 <p><b>CHRISTCHURCH</b> THE GARDEN CITY <i>The city that shines</i></p>	<p><b>CHRISTCHURCH CITY COUNCIL</b> <b>BUILDING ACT 1991 [S.43(3)]</b> <b>CODE COMPLIANCE CERTIFICATE</b></p>	<p><b>FORM: BA10</b></p>
		<p>PROJECT NO. 98002169</p>

<p style="text-align: center;"><b>PROJECT</b></p> <p>New or relocated building <input type="checkbox"/></p> <p>Alteration <input type="checkbox"/></p> <p>Intended use(s): GARAGE &amp; LINKWAY, REMOVE EXIST GARAG- E</p> <p>Intended life: Indefinite but not less than 50 years <input checked="" type="checkbox"/> Specified as _____ years</p> <p>Demolition <input type="checkbox"/></p>	<p style="text-align: center;"><b>PROJECT LOCATION</b></p> <p>Street address: 1 GILMORE PLC WAIMAIRI</p> <p>Legal Description: Valuation Roll: 2190812600 LOT 2 DP 26914</p>
<p><b>COUNCIL CHARGES</b></p> <p>The Council's outstanding charges payable on the uplifting of the code compliance certificate, in accordance with the attached details are:</p> <p style="text-align: right;">\$0.00</p> <p>Receipt No: .....</p>	

- This is*
- A final code compliance certificate issued in respect of all the building work under the above building consent.
  - An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent.
  - This certificate is issued subject to the conditions specified in the attached .... page(s) headed "Conditions of Code Compliance Certificate No. 98002169 " (being this certificate).

Signed for and on behalf of the Council:

Name: ..... *[Signature]* .....

Position: ..... Date: 14 August 1998



# CHRISTCHURCH CITY COUNCIL

## BUILDING CONTROL INSPECTION SERVICES

PROJECT NO: .....

Site Address: 1 Gilman St.

Description of Consent: Garage

98/2169

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		
<b>Inspection Comments</b>		Fire Lining Nailing		Consultants Drainage Plan		

Project work completed.

**PROJECT COMPLETE**

SIGNED *[Signature]*

DATE 14.8.98

<b>Instruction to Owner/Owners Agent</b>	<b>Inspection Type</b>	<b>Rectification time frame as agreed</b>
All work inspected is in accordance with the Building Consent. <span style="float: right;">✓</span>	M8	...../...../.....
Some work is not satisfactory as detailed above and rectification is required.		...../...../.....
A formal notice to rectify will be issued.		...../...../.....
Signed: <i>[Signature]</i> Date: <u>13.8.98</u>		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: 1 Gilmore Pl.

98/2169

Description of Consent: garage 9 lmb

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	R	
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		
<b>Inspection Comments</b>		Fire Lining Nailing		Consultants Drainage Plan		

Solid blocking to garage boundary wall required.

<b>Instruction to Owner/Owners Agent</b>	<b>Inspection Type</b>	<b>Rectification time frame as agreed</b>
All work-inspected-is-in accordance with the Building Consent.	m 8	...../...../.....
Some work is not satisfactory as detailed above and rectification is required. ✓		
A formal notice to rectify will be issued.		
Signed: <u>[Signature]</u> Date: <u>28.7.98</u>		Sig: .....

### SITE INSPECTION REPORT

This is not a Code Compliance Certificate

Time on Site



**CHRISTCHURCH CITY COUNCIL  
SITE INSPECTION REPORT**

**PROJECT NO.**

Site Address: 1 Gilmore Place  
Description of Consent: Garage

98002169

**COMMENTS:**

*[Handwritten signature]*

- D12s at 600 CR5 back way.
  - solid fill
  - NB - some of the starters are off centre but would be OK considering amount of steel & walls
  - pockets to be cleaned out
- 2012's reg'd over block limits

Delete that which is not applicable.

INSTRUCTION TO OWNER/OWNERS AGENT:	Inspection Type
All work inspected is in accordance with the Building Consent. <i>//</i>	52
<del>Some work is not satisfactory as detailed above and rectification is required.</del>	
<del>A formal notice to rectify will be issued.</del>	
SIGNED: <i>[Signature]</i>	DATE: <u>29.5.98</u>

**THIS IS NOT A COMPLIANCE CERTIFICATE**



# CHRISTCHURCH CITY COUNCIL SITE INSPECTION REPORT

**PROJECT NO.**

Site Address: 1. GILMORE PLACE.

Description of Consent: GRABAGE

**COMMENTS:**

*CUT INTO EXT SPWATER DRAIN  
+ ADD GULLY TRAP X 2.  
EXTEND EXT SPWATER DRAIN FOR  
NEW GRABAGE (H. DIVERS)*

Delete that which is not applicable.

<b>INSTRUCTION TO OWNER/OWNERS AGENT:</b>	<b>Inspection Type</b>
All work inspected is in accordance with the Building Consent.	<i>mb.</i>
<del>Some work is not satisfactory as detailed above and rectification is required.</del>	
<del>A formal notice to rectify will be issued.</del>	
SIGNED: <u><i>[Signature]</i></u>	DATE: <u>19.5.98</u>

**THIS IS NOT A COMPLIANCE CERTIFICATE**



**CHRISTCHURCH CITY COUNCIL  
SITE INSPECTION REPORT**

**PROJECT NO.**

Site Address: 1 Colmore Pl  
Description of Consent: garage

98 / 2169


**COMMENTS:**

Beaving on silt clay.  
3/D12 + R10 floor ties.  
Main train covers to rear facing

Delete that which is not applicable.

INSTRUCTION TO OWNER/OWNERS AGENT:	Inspection Type
All work inspected is in accordance with the Building Consent. ✓	M1
Some work is not satisfactory as detailed above and rectification is required.	
A formal notice to rectify will be issued.	
SIGNED: <u>[Signature]</u>	DATE: <u>13.5.98</u>

**THIS IS NOT A COMPLIANCE CERTIFICATE**

 <p><b>CHRISTCHURCH</b> THE GARDEN CITY <i>The city that shines</i></p>	<p><b>CHRISTCHURCH CITY COUNCIL</b></p> <p><b>BUILDING ACT 1991</b></p> <p>BUILDING CONSENT</p>	<p><b>FORM: BA4</b></p>
		<p>PROJECT NO.</p> <p>98002169</p>

<p style="text-align: center;"><b>OWNER/APPLICANT</b></p> <p>Name: FAHEY MARIE THERESE</p> <p>Mailing Address: 1 GILMORE PL CHRISTCHURCH 5</p> <p>Contact: COURTNEY ARCHITECTS BOX 36207 CHRISTCHURCH</p> <p>Application Received: 30 MAR 1998</p>	<p style="text-align: center;"><b>PROJECT LOCATION</b></p> <p>Street address: 1 GILMORE PLC WAIMAIRI</p> <p>Legal Description: Valuation Roll: 2190812600 Dp No 26914 Lot No 2</p>						
<p style="text-align: center;"><b>COUNCIL CHARGES</b></p> <p>The Council's total charges payable on the uplifting of this building consent, in accordance with the letter of advice dated 8 Apr 1998 are:</p> <table style="width:100%;"> <tr> <td>Total</td> <td style="text-align: right;">\$504.00</td> </tr> <tr> <td>Building Research Levy:</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td><b>Grand Total</b></td> <td style="text-align: right;"><b>\$504.00</b></td> </tr> </table>	Total	\$504.00	Building Research Levy:	\$0.00	<b>Grand Total</b>	<b>\$504.00</b>	<p style="text-align: center;"><b>PROJECT</b></p> <p><input checked="" type="checkbox"/> New or relocated building <input type="checkbox"/> Alteration</p> <p>Intended use(s): OUTBUILDINGS/GARAGE &amp; LINKWAY, REMOVE EX-ISTING GARAGE</p> <p>Intended life: <input checked="" type="checkbox"/> Indefinite but not less than 50 years <input type="checkbox"/> Specified as _____ years <input type="checkbox"/> Demolition</p> <p>Being stage 1 of an intended 1 stages.</p> <p>Estimated value (inclusive of GST): \$15,000.00</p>
Total	\$504.00						
Building Research Levy:	\$0.00						
<b>Grand Total</b>	<b>\$504.00</b>						

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.: 98002169 "

Signed for and on behalf of the Council:

Name: B. Biddick B. BIDDICK  
Consent Officer (Senior)

Position: ..... Date: 8 April 1998



# CHRISTCHURCH CITY COUNCIL

8 April 1998

COURTNEY ARCHITECTS  
 BOX 36207  
 CHRISTCHURCH

**FILE**

Dear Sir/Madam

**APPLICATION FOR BUILDING CONSENT  
 PROJECT NO. 98002169**

Your application for a Building Consent for the proposed GARAGE & LINKWAY, REMOVE EXIST.GARAGE at 1 GILMORE PLC WAIMAIRI refers.

