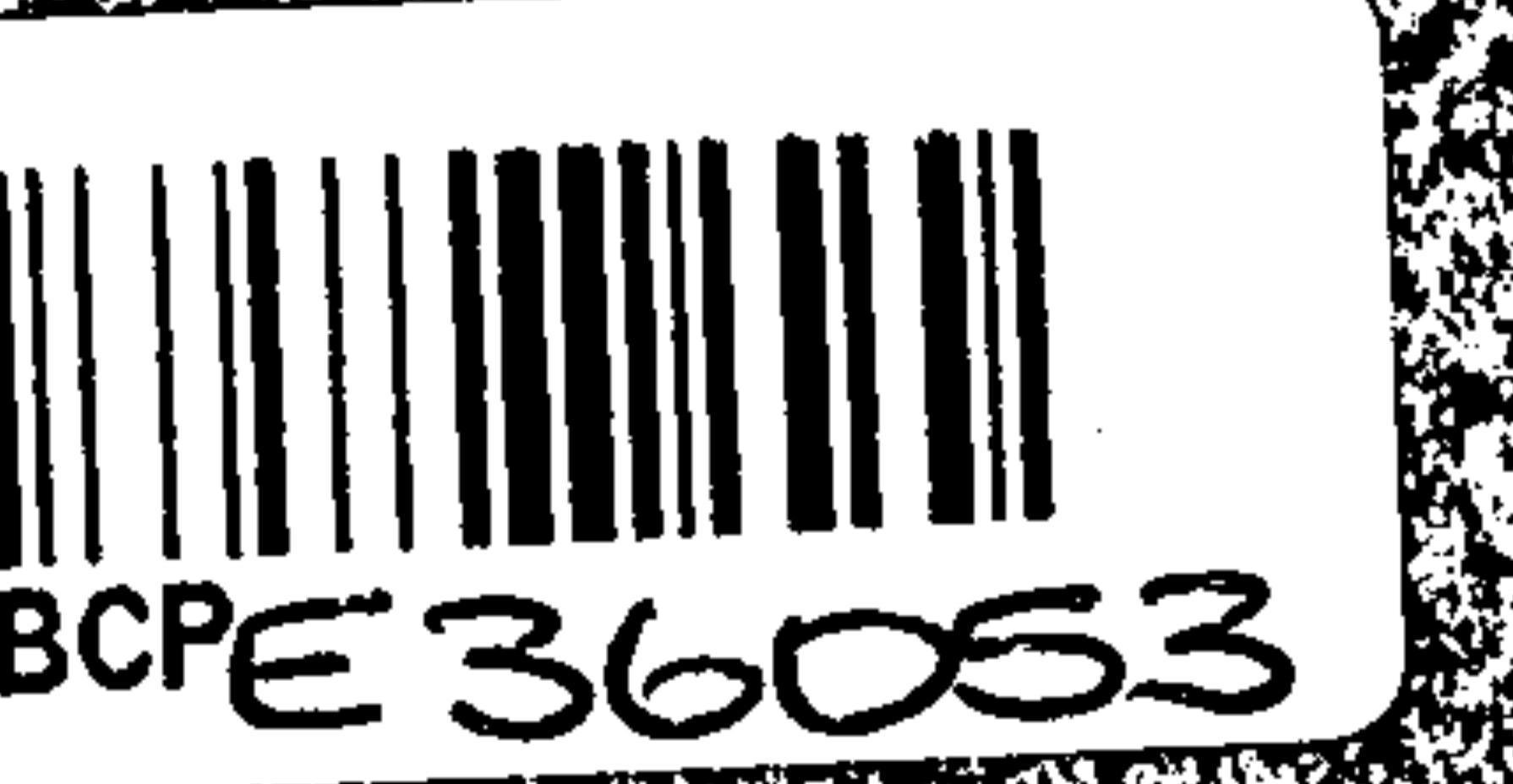
VIBRAPAC (Otago) LTD.
P.O. BOX 37, DUNEDIN
SHOWROOM 405 PRINCES ST.
PHONE 75-027

VIBRAPAC

Economy Garages



PERMANENT
FIREPROOF
LOW COST
NO MAINTENANCE



BCPE 36053

COMPLETE CONSTRUCTION DETAILS FOR EASY-TO-BUILD VIBRAPAC GARAGES

SIZES FROM 16ft x 12ft TO 20ft x 20ft

PLANS — SPECIFICATION — QUANTITIES — CONSTRUCTION GUIDE

6



CHRISTCHURCH CITY COUNCIL

20 November 1997



MOWAT MURRAY JOHN
114 WALES ST
CHRISTCHURCH 3

Dear Sir/Madam

PROJECT INFORMATION MEMORANDUM

PROJECT NO. 97009120

Please find enclosed your Project Information Memorandum in respect of the proposed GARAGE EXTENSION at 114 WALES STREET.

Your application for a Building Consent in respect of the above proposal will now be processed unless you advise the Council to cancel or suspend the application.

Please note also that the Project Information Memorandum may reveal matters affecting compliance with the Building Act 1991, or other authorisations required.

Yours faithfully

for
AREA DEVELOPMENT OFFICER/
SENIOR BUILDING INFORMATION OFFICER

DISTRIBUTION: PROPERTY FILE (1)

CONTACT

SOCKBURN SERVICE CENTRE
P O BOX 11-011 CHRISTCHURCH

FILE

149 MAIN SOUTH ROAD
TELEPHONE (03) 348-5119 FAX (03) 343-0914



CHRISTCHURCH CITY COUNCIL
BUILDING ACT 1991
Project Information Memorandum

FORM BA2A
PROJECT NO:
97009120

Site Address: 114 Wales Street

Legal Desc: Lot No: 47 **DP No:** 27135

Applicant: Mr and Mrs Mowat
114 Wales Street
Christchurch

Owner: Mr and Mrs Mowat

- No information relevant to this project has been found.

DRAINAGE:

Drainage Plan provided

Total Project Information Memorandum fees \$ 25.00
Paid \$ 25.00 **Receipt No.:** 2300615
Balance to pay \$ nil *Fee is payable upon uplifting building consent*

Signed for and on behalf of the Council:

Date: 20-Nov-97

NAME: Cindy Hawthorne
POSITION: SENIOR TECHNICAL CLERK

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

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.

FILE COPY



CHRISTCHURCH CITY COUNCIL
APPLICATION FOR BUILDING CONSENT

FORM: BA3
PROJECT NO:
97009120

PLEASE COMPLETE ALL SECTIONS OF THIS FORM (IF APPLICABLE TO YOUR APPLICATION)

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.

APPLICATION DETAILS		PROJECT																
<ul style="list-style-type: none"> • OWNER (or purchaser or lessee) <p>Name: <u>Mr & Mrs Mowat</u> Mailing Address: <u>114 WALES STREET</u> Street Address: <u>CHRISTCHURCH</u> Phone: _____ Fax: _____</p>		<ul style="list-style-type: none"> • LOCATION <p>Street Address: <u>114 WALES STREET</u> <u>CHRISTCHURCH</u> Lot: <u>47</u> DP: <u>27135</u> Other: <u>Rural Section 333</u></p>																
<ul style="list-style-type: none"> • APPLICANT (if not owner, purchaser or lessee) <p>Name: <u>As Above</u> Company: _____ Mailing Address: _____ Street Address: _____ Phone: _____ Fax: _____</p>		<ul style="list-style-type: none"> • DESCRIPTION OF WORK: <u>EXTENSION TO GARAGE.</u> 																
<p>Estimated Value of proposed work (inclusive of GST) <u>\$ 2300</u></p> <p>Building Consent to be uplifted from: <input type="checkbox"/> _____ Service Centre</p> <p><input checked="" type="checkbox"/> If prepaid post to Owner / Applicant (delete one)</p>		<ul style="list-style-type: none"> • Will the building undergo a change of use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 																
<ul style="list-style-type: none"> • Water Supply <p>New supply required: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Residential / Commercial (DELETE ONE) If commercial, has estimate been obtained from the Council <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Distance from LH/RH boundary (looking from street)</p> <p>Nominate street if a corner site: _____</p>		<ul style="list-style-type: none"> • Intended Use: <u>Domestic</u> 																
<ul style="list-style-type: none"> • Road Opening <p>Type of service: <u>No.</u> Sewer / Stormwater (DELETE AS NECESSARY)</p>		<ul style="list-style-type: none"> • FLOOR AREA <p>Ground Floor: Existing <u>108.57</u> m² Add _____ m² Other Floor: Existing _____ m² Add _____ m² Accessory Building Area: Existing <u>31.92</u> m² Add <u>16.8</u> m²</p> <ul style="list-style-type: none"> • Planning - Site Coverage <p>Total area of all buildings over foundation at ground level. Existing <u>140.49</u> m² Proposed <u>16.8</u> m²</p>																
		<ul style="list-style-type: none"> • Vehicle Crossing (in connection with this Building Consent) <p>Is a vehicle crossing required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No New / Extension / Residential / Commercial (DELETE AS NECESSARY) <u>EXISTING</u></p>																
FOR COUNCIL USE ONLY																		
<p>Invalid Owner Recorded: <input type="checkbox"/></p> <p>Date Received: <u>4/11/97</u></p> <p>Prepaid Fee: <u>\$ 155.00</u></p> <p>Receipt No: <u>2300615</u></p> <p>Receiving Officer's Name: <u>M. Kerr</u></p>		<p>DRAINAGE INFORMATION</p> <table border="0"> <tr> <td>Not Required</td> <td><input type="checkbox"/></td> <td>Block Plan Only</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Full PIM</td> <td><input type="checkbox"/></td> <td>Date Requested</td> <td><u>6/11/97</u></td> </tr> <tr> <td>Hazard</td> <td><input type="checkbox"/></td> <td>Yes</td> <td><input type="checkbox"/></td> </tr> <tr> <td></td> <td></td> <td>No</td> <td></td> </tr> </table>	Not Required	<input type="checkbox"/>	Block Plan Only	<input checked="" type="checkbox"/>	Full PIM	<input type="checkbox"/>	Date Requested	<u>6/11/97</u>	Hazard	<input type="checkbox"/>	Yes	<input type="checkbox"/>			No	
Not Required	<input type="checkbox"/>	Block Plan Only	<input checked="" type="checkbox"/>															
Full PIM	<input type="checkbox"/>	Date Requested	<u>6/11/97</u>															
Hazard	<input type="checkbox"/>	Yes	<input type="checkbox"/>															
		No																

Have you provided the following information?

