

TERRITORIAL AUTHORITY PIM CIRCULATION SHEET

OWNER: FORRESTER
 AGENT: STONEWOOD HOMES

CONSENT NO: 100223P

FORMALLY RECEIVED DATE	DEADLINE DATE	PLANNING PIM OK TO ISSUE	ASSETS PIM OK TO ISSUE	BUILDING PIM OK TO ISSUE	TA SIGNATORY	AUDIT
12-3-10	23/3/10	23/3/10	25/3/10 24-03-10 24-3-10	19/3/10 18/3/10	Heuss 23-3-10	
	INITIAL & DATE OF DECISION	JR 23/03/10				

TYPE OF WORK: DOMESTIC DWELLING

PIM FEE PAID: \$ 200.00

SITE CONDITIONS:
 E'QUAKE: 8 SNOW: 0.43 kPa WIND: 44 ALTITUDE: 50 CORROSION: 2

PROCESS SIGN OFFS	INITIAL & DATE	
PREVIEWED BY:	KL 11-3-10	
LOADED BY:	JP 17-3-10	
ENVIRONMENT CANTERBURY CONTAMINATION INFORMATION PROVIDED:-		
A COMPLETE COPY OF THE PIM IS TO BE SENT TO THE FOLLOWING PARTIES WHEN ISSUED:		
	YES NO	
PLANNING: (Address for service required)	HISTORIC PLACES TRUST	X
	LOCAL IWI	X
BUILDING:	FOOD & HEALTH	
	ORION	
OTHER: 		
PIM SENT OUT TO ALL PARTIES IDENTIFIED ABOVE WITH ALL ATTACHMENTS BY:	KL 25-3-10	

ATTACHMENTS:	
PROPERTY MAP	✓
WATER RACE MAP	N
WATER SUPPLY MAP	✓
PIPED STORMWATER MAP	N
SEWER MAP	✓
EXISTING / AS BUILT DRAINAGE PLAN	N
RM CERTIFICATE	N
DEVELOPMENT CONTRIBUTION NOTICE	
OTHER (specify): Water Connection Form	

ASSETS:	
SEWER	EN01
STORMWATER	EN10 EN14A
WATER	EN30 EN40
HAZARDS	
ENTRANCES	EN41 EN49
COMMENTS:	

CHECKSHEET, FURTHER INFORMATION & FILE NOTES TO BE ATTACHED TO THIS PAGE.

Assets Department Comments

All queries relating to Utilities should be directed to the Asset Department Phone 347 2857.

Sewer – Council sewage scheme is available to this site.

Stormwater from the roof(s) is to be disposed of to ground via a sealed system.

This property may be located within an area covered by an Environment Canterbury stormwater consent. It is the responsibility of the property owner to contact Environment Canterbury customer services to ensure that any activity undertaken on site complies with the relevant consent conditions.

Water supply – Council water supply available. The supply is metered. The application fee is \$56.25. See attached form.

This subdivision has an irrigation system. If trees need to be removed to install an entranceway the irrigation pipe will need to be reinstated at an approximate depth of 400mm and ducting installed under the driveway to protect the pipe. Unless reinstatement is undertaken by an approved Council operator no responsibility will be accepted for subsequent failure of the entranceway.

Entrances – Form and seal vehicle entranceway minimum 3.5 metres wide between the property boundary and the edge of seal (urban).

Any damage to council footpaths and berms within the road reserve shall be at the applicants cost to repair.

Project Information Memorandum**100223P****Section 34, Building Act 2004****Application**

Owner: I H & J I FORRESTER
STONEWOOD HOMES
PO BOX 11036
SOCKBURN
CHRISTCHURCH 8443

No. 100223P
Issue date 25/03/10
Formally Received Date 12/03/10

Project

Description	HOUSING - Detached Dwelling (New Dwellings Only) Being Stage 1 of an intended 1 Stages DOMESTIC DWELLING
Intended Life	Indefinite, but not less than 50 years
Intended Use	3 Bedroom Domestic Dwelling with Study & Attached Double Garage with Workshop - 300.14sqm2
Estimated Value	\$358,421
Location	28 SHERIDAN DRIVE, ROLLESTON
Legal Description	LOT 148 DP 367715
Valuation No.	2405535748

Building work can proceed following formal notification of Building Consent Approval being received from the Selwyn District Council Building Consent Authority and approvals being obtained from the agencies identified in this project information memorandum.

This Project Information Memorandum does NOT constitute a Building Consent.

Signed for and on behalf of the Council:

Name: *Heuss*

Date: 25-3-10

Building Department Comments

Building Control Officer: - Stacey Dalley

Site Constraints

The following design criteria are indicated as being acceptable on and around the proposed construction site.

Earthquake Zone	:	B
Snow Load (Sg)	:	0.43 kPa
Site Wind Speed	:	44 m/s (High)
Altitude	:	50 m (amsl)
Corrosion	:	2

The above loading information is based on the current edition of NZS3604, the use of AS/NZS1170 may result in different values. Where specific design is required loading information relevant to the conditions expected at the proposed site will need to be used in accordance with the current edition of AS/NZS1170.

Special Land Features

Ground bearing capacity on this site should meet the requirements of the NZ Building Code Section B1 without a subsoil investigation being carried out.

Other Information

None known but refer to planning comments.

Planning Department Comments

Buildings Compliance : Planner - JR

Resource Consent Required? Not required

Based on the plans and details submitted with this application, this building complies with the relevant provisions of the Partially Operative District Plan and no resource consent is required.

Please note that the vehicle crossing serving any new dwelling or principal building is required to be formed and sealed/metalled to Council standards or a resource consent will be required. This requirement also relates to any new vehicle crossing regardless of whether or not it serves a dwelling/principal building.

Activity:

Activity: Domestic Dwelling

Zoning: Living 1B - Rolleston

Current Resource Consents:

Previous resource consents granted / refused for this property?

21/06/05	RESOURCE CONSENT R307527 : TO SUBDIVIDE 21 RESIDENTIAL LOTS APPROVED UNDER R306467 INTO 31 NEW LOTS & R.O.W.OVER LOT 53 DP 75182 : COMPLETION CERTIFICATE 28/07/06 (Found on related property: 2405535600)
29/10/03	RESOURCE CONSENT R306467 : SUBDIVISION INTO 120 RESIDENTIAL LOTS ALSO SEE R307527 : COMPLETION CERTIFICATE 28/07/06 (Found on related property: 2405535600)

Land Features:

Designations: None Found

Heritage Items : None Found

Registered by the New Zealand Historic Places Trust (NZHPT) : Not Applicable

Special Land Features : None Found

Assets Department Comments

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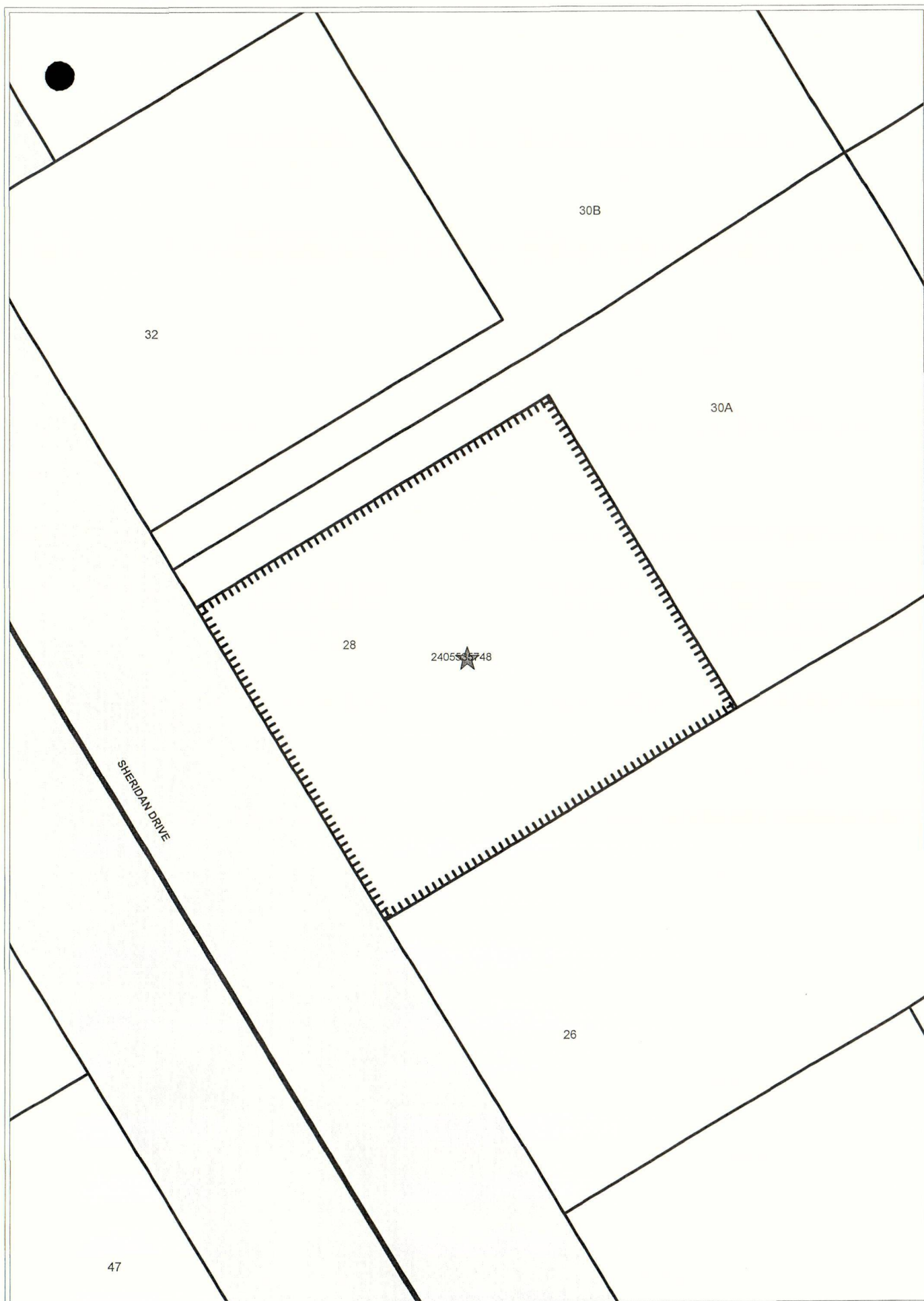
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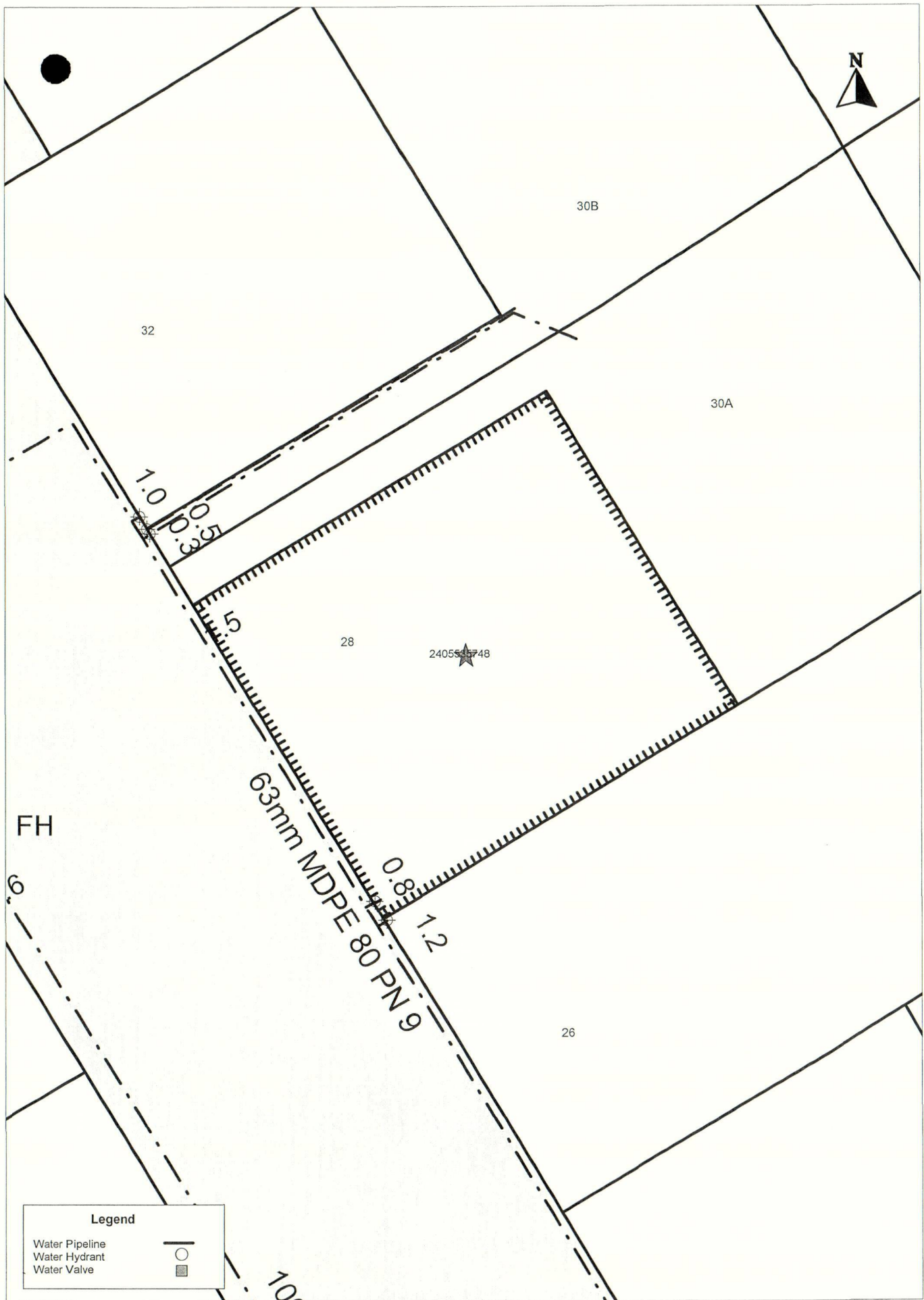
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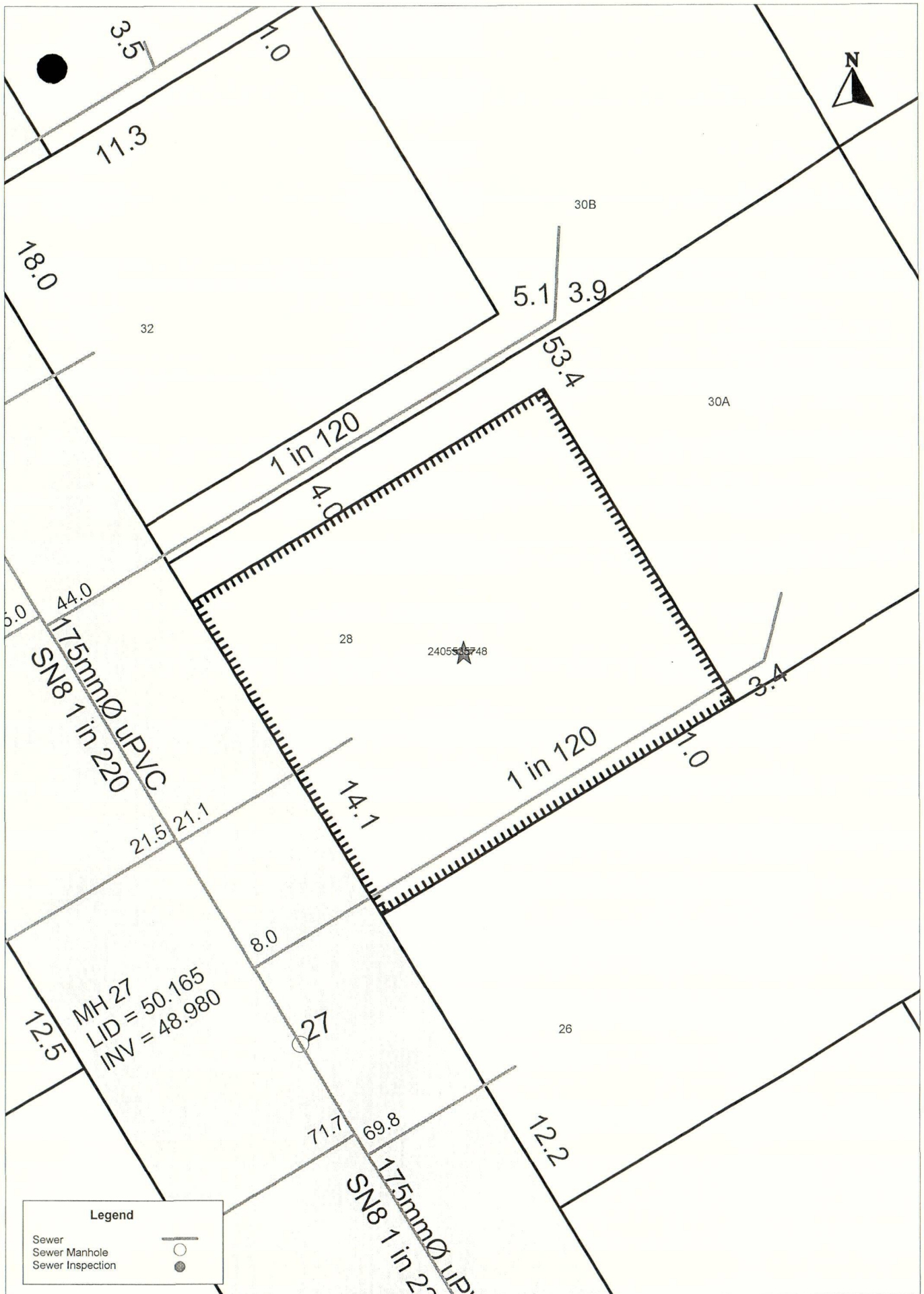
Any damage to council footpaths and berms within the road reserve shall be at the applicants cost to repair.