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

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

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

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

**COPY**

.../2

CONTACT : AREA DEVELOPMENT OFFICER

FENDALTON SERVICE CENTRE CNR JEFFREYS ROAD AND CLYDE ROAD  
 P O BOX 29-183 CHRISTCHURCH TELEPHONE (03) 351-7109 FAX (03) 372-2747

The outstanding fees associated with the Building Consent are:

To PIM:			
Process and Grant			\$ <u>100.00</u>
To Building Consent:			
Accept and Issue			\$ <u>70.00</u>
Process and Grant			\$ <u>124.00</u>
To Code Compliance Certificate:			
Inspections			\$ <u>180.00</u>
Grant and Issue			\$ <u>30.00</u>
<b>TOTAL</b>			<b>\$ <u>504.00</u></b>

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

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

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

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

Signed



for  
**AREA DEVELOPMENT OFFICER FENDALTON SERVICE CENTRE**

**CHRISTCHURCH CITY COUNCIL  
FEE SUMMARY**

**PIM/BUILDING CONSENT**  
PROJECT NO. **98002169**  
SITE ADDRESS **1 GILMORE PLC**  
OWNER/APPLICANT **COURTNEY ARCHITECTS**  
DATE GRANTED **8 April 1998**

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

RC023	\$124.00	Process/Grant Consent	05157/840
RC025	\$210.00	Code Compliance Certificate	93085/801
RC027	\$100.00	Process/Grant Pim	05147/831
RC035	\$70.00	Accept/Issue Pim/Consent	05136/831

**Total**

**\$504.00**

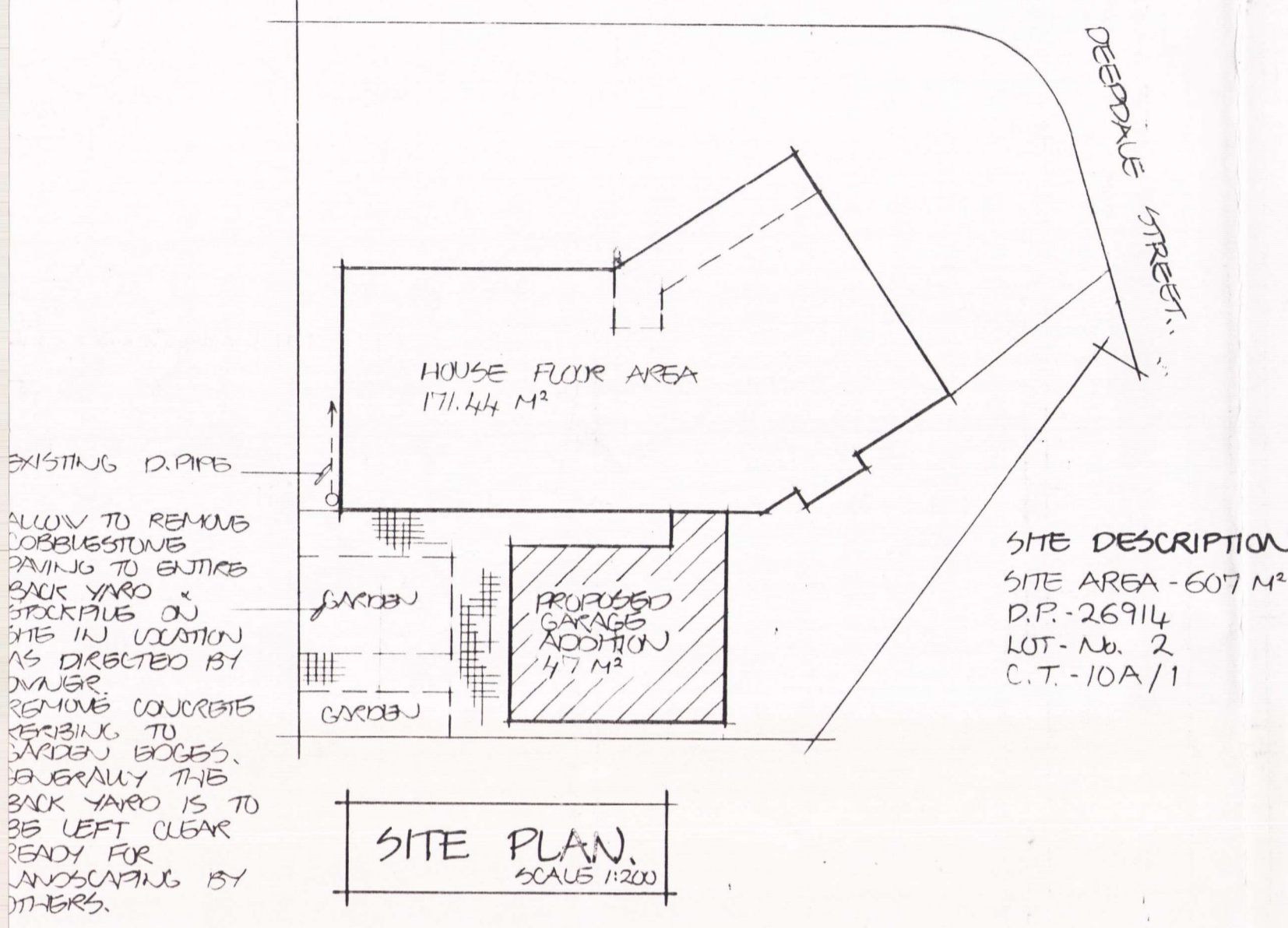
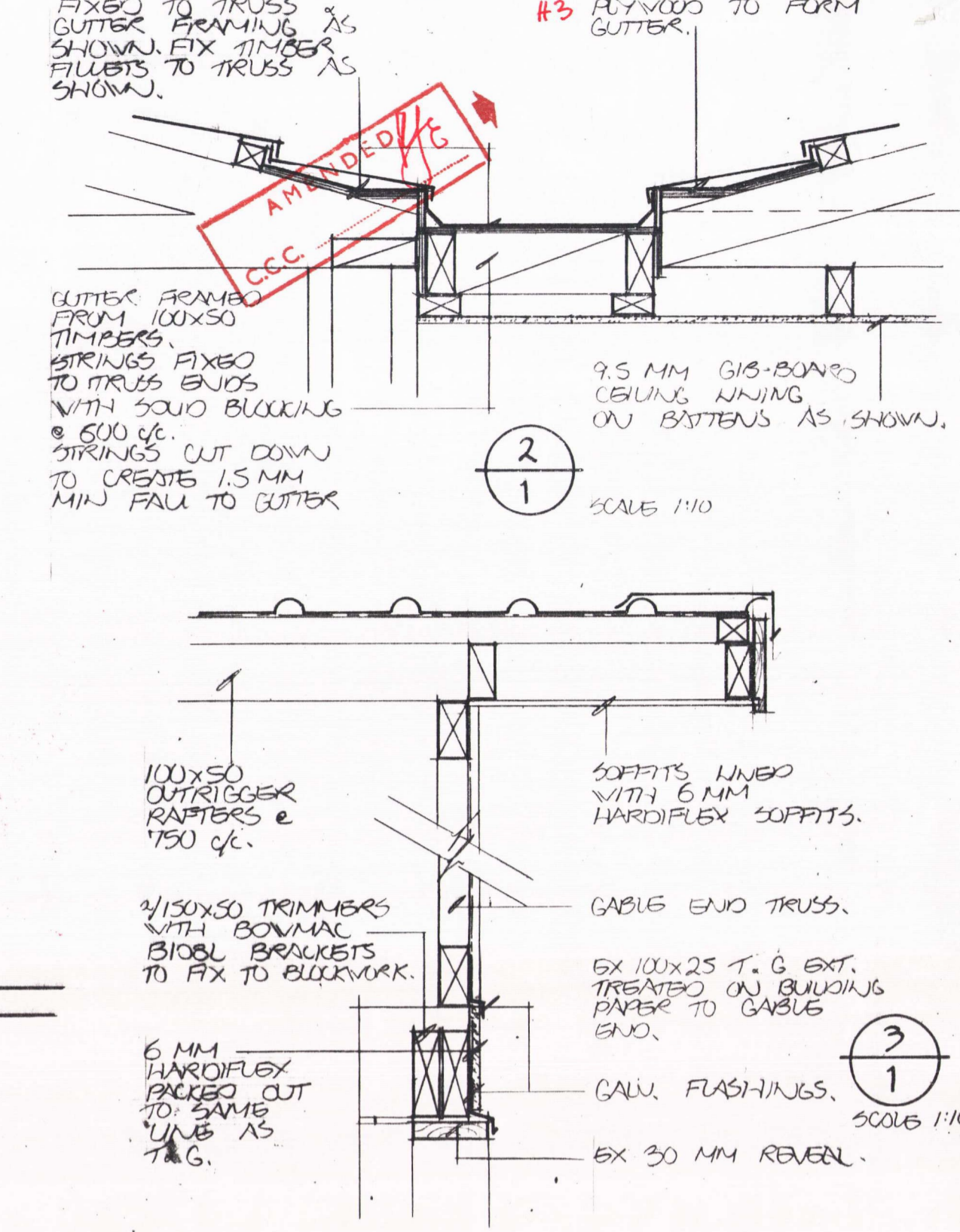
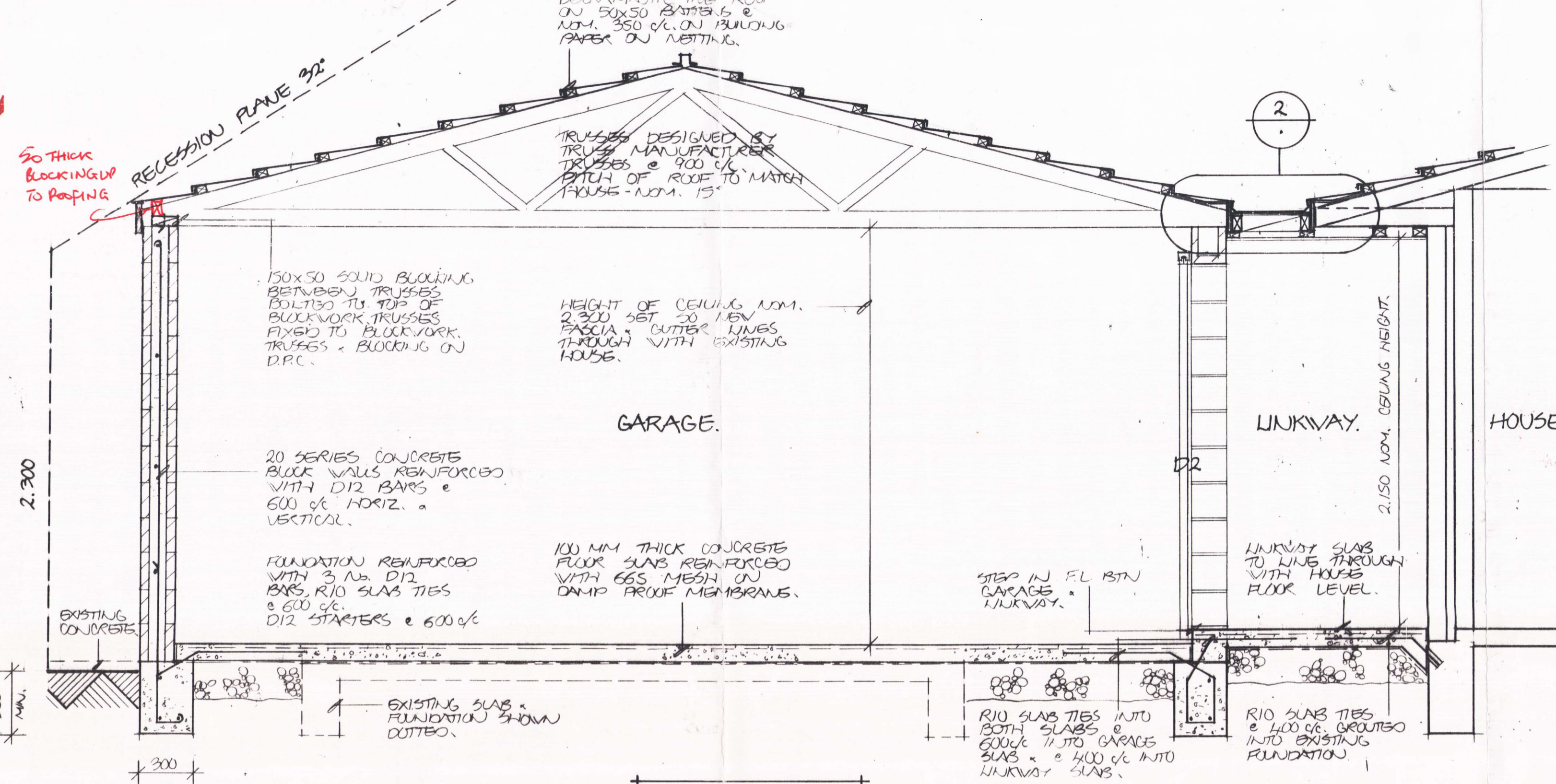
(Including GST)