SECTION 2	YES/NO/NA
• Fully dimensioned, scaled site plan showing all buildings and easements (proposed/existing)	YES.
• Plans, elevations, cross sections of the proposal in triplicate (in duplicate if PIM issued)	YES.
• Specification in duplicate	N.A. (on sheet)
• Search copy of Certificate of Title (less than 6 months old)	YES.
• Vehicle crossing position indicated on site plan	YES.
• Is there an existing vehicle crossing on the site?	YES.
• Vehicle access manoeuvre and parking area indicated	YES.
• Stormwater discharge for hardstanding areas detailed to an approved outfall	To Ensign
• Is a subdivision involved in the project?	No.
• Is a future subdivision intended?	No.
• Has a subdivision condition certificate been issued?	No.
• Pegging certificate for two or more units on the site	N.A.
• Site area per unit indicated	N.A.
• % of site coverage indicated	N.A.
• Living and service courts indicated	YES.
• Landscaped area indicated and planting plan produced	N.A.
• Notable and protected site trees indicated	N.A.
• Is a Heritage site or building affected?	No.
• Recession planes (including to internal boundaries) indicated	YES.
• Site levels relating to top of roadside kerb, and finished floor level indicated	N.A.
• Hill sites: indicate contours, drive gradients and building heights	N.A.
• Waterway setbacks indicated	N.A.
• Street trees, poles, sums, manholes, traffic islands, affecting vehicle access	N.A.
• Does this Consent include demolition	YES.
• Has a Resource Consent been applied for?	No.
• Has a development application been completed?	No.
• Water service point(s) of supply at property boundary	N.A.

SECTION 3	YES/NO/NA
• Foundation design and report on ground conditions	YES.
• Bracing calculations and layout	Blockwork
• Roof truss design statement and layout	YES.
• Specific design details for work outside the scope of NZS 3604 and NZS 4229	N.A.
• Window positions and opening windows indicated	YES.
• Thermal insulation and R value indicated	N.A.
• Sound insulation indicated	N.A.
• Stairs/steps/landings/balconies: dimensions, handrail and barrier details	N.A.
• Solid fuel heater: make, model and location	N.A.
• Gas bottle: storage location and capacity	N.A.
• Safety glass provisions specified	N.A.
• Wet area linings detailed	N.A.
• Dangerous goods: storage and sign details	N.A.
• Soakpit, septic tank and pumping station design details	N.A.
• Alternative Solutions: are they indicated and substantiated	N.A.
• Access routes defined	YES.
• Blockwork: design including foundations	YES.
• Retaining walls: design heights, position, sub soil drainage and safety barriers	N.A.
• Fire partitions: dividing walls, common walls	N.A.
• Accurate layout of proposed foulwater drains	N.A.
• Accurate layout of proposed stormwater drains	N.A.
• Accurate layout and details of plumbing systems	N.A.
• Swimming pool: design, fence and discharge	N.A.
• Backflow prevention	N.A.
• Identify proposed cut or fill where more than 10 m ³ of soil is being moved	N.A.
• Structural drawings	N.A.
• Fire Safety Summary or Fire Design Statement	N.A.
• Access and facilities for people with disabilities (refer section 25 of Disabled Persons Community Welfare Act)	N.A.
• BA20 form (Producer Statement information)	N.A.

The information offered in this section is to assist the Council in the review process, including the assessment of the number of inspections. Statements offered by the applicant will be used as a guide rather than a commitment.

- Is the project to be erected in stages? If so briefly describe your proposed programme

No.

- Estimated start date: At Consent Approval (please note building work must be started within 6 months of Consent issue date)
- Estimated finish date: Approx 3 weeks.
- Is a registered engineer involved? YES / NO
For design No.
For Inspection No.
- Is a Producer Statement to be offered? YES / NO
Producer Statement: Design No.
Producer Statement: Inspection No.
- Is a registered master builder involved in the project? YES / NO No.

Name (optional)

COMPLETE THIS SECTION FOR ALL NEW BUILDINGS AND ALTERATIONS, EXCEPT SINGLE RESIDENTIAL DWELLINGS

Please tick the relevant boxes to show which systems are included or to be included in the building project

EXTG NEW

- Automatic sprinkler systems or other systems of automatic fire protection N.A.
- Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire
- Emergency warning systems for fire or other dangers
- Emergency lighting systems
- Escape route pressurisation systems
- Riser mains for fire service use
- Any automatic backflow preventer connected to a potable water supply
- Lifts, escalators, or travelators or other similar systems
- Mechanical ventilation or air conditioning system serving all or a major part of the building
- Any other mechanical, electrical, hydraulic, or electronic system whose proper operation is necessary for compliance with the building code
- Building maintenance units for providing access to the exterior and interior walls of buildings
- Such signs as are required by the building code in respect of the above mentioned systems

NONE OF THE ABOVE

COMPLETE THIS SECTION ONLY IF THE BUILDING CONTAINS OR WILL CONTAIN ANY OF THE SYSTEMS IN SECTION 5

EXTG NEW

- Means of escape from fire N.A.
- Safety barriers
- Means of access and facilities for use by persons with disabilities which meet the requirements of section 25 of the Disabled Persons Community Welfare Act 1975
- Handheld hoses for fire fighting
- Such signs as are required by the building code or section 25 of the Disabled Persons Community Welfare Act 1975

SECTION 4

SECTION 5

SECTION 6

<input type="checkbox"/>	Builder's Name: <u>To BE ADVISED</u>	Phone: _____
	Address: _____	Fax: _____
<input type="checkbox"/>	Building Certifier's Name: _____	Phone: _____
	Address: _____	Fax: _____
<input type="checkbox"/>	Plumber's Name: _____	Phone: _____
	Address: _____	Fax: _____
<input type="checkbox"/>	Drainlayer's Name: _____	Phone: _____
	Address: _____	Fax: _____
<input type="checkbox"/>	Engineer's Name: _____	Phone: _____
	Address: _____	Fax: _____
<input type="checkbox"/>	Designer's Name: _____	Phone: _____
	Address: _____	Fax: _____

SECTION 7

Have you fully completed:	YES / NO / NA	YES / NO / NA	YES / NO / NA
	Section 1 <input checked="" type="checkbox"/> <u>Yes.</u>	Section 4 <input checked="" type="checkbox"/> <u>Yes.</u>	Section 6 <input checked="" type="checkbox"/> <u>Yes.</u>
	Section 2 <input checked="" type="checkbox"/> <u>Yes.</u>	Section 5 <input checked="" type="checkbox"/> <u>Yes.</u>	Section 7 <input checked="" type="checkbox"/> <u>Yes.</u>
Section 3 <input checked="" type="checkbox"/> <u>Yes.</u>	Section 5A <input checked="" type="checkbox"/> <u>NA.</u>		

Name: MURRAY HOWAT Date: 4/11/97

Signature: Murray Howat

- PLEASE NOTE THIS APPLICATION MAY NOT BE PROCESSED FURTHER UNTIL ANY OUTSTANDING ITEMS HAVE BEEN SUBMITTED. COMPLETION OF THIS CHECK SHEET IS NOT APPROVAL TO START WORK.
- NO WORK IS TO COMMENCE UNTIL THE BUILDING CONSENT IS UPLIFTED.
- **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 of less than \$5,000) are required to be paid at the time of application.

Project Information Memorandums (PIMs) and Building Consents can be lodged and uplifted at the following centres, where there are Building Information Officers available to assist you.

Civic Offices 163-173 Tuam Street PO Box 237 Telephone 379 1660 Fax 371 1792	Fendalton Service Centre Cnr Jeffreys & Clyde Roads PO Box 29 183 Telephone 351 7109 Fax 372 2747	Linwood Service Centre 180 Smith Street PO Box 24 214 Telephone 389 1477 Fax 372-2639	Sockburn Service Centre 149 Main South Road PO Box 11 011 Telephone 348 5119 Fax 372-2539
--	---	---	---

Project Information Memorandums (PIMs) and Building Consents can also be lodged and uplifted at these Service Centres.

Beckenham Service Centre 66 Colombo Street PO Box 12-066 Telephone 332 3099 Fax 332-3443	Papanui Service Centre Cnr Langdons Road & Restell Street PO Box 5412 Telephone 352 8117 Fax 352 1308	Shirley Service Centre Shirley Shopping Centre PO Box 27 043 Telephone 385 3079 Fax 385 4224
--	---	--

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.

HAZARDS None recorded	<input checked="" type="checkbox"/>	PROJECT NO. 97009120
Found - (See attached Hazard & Special Site Characteristics)		<input type="checkbox"/>
Provide one liners etc to support remarks on reverse		

RESIDENTIAL/LIVING

PIM APPLICATION CHECK SHEET

Location: 114 Wales St

Project Number: 97009,20

Proposal: Garage Extrn

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

Transitional District Plan		Proposed City Plan	
Zoning		Zoning	
Designations		Designations	
Road widening		Footprint/Sam	
Protected Item		Protected Item	
Airport Noise		Airport Noise	
Site area		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		Internal boundary setback	
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			
Other			

	Christchurch City Council Water Services And Waste Mgmt Units Supplementary Project Information Memorandum	PCM Number 97009120
--	--	------------------------

Street Address 114 WALES STREET
Legal Info LOT 47 DP 27135

Applicant MONAT MURRAY JOHN
Address 114 WALES ST
CHRISTCHURCH 3
Service Centre SOCKBURN SERVICE CENTRE
Intended Use OUTBUILDINGS/GARAGE EXTENSION

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 flooding, river or ground water inundation potential.	
6		Any cost sharing scheme.	
7		Possible effects on other properties.	
8		Any relevant planning information.	
9		Is further information required to be supplied.	
10		Trade or involvement.	