Cadastral Information derived from
Land Information New Zealand's Digital Cadastral Database (DCDB)
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Approved for internal reproduction by Selwyn District Council
Digital Licence No. 133562-01

Note: Measurements are approximate only and should
be checked on site.



Water Connection Information

A water connection is existing. The blue water application form will need to be completed, signed and returned to Council with payment of \$56.25. When this is returned to Council it will take up to 5 days for contractors to activate your water connection.

Please contact Lisa Duder if you have any questions
Ph 3472893

APPLICATION FOR WATER CONNECTION

I hereby apply for permission to connect to the Rolleston water supply and undertake to observe the requirements of all acts and bylaws relating to the supply, and to pay the applicable fees and charges.

PROPERTY OWNER: Forrester
ADDRESS OF PROPERTY: 28 Sherden Drive
Ph No. Cell Ph. Email:
LOT: 148 DP: 367715 Valuation No.: 2405535748 Rapid No.:

DETAILS OF USAGE: (Please tick if appropriate)

Domestic Use Only ☐ Business/commercial ☒ Number Units [1 unit = 1,000l per day]
(Applicable to restricted supplies only)

Other uses, please state Please remove bung & record meter serial no

PLANS: A sketch plan of the section showing the required position of the water connection shall be drawn on the reverse side of the form if no connection presently exists. If no plan is submitted then the location of the water connection will be determined by the Council.

FEES (if Applicable):
(Refer attached sheet) \$ 56.25 (inclusive of GST)

SIGNATURE OF OWNER DATE:

FOR CONTRACTOR'S USE ONLY:

Installation installed by Date

Water Meter No. Water Meter Reading

FOR COUNCIL USE ONLY: Resource Consent No

Type of connection: Metered ☒ Non Metered ☐ Restricted ☐ No of Units

APPLICATION NO CODE WACCO

FEES \$ 56.25 Paid Date Receipt No.

Application approved Water Billed [yes ☐ no ☒] Date

Connection approved Date

As built information entered by: Date

Water Meter information entered by: Date

Entered onto Water Billing (if Billable) by: Date

Entered onto rates by: Date

SR No: Please turn over

STONEWOOD HOMES
 PO BOX 11036
 SOCKBURN
 CHRISTCHURCH 8443
 Attn: JO-ANNE AGER

GST Number: 53-113-451
 Invoice Date: 25/03/10
 Customer No: BC100223P

Tax Invoice 85552

Quantity	Description	Rate	Amount
	100223P : 28 SHERIDAN DRIVE, ROLLESTON DOMESTIC DWELLING Owner: I H & J I FORRESTER		
	ADMINISTRATION/PROCESSING/ISSUE FEE		138.00 *
	PLANNING		45.00 *
	ENGINEERING		17.00 *
			\$200.00
	(* Incl GST \$22.22)		
	Cash Received		200.00CR

Total incl. GST \$0.00

This is a PIM invoice only.
 Any Building Consent fees will be invoiced separately.

(Please detach and return this portion with your payment)

REMITTANCE ADVICE

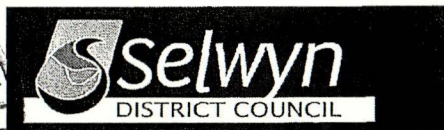
STONEWOOD HOMES
 PO BOX 11036
 SOCKBURN
 CHRISTCHURCH 8443

Customer No.: BC100223P
 Invoice No.: 85552
 Total Due: \$0.00

Amount Enclosed:

Payment can be made by internet banking to the following account: 03 1587 0050000 00.

Please enter your invoice number in the particulars field, and your customer number in the code field.



Form 2

FOR OFFICE USE ONLY

Project No:

100223

Date Received:

11-3-10

Application for project information memorandum and/or building consent

Items marked with an * are mandatory for all applications – otherwise only complete items that are applicable to your project

APPLICATION

**I request that you issue a: (please tick one)	☐	Project Information Memorandum only (PIM)
	☐	Building Consent only (for existing PIM) No: _____ (attach copy)
	☒	Building Consent (including Project Information Memorandum)
	☐	Exemption from the need for Building Consent (e.g. Marquee)

THE BUILDING

Street Address: 28 Sheridan Drive, Rolleston		Building Name (if applicable): _____	
**Legal Description: Lot: 418 DP: 367715		Valuation Roll Number: 2105535748	
Number of Levels: 1	Level/Unit No: -	**Total Floor Area: (all floors included)	
		Existing: _____ m ²	Add: 300.14 m ²
Current lawfully established use: -		Approx year building first constructed: _____	
**Is a Swimming or Spa Pool on this Site or associated with this Project?		Yes ☐	No ☒

THE PROJECT

**Description of building work: (e.g. dwelling, commercial, farm building, garage) (For alterations use the notes and comments section on Page 2 or a separate sheet detailing the scope of work): Residential dwelling with attached garage			
Will the building work change the current use of the building?		Yes ☐	No ☒
If "Yes", provide details of the new intended use: _____			
**Intended life of the building:	Indefinite but not less than 50 years ☒	or specified as _____ years	
List known Building Consents previously issued for this building (if any): (i.e. is this project being constructed in stages? Is this application for a relocated or transportable building?) -			
**Estimated Value of the completed building work (inc GST) \$ 358,421.83			

THE OWNER

**Owner's Name: Ian & Jeanette Forrester		Contact Person: (if owner is a company)	
**Mailing/Billing Address: 65 Dryden Ave, Rolleston			
Street Address/Registered Office: _____			
E-mail Address: _____			
Phone contact: 3479322	Fax: _____	Cell phone: _____	

THE AGENT (Contact person) Note – The Agent will be the first point of contact for communications with the Council / Building Consent Authority regarding this application / building work and will receive all correspondence including all invoices.

Agent's Name: STONEWOOD HOMES		Contact Person: JO-ANNE AGER	
Mailing/Billing Address: PO BOX 11036, SOCKBURN, CHRISTCHURCH			
Street Address/Registered Office: 47 WATERLOO RD, HORNBY, CHRISTCHURCH			
E-mail Address: jo-anne.ager@stonewood.co.nz			
Phone Day: 3542344	Fax: 3542342	Cell phone: _____	

REQUIRED ATTACHMENTS

Evidence of ownership attached to this application:

☒ Certificate of Title☐ Sale and Purchase AgreementComplete and attach **ONE** of the following checklists, and provide **ALL** of the relevant information and plans requested on that checklist:☒ Form 2(R) - Residential work☐ Form 2(C) - Commercial/Industrial work**Application Fee (Deposit)**☒ Application Fee of \$ 400**KEY PERSONNEL**

Designer:		Registration Number:
Mailing Address:		
E-mail Address:		Phone Day:
Engineer: ELIOT SINCLAIR & PARTNERS		Registration Number:
Mailing Address: PO BOX 4597 - CHRISTCHURCH		
E-mail Address: rhj@eliotsinclair.co.nz		Phone Day: 379 4014
Builder: STONEWOOD HOMES LTD		Registration Number:
Mailing Address: PO BOX 11036 - CHRISTCHURCH		
E-mail Address:		Phone Day: 3542344
Craftsman Plumber: SIGNATURE PLUMBING		Registration Number:
Mailing Address: 65 BROOKER AVE - CHRISTCHURCH 16161		
E-mail Address:		Phone Day:
Registered Drainlayer: PIPE RITE DRAINAGE		Registration Number:
Mailing Address: 83 YOUNGS RD - CHRISTCHURCH 18838		
E-mail Address:		Phone Day: 310 7147
Registered Electrician: DOWN TO EARTH ELECTRICAL		Registration Number:
Mailing Address: 16 COOLSPRING WAY - CHCH		
E-mail Address:		Phone Day: 352 3641
Craftsman Gasfitter: CANTERBURY GAS		Registration Number:
Mailing Address: 18 SHEFFIELD CRESCENT - CHCH 01061		
E-mail Address:		Phone Day: 3574783

Other notes or comments which you as the applicant may wish to add**SIGNATURE**

**Signed by or for and on behalf of the Owner:

☐ Owner☒ Agent

Date:

9-3-2010

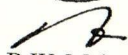
Note: If signing "for and on behalf", please read and initial the following declaration before signing: "I hereby declare that I am authorised to act as Agent of the Owner".