**COPY**

AMENDED  
S.E.C.

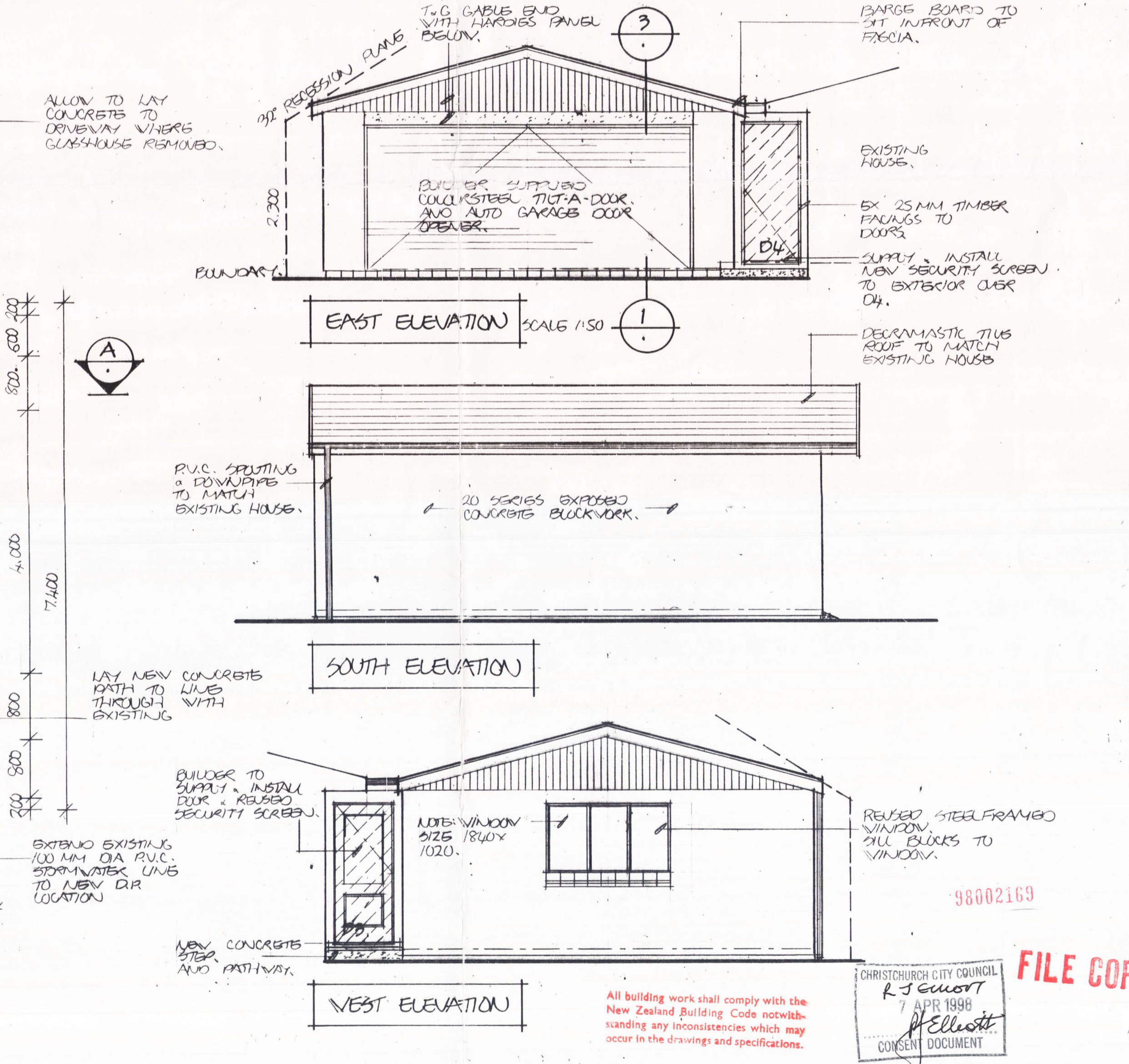
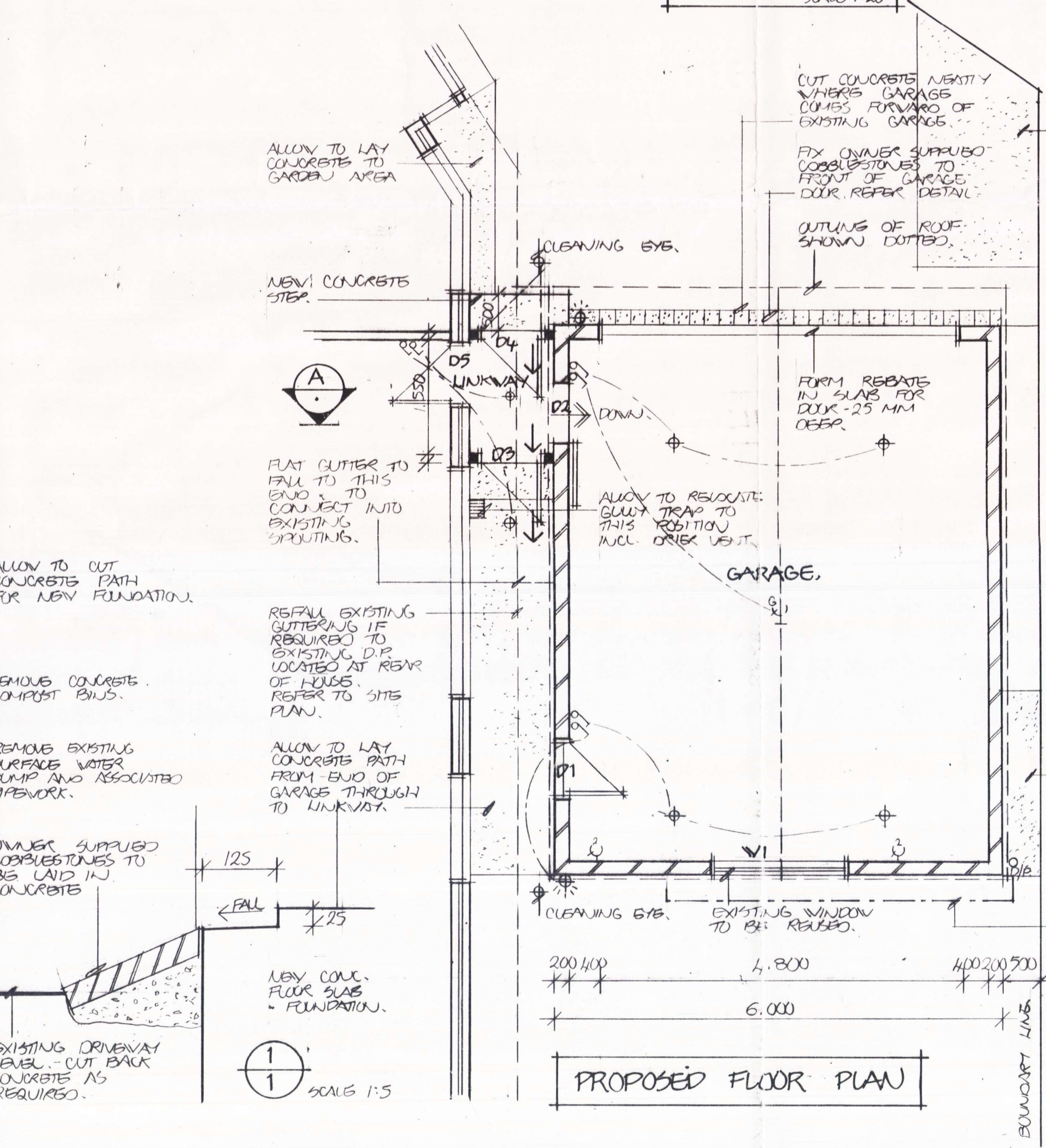
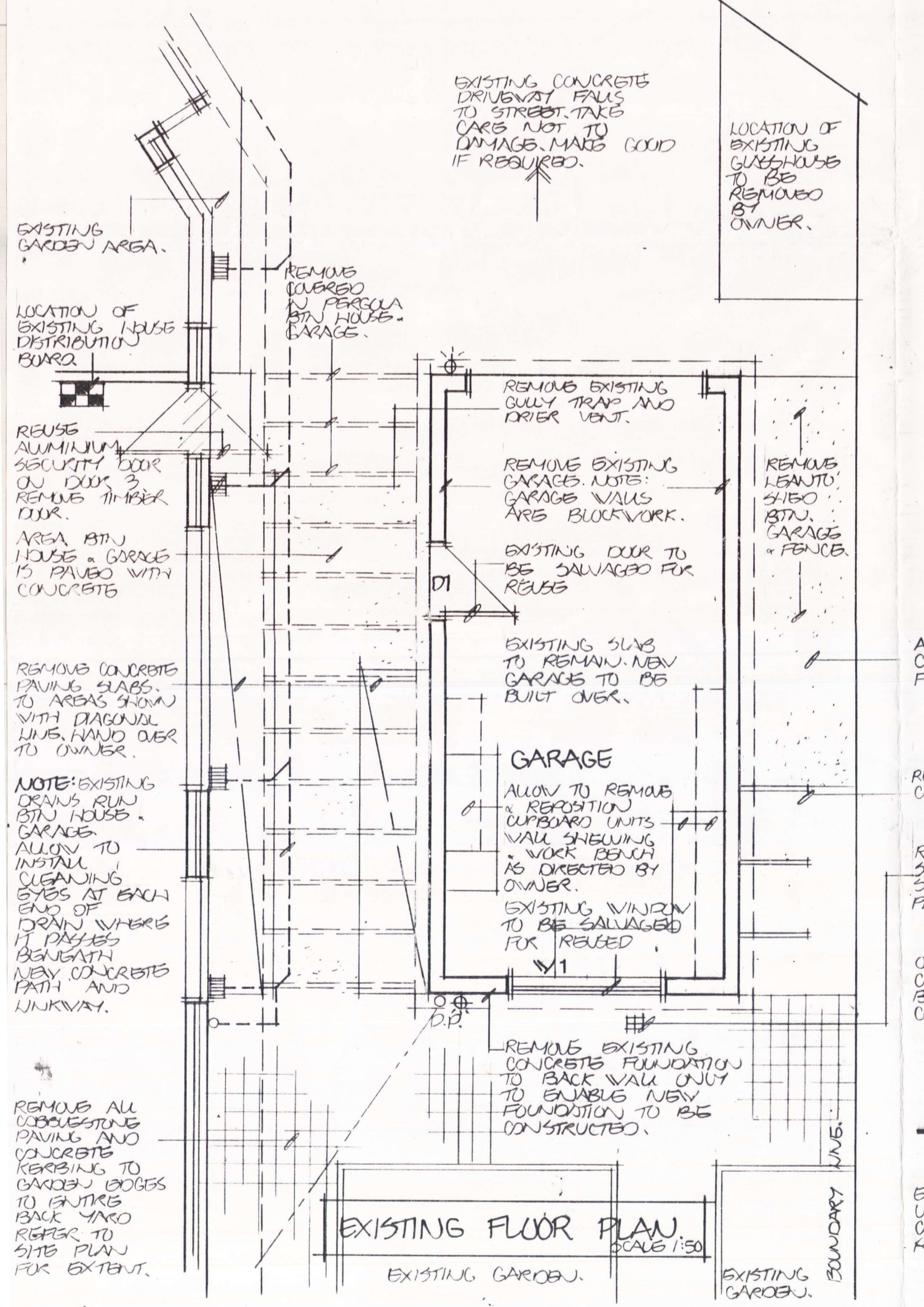


GILMORE PLACE.



SITE DESCRIPTION.  
SITE AREA - 607 M<sup>2</sup>  
D.P. - 26914  
LOT - No. 2  
C.T. - 10A/1

SECTION A-A  
SCALE 1:20



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

CHRISTCHURCH CITY COUNCIL  
R.J. GIBSON  
7 APR 1998  
J. ELLIOTT  
CONSENT DOCUMENT

FILE COPY

**SCHEDULE OF WORK FOR**

**M FAHEY**

**at**

**NO.1 GILMORE PLACE**

**CHRISTCHURCH CITY COUNCIL**  
**P.I.M. APPLICATION**  
 Rec'd 27 MAR 1998  
 Fendalton Service Centre  
 PROJECT No. ....

