



Form 5

Building consent 080661

Section 51, Building Act 2004

The building

Street address of building: 197 WILLIAMS ST, KAIAPOI

Legal description of land where building is located: Pt Lot 2 DP 260

Valuation number: 2175122100

Building name:

Location of building within site/block number:

Level/unit number:

The owner

Name of owner: J G GIBSON & B J ELLISON-SMITH

Contact person: JOHN G GIBSON

Mailing address: 197 WILLIAMS STREET, KAIAPOI 7630

Street address/registered office:

Phone number: Landline:

Mobile:

Daytime: 027 3278600

After hours:

Facsimile number:

Email address: AXISMEDICAL@XTRA.CO.NZ

Website:

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

As above

Building work

The following building work is authorised by this building consent:

DWELLING ALTERATIONS

RESIDENTIAL

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 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.

This building consent is issued subject to the following conditions:

1. This consent is issued subject to the attached Building Inspection Works Schedule:
2. Please note that the consent fees allow for a single inspection of construction stages of the project as specified in the inspection schedule. Any extra inspections required will be invoiced before a code compliance certificate is issued.
3. Please note that any deviation from the approved documents is subject to a new Building Consent.
4. Any special conditions of consent endorsed on the Building Consent and/or documents MUST be drawn to the attention of the subcontractors.
5. The duplicate copy of the approved consent documents and inspection schedule must remain on site during construction.
6. All construction work and materials used shall comply with the New Zealand Building Code, notwithstanding any inconsistencies which may occur in the drawings and specifications.
7. The duplicate copy of the approved consent documents and inspection schedule must remain on site during construction.
8. Comply with the endorsements on the plan.
9. All relevant energy certificates will need to be supplied prior to the issue of the Code Compliance Certificate.
10. Your consent is issued subject to manufactures technical information about their products, installation and maintenance is to be as this technical information requires.

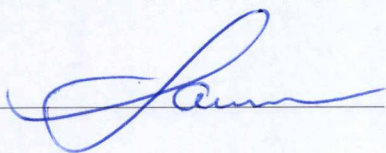
Compliance schedule

A compliance schedule is not required for the building.

Attachments

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

Signature



Position



On behalf of: Waimakariri District Council

Date: 3/07/08

Please note: The Building Act requires that the owner must apply for a Code Compliance Certificate as soon as practicable after all of the building work under the building consent has been completed.

We will decide whether to issue the Code Compliance Certificate within twenty working days after your application or, if there has been no application, *two years* after the building consent was granted, or agreed extension of that period.

REFERRAL & COSTING INFORMATION

REFERRAL FORM

Client N°:

#200815375

TA:

080661

PIM prev. issued N°:

INFORMATION TO COME & COMMENTS

CONSENT TYPE

PIM ONLY

FAST TRACK - P&D only

FAST TRACK - Nil return

MINOR WORKS with PIM

MAJOR WORKS with PIM

N° of Inspections

5

PROCESS REQUIRED

Initial & Date
When Complete

VETTING WITH
CLIENT

STANDARD CONDITIONS: 00, 01, 02, 05, 08, 12, 06 13 19 20

PRE PROCESSING

Site Inspection

PRODUCER STATEMENTS:

LOG IN / ADMIN.
PROCEDURES

B1 - PROCESS

BAW

PDI - PROCESS

BAW

SPECIAL CONDITIONS:

EHO - PROCESS

FIRE REVIEW

STRUCTURAL
REVIEW

LOG FIRE

PEER REVIEW/
Other

Other

VALIDATION

PIM Requirements

PIM Requirements

ISSUE



#200815375

THE BUILDING

(refer to your Rates Account for details)

1. Site Address: 197 WILLIAMS ST

KAIAPOI

(Street / Road / Township)

Rapid Number: _____

(Applies to Rural Properties Only)

2. Legal description:

LOT: PT LOT 2 DP/RS: DP260

Valuation Roll Number: 2175122100

Note: Only complete items here that are applicable to your project.

3. Building Name: N/A
(eg: where buildings have Official Names)

4. Location of Building within Site: N/A
(Only applicable to multi-development sites)

5. Number of Levels: _____ 6. Level/Unit No: _____

7. Floor Area – Existing: _____ New: _____ Total: _____

8. Current Lawfully Established Use: (eg: Use on any previous consent for the existing building)

9. Year Building First Constructed: 1904

(Only applicable to existing buildings, approximate date is acceptable, e.g. 1920s or 1960-1970)

THE APPLICANT / OWNER

10. Owner's Name: TE KAPO TRUST
(Company or organisational name) (JOHN GIBSON & BARBARA JANE ELLISON-SMITH - TRUSTEES)

11. Contact Person: JOHN G. GIBSON
(If Owner is not an Individual)

12. Mailing Address: 197 WILLIAMS ST.
KAIAPOI

13. Street Address / Registered Office: AS ABOVE

14. Phone Numbers: Mobile: 017 327 8600
Daytime: _____ After Hours: _____

15. Fax: _____

16. Email: axismedical@xtra.co.nz

17. Website: _____

18. The following evidence of ownership is attached to this application, eg:

- ☒ Certificate of Title and / or
☐ Sale and Purchase Agreement

AGENT / CONTACT

Contact Details MUST be in New Zealand)