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy


R. W. Muir
Registrar-General
of Land

Identifier 278440
Land Registration District Canterbury
Date Issued 29 August 2006

Prior References
256442

Estate Fee Simple
Area 1221 square metres more or less
Legal Description Lot 148 Deposited Plan 367715

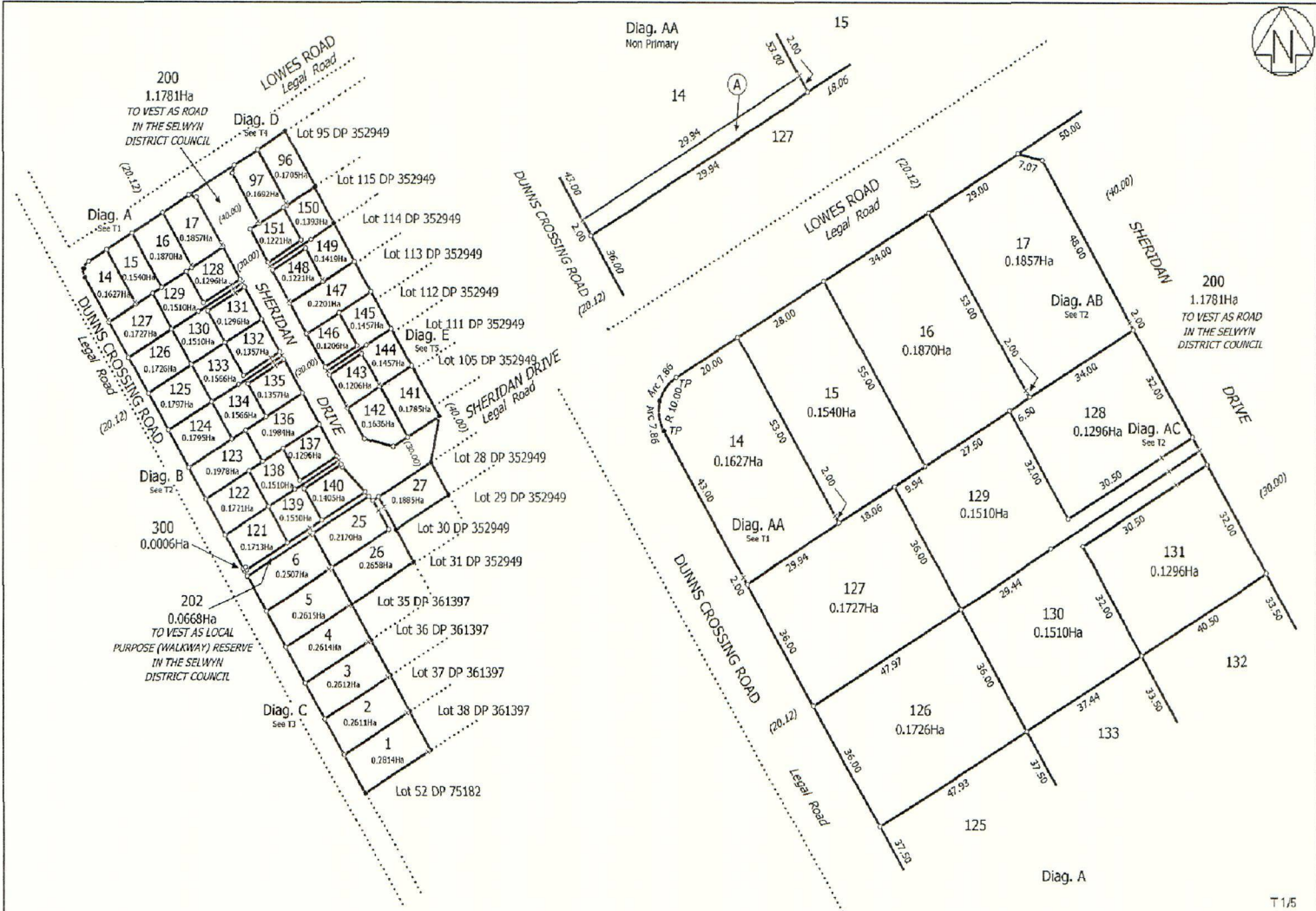
Proprietors
Ian Howard Forrester and Jeanette Irene Forrester

Interests

Subject to Part IV A Conservation Act 1987
Land Covenant in Transfer A317957.12 - 17.9.1997 at 3.00 pm and varied A360164.1 - 13.7.1998 at 1.24 pm
Subject to a right to drain sewage over part marked J on DP 367715 created by Easement Instrument 7007826.11 - 29.8.2006 at 9:00 am
The easements created by Easement Instrument 7007826.11 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Easement Instrument 7007826.13 (Limited as to duration) - 29.8.2006 at 9:00 am
7033529.1 Variation of the conditions of the Land Covenant created by Easement Instrument 7007826.13 - 18.9.2006 at 9:00 am

100 223

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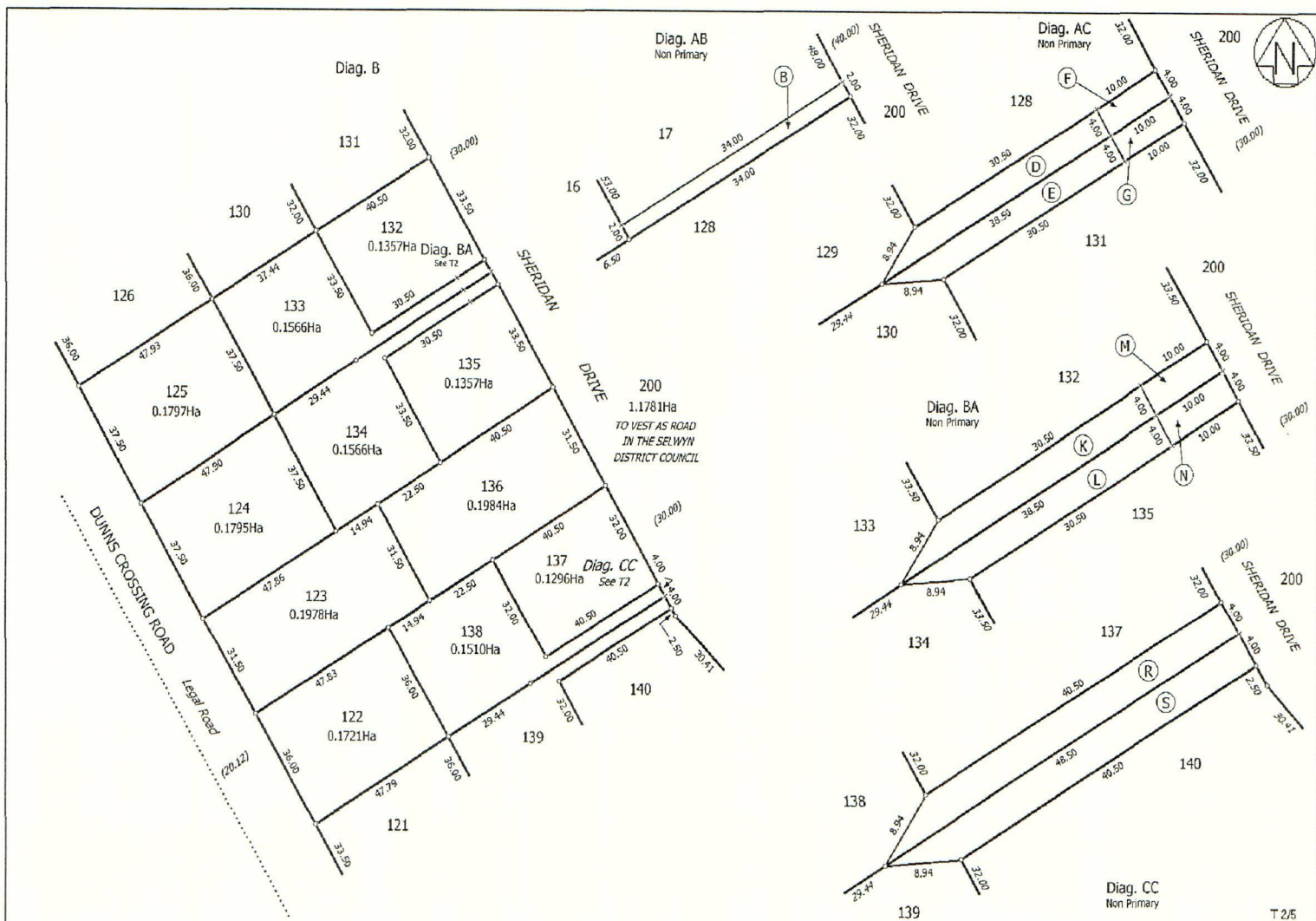
Land District: Canterbury	Lots 1- 6, 14-17, 25-27, 96-97, 121-151, 200, 202 & 300 Being Subdivision of Lot 500 DP 361397	Surveyor: Craig Harold Thompson Firm: Connell Wagner Ltd (Christchurch)	Digital Title Plan DP 367715 Deposited on: 29/08/2006
Digitally Generated Plan Generated on: 12/09/2006 4:03pm Page 6 of 10			