98002169

**DEMOLITION**

1. Remove garage  
Note: blockwork construction with flat roof.
2. Remove sections of existing garage foundation where they will conflict with new foundations.
3. Remove all cobblestones, concrete kerbing, concrete compost bins and concrete pavers to back yard.  
Generally leave back yard cleared ready to be landscaped by others.  
All cobblestones, pavers etc are to be stockpiled on site in a location as agreed upon by owner.
4. Remove all drainage associated with the garage where not being required for reuse.  
Allow to block off as required.
5. Remove all shelving, cupboards and benches from the garage for reuse.  
New location of these are to be confirmed on site with the owner.
6. Existing garage window and side entry door are to be reused.
7. Remove covered-in pergola structure between house and garage.
8. Remove existing gully trap and drier vent where being covered by new link way.
9. Remove gate and post hand gate over to owner.

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

**CHRISTCHURCH CITY COUNCIL**  
*R J Elliott*  
 7 APR 1998  
*J Elliott*  
 .....  
**CONSENT DOCUMENT**

**FILE COPY**



## CONSTRUCTION

1. Construct new garage and linkway as per drawings.

### General Notes

All construction as per NZS 3604 and New Zealand Building Code 1991 unless noted otherwise.

All timber to be planer/gauged Pinus Radiata No.1 treated for framing.

Trusses to be NZO or Pinus Radiata (tr) and to be of approved proprietary type.

Cladding to be 20 Series Reinforced Concrete Blockwork as detailed.

Exterior trim - treated Pinus or finger jointed pinus.

Decramastic Tile roofing to match existing Coloursteel flashings and accessories on 50x50 purlins on building paper on netting.

PVC spouting, downpipes etc to be installed strictly in accordance with manufacturers recommendations and to match profile of existing.

Concrete slab and foundations as per NZS 3604 and Engineer details as shown on the drawings, on vapour barrier. Cover to be 19mm 17.5 MPa ordinary grade screed level finish to remove all unevenness with slight fall to garage entry.

2. Allow to supply all doors, frames and hardware as noted on the drawings at the end of this section.
3. Allow to supply Coloursteel tilt-a-door and automatic door opener with 2 No. remote control openers. Colour of door to be confirmed.
4. Allow to construct concrete steps from linkway as shown. Construct new concrete path to both sides of garage and allow to infill garden bed and where glasshouse removed.
5. Threshold to garage to be cobblestoned with owner supplied cobbles as per details on drawings.
6. Patch hole in brickwork where drier vent was located. Create hole in brickwork for new location for drier vent.
7. Allow to refit existing wall shelving, work bench and cupboards to new garage as directed by owner.
8. Allow to paint finish all exterior surfaces of garage and linkway.  
Allow to paint finish all interior surfaces of linkway, garage doors, window and reveals.

## **ELECTRICAL**

All work to comply with NZBC 1991 and Amendments and all Electrical Regulations.

1. Allow to wire for all outlets and fittings as shown on the drawings.
2. Reuse 2 No. sensor lights from existing garage.  
All other fittings to be batten holders.
3. Run wiring to garage walls in conduit to locations shown.
4. Wire for and install automatic garage door opener as supplied by carpenter.

## **DRAINAGE/PLUMBING**

All work to comply with the NZBC 1991 and all Amendments.

1. Remove existing drains no longer required ie. sump, and allow to extend stormwater line as indicated.
2. Install cleaning eyes to existing sewer line that runs beneath new concrete path and linkway.  
Cleaning eyes are to be installed at each end as indicated.
3. Allow to leave a junction joint in the new extended stormwater line for future surface water sump to be connected.
4. Remove existing guluy trap located outside laundry where covered by new linkway.  
Relocate in new position as shown on the drawings.
5. Allow to extend existing drier vent so it is located outside the linkway.



**CHRISTCHURCH CITY COUNCIL**  
**APPLICATION FOR BUILDING CONSENT**

**FORM: BA3**  
**PROJECT NO:**  
 98002169

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. DAE

APPLICATION DETAILS	PROJECT
<ul style="list-style-type: none"> <li><b>OWNER (as defined by the Building Act 1991)</b>                      Name: <u>MARIE FAHEY</u>                      Mailing Address: <u>1 GILMORE PLACE</u>                      Street Address: <u>1 GILMORE PLACE</u>                      Phone: <u>358 9156</u> Fax: <u>/</u></li> </ul>	<ul style="list-style-type: none"> <li><b>LOCATION</b>                      Street Address: <u>1 GILMORE PLACE CHRISTCHURCH</u>                      Lot: <u>2</u> DP: <u>26914</u>                      Other: _____</li> </ul>
<ul style="list-style-type: none"> <li><b>APPLICANT (Must be authorised by the owner to make this application)</b>                      Name: <u>MICHELE MASON</u>                      Company: <u>COURTNEY ARCHITECTS</u>                      Mailing Address: <u>BOX 36207</u>                      Street Address: <u>14 HAREWOOD RD.</u>                      Phone: <u>3522 063</u> Fax: <u>3520 098</u></li> </ul>	<ul style="list-style-type: none"> <li><b>DESCRIPTION OF WORK:</b>  <u>NEW GARAGE AND LINKWAY. REMOVE EXISTING</u></li> </ul>
Estimated Value of proposed work (inclusive of GST) <u>\$ 15,000 - 00</u>	<ul style="list-style-type: none"> <li><b>INTENDED USE:</b> <u>GARAGE</u></li> </ul>
Building Consent to be uplifted from: <input checked="" type="checkbox"/> <u>FENDALTON</u> Service Centre <input type="checkbox"/> If prepaid post to Owner / Applicant (delete one)	<ul style="list-style-type: none"> <li>Will the building undergo a change of use?  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</li> </ul>
<ul style="list-style-type: none"> <li><b>Water Supply</b>                      Is a 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 checked="" type="checkbox"/> No                      Distance from LH/RH boundary (looking from street) _____ metres                      Nominate street if a corner site: _____</li> </ul>	<ul style="list-style-type: none"> <li><b>Intended Life</b> if less than 50 years: <u>50</u> years</li> <li>Being stage <u>1</u> of an intended <u>1</u> stages</li> </ul>
<ul style="list-style-type: none"> <li><b>FLOOR AREA</b>                      Ground Floor: Existing <u>171.44</u> m<sup>2</sup> Add <u>47</u> m<sup>2</sup>                      Other Floor: Existing _____ m<sup>2</sup> Add _____ m<sup>2</sup>                      Accessory Building Area: <u>27</u> m<sup>2</sup> (BEING REMOVED) Add _____ m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li><b>Planning - Site Coverage</b>                      Total area of all buildings over foundation at ground level.                      Existing <u>198.44</u> m<sup>2</sup> Proposed <u>218.44</u> m<sup>2</sup></li> </ul>
<ul style="list-style-type: none"> <li><b>Road Opening / Footpath Opening</b>                      Is an opening required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                      Type of service:                      Sewer / Stormwater (DELETE AS NECESSARY)</li> </ul>	<ul style="list-style-type: none"> <li><b>Vehicle Crossing (in connection with this Building Consent)</b>                      Is a vehicle crossing required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                      New / Extension / Residential / Commercial (DELETE AS NECESSARY)</li> </ul>
<b>FOR COUNCIL USE ONLY</b>	
Invalid Owner Recorded: <input type="checkbox"/> Date Received: _____ Prepaid Fee: \$ _____ Receipt No: _____ Receiving Officer's Name: <u>FRED BUSTIN</u>	<b>DRAINAGE INFORMATION</b> Not Required <input type="checkbox"/> Block Plan Only <input checked="" type="checkbox"/> Full PIM <input type="checkbox"/> Date Requested <u>31/3/98</u> Hazard <input type="checkbox"/> Yes <input type="checkbox"/> No