19. Name of Agent: NOT APPLICABLE

20. Contact Person: _____

21. Mailing/Billing Address: _____

22. Street Address / Registered Office: _____

23. Phone Numbers: Mobile: _____
Daytime: _____ After Hours: _____

24. Fax: _____

25. Email: _____

26. Website: _____

27. ☐ Authorisation from Agent Attached.

(Authorisation from the owner confirming authority)

28. Note: The "Agent/Contact" 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.

APPLICATION

29. I request that a:
(select one)

- ☐ Project Information Memorandum Only (PIM)
☐ Building Consent for PIM No: _____
☒ Building Consent (including Project Information Memorandum)

be issued for the Building Work Described in this Application.

For Office Use Only

RECEIVED
28 MAY 2008

THE PROJECT

080661

30. Type of Building Work: (eg: dwelling, dwelling relocation, commercial, farm shed, garage, demolition, etc., or combination of)

BUILDING ALTERATION
dwelling

31. Will the building work result in a change of use of the building: ☐ Yes ☒ No

32. If "Yes", provide details of the new intended use:

(eg: domestic use, shop, implement shed, garage to bedroom)

Will Hazardous Substances be stored in the building?

No

33. Intended life of the building:

- ☒ Indefinite but not less than 50 years
☐ Or specified as _____ years

34. List Building Consents previously issued for this building (if any) (ie: is this project being constructed in stages? Is this consent for a relocated or transportable building?)

UNKNOWN

35. Estimated Value (inc GST) \$ 25,000

(ie: the estimated aggregate of the values of all goods and services to be supplied for the building work and includes GST).

PROJECT INFORMATION MEMORANDUM

*This section must be completed if you are applying for a PIM.
DO NOT complete this section if a PIM has already been issued.*

36. The following matters are involved in the project: (Tick appropriate boxes that apply to your project and attach details)

- ☐ Subdivision
☒ New or altered connections to public utilities
☐ New or altered access for vehicles
☐ Building work over or adjacent to any road or public place
☐ Building work over any existing drains or in close proximity to wells or water mains

- ☐ Alterations to land contours
☐ New or altered locations and/or external dimensions of buildings
☐ Disposal of stormwater and wastewater
☐ Other matters known to the applicant that may require authorisations from the Territorial Authority
(eg: Planning Approvals, other Licences)

(specify):

The following documents are attached to this application:

- ☒ Site plan, Floor plans, Elevations for proposed building, Certificate of Title and or Sales and Purchase Agreement
Two copies of all information required. (all plans to be dimensioned, scaled and accurate)
☒ Application Fee (per Council Fees and Charges Schedule)

BUILDING CONSENT

(DO NOT complete this section if the Application is for a Project Information Memorandum only)

37. The following documents are attached to this application:

- ☒ 4 copies – building plans (site plans, floor plans, elevation plans)
☒ 3 copies of each – specifications, producer statements, truss details
☐ 2 copies – Certificate of Title and/or Sale and Purchase Agreement
All plans to be dimensioned, scaled and accurate – A4 or A3 size
☐ Project Information Memorandum
☐ Development Contribution Notice (if applicable)
☐ Certificate attached to Project Information Memorandum (Resource Management Act)
☐ Key personnel – see page 5.

38. ☐ See page 6 for a Schedule confirming the Building Work will comply with the Building Code.

COMPLIANCE SCHEDULE

080661

(DO NOT complete this section if the Application is for a Project Information Memorandum only)

39. ☐ The specified systems for the building are as follows:

40. ☒ The following specified systems are being altered, added to, or removed in the course of the building work:
PLUMBING & DRAINING SYSTEM

41. ☐ There are no specified items in the building.

NOTES BY APPLICANT

Other notes or comments which you as the applicant may wish to add, eg Resource Consents

APPLICATION INFORMATION

080661

(a) Project Information Memorandum (PIM)

A Project Information Memorandum will be issued within a maximum allowable time of 20 working days provided all the information required has been supplied. Insufficient information will result in your application being returned.

A fee is required to accompany your PIM application. (Per Council's Fees and Charges Schedule.)

(b) Building Consent (BC)

A Building Consent will be processed within a maximum allowable time of 20 working days provided all the information required has been supplied. Processing time is stopped whenever further information is required and starts again when the information is received.

Once the building consent has been processed, you will receive notification, which will include an invoice for the fees payable.

Once the fees are paid in full your Building Consent will be granted.