100 223

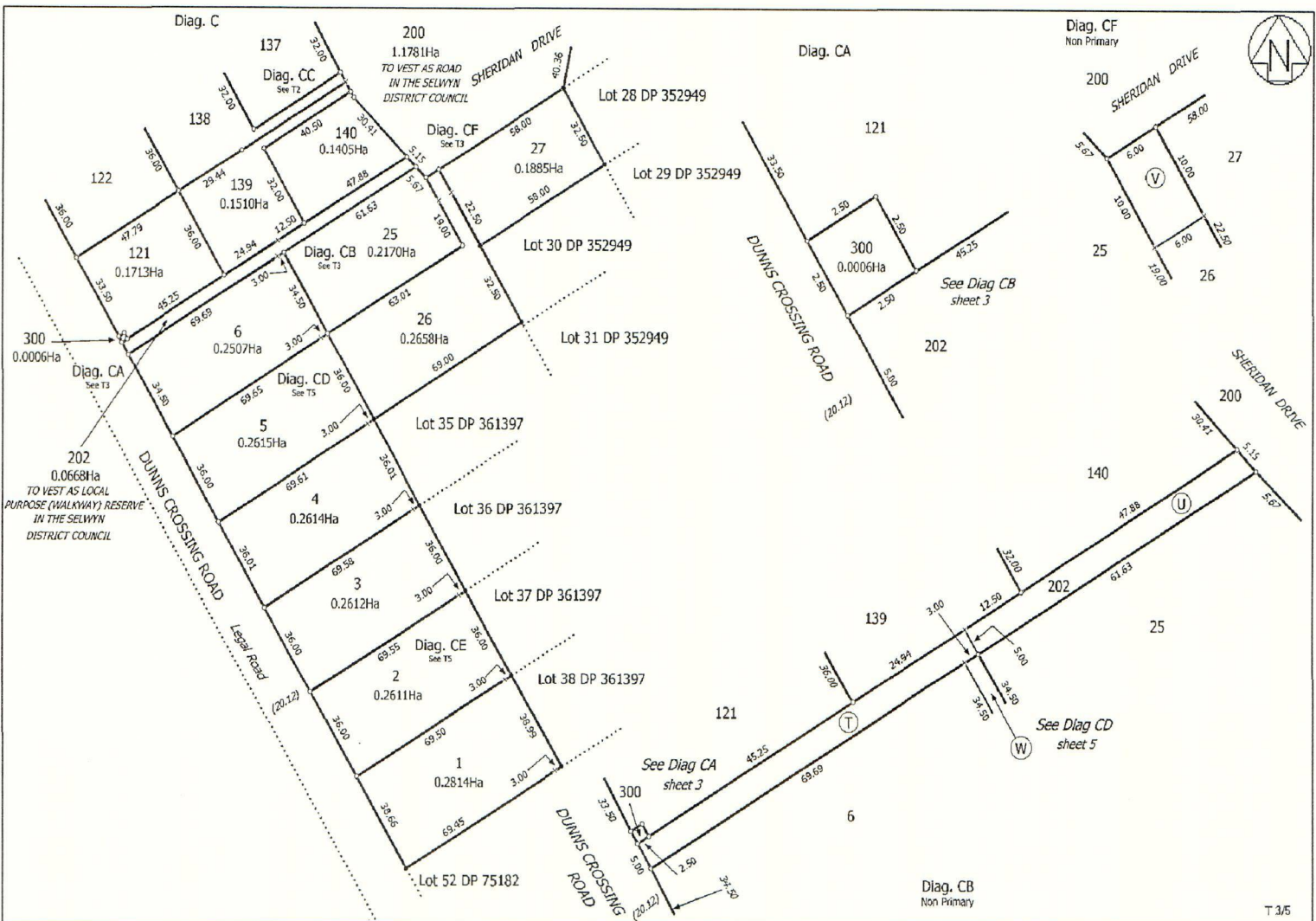
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Deposited on: 29/08/2006