**SECTION 1**

# Have you provided the following information?

Please tick the appropriate box

SECTION 2	Yes	No	N/A
• Site Plan: Fully dimensioned, scaled, showing all buildings & easements (proposed/existing)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Certificate of Title: Recent search copy of (less than 6 months old)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Plans & specification of an acceptable standard	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Plans, elevations, cross sections of the proposal in triplicate (in duplicate if PIM issued)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Recession planes (including to internal boundaries) indicated	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Site levels relating to top of roadside kerb, and finished floor level indicated	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Hill sites: indicate contours, drive gradients and building heights	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Site boundaries nominated	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Shared access ways/other areas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Foulwater drains	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Stormwater drains	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Stormwater discharge for hardstanding areas detailed to an approved outfall	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Water Service Details	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Vehicle crossing position indicated on site plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Vehicle access manoeuvre and parking area indicated	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Street trees, poles, sumps, manholes, traffic islands affecting vehicle access	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Site area per unit indicated	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Site coverage: % details	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Living and service courts indicated	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Landscaped area indicated and planting plan produced	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Demolition Details	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Swimming pool: design, fence and discharge	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Backflow prevention	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Waterway setbacks indicated	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Notable and protected site trees indicated	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Heritage site or building affected?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Resource Consent Application <i>RC980832</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Development Application	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Subdivision details	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SECTION 3	Yes	No	N/A
• Structural drawings	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Foundation design and report on ground conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
• Blockwork: design including foundations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
• Retaining walls: design heights, position, sub soil drainage and safety barriers	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Fire partitions: dividing walls, common walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Window positions & opening windows indicated	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Safety glass provisions specified	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Thermal insulation and R value indicated	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Sound insulation indicated	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Stairs/steps/landings/balconies: dimensions, handrail and barrier details	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Solid fuel heater: make, model and location	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Accurate layout & details of plumbing systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Alternative Solutions details	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Access and facilities for people with disabilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Access Route Details	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Dangerous goods: storage and sign details	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Gas bottle: storage location and capacity if over 10kg	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Soakpit, septic tank and pumping station design details.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Earthworks: Identify proposed cut or fill where more than 10 m <sup>3</sup> of soil is being moved	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Specifications in duplicate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Pegging certificate for two or more units on site	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Bracing calculations and layout	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Roof truss design statement and layout	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Producer statement: Specific design details for work outside the scope of NZS 3604 & NZS 4229	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• BA20 form (Producer Statement information)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Fire Safety Summary or Fire Design Statement	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Compliance Schedule details	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SECTION 4**

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?  Yes  No  
 If yes briefly describe your proposed programme: \_\_\_\_\_

• Estimated start date: APRIL 98 (please note building work must be started within 6 months of Consent issue date)

• Estimated finish date: MAY 98

• Is a registered engineer involved?  
 For design  Yes  No  
 For Inspection  Yes  No

• Is a Producer Statement to be offered?  
 Producer Statement: Design  Yes  No  
 Producer Statement: Inspection  Yes  No

• Is a registered master builder involved in the project?  Yes  No  
NOT YET KNOWN. 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	<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		<input type="checkbox"/>

**SECTION 5**

**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	<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"/>

**SECTION 5A**

**SECTION 6**

**Builder's Name:** NOT YET KNOWN Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_ Fax: \_\_\_\_\_

**Building Certifier's Name:** \_\_\_\_\_ Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_ Fax: \_\_\_\_\_

**Plumber's Name:** NOT YET KNOWN Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_ Fax: \_\_\_\_\_

**Drainlayer's Name:** NOT YET KNOWN Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_ Fax: \_\_\_\_\_

**Engineer's Name:** HAROLD CONSULTING ENGINEERS Phone: 3844 086  
 Address: 123 MT PUESONTO ROAD Fax: 3844 086

**Designer's Name:** COURTNEY ARCHITECTS Phone: 3522 063  
 Address: P.O. BOX 36207 Fax: 3520 098

**SECTION 7**

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

- 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.
- I DECLARE I HAVE BEEN AUTHORISED BY THE OWNER TO MAKE THIS APPLICATION

Print Name: MICHELLE MASON % COURTNEY ARCHITECTS Date: 2/3/98

Signature: M Mason  
 SIGNED BY or FOR AND ON BEHALF OF THE OWNER


**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.**

<b>Civic Offices</b> 163-173 Tuam Street PO Box 237 Telephone 379 1660 Fax 371 1792	<b>Fendalton Service Centre</b> Cnr Jeffreys & Clyde Roads PO Box 29 183 Telephone 351 7109 Fax 372 2747	<b>Linwood Service Centre</b> 180 Smith Street PO Box 24 214 Telephone 389 1477 Fax 372-2639	<b>Sockburn Service Centre</b> 149 Main South Road PO Box 11 011 Telephone 348 5119 Fax 372-2539
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**Project Information Memorandums (PIMs) and Building Consents can also be lodged and uplifted at these Service Centres.**

<b>Beckenham Service Centre</b> 66 Colombo Street PO Box 12-033 Telephone 332 3099 Fax 332-3443	<b>Papanui Service Centre</b> Cnr Langdons Road & Restell Street PO Box 5142 Telephone 352 8117 Fax 352 1308	<b>Shirley Service Centre</b> 36 Marshland Road PO Box 27 043 Telephone 385 3079 Fax 385 4224
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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.

	<b>CHRISTCHURCH CITY COUNCIL</b>	<b>FORM: BA20</b>
	<b>PRODUCER STATEMENT INFORMATION TO BE SUPPLIED BY THE APPLICANT</b>	<b>PROJECT NO.:</b> <span style="color: red;">98002169</span>

**Project Address:** 1 GILMORE PLACE  
CHRISTCHURCH.


**Project Description:** NEW GARAGE & LINKWAY.

Subject to being acceptable to the Council the following parties are or will be providing producer statements in relation to this project.

Tick boxes to show which review statements are to be provided.	Consultants Firm and Contact Persons	Postal Address Telephone No Facsimile No	NZBC Clauses covered by Review
<b>Principal Designer</b> Design <input type="checkbox"/> Inspection <input type="checkbox"/> Design Review * <input type="checkbox"/>			
<b>Architect</b> Design <input checked="" type="checkbox"/> Inspection <input type="checkbox"/> Design Review * <input type="checkbox"/>	COURTNEY ARCHITECTS NICK COURTNEY MICHIELE MASON	BOX 36207 PH 3522 063 FAX 3520 098	
<b>Structural Engineer</b> Design <input checked="" type="checkbox"/> Inspection <input type="checkbox"/> Design Review * <input type="checkbox"/>	HARDING CONSULTING ENGINEERS DAVE HARDING	123 MT PUEBANT RD. PH/FAX 3844 086	
<b>Fire Engineer</b> Design <input type="checkbox"/> Inspection <input type="checkbox"/> Design Review <input type="checkbox"/>			
<b>Civil Engineer</b> Design <input type="checkbox"/> Inspection <input type="checkbox"/> Design Review * <input type="checkbox"/>			
<b>Mechanical Engineer</b> Design <input type="checkbox"/> Inspection <input type="checkbox"/> Design Review * <input type="checkbox"/>			
<b>Electrical Engineer</b> Design <input type="checkbox"/> Inspection <input type="checkbox"/> Design Review * <input type="checkbox"/>			
<b>Building Contractor</b> Construction <input type="checkbox"/>			

**CHRISTCHURCH CITY COUNCIL**  
 P.I.M. APPLICATION  
 Rec'd 27 MAR 1998  
 Fendalton Service Centre  
 PROJECT No. ....

\* Note: Design review producer statements are usually by special arrangement with the Council.

 <p><b>CHRISTCHURCH</b> THE GARDEN CITY <i>the city that shines</i></p>	<p><b>CHRISTCHURCH CITY COUNCIL</b></p> <p>REQUIREMENTS FOR INSPECTION PROCEDURES AND PROJECTS INVOLVING SPECIALIST CONSULTANT DESIGN</p>	<p><b>FORM: BA20</b></p>
		<p>PROJECT NO.:</p>

**1.0 PREAMBLE**

The Building Act requires that an application for a building consent be accompanied by such 'plans and specifications' "as the territorial authority reasonably requires". The definition of 'plans and specifications' includes "proposed procedures for inspection during construction, alteration, demolition, or removal ...".

The following describes the preferred minimum procedure to be followed by the Owner with regard to the Owner's responsibilities for inspection and should be discussed and agreed at the time of building consent application. If agreement to these or similar procedures cannot be achieved, particularly with regard to provision of a statement upon completion, the Council will, in terms of its own responsibilities, supplement the inspections using own staff or other consultants. The true cost of such a method of operation including outside consultants charges will then form part of the charge for the building consent.

**2.0 PREFERRED MINIMUM PROCEDURE**

The Council requires that the following conditions of consent be agreed to before the consent will be issued:

- (i) That the owner's consultant(s) responsible for inspection of the building works provide a producer statement upon completion of the works to confirm that the appropriate inspections have been conducted and that the building work has been completed to the extent required by the building consent.
- (ii) That a record of each site visit made by the owner's consultant(s) is kept on site, where applicable, preferably in a folder in the builders shed for reference by City Council Inspector's carrying out audit compliance inspections.
- (iii) That the builder provide a producer statement upon completion of the works, confirming that construction has been completed to the extent required by the building consent.

Note: Condition (iii) is applicable to major projects only.

**3.0 CONFIRMATION**

Please confirm if you agree to adopt the preferred minimum procedure outlined above and list all the relevant details of the consultants on the reverse side of this sheet.