Additional Comments

12/11/97
12/11/97

6 NOV 1997

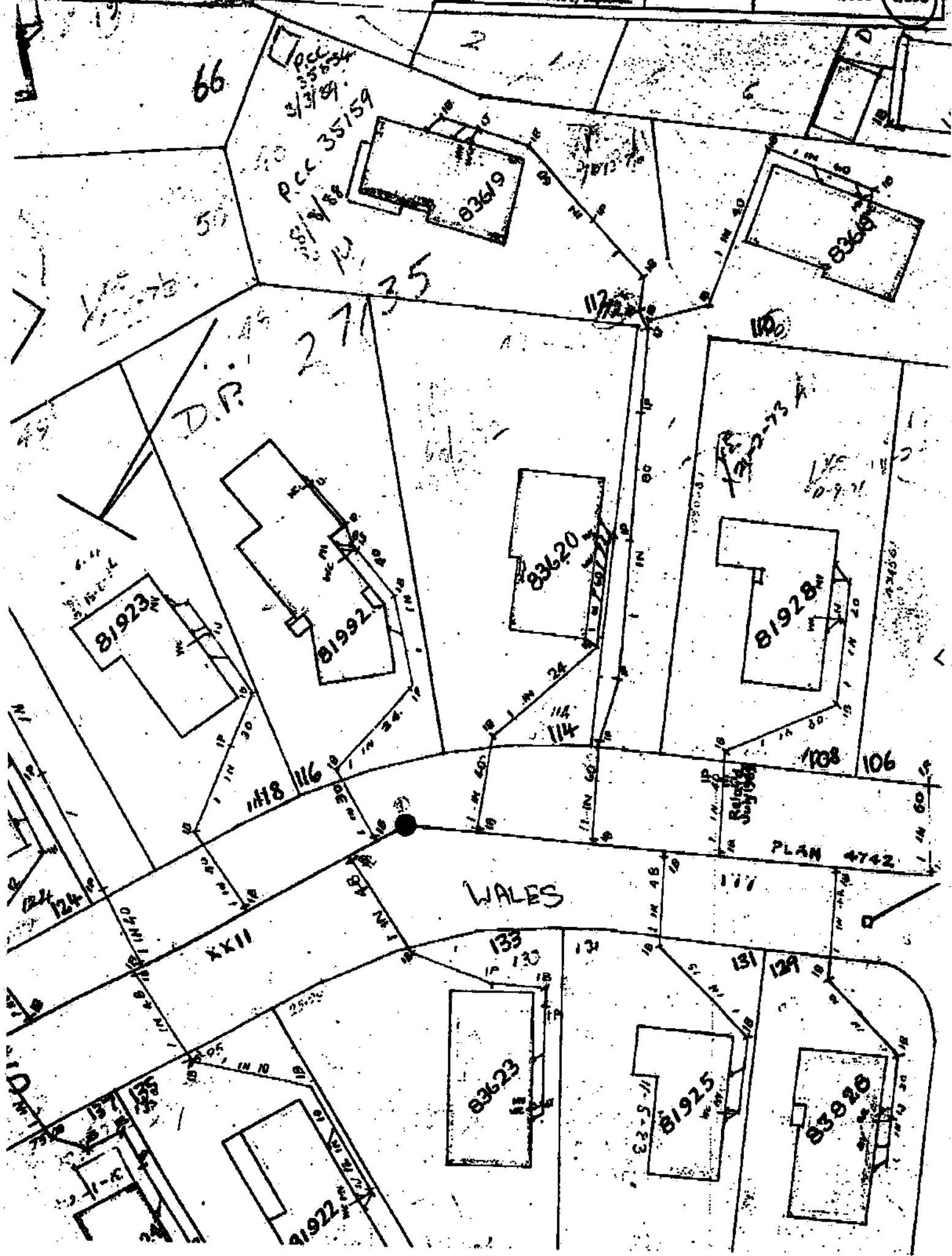
CAUTIONS

copy of this plan and the arrangements are
agreed and should be verified by inspection.

© COPYRIGHT
RESERVED 1993
REPRODUCTION
PROHIBITED

1/2000 1/500

1896



References
Prior C/T. 4D/1251Transfer No. -
N/C. Order No. 774302

97009120

Land and Deeds 69

No. 9A
741

REGISTER

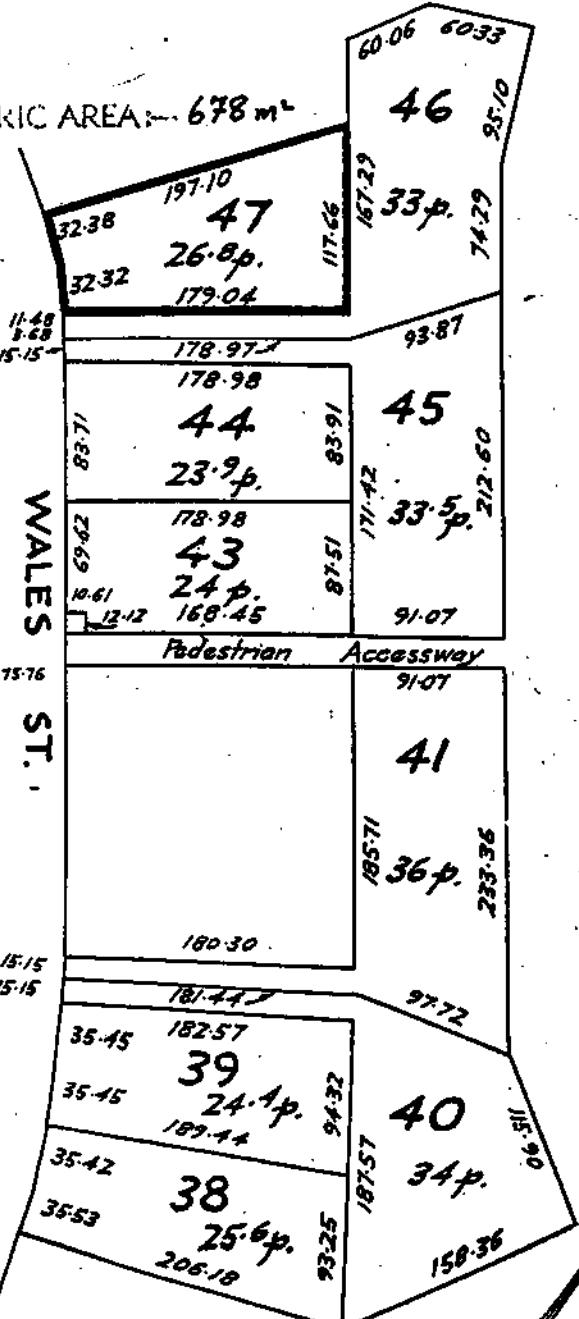
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 26th day of August one thousand nine hundred and sixty-nine under the seal of the District Land Registrar of the Land Registration District of Canterbury

WITNESSETH that WILLOWBROOK ESTATES LIMITED a duly incorporated company having its registered office at Christchurch

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, to be the several admeasurements a little more or less, that is to say: All that parcel of land containing 26.8 perches

or thereabouts situated in Block XIV of the Christchurch Survey District
being Lot 47 on Deposited Plan 27135 part
of Rural Section 333

METRIC AREA - 678 m²

Assistant Land Registrar

Subject to Building Line
Restriction imposed by Notice
773597

A.L.R.

Lease 809729 Term 15 years
210 days from 28/9/1970 to
Robert Calland and Susan Lorraine
Clydesdale (Fencing Provision)
(Purchasing Clause) - 28/9/1970
at 10 a.m.

A.L.R.

Transfer 809938 to The National
Mutual Life Association of
Australasia Limited at *Wellington*

Mortgage 813723 ~~CHARGED~~ Lease 809729
to The State Advances Corporation
- 6/11/1970 at 8.15 a.m.

A.L.R.

No. 836320 evidence of the Marriage of
one of the lessees under Lease 809729
Susan Lorraine Clydesdale with Robert
Calland - 8/7/1971 at 10 a.m.

Transfer 859327 and Merger of Lease
809729 to Robert Calland of Christchurch,
Technical Engineer and Susan Lorraine
Calland his wife - 8/3/1972 at 2.50 p.m.

[Signature] A.L.R.

Fencing Provision in Lease 809729

[Signature] A.L.R.

Transfer 859328 to John Robert
Calvesbert of Christchurch,
Fireman - 8/3/1972 at 2.50 p.m.

[Signature] A.L.R.

Mortgage 859329 to Christchurch
Mutual Building Society - 8/3/1972
at 2.50 p.m.

[Signature] A.L.R.

No. 130695/1 change of Name of the
mortgagee under mortgage No. 859329
to New Zealand Permanent Building
Society

24.5.1977 at 9.21 a.m.

KotBaines D.L.R.

Mortgage 167955/2 to Canterbury Terminating
Building Society and Bank of Deposit -
3.3.1978 at 10.00 a.m.

[Signature] A.L.R.

Transfer 207841/2 to Robert Daniel O'Leary
of Christchurch, Butcher and Judith Anne
O'Leary his wife - 19.12.1978 at 9.30 am.

[Signature] for A.L.R.

Mortgage 207841/3 to Canterbury Terminating
Building Society and Bank of Deposit -
19.12.1978 at 9.30 am.

[Signature] for A.L.R.

Mortgage 207841/4 to Bank of New Zealand -
19.12.1978 at 9.30 am.

[Signature] for A.L.R.

No. 218269/1 Family Benefit Charge to The
Housing Corporation of New Zealand -
19.3.1979 at 9.30 am.

[Signature] for A.L.R.

Mortgage 518290/1 to Bank of New
Zealand - 22.11.1984 at 14am.

[Signature] for A.L.R.

Transfer 865993/4 to Murray John Mowat,
Chartered Accountant and Elizabeth Ann
Mowat, Clerk both of Christchurch -
21.3.1990 at 11.33am

[Signature] for A.L.R.

Mortgage 865993/5 to National Australia
Bank (NZ) Limited - 21.3.1990 at 11.33am

[Signature] for A.L.R.

2 November 2007

FILE NOTE

Project Number: 97009120

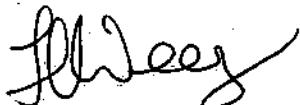
Consent Details: Garage & attached buildings

Project Address: 114 Wales Street

Due to the non-completion of this Building Consent, the documentation has been placed on the property file. Because of the age of this building project, a code compliance certificate may not be issued. Any request for an inspection will require three working days' notice.

A copy of this letter will be supplied with future LIM applications.

Yours faithfully



Tim Weight
TEAM LEADER
BUILDING INSPECTION TEAM
03 941 8866

23 March, 2007

**Murray Mowat
114 Wales Street
Wigram
Christchurch**

Dear Murray,

114 WALES STREET

BUILDING CONSENT 97009120 (GARAGE EXTENSION)

COPY

I understand you are the current rate payer(s) (rate account 2264828) on the above property. A recent review of your property file shows the above building consent as incomplete. This is a pre-paid building consent.

The Christchurch City Council would like to issue a Code of Compliance certificate for the work undertaken (garage extension). As per the attached copy of a final inspection dated 05/11/2001 all we require is written confirmation that the spouting is complete. We also require a completed BA 6 form (both sides) regarding who was involved in the project. Once supplied we can issue a Code of Compliance certificate.

Please do this so that we can complete this consent as an outstanding building consent shows up on a LIM report, if or when you chose to sell the property, and may affect the decision of potential buyers. Furthermore, an outstanding building consent WILL affect your insurance or the insurance of any tenants at the above property. Consider how much you and any tenants pay out annually in premiums. Please quote the above consent number in any correspondence, marked to my attention.

Yours faithfully

Paul Reid

**BUILDING SERVICES
Christchurch City Council.**



CHRISTCHURCH
THE GARDEN CITY
The city sheds shines

CHRISTCHURCH CITY COUNCIL

BUILDING CONTROL INSPECTION SERVICES

Site Address:

116 WOODS ST K65
GARAGE EXTENSION

PROJECT NO:

9702912

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

*GARAGE EXTENSION HAS BEEN
COMPLETED BUT SOME SPONGING NOT INSPECTED*

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.

Signed:

Date: 5/1/01

Inspection Type

Rectification
time frame
as agreed

M8

Sig:

SITE INSPECTION REPORT

This is not a Code Compliance Certificate

Time on Site



CHRISTCHURCH CITY COUNCIL

BUILDING CONTROL INSPECTION SERVICES

PROJECT NO:

Site Address: 114 Dunes St.Description of Consent: garage Ann.