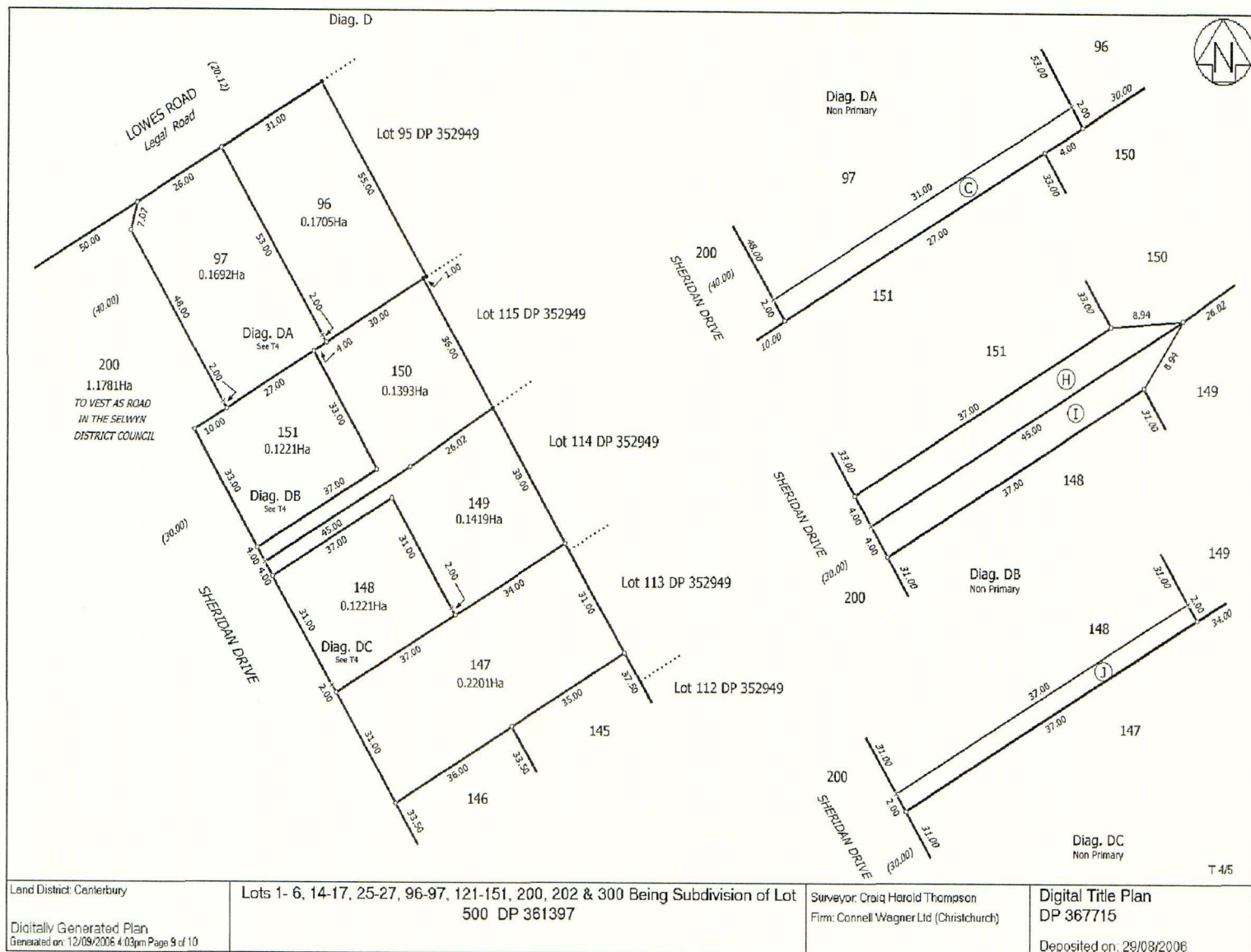
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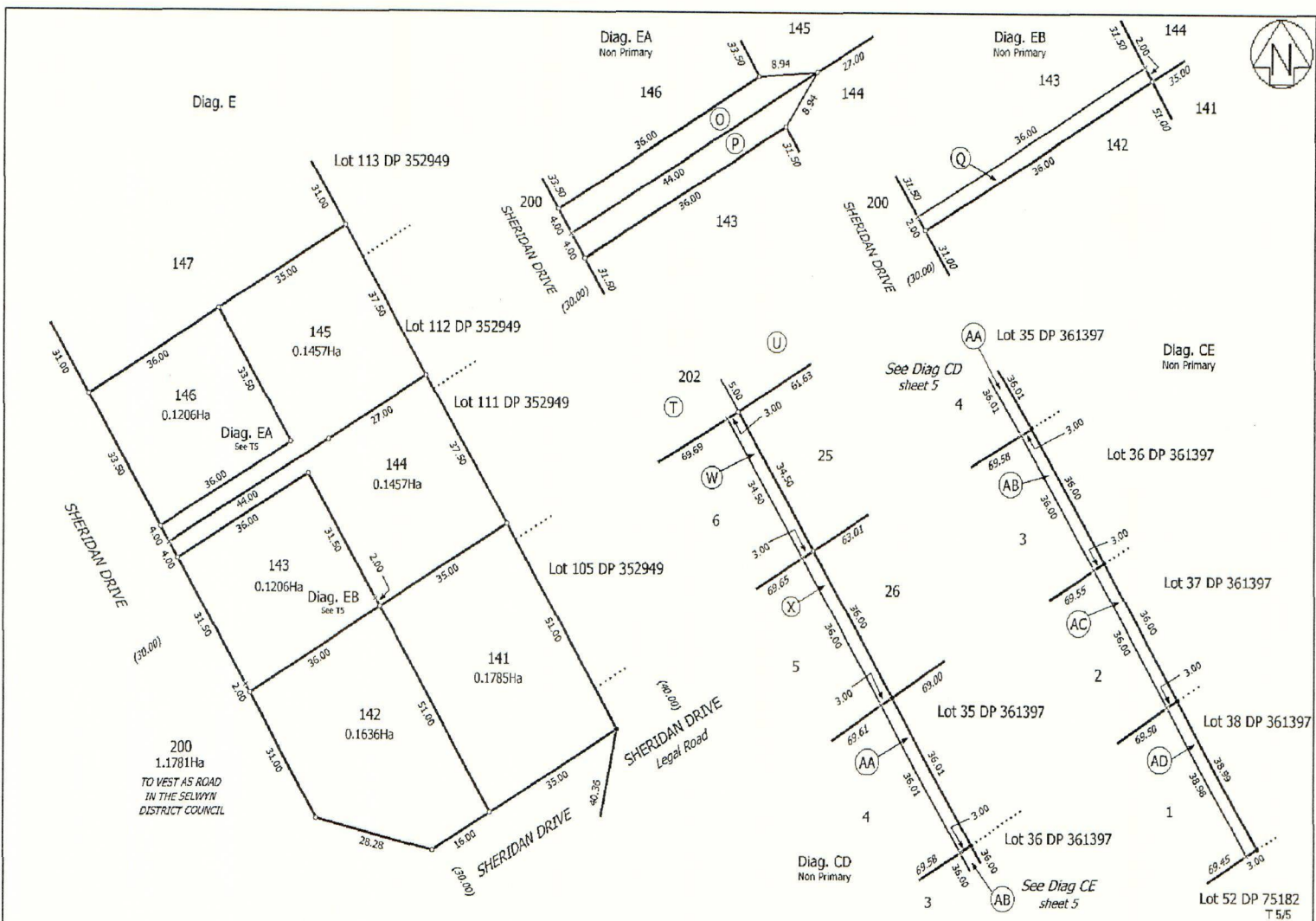
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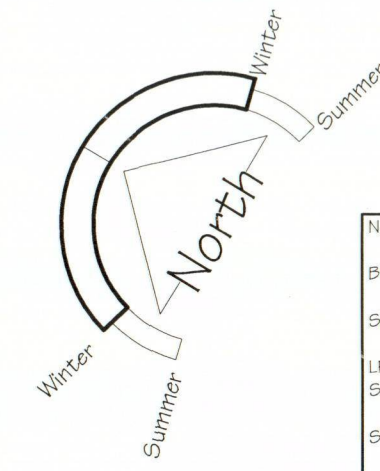
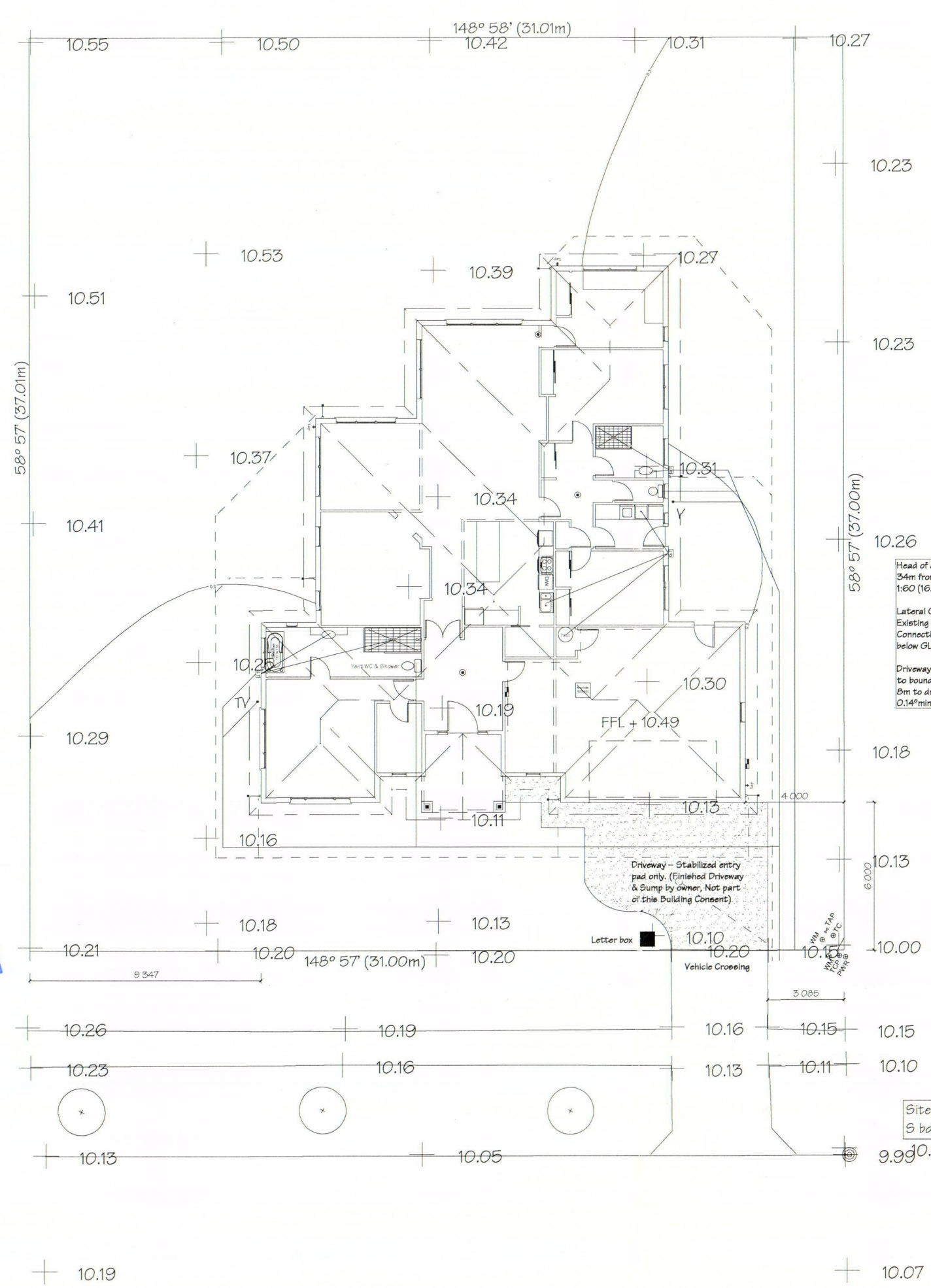




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Digitally Generated Plan Generated on: 12/08/2006 4:03pm Page 10 of 10			

100 223

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Head of drain Level +10.11 Sewer Drain
34m from head to lateral / 34m @
1:60 (16.6mm/m) = 564.4mm Fall

Lateral Connection for drain +9.55,
Existing Ground Level +10.15 /
Connection needs to be no < 600mm
below GL.