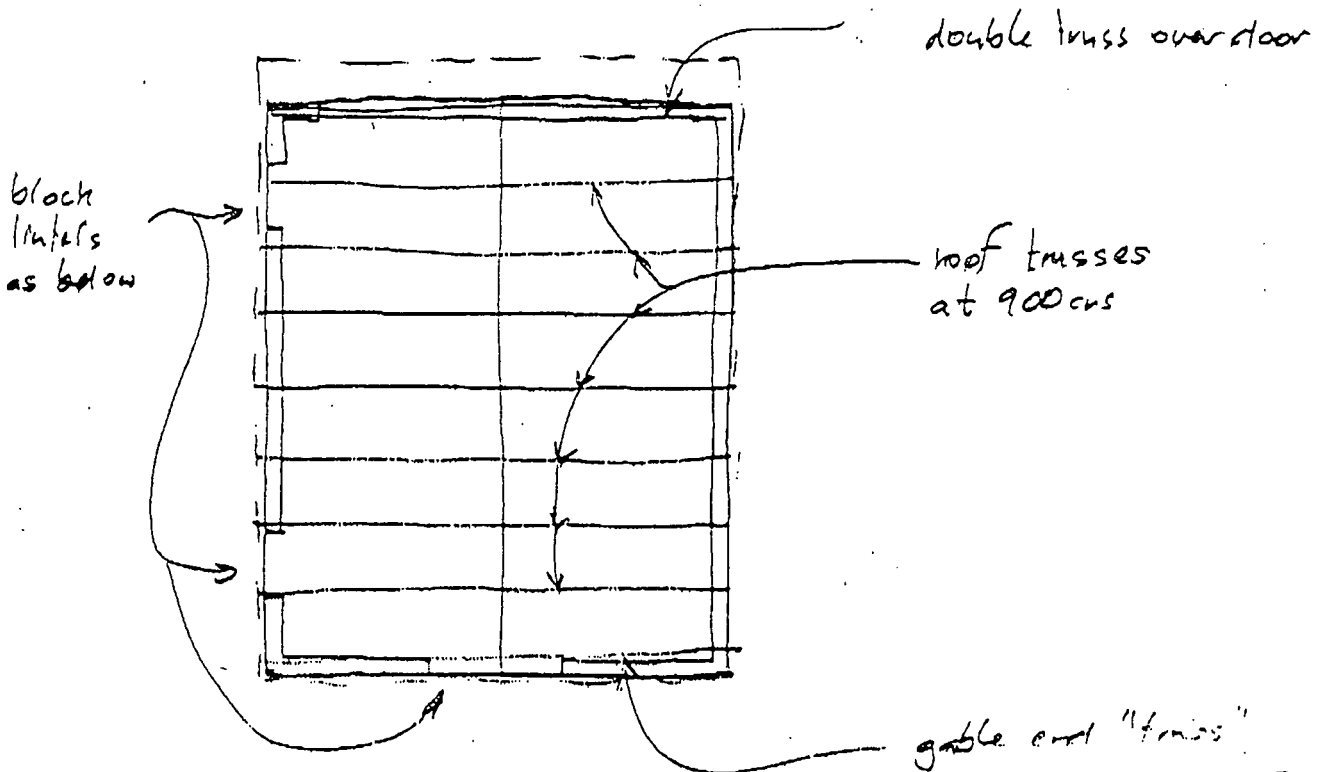
(signed by or for and on behalf of the owner)

Name (print): MICHELE MASON % COURTNEY ARCHITECTS  
 Signature: *M Mason* Date: 27/3/98

HARDING											
CONSULTING											
ENGINEERS LTD											
CIVIL & STRUCTURAL ENGINEERS PROJECT MANAGERS											
125 MT PLEASANT RD CHRISTCHURCH											
TELEPHONE (03) 364-4088 FAX (03) 364-4088											

CONSTRUCTION DETAILS		SHEET
SKETCH ONLY		S1
TITLE		FILE
GARAGE FOR M FAHEY		2122
1 GILMORE PLACE		SCALE
		1:100
		DATE
		Mar'98

98002169



ROOF PLAN

CHRISTCHURCH CITY COUNCIL  
 7 APR 1998  
 CONSENT DOCUMENT



Z D12

LINTEL BLOCK

CHRISTCHURCH CITY COUNCIL  
 P.I.M. APPLICATION  
 Rec'd 27 MAR 1998  
 Fendalton Service Centre  
 PROJECT No. ....

# CHRISTCHURCH CITY COUNCIL

2 April 1998

COURTNEY ARCHITECTS  
BOX 36207  
CHRISTCHURCH

Dear Sir/Madam

**PROJECT INFORMATION MEMORANDUM**  
**PROJECT NO. 98002169**

Please find enclosed your Project Information Memorandum in respect of the proposed GARAGE & LINKWAY, REMOVE EXIST. GARAGE at 1 GILMORE PLC

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

FILE

FENDALTON SERVICE CENTRE

CNR JEFFREYS ROAD AND CLYDE ROAD

P O BOX 29-183 CHRISTCHURCH

TELEPHONE (03) 351-7109

FAX (03) 372-2747



RESIDENTIAL/LIVING

PIM APPLICATION CHECK SHEET

Project Number: 98002169

Location: 1 GILMORE PLACE

Proposal: GARAGE + LINKWAY / REMOVE EXIST / GAR

Checked	Comment	Officer	Date	Time
<input type="checkbox"/> Building	<input type="checkbox"/> Yes <input type="checkbox"/> No	RE	2/4/98	
<input type="checkbox"/> Planning	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
<input type="checkbox"/> Traffic	<input type="checkbox"/> Yes <input type="checkbox"/> No			
<input type="checkbox"/> Envir. Health	<input type="checkbox"/> Yes <input type="checkbox"/> No			

Transitional District Plan		Proposed City Plan	
Zoning	Res G	Zoning	L1
Designations	none	Designations	none
Road widening		Footprint/Sam	
Protected Item	No	Protected Item	No
Airport Noise		Airport Noise	
Site area	607m <sup>2</sup>	Site area	
Shape factor		Net site area	
Res. Site Density/Plot Ratio	218	Res. Site Density/Plot Ratio	
Site coverage	35.88	Site coverage	
Height		Height	
Recession Planes		Recession Planes	2m
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	

4 APPLIED P.T.O

Resource consent RC980832  
applied 31/3/98 The accessory building  
encroaches into the recession plane, with  
coverage greater than 35%

A Resource consent application (RC980832) is  
currently being processed for exceeding site  
coverage and intruding the recession plane


5a

2(q)

- the recession plane on the.....
- the maximum permitted height of.....m.
- the boundary setback distance of.....m on the.....boundary.

2(r)

- boundary setback distance of.....m on the.....boundary.
- maximum height of.....m.
- recession planes(s) on the .....boundary.

	<p><b>CHRISTCHURCH CITY COUNCIL</b>  <b>BUILDING ACT 1991</b>  <b>Project Information Memorandum</b></p>	<p><b>FORM BA2</b>  <b>PROJECT NO:</b>  <b>98002169</b></p>
---	--	---

<b>Site Address:</b> 1 Gilmore Place	<b>Legal Desc:</b> Lot No: 2	<b>DP No:</b> 26914
<b>Applicant:</b> Michelle Mason Courtney Architects Box 36207 CHRISTCHURCH	<b>Owner:</b> Marie Fahey	<b>Proposal:</b> Remove existing garage, new garage and Linkway

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

**PLANNING**

**NOTE:** A Resource Consent application (RC980832) is currently being processed for exceeding site coverage and intruding the recession plane.

**DRAINAGE**

- Drainage plan provided.

**CONSENTS  
COPY**

<b>Total Project Information Memorandum fees</b>	\$100.00	
<b>Paid</b>	\$0.00	<b>Receipt No.:</b>
<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: 2-Apr-98

**NAME:** Debbie Hunt  
**POSITION:** 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.**

**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.

	<b>Christchurch City Council</b> <b>Water Services And Waste Mgmt Units</b> <b>Supplementary Project Information Memorandum</b>	<b>PIM Number</b> 98002159
--	---	-------------------------------

Street Address 1 GILMORE PLC  
 Legal Info LOT 2 DP 26914

Applicant COURTNEY ARCHITECTS  
 Address BOX 36207  
 CHRISTCHURCH

Service Centre FENDALTON SERVICE CENTRE  
 Intended Use OUTBUILDINGS/GARAGE & LINKWAY, REMOVE EXISTING  
 GARAGE

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 other natural or river bank erosion, subsidence, slippage or inundation.	
6		Any easel sharing scheme.	
7		Possible effects on adjacent properties.	
8		Any other relevant information.	
9		Is further information required to be supplied.	
10		Trade involvement.	