(c) Combined Project Information Memorandum & Building Consent Applications

Applications for a combined PIM / BC will only be accepted when sufficient information is provided to permit the Building Consent to be processed. If insufficient information is provided then further information will be requested, or your application may be returned to you.

INSPECTIONS

Phone Prime on (03) 311 8240 or 0800 724 2378 for booking inspections.

A minimum of 48 hours notice of commencement of the building work is required to be given to the Building Consent Authority.

During the process of construction, inspections will be necessary to confirm all work complies with your approved Building Consent documentation. The Building Consent Authority requires a minimum of 24 hours notice prior to the Building Consent Authority's Building Officials visit, however this will not guarantee an inspection in 24 hours if inspection bookings are full for that day.

The inspections required will be set out in the Building Consent documentation issued by the Building Consent Authority. Failure to have a prescribed inspection carried out and to be provided with confirmation that the work has been approved by the Inspecting Authority will put the issue of the Code Compliance Certificate for the work at risk.

RESOURCE CONSENTS

Your application will be assessed by the Planning Unit of the Council to determine whether your project complies with the relevant District Plan requirements.

If your application does not comply with District Plan requirements you will need to either amend your proposal to comply or apply for a Resource Consent. A Certificate will be attached to your Project Information Memorandum to notify that a resource consent is required prior to building work commencing. It is recommended that you contact the Planning Unit to determine the process from there.

CODE COMPLIANCE

A building consent is not completed until it has been issued with a Code Compliance Certificate. The Owner is required to complete a separate application form to apply for a Code Compliance Certificate as soon as practicable after the building work is completed but in any event no later than **2 years** after the granting of the Building Consent. A Code Compliance Certificate will be issued within a maximum allowable time of 20 working days provided all the information required has been supplied. Note: Certificates will be required from all trades involved in the project.

In the event that no application for Code Compliance is made, the Building Consent Authority may issue a Notice to Fix, or other action as provided by the Building Act.

CODE COMPLIANCE

080661

Complete as far as possible in all cases

(Give names, addresses, and telephone numbers. Give relevant registration numbers if known)

BUILDER

Name: ? Reg. N°:
Address:
Phone N°: Fax N°: Email:

DESIGNER(S)

Name: Reg. N°:
Address:
Phone N°: Fax N°: Email:

REGISTERED DRAINLAYER

Name: Peter Yang Reg. N°:
Address:
Phone N°: 0272800889 Fax N°: Email: ptyang@xtra.co.nz

CRAFTSMAN PLUMBER

Name: PETER YOUNG Reg. N°:
Address:
Phone N°: 0272800889 Fax N°: Email: ptyang@xtra.co.nz

CRAFTSMAN GASFITTER

Name: Reg. N°:
Address:
Phone N°: Fax N°: Email:

REGISTERED ELECTRICIAN

Name: Ray Dyer Electrical Ltd, Reg. N°:
Address: Marshmans Rd, RD2
Phone N°: (03) 313 6184 Fax N°: Email:

STRUCTURAL ENGINEER

Name: N/A Reg. N°:
Address:
Phone N°: Fax N°: Email:

OTHER CONTRACTOR – TYPE:

Name: Reg. N°:
Address:
Phone N°: Fax N°: Email:

Application for project information memorandum and/or building consent

The building work will comply with the building code as follows:

(if you're not sure which clauses are applicable, consult with your builder, designer or architect.)

080661

Clause [tick relevant clause numbers of building code]	Means of compliance [refer to the relevant compliance document(s) or detail of alternative solution in the plans and specifications; if not applicable put n/a]	Waiver / modification required [state nature of waiver or modification of building code required; if not applicable, put n/a]
☒ B1 Structure	B1 / ASI	☒
☒ B2 Durability	B2 / X.M.C	
☐ C1 Outbreak of fire	N/A	
☐ C2 Means of escape	N/A	
☐ C3 Spread of fire	N/A	
☐ C4 Structural stability during fire	N/A	
☐ D1 Access routes	N/A	
☐ D2 Mechanical installations for access	N/A	
☐ E1 Surface water	E1 / ASI	
☒ E2 External moisture	E2 / ASI	
☒ E3 Internal moisture	E3 / ASI	
☐ F1 Hazardous agents on site	NA	
☐ F2 Hazardous building materials	NA	
☐ F3 Hazardous substances and processes	NA	
☐ F4 Safety from falling	NA	
☒ F5 Construction and demolition hazards	F5 / ASI	
☐ F6 Lighting for emergency	NA	
☐ F7 Warning systems	NA	
☐ F8 Signs	NA	
☒ G1 Personal hygiene	G1 / ASI	
☐ G2 Laundering	NA	
☐ G3 Food preparation and prevention of contamination	NA	
☒ G4 Ventilation	G4 / ASI	
☐ G5 Interior environment	NA	
☐ G6 Airborne and impact sound	NA	
☒ G7 Natural light	G7 / ASI	
☒ G8 Artificial light	G8 / ASI	
☒ G9 Electricity	G9 / ASI	
☒ G10 Piped services	G10 / ASI	
☐ G11 Gas as an energy source	NA	
☒ G12 Water supplies	G12 / ASI	
☒ G13 Foul water	G13 / ASI	
☐ G14 Industrial liquid waste	NA	
☐ G15 Solid waste	NA	
☐ H1 Energy efficiency	NA	

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. 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.