9709170

Prepour Foundation	M1	Preline Plumbing	M4B	Final	M8	Rec
Siting/Levels		Pipe Type/Sizing		BA9 Received		
Foundation Depth, Width		Water Isolation Valve		Wall Cladding		
Reinforcing/Slab Ties		Lagging		Downpipes/Flashings		
Bearing		Roof, Tank Restraint		Roof Tank/HWC Restraint		
Eng Verification		Anti Scald Fitted		Anti Scald Protection		
Prepour Slab	M2	Soil Pipes/Vents		Gully Dish (Heights)		
Tailings		Fire Resistant Lining	M5	Waste Pipes Sealed		
DPM		Penetrations		Backflow Prevention		
Mesh		Plate/Connections		Main Vent/AAV		
Wastes		Blockwork Construction	S2	Surface Water Sumps		
Sub Floor	M3	Reinforcing		Submersed Outlets		
Pile Footings		Solid Plaster System	S5	HWC/Valves		
Bearers		Substrate OK		Barriers		
Joists		Control Joints		Handrails-height-gripable		
Sub Ventilation		Brick Veneer/Shelf Angle	S7	Stairs/Treads/Risers		
Sub Insulation		Connections		Ventilation of Spaces		
Preline Building	M4A	Drainage	M6	Ceiling Insulation		
Moisture Content Walls		Bedding Under Pipes		Fire Resistant Rating		
Moisture Content Ceilings		Inspection Points		Glazing		
Plate/Truss Fixings		F/W to Approved Outfall		Access Routes		
Framing/Ceiling Battens		S/W to Approved Outfall		Non Slip Areas		
Bracing/Roof and Walls		Main Vent Position		Retaining Walls/Drainage		
Floor Joist Layout		Adequate Cover		Swimming Pool/Fence		
Garage Lintels etc		Grade		Solid Fuel Heater		
Insulation Walls		Water Test		Producer Statements		
Insulation Ceilings		Pick-up Completed		Structural		
Roof Cladding		Pre Stopping	M7	Fire Safety Systems		
Eng Verification		Brace Element Nailing		Wall Cladding Certificate		
Inspection Comments		Fire Lining Nailing		Consultants Drainage Plan		

Job not completed yet

Instruction to Owner/Owners Agent	Inspection Type	Rectification time frame as agreed
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.		

Signed: *[Signature]*Date: *18/9/96*Sig: *[Signature]*

Time on Site

SITE INSPECTION REPORT

This is not a Code Compliance Certificate



CHRISTCHURCH CITY COUNCIL

SITE INSPECTION REPORT

PROJECT NO.

Site Address: 114 Wares StDescription of Consent: Building2007009120

COMMENTS:

- Slab - appears ok
- Kerb - 25m + 10m (slates at 60)
- OK to pour

Delete that which is not applicable.

INSTRUCTION TO OWNER/OWNERS AGENT:	Inspection Type
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.	
SIGNED:	DATE: <u>27.5.98</u>



CHRISTCHURCH CITY COUNCIL

21 November 1997

MOWAT MURRAY JOHN
114 WALES STREET
CHRISTCHURCH 3

Dear Sir/Madam

APPLICATION FOR BUILDING CONSENSE PROJECT NO. 97009120

Your application for a Building Consent for the proposed GARAGE EXTENSION at 114 WALES STREET WIGRAM refers.

The building consent application for the above works has been granted and the Consent together with the "Conditions of Building Consent" are attached.

Payment has been received for the following fees associated with the building consent:

To PIM:	Basic Fee	\$ 25.00
To Building Consent:	Issue	\$ 70.00
To Inspections:	Mandatory	\$ 60.00
		TOTAL \$ 155.00

Please phone 3711-904 or 3711-922 to request inspections. Ensure that you give the Council at least 24 hours notice prior to placing concrete, covering up of any drainage work, or fixing of linings.

Failure to notify may result in a notice to rectify by the Council and may jeopardise the issue of a Code Compliance Certificate on completion of the work.

On completion of the work please complete and return the enclosed BA9 form to activate a final inspection.

When making enquiries about the project please quote Project No. 97009120.

Signed

for
ENVIRONMENTAL SERVICES MANAGER

BUILDING CONSENSE TEAM

P O BOX 237 CHRISTCHURCH 1010

1ST FLOOR, CIVIC OFFICES, 163 TUAU ST.

TELEPHONE (03) 371-1675 FAX (03) 371-1920



CHRISTCHURCH
THE GARDEN CITY
The city that shines

CHRISTCHURCH CITY COUNCIL
BUILDING ACT 1991
BUILDING CONSENT

FORM: BA4

PROJECT NO.
97009120

OWNER/APPLICANT		PROJECT LOCATION						
<p>Name: MOWAT MURRAY JOHN</p> <p>Mailing Address: 114 WALES ST CHRISTCHURCH 3</p> <p>Contact: [REDACTED]</p>		<p>Street address: 114 WALES STREET WIGGINS</p> <p>Legal Description: [REDACTED]</p> <p>Valuation Roll: 2344426500</p> <p>Dp No 27149 Set No 47</p>						
<p>Application Received: 04 NOV 1997</p>		<p>PROJECT</p> <p><input type="checkbox"/> New or relocated building</p> <p><input checked="" type="checkbox"/> Alteration</p> <p>Intended use(s): OUTBUILDINGS/GARAGE EXTENSION</p> <p>Intended life:</p> <p><input checked="" type="checkbox"/> Indefinite but not less than 50 years</p> <p><input type="checkbox"/> Specified as years</p> <p><input type="checkbox"/> Demolition</p> <p>Being stage of an intended 1 stages</p> <p>Estimated value (inclusive of GST): \$4,400.00</p>						
<p>COUNCIL CHARGES</p> <p>The Council's total charges payable on the uplifting of this building consent, in accordance with the letter of advice dated 21 Nov 1997 are:</p> <table> <tr> <td>Total</td> <td>\$155.00</td> </tr> <tr> <td>Building Research Levy:</td> <td>\$0.00</td> </tr> <tr> <td>Grand Total</td> <td>\$155.00</td> </tr> </table> <p>Receipt No.: 2300615</p>		Total	\$155.00	Building Research Levy:	\$0.00	Grand Total	\$155.00	
Total	\$155.00							
Building Research Levy:	\$0.00							
Grand Total	\$155.00							

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.: 97009120"

Signed for and on behalf of the Council:

Name: *[Signature]*

Position: *[Signature]* Date: 21 November 1997

K. SUTHERLAND
Senior Consent Officer



CHRISTCHURCH CITY COUNCIL
APPLICATION FOR BUILDING CONSENT

FORM: BA3

PROJECT NO:

97009120

PLEASE COMPLETE ALL SECTIONS OF THIS FORM (IF APPLICABLE TO YOUR APPLICATION)

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.

APPLICATION DETAILS		PROJECT
<ul style="list-style-type: none"> • OWNER (or purchaser or lessee) <p>Name: <u>Mr. & Mrs. Monnat</u> Mailing Address: <u>114 WALES STREET</u> Street Address: <u>CHRISTCHURCH</u> Phone: <u>322-7871</u> Fax: _____</p>		<ul style="list-style-type: none"> • LOCATION <p>Street Address: <u>114 WALES STREET</u> <u>CHRISTCHURCH</u>. Lot: <u>47</u> DP: <u>27135</u> Other: <u>Rural Section 333</u></p>
<ul style="list-style-type: none"> • APPLICANT (If not owner, purchaser or lessee) <p>Name: <u>As Above</u>. Company: _____ Mailing Address: _____ Street Address: _____ Phone: _____ Fax: _____</p>		<ul style="list-style-type: none"> • DESCRIPTION OF WORK: <u>EXTENSION TO GARAGE.</u>
<p>Estimated Value of proposed work (inclusive of GST) <u>\$ 2300</u></p> <p>Building Consent to be uplifted from: <input type="checkbox"/> Service Centre <input checked="" type="checkbox"/> If prepaid post to Owner / Applicant (delete one)</p>		<ul style="list-style-type: none"> • Will the building undergo a change of use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> • Water Supply <p>New supply required: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Residential / Commercial (DELETE ONE) If commercial, has estimate been obtained from the Council <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Distance from LH/RH boundary (looking from street)</p> <p>Nominate street if a corner site:</p>		<ul style="list-style-type: none"> • Intended Use: <u>Domestic</u>
<ul style="list-style-type: none"> • Road Opening <p>Type of service: <u>No.</u> Sewer / Stormwater (DELETE AS NECESSARY)</p>		<ul style="list-style-type: none"> • FLOOR AREA <p>Ground Floor: Existing <u>108.57</u> m² Add _____ m² Other Floor: Existing _____ m² Add _____ m² Accessory Building Area: Existing <u>31.92</u> m² Add <u>16.8</u> m²</p> <ul style="list-style-type: none"> • Planning - Site Coverage <p>Total area of all buildings over foundation at ground level. Existing <u>140.49</u> m² Proposed <u>16.8</u> m²</p>
		<ul style="list-style-type: none"> • Vehicle Crossing (in connection with this Building Consent) <p>Is a vehicle crossing required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No New / Extension / Residential / Commercial (DELETE AS NECESSARY) <u>EXISTING.</u></p>
FOR COUNCIL USE ONLY		
<p>Invalid Owner Recorded: <input type="checkbox"/></p> <p>Date Received: <u>4/11/97</u> Prepaid Fee: <u>\$ 155.00</u> Receipt No: <u>2300615</u> Receiving Officer's Name: <u>M. J. G.</u></p>		<p>DRAINAGE INFORMATION</p> <p>Not Required <input type="checkbox"/> Block Plan Only <input checked="" type="checkbox"/> Full PIM <input type="checkbox"/> Date Requested <u>6/11/97</u> Hazard <input type="checkbox"/> Yes <input type="checkbox"/> No</p>

Date of Issue: December 1996

Rec'd - 4 NOV 1997

Sockburn Service Centre

PROJECT No.....

PLEASE TURN OVER

SECTION 1

Have you provided the following information?

SECTION 2

	YES/NO/NA
• Fully dimensioned, scaled site plan showing all buildings and easements (proposed/existing)	YES.
• Plans, elevations, cross sections of the proposal in triplicate (in duplicate if PIM issued)	YES.
• Specification in duplicate	NA. (on map)
• Search copy of Certificate of Title (less than 6 months old)	YES.
• Vehicle crossing position indicated on site plan	YES.
• Is there an existing vehicle crossing on the site?	YES.
• Vehicle access manoeuvre and parking area indicated	YES.
• Stormwater discharge for hardstanding areas detailed to an approved outfall	To Engineering
• Is a subdivision involved in the project?	NO.
• Is a future subdivision intended?	NO.
• Has a subdivision condition certificate been issued?	NO.
• Pegging certificate for two or more units on the site	NA.
• Site area per unit indicated	NA.
• % of site coverage indicated	NA.
• Living and service courts indicated	YES.
• Landscaped area indicated and planting plan produced	NA.
• Notable and protected site trees indicated	NA.
• Is a Heritage site or building affected?	NO.
• Recession planes (including to internal boundaries) indicated	YES.
• Site levels relating to top of roadside kerb, and finished floor level indicated	NA.
• Hill sites: indicate contours, drive gradients and building heights	NA.
• Waterway setbacks indicated	NA.
• Street trees, poles, sums, manholes, traffic islands, affecting vehicle access	NA.
• Does this Consent include demolition	YES.
• Has a Resource Consent been applied for?	NO.
• Has a development application been completed?	NO.
• Water service point(s) of supply at property boundary	NA.