Block Plan  
Only

Additional Comments

Researched By

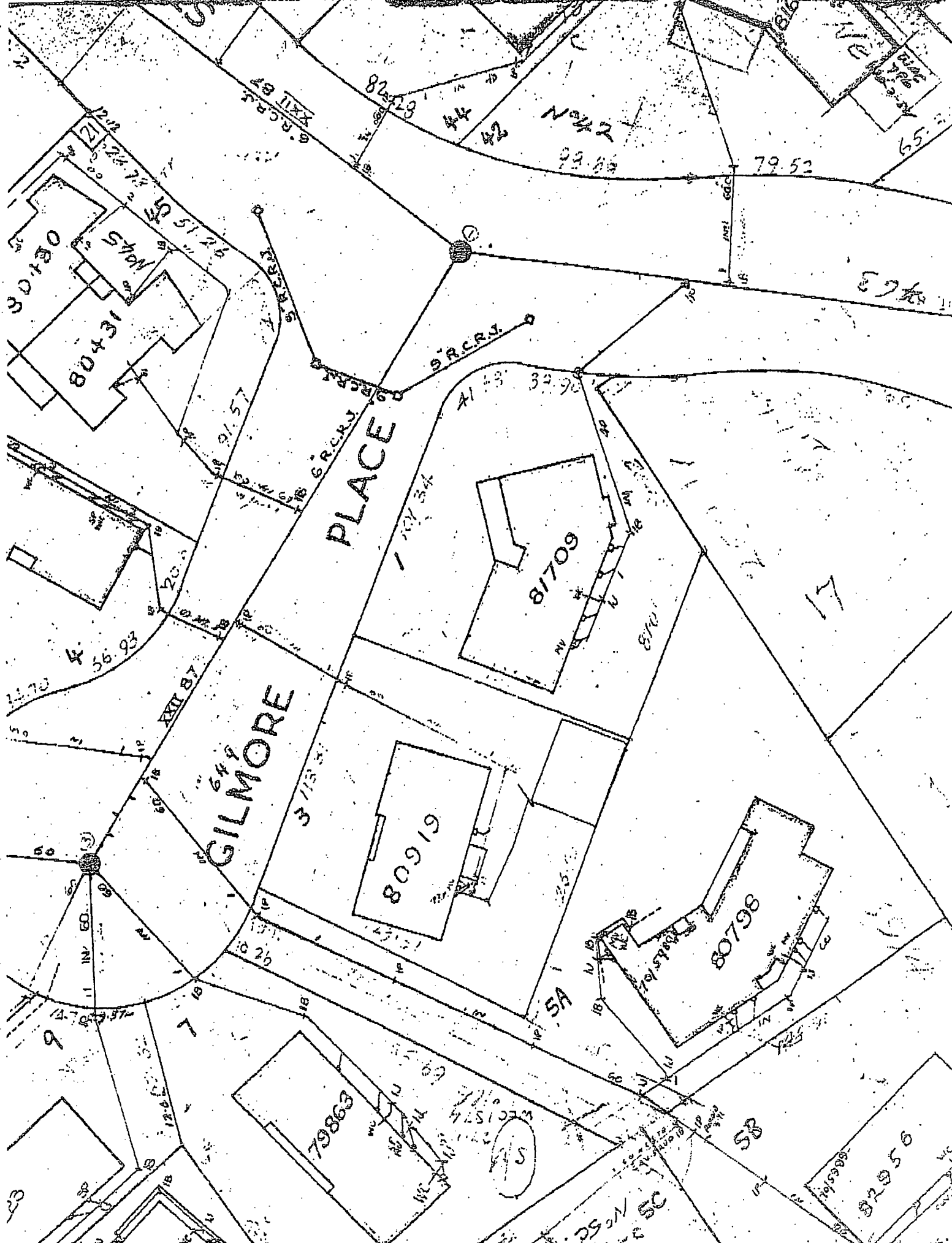
Number of Attachments

**CHRISTCHURCH CITY COUNCIL**  
**WATER SERVICES UNIT**  
 PH. 371 1277  
 FAX. 371 1283  
**31 MAR 1998**

**DRAINAGE RECORD PLANS**  
**CAUTION**  
 The accuracy of this plan and the measurements are not guaranteed and should be verified by inspection.

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**98002169**  
 1/3960 1/520 **1/396**





CHRISTCHURCH CITY COUNCIL  
WATER SERVICES UNIT

PH. 371 1277  
FAX. 371 1283

31 MAR 1998

DRAINAGE RECORD PLANS

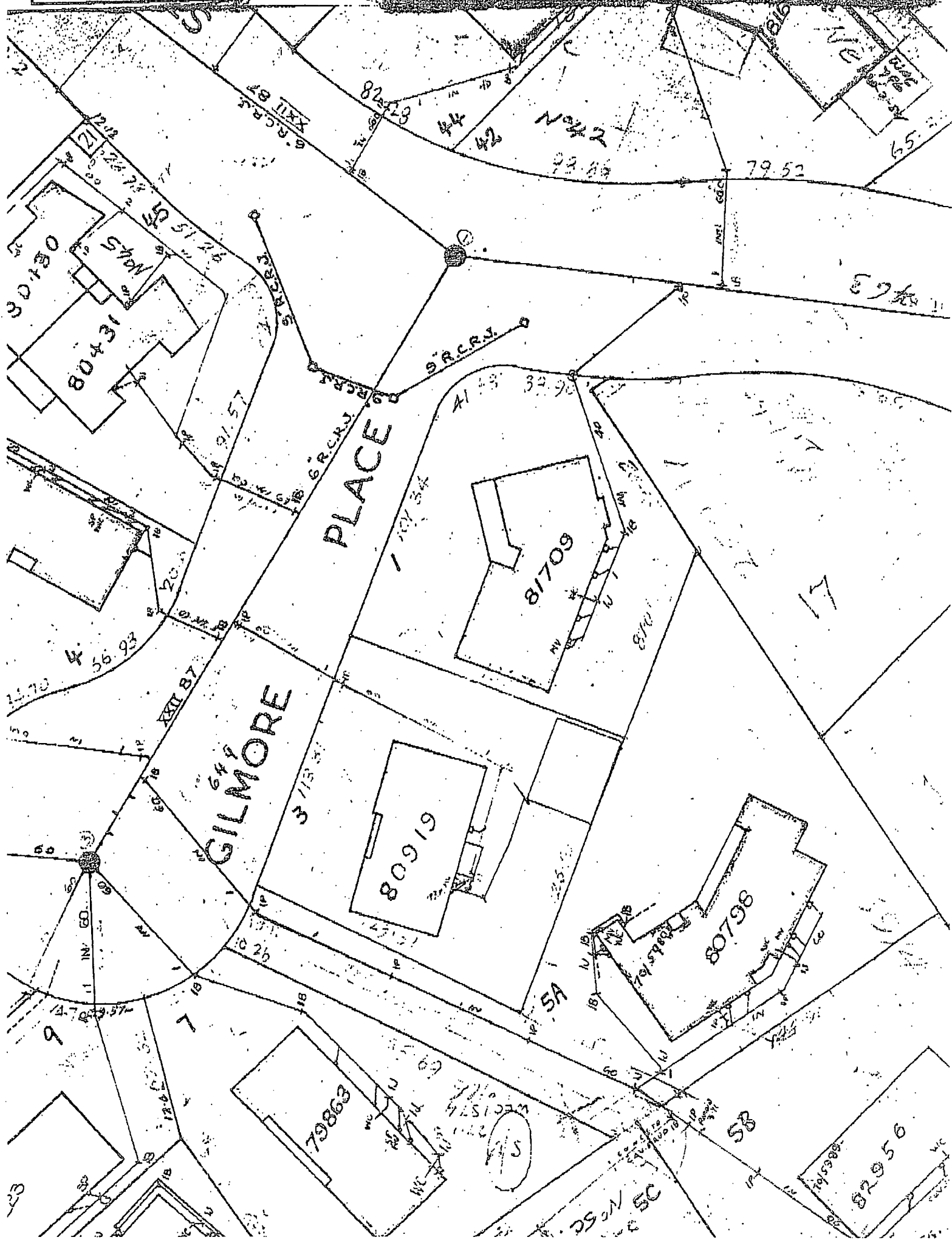
CAUTION

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

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1/390 1/391 1/396





CHRISTCHURCH CITY COUNCIL  
WATER SERVICES UNIT

PH. 371 1277  
FAX. 371 1389

31 MAR 1998

DRAINAGE RECORD PLANS

CAUTION

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

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