APPLICANT'S SIGNATURE

Signed by or for and on behalf of the Applicant

☒ Owner

☐ or Agent

Date:

23.5.08

Note: if acting "for and on behalf", please read the following declaration before signing:- "I hereby declare that I am authorised to act as Agent of the Applicant".

PROJECT INFORMATION MEMORANDUM CHECKLIST

Application Number: 080661

Date: 30/05/08

Valuation Number: 2175122100

Legal Description: P+ Lot 2 DP260 ☒ C/T or S&P (Please Circle)

Address: 197 Williams Street, Karapoi

Project: Dwelling Alteration.

Floor Area: _____

Value: \$25000.00 PIM Fee: \$125.00

PROCESSED IN TRIM

Information to be included on PIM:

BP ☒ Y / N REC ☒ Y / N CT ☒ Y / N COV ☒ Y / N
Ecan Consent: ☒ Y / N Consent Number: _____ CRC _____ Well No: _____

Wind Zone: ☒ M H VH SD (Please circle)

Zone: Res 2

AMSL: _____

Snow: ☒ 150m 250m SD (Please circle)

Land Area: 2023 m²

Earthquake Zone: A / ☒ B

ROW: Y / N

Public Drain: Y / ☒ N

New: _____

Ground Instability: Y / ☒ N

Existing: _____

Hazards: Y / ☒ N

Total: _____

Natural Depression/Water courses: Y / ☒ N

Site Coverage: % _____

Historic Building: Y / ☒ N

R/Plane: Comply / Non-Comply / ☒ N/A

Protected Trees: Y / ☒ N

Setbacks: Comply / Non-Comply / ☒ N/A

Designation: Y / ☒ N

Water: Karapoi

Limited Access: Y / ☒ N

Sewer: Karapoi

Fill: Y / ☒ N

Stormwater: Kerband Channel

Liquefaction: ☒ Y / N

Water Race: Y / ☒ N

Silent File Area: Y / ☒ N

Vehicle Crossing: Required / ☒ Not Required

Dev Contributions: Y / ☒ N

Solar Heating: Y / ☒ N

WQL8: Y / ☒ N

Fire type: N/A

Easements: Y / ☒ N

River: Y / ☒ N Name: _____

CCC Existing? ☒ Y / N

Setback: _____

Swimming Pool:

Commercial Project:

WQL3/Ecan Y / ☒ N

Car Parking: Y / ☒ N

Section 363 Y / ☒ N

Registration Form Y / ☒ N

Signage: Y / ☒ N

Fire/Evacuation Sch Y / ☒ N

Fencing Y / ☒ N

Noise: Y / ☒ N

Backflow Preventer Y / ☒ N

Access: Y / ☒ N

Other: _____

Misc items to be addressed on PIM:

Resource Consents/Authorisations:

DIA

Resource Consent Advice Notes:

Authorisations Required:

DIA

Planning Dept Check List:

Plans accepted: ☒ Y / N*Dwelling:

"dwellinghouse" definition (single kitchen) Existing occupied structure, Second Dwelling

☒ Y / N / FI

Compliant and legal lot size (delineated area?)

☒ Y / N

Consent Notices/special SD conditions

Y / ☒ NGeneral:

Zone/Special rules/further consents?

Y / ☒ N

Setbacks (road, ROW, open drain, Zones boundary, Other):

☒ Y / N

Vehicle crossing compliance:

☒ Y / N

(Width, separations, intersections, sightlines)

Residential:

Recession Plane:

☒ Y / N

Coverage:

☒ Y / NRural:

Effluent Spreading database check

Y / ~~N~~

Other:

Noise contours

Y / ~~N~~Commercial:

Permitted Activity

Y / ~~N~~

Staffing Level

Y / ~~N~~

Car Parking provision

Hours of Operation

Y / ~~N~~

Required

Retail Definition

Y / ~~N~~

Shown

Other:

Noise

Y / ~~N~~

Planning items to be address on PIM:

*RC Required for:

Advice Notes:

PIM authorised for issue:

Debbie W

Customer Services Officer PIM

Date:

30/05/08.

Planning Department

Date:

4.6.08.M Robinson

30 May 2008

Our Reference: "PIM Number : 080661P "

J G GIBSON & B J ELLISON-SMITH
197 WILLIAMS STREET
KAIAPOI

PROCESSED IN TRIM

Dear Sir/Madam

PROJECT INFORMATION MEMORANDUM

Please find enclosed your Project Information Memorandum in respect of the proposed work at 197 WILLIAMS ST, KAIAPOI.