SECTION 3

	YES/NO/NA
• Foundation design and report on ground conditions	YES.
• Bracing calculations and layout	Blockwork
• Roof truss design statement and layout	YES.
• Specific design details for work outside the scope of NZS 3604 and NZS 4229	NA.
• Window positions and opening windows indicated	YES.
• Thermal insulation and R value indicated	NA.
• Sound insulation indicated	NA.
• Stairs/steps/landings/balconies: dimensions, handrail and barrier details	NA.
• Solid fuel heater: make, model and location	NA.
• Gas bottle: storage location and capacity	NA.
• Safety glass provisions specified	NA.
• Wet area linings detailed	NA.
• Dangerous goods: storage and sign details	NA.
• Soakpit, septic tank and pumping station design details	NA.
• Alternative Solutions: are they indicated and substantiated	NA.
• Access routes defined	YES.
• Blockwork: design including foundations	YES.
• Retaining walls: design heights, position, sub soil drainage and safety barriers	NA.
• Fire partitions: dividing walls, common walls	NA.
• Accurate layout of proposed foulwater drains	NA.
• Accurate layout of proposed stormwater drains	NA.
• Accurate layout and details of plumbing systems	NA.
• Swimming pool: design, fence and discharge	NA.
• Backflow prevention	NA.
• Identify proposed cut or fill where more than 10 m ³ of soil is being moved	NA.
• Structural drawings	NA.
• Fire Safety Summary or Fire Design Statement	NA.
• Access and facilities for people with disabilities (refer section 25 of Disabled Persons Community Welfare Act)	NA.
• BA20 form (Producer Statement information)	NA.



CHRISTCHURCH CITY COUNCIL
BUILDING ACT 1991
Project Information Memorandum

FORM BA2A
PROJECT NO:
97009120

Site Address: 114 Wales Street

Legal Desc: Lot No: 47

DP No: 27135

Applicant: Mr and Mrs Mowat
114 Wales Street
Christchurch

Owner: Mr and Mrs Mowat

Proposal: Garage Extension

- No information relevant to this project has been found.

DRAINAGE:

Drainage Plan provided

Total Project Information Memorandum fees \$ 25.00

Paid \$ 25.00

Receipt No.: 2300615

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

Signed for and on behalf of the Council: Cindy Hawthorne

Date: 20-Nov-97

NAME: Cindy Hawthorne

POSITION: SENIOR TECHNICAL CLERK

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

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.

CONSENTS
COPY

97009120

Land and Deeds 69

References
Prior C/T: 4D/1251Transfer No.
N/C. Order No. 774302

REGISTER

No. 9A
741

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

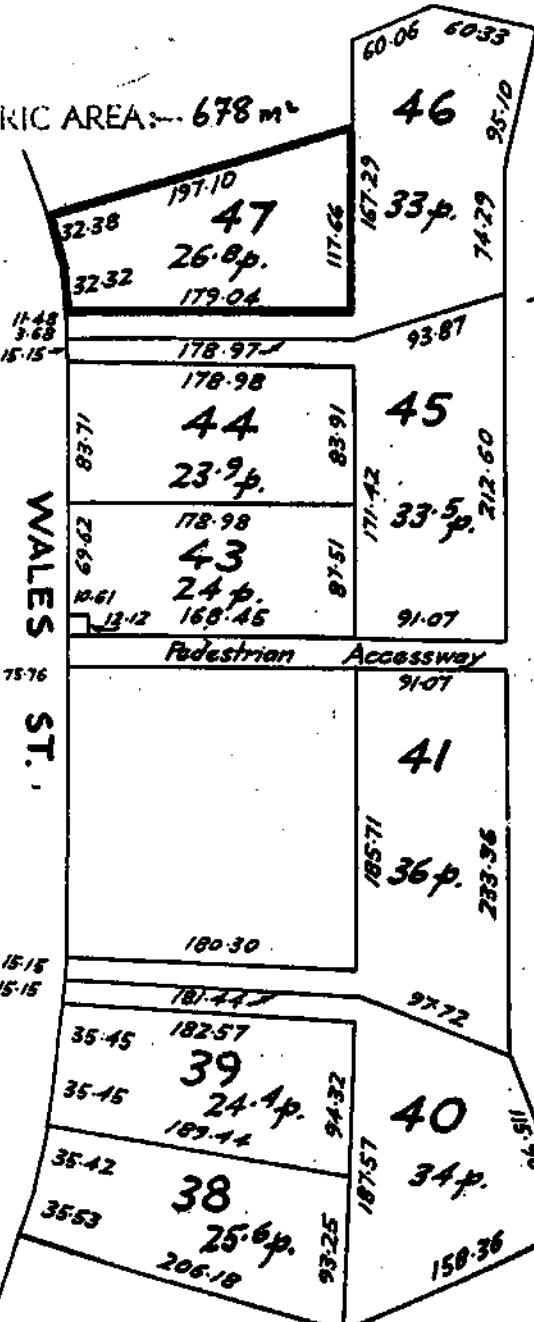
This Certificate dated the 26th day of August one thousand nine hundred and sixty-nine under the seal of the District Land Registrar of the Land Registration District of Canterbury

WITNESSETH that WILLOWBROOK ESTATES LIMITED a duly incorporated company having its registered office at Christchurch

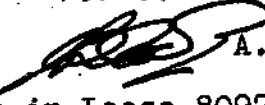
is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, to be the several admeasurements a little more or less, that is to say: All that parcel of land containing 26.8 perches

or thereabouts situated in Block XIV of the Christchurch Survey District

being Lot 47 on Deposited Plan 27135 part of Rural Section 333



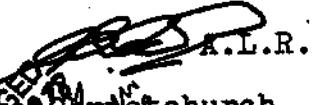
Transfer 859327 and Merger of Lease
809729 to Robert Calland of Christchurch,
Technical Engineer and Susan Lorraine
Calland his wife - 8/3/1972 at 2.50 p.m.


A.L.R.

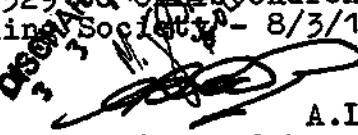
Fencing Provision in Lease 809729


A.L.R.

Transfer 859328 to John Robert
Calvesbert of Christchurch,
Fireman - 8/3/1972 at 2.50 p.m.


A.L.R.

Mortgage 859329 to Christchurch
Mutual Building Society - 8/3/1972
at 2.50 p.m.

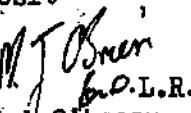

A.L.R.

No. 130695/1 change of Name of the
mortgagee under mortgage No. 859329
to New Zealand Permanent Building
Society

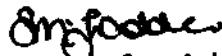
24.5.1977 at 9.21 a.m.

 D.L.R.

Mortgage 167955/2 to Canterbury Terminating
Building Society and Bank of Deposit -
3.3.1978 at 10.00 a.m.


M. T. O'Leary
for D.L.R.

Transfer 207841/2 to Robert Daniel O'Leary
of Christchurch, Butcher and Judith Anne
O'Leary his wife - 19.12.1978 at 9.30 am.


O'Leary

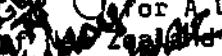
for A.L.R.

Mortgage 207841/3 to Canterbury Terminating
Building Society and Bank of Deposit -
19.12.1978 at 9.30 am.


O'Leary

for A.L.R.

Mortgage 207841/4 to Bank of New Zealand -
19.12.1978 at 9.30 am.


O'Leary

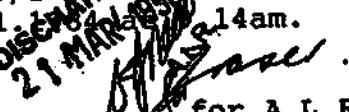
for A.L.R.

No. 218269/1 Family Benefit Charge to The
Housing Corporation of New Zealand -
19.3.1979 at 9.30 am.


Mowat

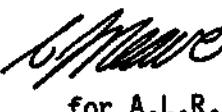
for A.L.R.

Mortgage 518290/1 to Bank of New
Zealand - 22.11.1984 at 14am.


Mowat

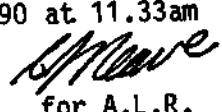
for A.L.R.

Transfer 865993/4 to Murray John Mowat,
Chartered Accountant and Elizabeth Ann
Mowat, Clerk both of Christchurch -
21.3.1990 at 11.33am


Mowat

for A.L.R.

Mortgage 865993/5 to National Australia
Bank (NZ) Limited - 21.3.1990 at 11.33am


Mowat

for A.L.R.

CONSENT PROCESSING CHECK SHEET FOR MINOR WORKS

DATE _____

PROJECT NUMBER 97009120

STAGE _____

WORK _____

ADDRESS _____

CC	RFI	OK	CC	RFI	OK
	BA Sections 38 - 49				Fire Rated Walls: Plate fixing
	Resource Consent				Stud width
46	Intended Life < 50 years				Wall battens
109/110	PIM				Blocking to roof
111	Value				Insulation: Floor / walls / ceiling
501	Producer Statements				Claddings
29	125/126 Siting / Boundaries / Levels	✓			Roof Framing
	Recession Planes	✓			Access / Anti-Slip D1 T1A
	Easements / Waterways				Steps / Handrails D1 / Barriers F4
	Hill Sites / Retaining Walls				Ventilation G4
	Hazards				Safety Glass 4223
127	Flood Prone Site min level				Plumbing: Wastes / Anti-Scald G12
	FFL - FGL 225 / 150 / 100		190		Foul Drains
24/25	Foundation / Footing 3604 S4		191		Stormwater Drains / Outfalls
24	Post Foundations 3604 S7				Surface Water Disposal / Sumps
24	Piles / Footings 125x125 / 140 diam				Subsoil Drains / Sumps
	Subfloor Framing / Treatment		197		Common Drains
	Subfloor Ventilation 3604 S4				Water Supply
138	Particle Board Clearance 550/DPM				Road opening
	Slab DPC / Mesh / Ties	✓			Vehicle Crossing
136	Conc. Masonry 4229 / spec. design	✓			BA3 Completed & Signed
142	Walls: Studs / Beams / Lintels	✓			
	Bracing 3604 / Layout				

COMMENTS:

.....

.....

.....

.....

	Christchurch City Council Water Services And Waste Mgmt Units Supplementary Project Information Memorandum	PIM Number 97009120
--	--	------------------------

Street Address 114 WALES STREET
Legal Info LOT 47 DP 27135

Applicant MOWAT MURRAY JOHN
Address 114 WALES ST
CHRISTCHURCH 3
Service Centre SOCKBURN SERVICE CENTRE
Intended Use OUTBUILDINGS/GARAGE EXTENSION

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 inundation in river bed, erosion, avulsion, or riverbank movement.	
6		Any cost sharing scheme.	
7		Possible effects on other property boundaries.	
8		Any other relevant information.	
9		Is further information required to be supplied.	
10		Trade or other involvement.	