Driveway 40mm below FFL (+10.47) fall
to boundary (+10.20). Fall - 270mm,
8m to drain = 1.93% (>1:500 or
0.14% min fall.)

Driveway - Stabilized entry
pad only. (Finished Driveway
& Sump by owner, Not part
of this Building Consent)

Site datum Top of kerb in line with
S bdy Assumed level 10.00m

NE cnr of SSMH Assumed
level 10.06m

SELWYN DISTRICT COUNCIL
SITING APPROVED
PROPOSAL *dwelling*
DATE *23/3/10* PLANNER *jc*

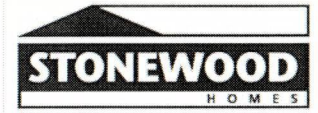
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Net Site Area = 1221m²
Building Area = 310.14m²
Site Coverage = 25.40%

LEGEND.
Sewer Pipe ——— developed length: 65m
S/W Pipe - - - - - developed length: 75m
Down Pipe DP
Gully Trap GT
Terminal Vent TV

Sewer & Stormwater to join to existing
connections (Positions unknown)

Resource Consent Issues:
1/ No RC Issues known
2/
3/
4/



BE PART OF THE REVOLUTION!

Stonewood Homes Christchurch Ltd
204 Main North Rd, P.O Box 11 036
Christchurch, New Zealand
Phone: +64 3 354 2344
Fax: +64 3 354 2342
Email: info@stonewood.co.nz
Internet: www.stonewood.co.nz

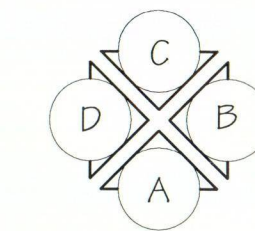
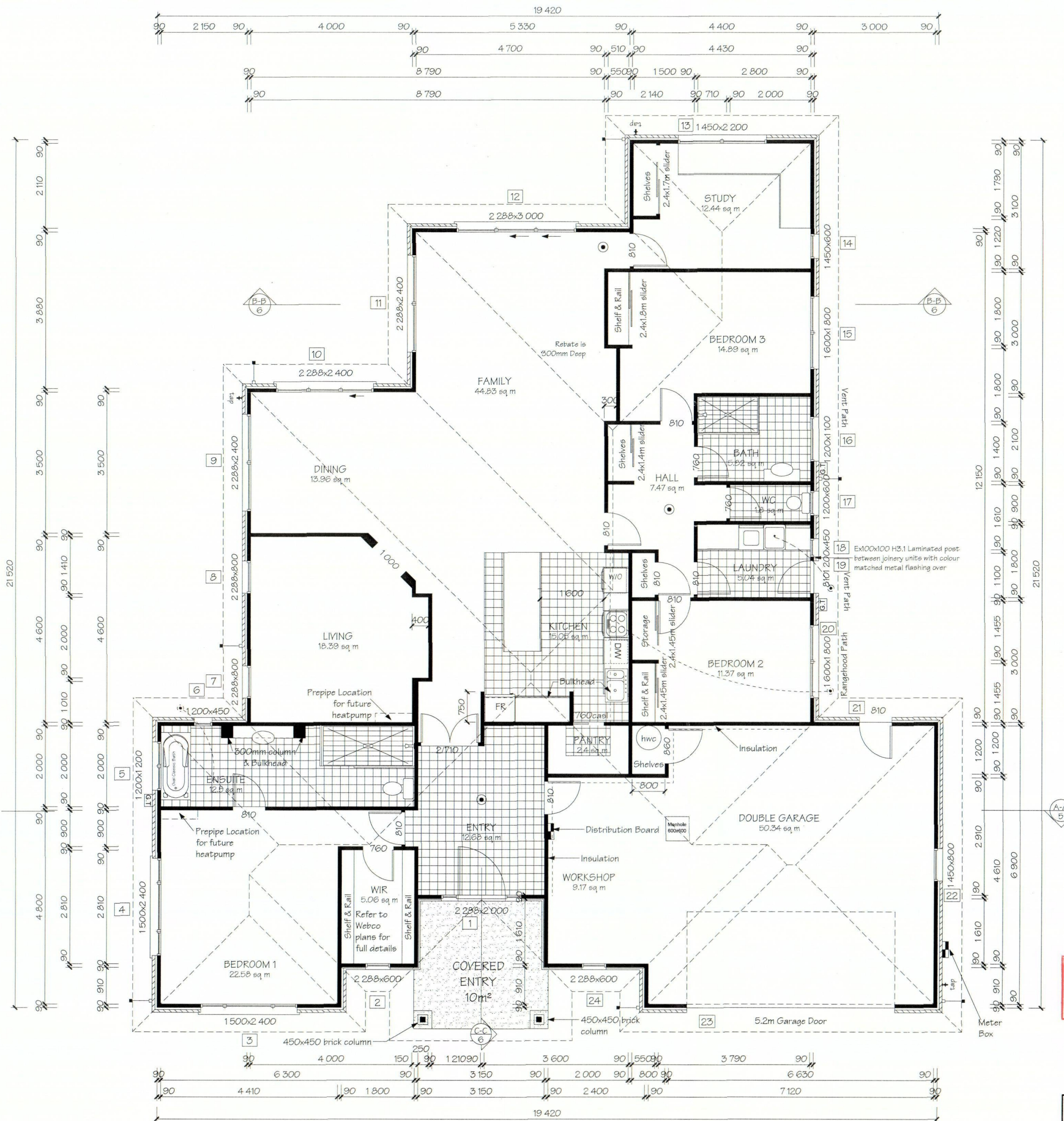
This plan is developed for the purchaser and
is copyright to Stonewood Homes NZ Ltd.

Client :
I & J Forrester
Address :
28 Sheridan Dr,
Rolleston
Lot 148 DP 367715

Project Information
Roof: 25° Corrugated Coloursteel
Walls: 70 Series Brick (Midland Clay)
Linea
Wind Zone: High Earthquake: B
Snow Zone: As per Truss Design
Corrosion Zone: 2

Site Plan				
Version	Sales.	QS	Sheet.	
08	CM	BOG	2	
	Scale.	Drawn.		
	1:200	SC		
	Date:			
		9/03/2010		
Job			2992	
Number.				

Consent Plans



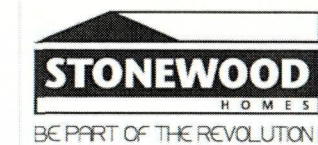
Key To Elevations

Smoke Alarms (as indicated on plan) Refer to Construction Schedule (Page 2 & 3) in the Specification for more information.

Notes:
Refer to Construction Schedule (Page 2 & 3 of Specification).
Floor finishes
Entry through external doors
Mechanical ventilation
Air Seals to have PEF rod & low expansion foam
Electric Hob
Internal Doors 1.98m

AREA: 290.89m² O/F (Perimeter: 87.28m)
AREA: 300.78m² O/V (Perimeter: 88.36m)
AREA: 310.78m² (incl Covered Porch 10m²)
AREA: 353.56m² Roof (Perimeter: 91.12m)

Refer to Electrical section of the specification for items relating to NZBC G8 & G9.
Also refer to the "NZBC H1/AS1 Schedule Method" for the "R" Values of the insulation (Attached to the Specification).



Stonewood Homes Christchurch Ltd
204 Main North Rd, P.O Box 11 036
Christchurch, New Zealand
Phone: +64 3 354 2344
Fax: +64 3 354 2342
Email: info@stonewood.co.nz
Internet: www.stonewood.co.nz

This plan is developed for the purchaser and is copyright to Stonewood Homes NZ Ltd.