Prior to **commencing building work**, the applicant must ensure that a Building Consent has been applied for and issued and that any "authorisations" have been obtained and any conditions of the PIM have been verified.

The approval plan along with any Development Contribution notification or Resource Consent Certificate (where applicable) attached to this Project Information Memorandum must be included with the Building Consent for the project (when issued). Any significant departure from the original plans may require that a new Project Information Memorandum be issued.

Yours faithfully



Debbie Wilson
PIMs Officer



COPY

Project Information Memorandum

Sections 30-39, Building Act 2004

Application

J G GIBSON & B J ELLISON-SMITH 197 WILLIAMS STREET KAIAPOI	No. Issue date Application date	080661P 30/05/08 28/05/08
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Project

Description	Dwellings - Alterations & additions Being Stage 1 of an intended 1 Stages DWELLING ALTERATIONS
Intended Life	Indefinite, but not less than 50 years
Intended Use	RESIDENTIAL
Estimated Value	\$25,000
Location	197 WILLIAMS ST, KAIAPOI
Legal Description	Pt Lot 2 DP 260
Valuation No.	2175122100

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 2004, and any requirements of the building consent.

This project information memorandum includes:

- ☐ Information identifying special features of the land concerned
- ☐ Information about the land or building concerned notified to the Council by any statutory organisation having the power to classify land or buildings
- ☐ Details of relevant utility systems
- ☐ Details of authorisations which have been granted
- ☐ Notification of any other authorisations which must be obtained before the proposed building work may be undertaken
- ☐ Important information

All boundary survey pegs are to be located by discovery or redefinition and flagged before work is commenced.

No part of the structure is to exceed the Councils recession plane.

The certificate of title may make reference to land covenants - a copy of which should be submitted with the Building Consent application.

A current copy of the certificate of title is to be submitted with the building consent application.

This project Information Memorandum does not purport to be a full report on every aspect of the property which is likely to be relevant to the building works proposed. It is information that is known to the Council at the date of the issue of this memorandum. It is issued pursuant to Sections 30-39 of the Building Act 2004.

INFORMATION IDENTIFYING RELEVANT SPECIAL FEATURES OF THE LAND

Wind Zone Medium

Canterbury Snow Zone 4

This property is situated in an area that is up to 150m (amsl) = 0.5kPa loading required.

Earthquake Zone B

Comments:

Attachments:

Nil

INFORMATION ABOUT THE LAND OR BUILDINGS NOTIFIED TO THE COUNCIL BY ANY STATUTORY ORGANISATION HAVING THE POWER TO CLASSIFY LAND OR BUILDINGS

None applicable

Comments:

Attachments:

Nil

DETAILS OF RELEVANT UTILITY SYSTEMS (administered by the Waimakariri District Council)

Sewer

Is a connection to a public sewer scheme available?

Yes

If yes, which public sewer scheme?

Eastern Districts

Is the property already connected?

Yes

Connection Fee

\$****

Capital Charge

\$****

Inspection Fee

\$****

Comments:

Reconnect to existing service lateral provided

The reticulation shall gravitate to the existing main located in Williams Street. The reticulation design shall incorporate the following minimum requirements:

- The shared lateral between the road boundary and the sewer main (into which the shared lateral discharges) shall be verified for grade related capacity and condition.
- If lateral grade related capacity in (a) above is not satisfactory, then the subdivider shall install a new lateral within the road reserve to connect to the public main.
- The minimum grade for this shared lateral within the road reserve shall be a minimum of 1 in 80.

Notes:

Sewer connections must be installed by registered drainlayers. It is the property owner's responsibility to arrange connections. New connections to sewer mains must be inspected and approved by the Council prior to backfilling.

A trench opening permit is required to open a footpath or street.

A Capital charge is payable where the property has not previously paid sewer rates.

Water

Is a connection to a public water supply available?

Yes

If yes, which public water supply?

Kaipoi

Is the property already connected?

Yes

What size connection is in existence?

Connection Fee

\$****

Capital Charge

\$****

Comments:

Reconnect to existing service lateral provided

Notes:

Water connections to property boundaries are installed by the Council after the required charges payable.

A capital charge is payable where the property has not previously paid water rates.

COPY

Stormwater

Is a connection to a public drainage system available?

Yes

Is the property already connected?

Yes

Discharge point: Kerb and Channel

Connection Fee

\$****

Capital Charge

\$****

Inspection Fee

\$****

Comments:

Reconnect to existing service lateral provided

Notes:

Stormwater connections must be installed by registered drainlayers. It is the property owner's responsibility to arrange connection. New connections to drainage systems must be inspected and approved by the Council prior to backfilling.

A trench opening permit is required if crossing a footpath.

A Capital charge is payable where the property has not previously paid urban drainage rates.