Additional Comments

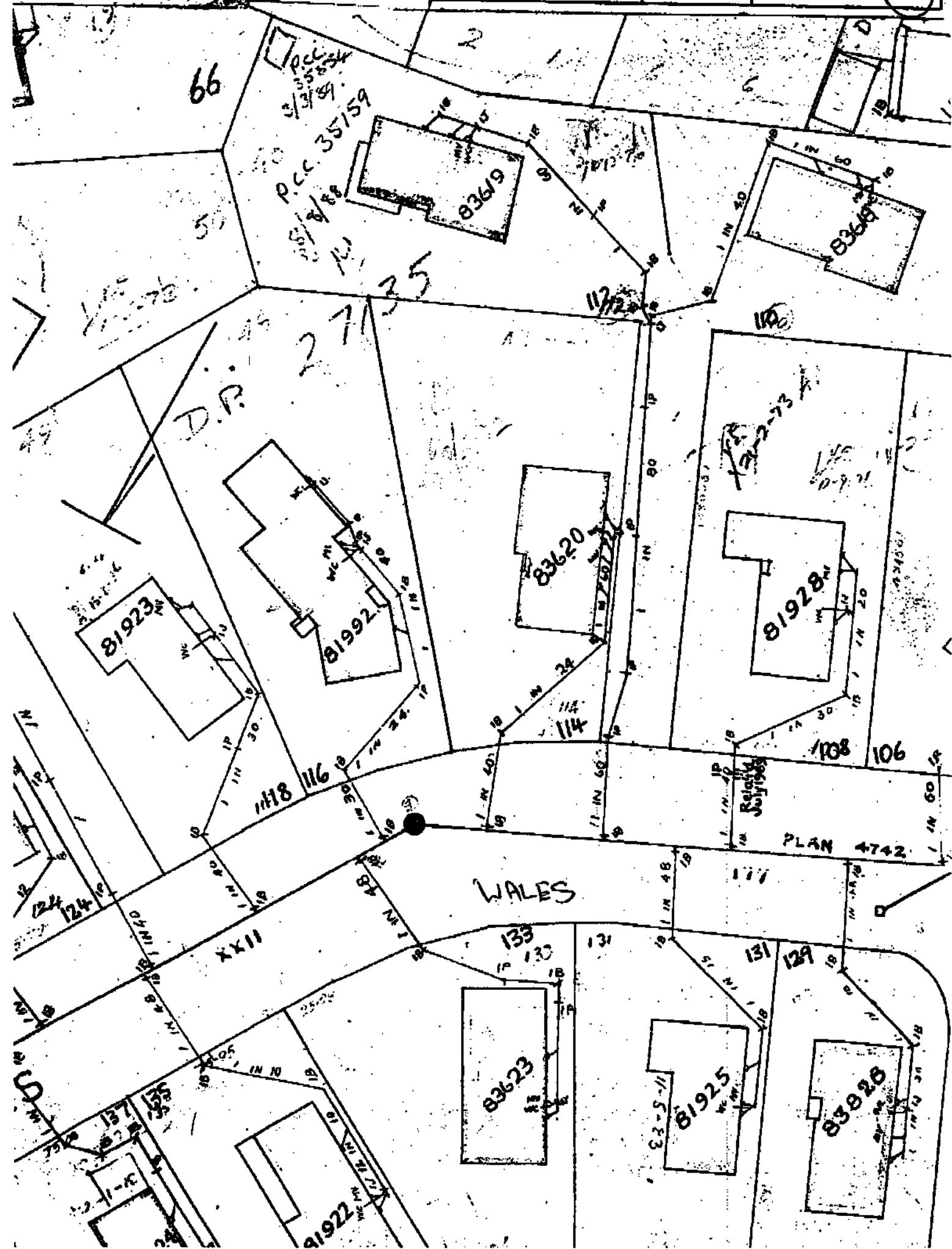
12/11/97

CAUTION

© COPYRIGHT
RESERVED 1993
REPRODUCTION
PROHIBITED

1/2000 1/500

1396



The information offered in this section is to assist the Council in the review process, including the assessment of the number of inspections. Statements offered by the applicant will be used as a guide rather than a commitment.

- Is the project to be erected in stages? If so briefly describe your proposed programme

No.

- Estimated start date: At Consent Approval. (please note building work must be started within 6 months of Consent issue date)

- Estimated finish date: Approx 3 weeks.

- Is a registered engineer involved? YES / NO

For design

No.

For Inspection

No.

- Is a Producer Statement to be offered? YES / NO

Producer Statement: Design

No.

Producer Statement: Inspection

No.

- Is a registered master builder involved in the project? YES / NO

No.

Name (optional)

COMPLETE THIS SECTION FOR ALL NEW BUILDINGS AND ALTERATIONS, EXCEPT SINGLE RESIDENTIAL DWELLINGS

Please tick the relevant boxes to show which systems are included or to be included in the building project

EXTG NEW

(a) Automatic sprinkler systems or other systems of automatic fire protection	<u>N.A.</u>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire		<input type="checkbox"/>	<input type="checkbox"/>
(c) Emergency warning systems for fire or other dangers		<input type="checkbox"/>	<input type="checkbox"/>
(d) Emergency lighting systems		<input type="checkbox"/>	<input type="checkbox"/>
(e) Escape route pressurisation systems		<input type="checkbox"/>	<input type="checkbox"/>
(f) Riser mains for fire service use		<input type="checkbox"/>	<input type="checkbox"/>
(g) Any automatic backflow preventer connected to a potable water supply		<input type="checkbox"/>	<input type="checkbox"/>
(h) Lifts, escalators, or travelators or other similar systems		<input type="checkbox"/>	<input type="checkbox"/>
(i) Mechanical ventilation or air conditioning system serving all or a major part of the building		<input type="checkbox"/>	<input type="checkbox"/>
(j) Any other mechanical, electrical, hydraulic, or electronic system whose proper operation is necessary for compliance with the building code		<input type="checkbox"/>	<input type="checkbox"/>
(k) Building maintenance units for providing access to the exterior and interior walls of buildings		<input type="checkbox"/>	<input type="checkbox"/>
(l) Such signs as are required by the building code in respect of the above mentioned systems		<input type="checkbox"/>	<input type="checkbox"/>

NONE OF THE ABOVE

COMPLETE THIS SECTION ONLY IF THE BUILDING CONTAINS OR WILL CONTAIN ANY OF THE SYSTEMS IN SECTION 5

EXTG NEW

(m) Means of escape from fire	<u>N.A.</u>	<input type="checkbox"/>	<input type="checkbox"/>
(n) Safety barriers		<input type="checkbox"/>	<input type="checkbox"/>
(o) Means of access and facilities for use by persons with disabilities which meet the requirements of section 25 of the Disabled Persons Community Welfare Act 1975		<input type="checkbox"/>	<input type="checkbox"/>
(p) Handheld hoses for fire fighting		<input type="checkbox"/>	<input type="checkbox"/>
(q) Such signs as are required by the building code or section 25 of the Disabled Persons Community Welfare Act 1975		<input type="checkbox"/>	<input type="checkbox"/>

SECTION 4

SECTION 5

SECTION 6

<input type="checkbox"/>	Builder's Name: <u>TO BE ADVISED</u>	Phone: _____
	Address: _____	Fax: _____
<input type="checkbox"/>	Building Certifier's Name: _____	Phone: _____
	Address: _____	Fax: _____
<input type="checkbox"/>	Plumber's Name: _____	Phone: _____
	Address: _____	Fax: _____
<input type="checkbox"/>	Drainlayer's Name: _____	Phone: _____
	Address: _____	Fax: _____
<input type="checkbox"/>	Engineer's Name: _____	Phone: _____
	Address: _____	Fax: _____
<input type="checkbox"/>	Designer's Name: _____	Phone: _____
	Address: _____	Fax: _____

Have you fully completed:	YES / NO / NA	YES / NO / NA	YES / NO / NA
	Section 1 Yes.	Section 4 Yes.	Section 6 Yes.
	Section 2 Yes.	Section 5 No.	Section 7 Yes.
	Section 3 Yes.	Section 5A N/A.	

Name: MURRAY HANST Date: 4/11/97

Signature: Murray

- PLEASE NOTE THIS APPLICATION MAY NOT BE PROCESSED FURTHER UNTIL ANY OUTSTANDING ITEMS HAVE BEEN SUBMITTED. COMPLETION OF THIS CHECK SHEET IS NOT APPROVAL TO START WORK.
- NO WORK IS TO COMMENCE UNTIL THE BUILDING CONSENT IS UPLIFTED.
- 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 of less than \$5,000) are required to be paid at the time of application.

Project Information Memorandums (PIMs) and Building Consents can be lodged and uplifted at the following centres, where there are Building Information Officers available to assist you.

Civic Offices 163-173 Tuam Street PO Box 237 Telephone 379 1660 Fax 371 1792	Fendalton Service Centre Cnr Jeffreys & Clyde Roads PO Box 29 183 Telephone 351 7109 Fax 372 2747	Linwood Service Centre 180 Smith Street PO Box 24 214 Telephone 389 1477 Fax 372-2639	Sockburn Service Centre 149 Main South Road PO Box 11 011 Telephone 348 5119 Fax 372-2539
--	---	---	---

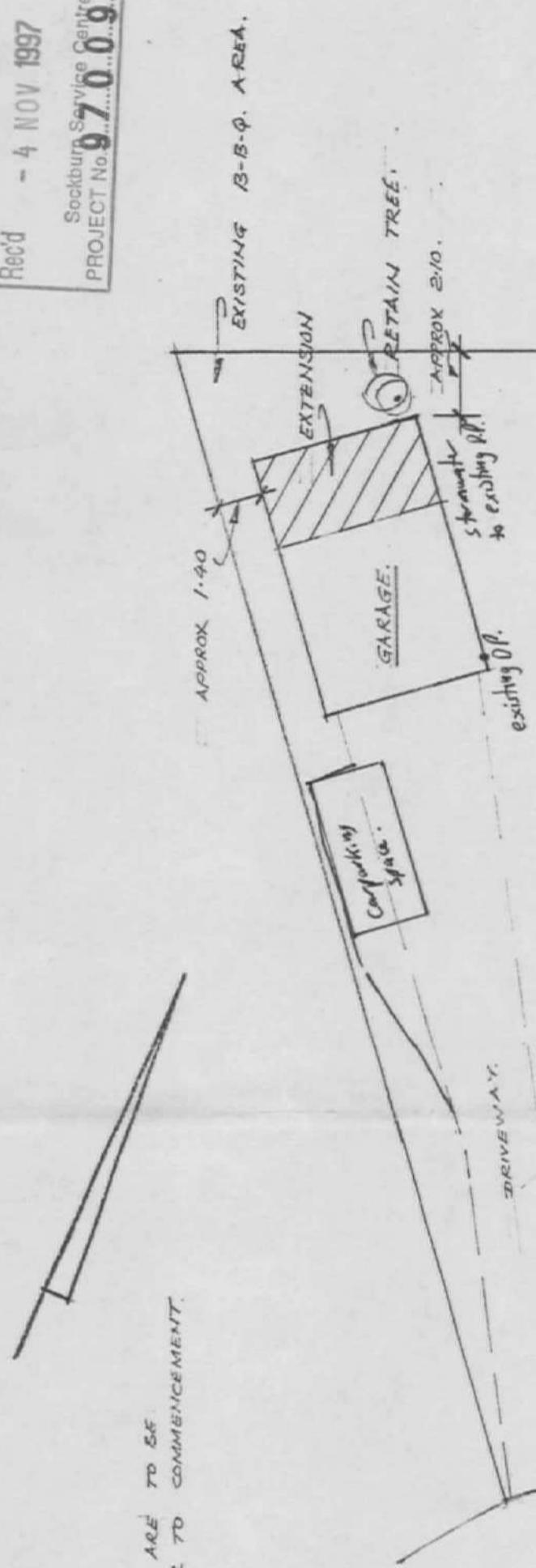
Project Information Memorandums (PIMs) and Building Consents can also be lodged and uplifted at these Service Centres.