Client:
I & J Forrester
Address:
28 Sheridan Dr,
Rolleston
Lot 148 DP 367715

Project Information
Roof: 25° Corrugated Coloursteel
Walls: 70 Series Brick (Midland Clay)
Linea
Wind Zone: High Earthquake: B
Snow Zone: As per Truss Design
Corrosion Zone: 2

Floor Plan

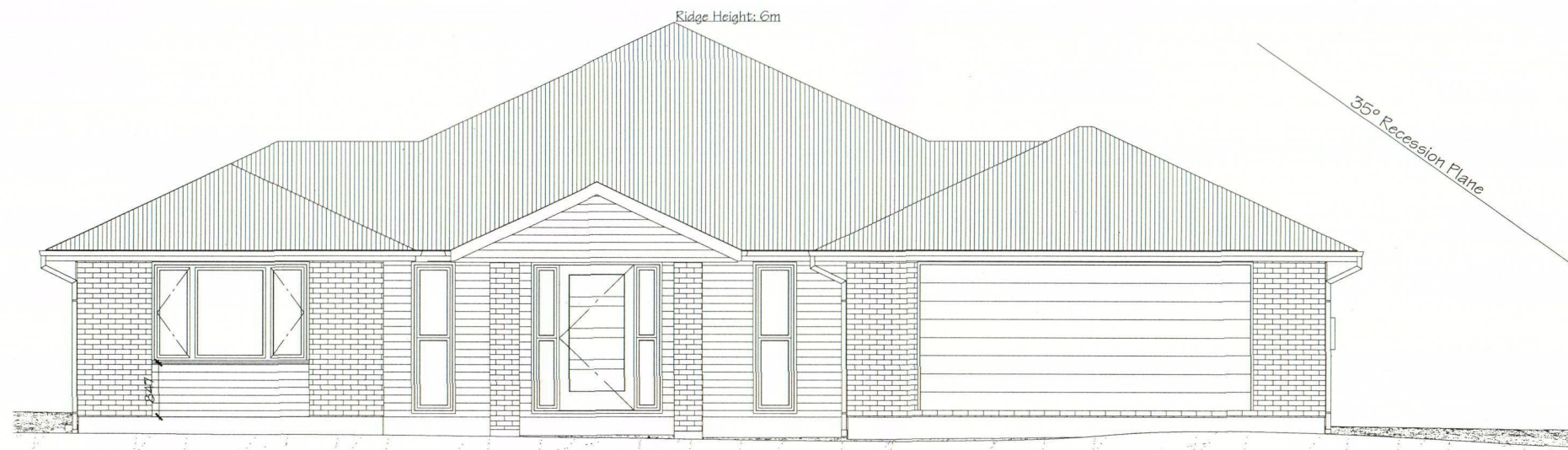
Version	Sales	QS	Sheet
08	CM	BOG	3
	Scale: 1:100	Drawn: SC	
	Date: 9/03/2010		

Job Number: 2992

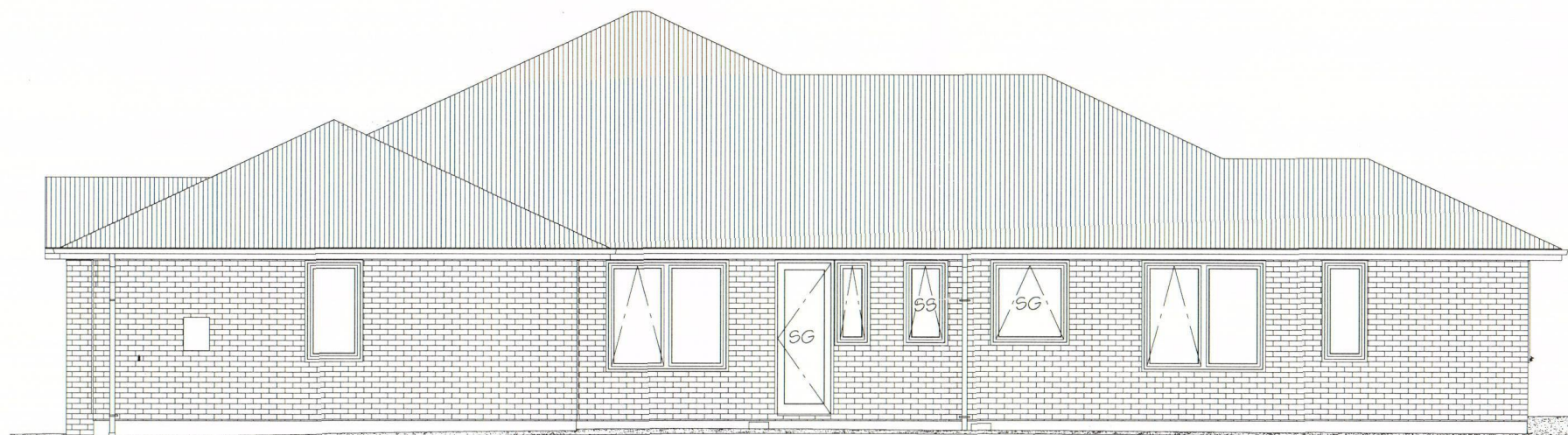
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Consent Plans

ELEVATION A



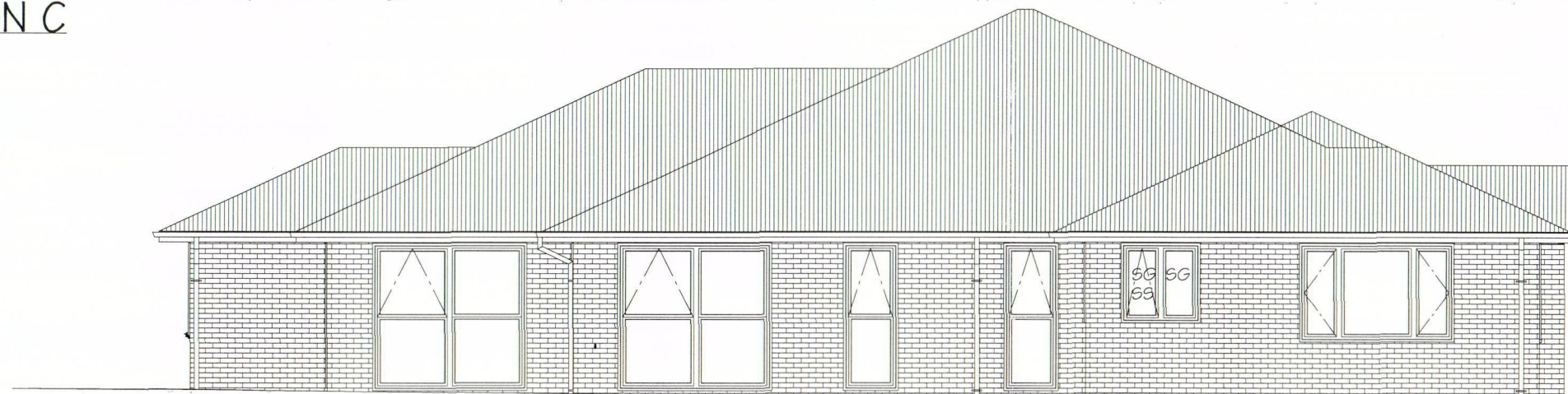
ELEVATION B



ELEVATION C



ELEVATION D



Air Barrier to unlined wall and gables, refer to the Construction Schedule in the Specification for type.

This sheet to be read in conjunction with the Risk Matrix in specification.

Refer to cladding specification for Meter Box Detail.

Driveway to fall from 20mm max below garage rebates (By Others).

Key
SS: Security Stay
SG: Safety Glass



Stonewood Homes Christchurch Ltd
204 Main North Rd, P.O Box 11 036
Christchurch, New Zealand
Phone: +64 3 354 2344
Fax: +64 3 354 2342
Email: info@stonewood.co.nz
Internet: www.stonewood.co.nz

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Wind Zone: High Earthquake: B
Snow Zone: As per Truss Design
Corrosion Zone: 2

Elevations

Version	Sales.	QS	Sheet.
08	CM	BOG	4
	Scale: 1:100	Drawn: SC	
	Date: 9/03/2010		

Job Number. 2992

FILE COPY

Consent Plans

100 223

PIM DOCUMENTS TO BE ATTACHED TO THIS PAGE.

PROJECT INFORMATION MEMORANDUM RECORD

LEGAL

DESCRIPTION: Lot 148 DP 367715

PROPERTY

ADDRESS: 28 SHERIDAN DRIVE, ROLLESTON

OWNER:

FORRESTER

AGENT:

STONEWOOD HOMES

VALUATION NO: 24055 - 357 - 48

CONSENT NO: 100223P

PROJECT

DESCRIPTION: DOMESTIC DWELLING