Attachments

"As Built" service plans

DETAILS OF AUTHORISATIONS THAT HAVE BEEN GRANTED

None applicable

Comments:

Attachments:

Nil

DETAILS OF AUTHORISATIONS THAT MUST BE OBTAINED BEFORE BUILDING CAN COMMENCE:

None applicable

Comments:

Attachments:

Nil

DETAILS OF VEHICLE CROSSING (ENTRANCEWAY), TYPE OF FRONTAGE AND TRENCH OPENING PERMIT

Vehicle Crossing (Entranceway)

Is formation of a vehicle crossing from road edge to property boundary required? No

Utilise existing vehicle crossing

Advice Notes

None applicable

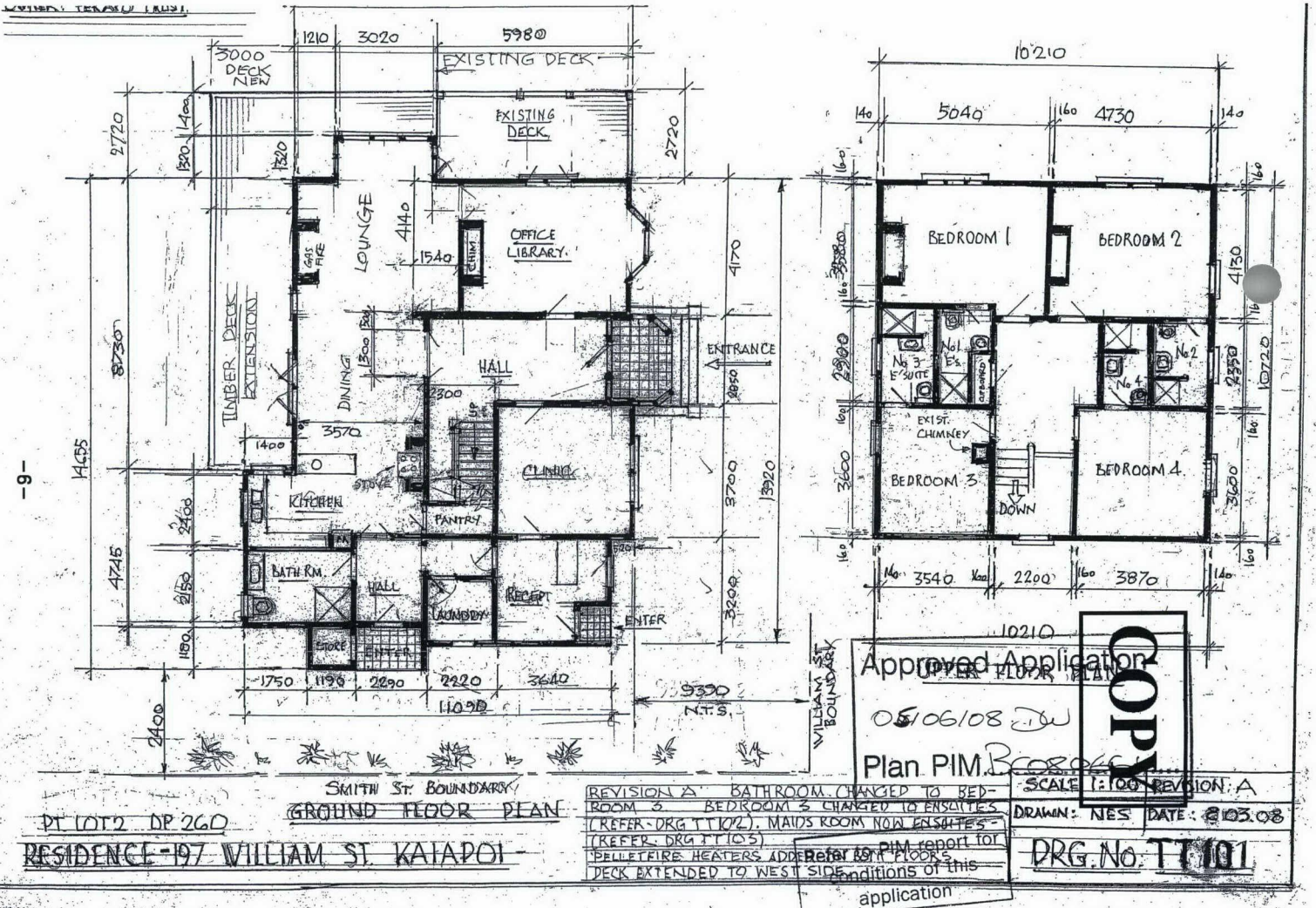
This project information memorandum is confirmation that the proposed building work may be undertaken subject to the provisions of the Building Act 2004 and any requirements of the building consent not yet approved.

Signed for and on behalf of the Council:

Name:

[Signature]

Date: 30/05/08



NOTE:
Disclaimer - refer to map legend sheet.