Beckenham Service Centre 66 Colombo Street PO Box 12-066 Telephone 332 3099 Fax 332-3443	Papanui Service Centre Cnr Langdons Road & Restell Street PO Box 5412 Telephone 352 8117 Fax 352 1308	Shirley Service Centre Shirley Shopping Centre PO Box 27 043 Telephone 385 3079 Fax 385 4224
--	---	--

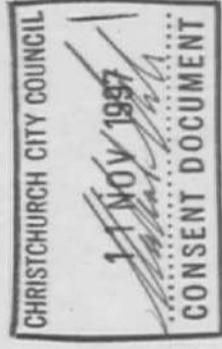
All the relevant information on this form is required to be provided under the Building Act and Resource Management Act for the Environmental Services Unit to process your application. Under these Acts this information has to be made available to members of the public including business organisations. 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.

CHRISTCHURCH CITY COUNCIL
CONSENT / PIM
APPLICATION / INFO REC'D.
Rec'd - 4 NOV 1997
Stockburn Service Consent No 87009120

NOTE: ALL DIMENSIONS ARE TO BE
CHECKED ON SITE PRIOR TO COMMENCEMENT.



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

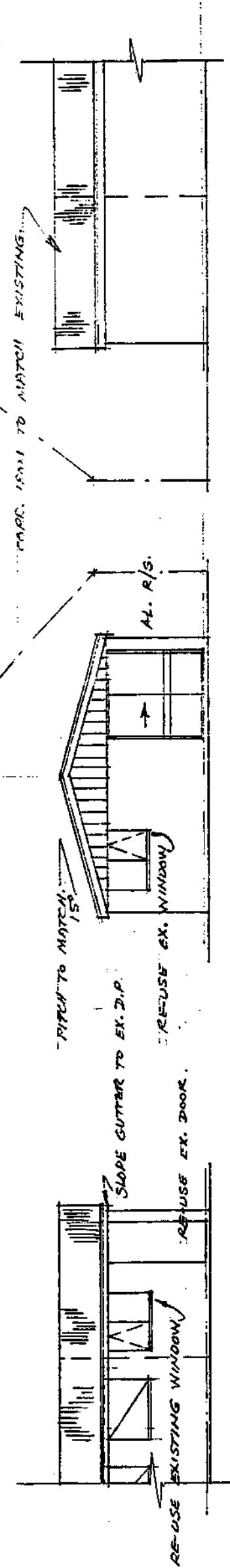


S / T E P L A N 11200.

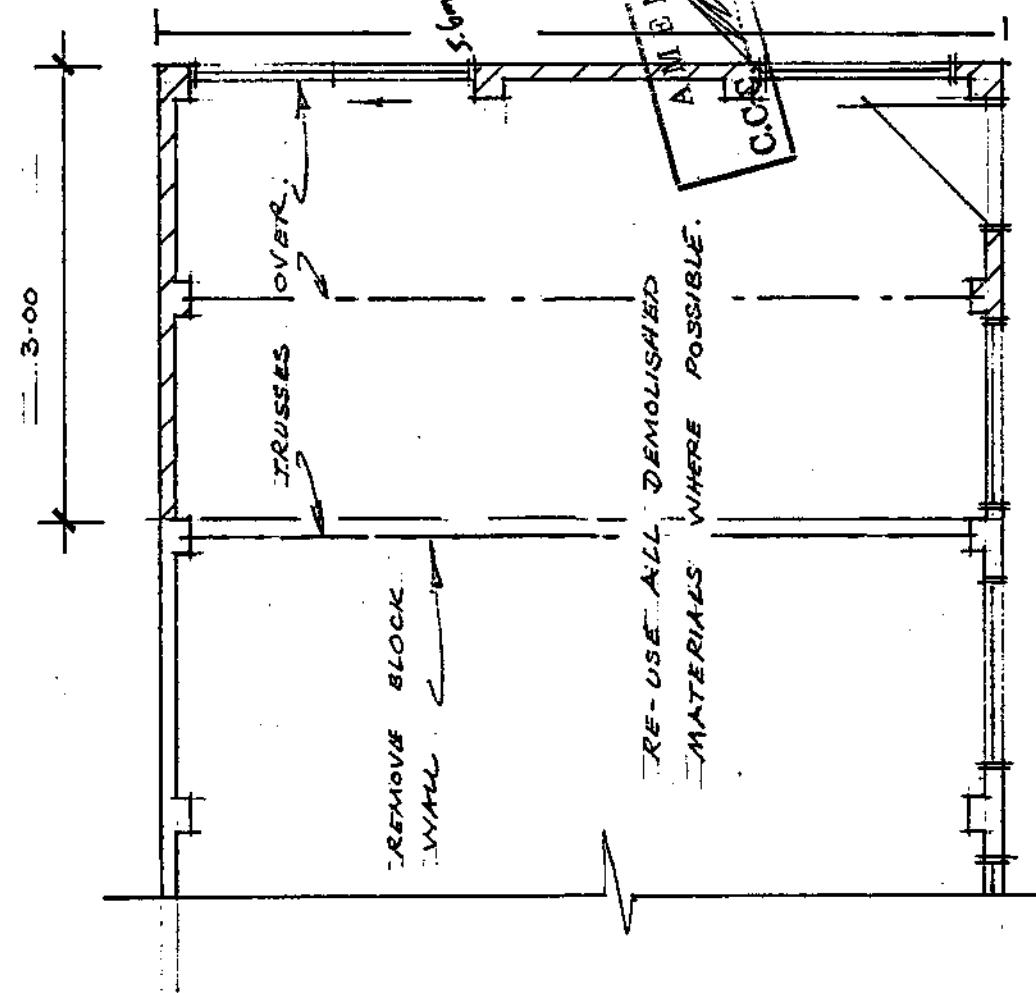
FILE COPY

PROPOSED EXTERNSION & MRS. MOWATT.
FILE NO. 19/97
28-9-97.

RECESSION PLANS.



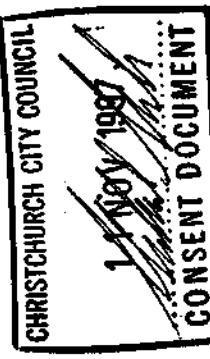
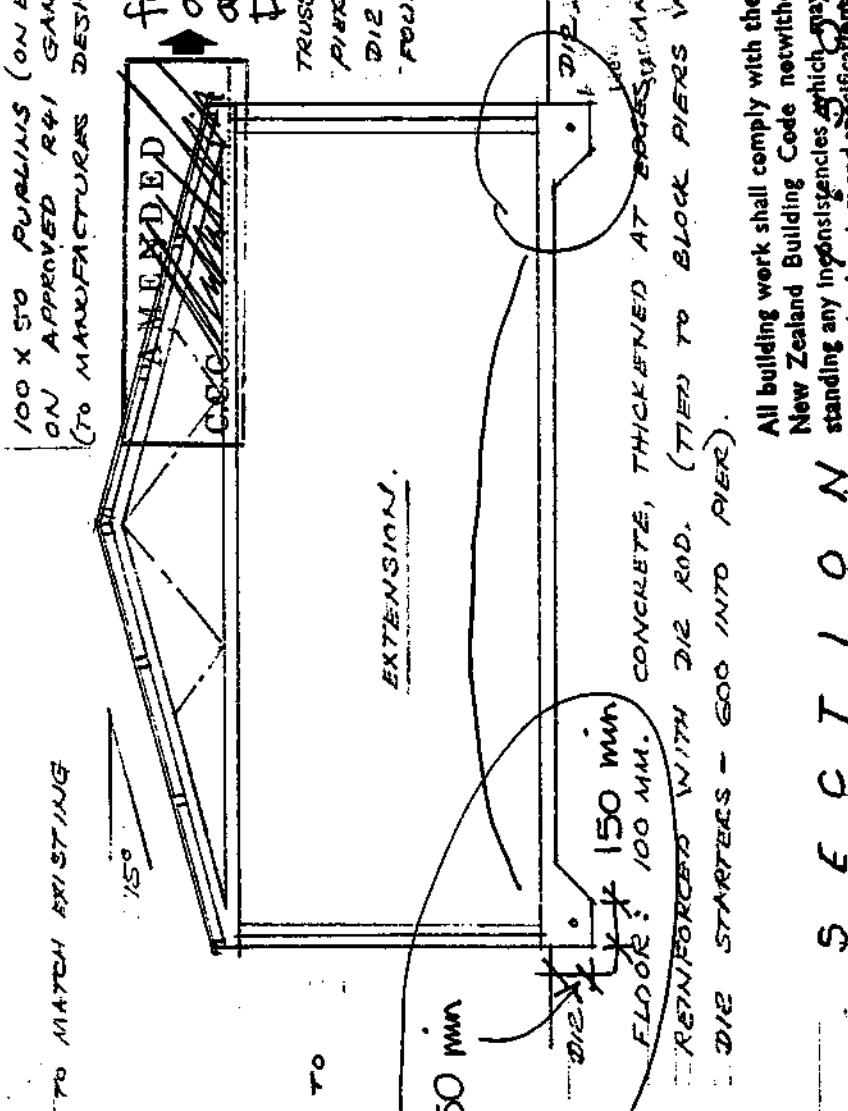
ELEVATIONS 1 : 100.



CONCORUGATED IRON ROOF SHEATHING ON
SILVER SUPPORT BUILDING PAPER ON
100 X 50 PURLINS (ON EDGE) AT 300 C.S.
ON APPROVED R&I GANGNAIL TRUSSES
(TO MANUFACTURERS DESIGN).

fixing of trusses to block
as per NBS 3601 1990 with
appropriate & appropriate galv
fixings.

TRUSSES SUPPORTED ON BLOCK
PIERS (CONC. FILLED WITH
D12 ROD - TIED TO
FOUNDATION STARTER).



CONSTRUCT IN ACCORDANCE WITH
RELEVANT N.Z. STANDARDS AND
THE N.Z. BUILDING CODE.