Metres
0 60 120 180
Scale 1:7,500 (A4)

102	103	59
104	105	
106	107	69

Kaipoi
105



URBAN LEGEND (Sheets 77 to 133)

	Zone Business 1		Zone Residential 6A		Designations		River Reaches subject to esplanade provisions
	Zone Business 2		Zone Rural		Heritage Sites		Limited Access Road
	Zone Business 3		Zone Mapleham Rural 4B		Vegetation and Habitat Sites		Road to be Closed
	Zone Business 4		Subdivision Constraint (Rural)		Notable Plant Sites		Outline Development Plan Required Boundary
	Zone Residential 1		Subdivision Constraint Area (Policy 18.1.1.8)		Archaeological Sites		Coastal Marine Area boundary
	Zone Residential 2		Pegasus Rural Zone See Map 142		Waahi Tapu / Waahi Taonga		Waimakariri District boundary
	Zone Residential 3		Localised Flooding Area		Transpower High Voltage Lines		
	Zone Residential 4A		Goat control area				
	Zone Residential 4B						
	Zone Residential 5						
	Zone Residential 6						

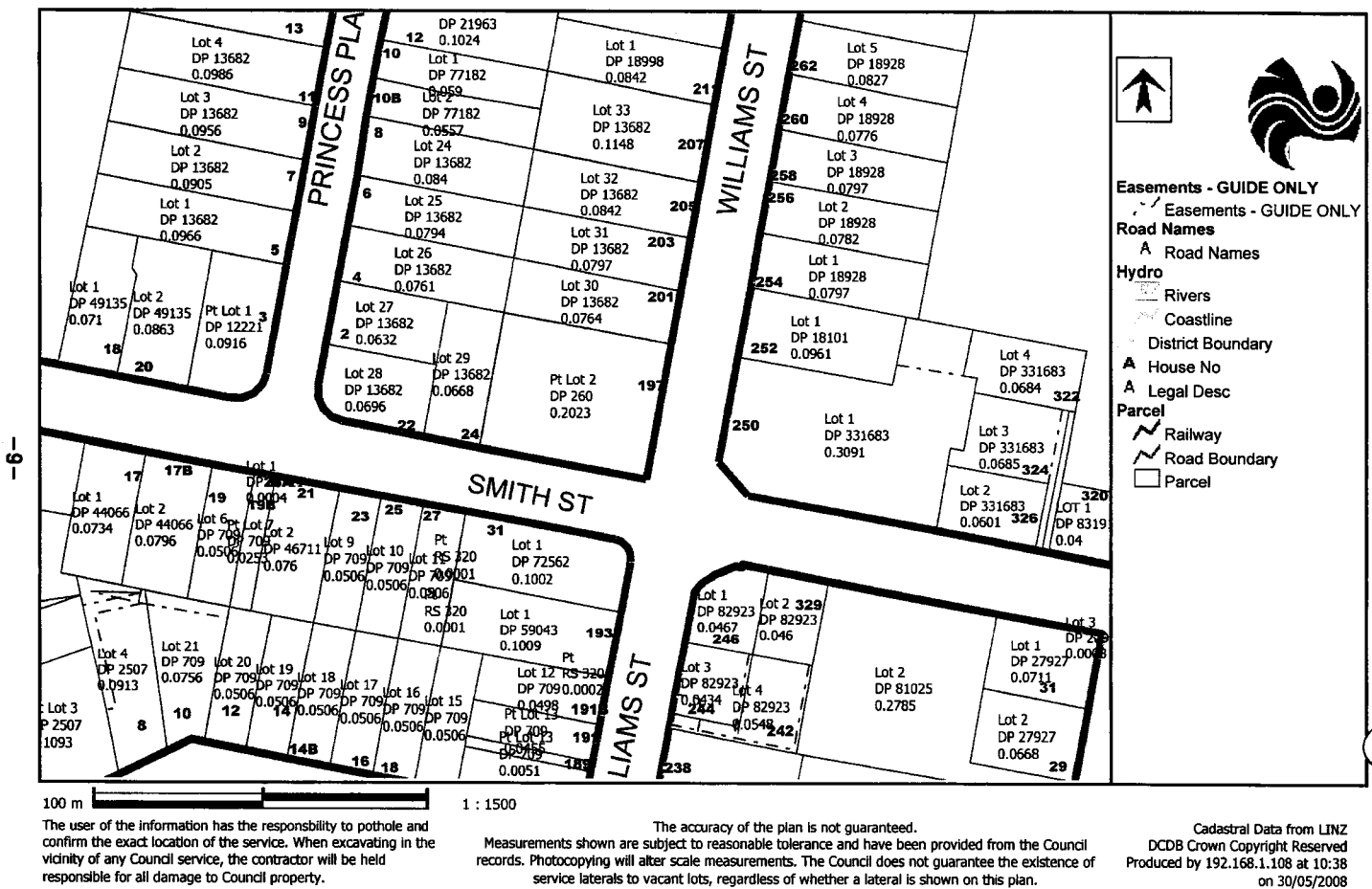
Note: See Rule 23.1.1.16 for goat control (includes Outstanding Landscape areas)

NOTE: These notations do not necessarily indicate the precise position of the Site, nor relate to the size of any Site.