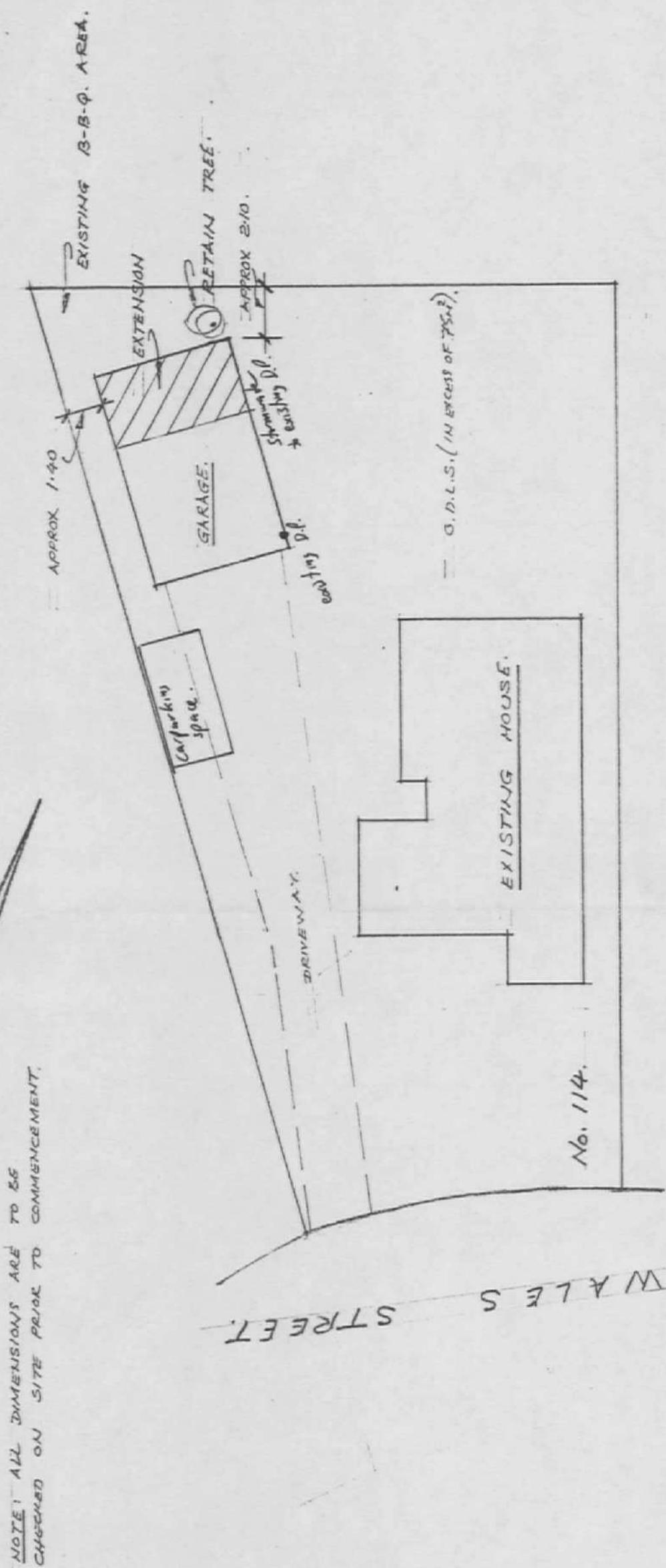
P.L.A.N. 1 : 50.

W A L E S S T.

PROPOSED EXTENSION 114 MOWATT.

19/97

Rec'd - 4 NOV 1997
Stockburn Service Centre
PROJECT No. 97009120



SITE PLAN 7:200.

PROPOSED EXTERNSION & M.R.S. MOWATT.

FOR M.R. & M.R.S. MOWATT.

19/97.

28-9-97.

WALE S

STREET

WALLS

SITE PLAN 7:200.

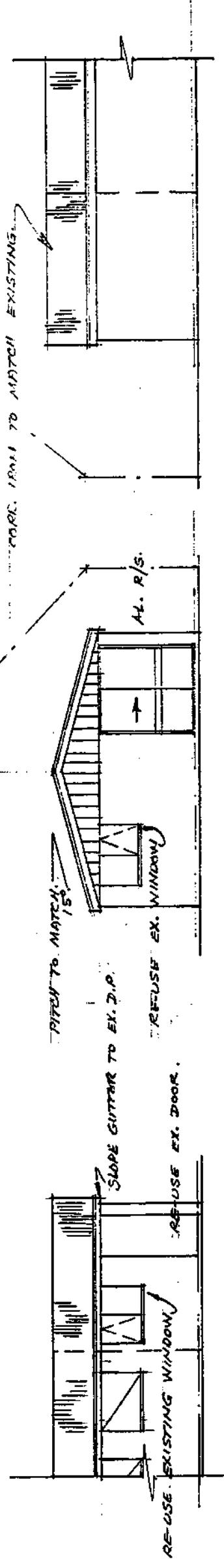
PROPOSED EXTERNSION & M.R.S. MOWATT.

FOR M.R. & M.R.S. MOWATT.

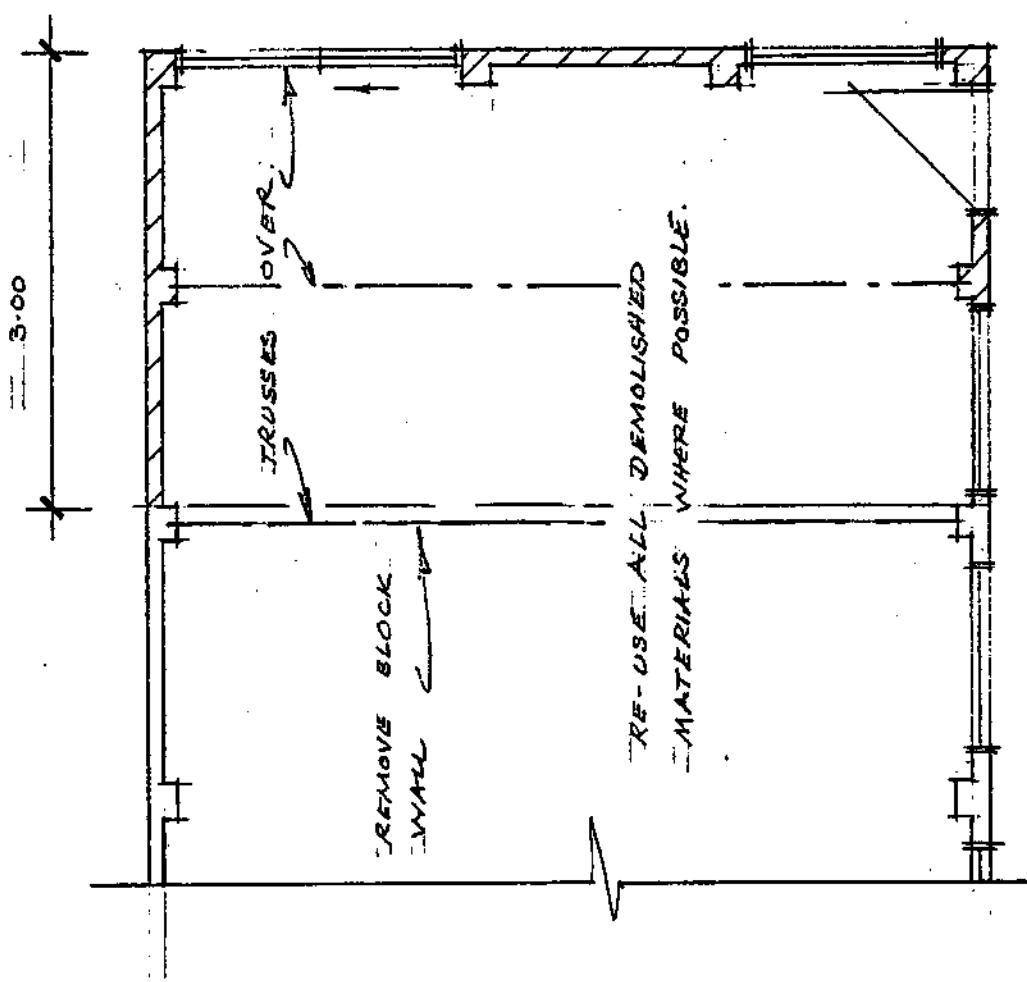
19/97.

28-9-97.

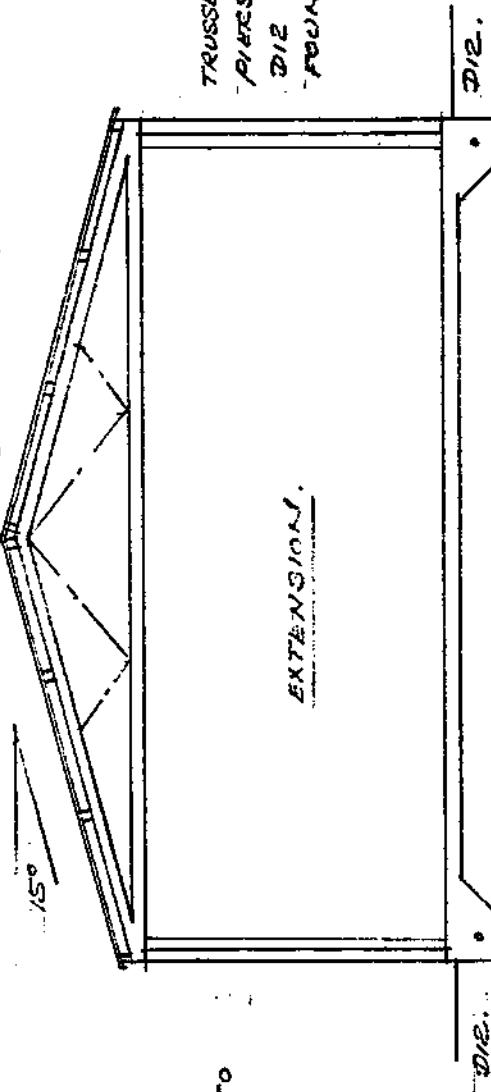
RECESSON PLANES.



ELEVATIONS 1 : 100.



CORROUGATED IRON ROOF SHEATHING ON
SELF SUPPORT BUILDING PAPER ON
100 X 50 PURLINS (ON EDGE) AT 900 C.R.S.
ON APPROVED R41 GANGNAIL TRUSSES
(TO MANUFACTURERS DESIGN).



FLOOR: 100 MM. CONCRETE, THICKENED AT EDGES, AND
REINFORCED WITH D12 ROD. (TIED TO BLOCK PIERS WITH
D12 STARTERS - 600 INTO PIER).

SECTION 10 N 1 : 50.

CONSTRUCT IN ACCORDANCE WITH
RELEVANT N.Z. STANDARDS AND
THE N.Z. BUILDING CODE.

PLAN 1 : 50.

WALLS ST.

PROPOSED EXTENSIONS ON N.R.S. - MOWATT.

19/97

28-9-97