Average Noise Exposure Contours;
Christchurch International Airport
50 Noise Level in dBA Ldn

NOTE:
The planning maps are produced in colour and are intended to provide accurate and adequate information as at the date of publication and at the scale at which they are published. The Waimakariri District Council will not accept liability to any person or entity arising out of any reliance in part or full, by such person or entity upon any of the contents of the planning maps for any purpose in circumstances where they are reproduced in a way that alters the scale, and / or colour or any other detail of the maps, and the information contained therein.

COPY

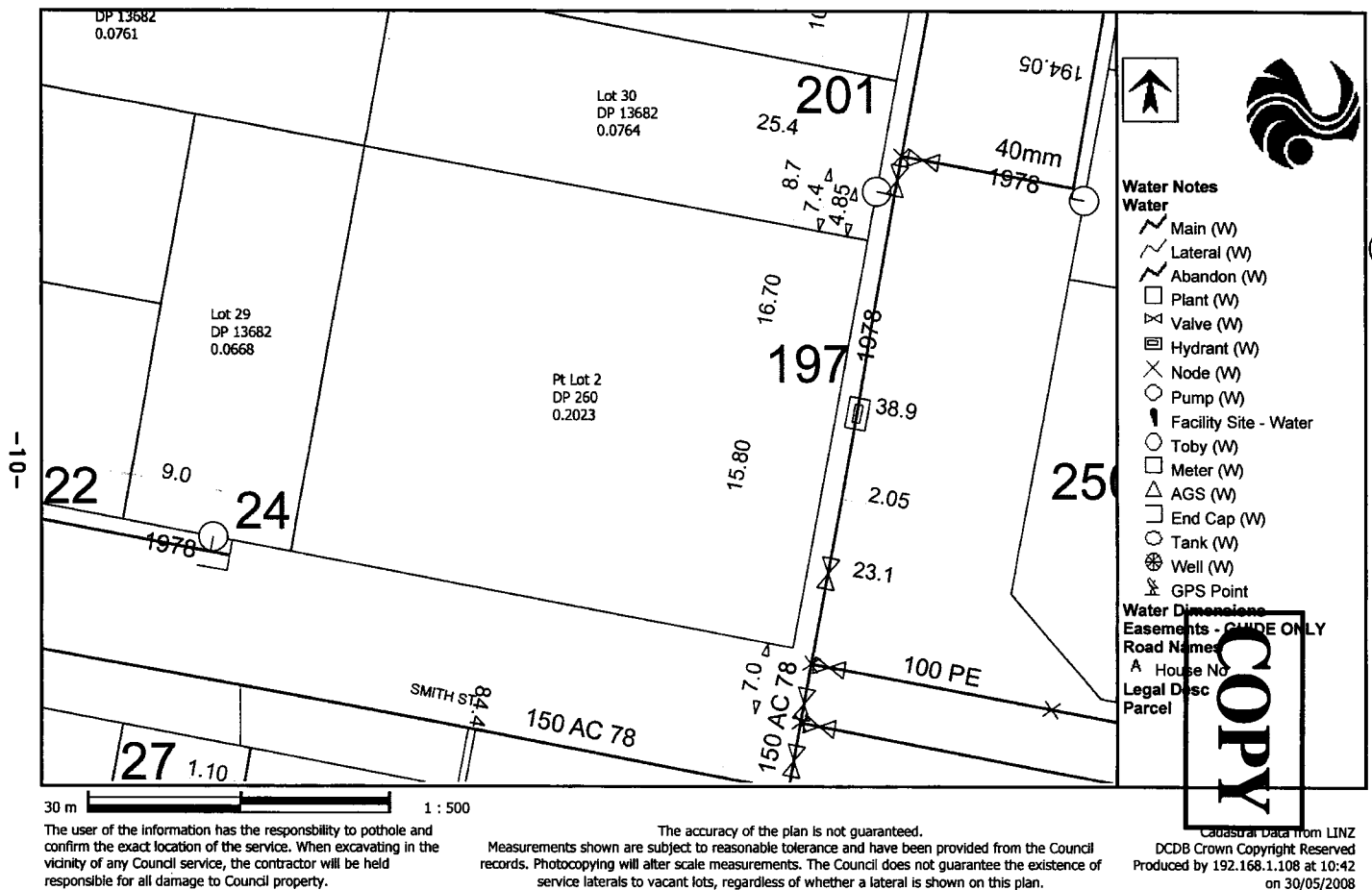


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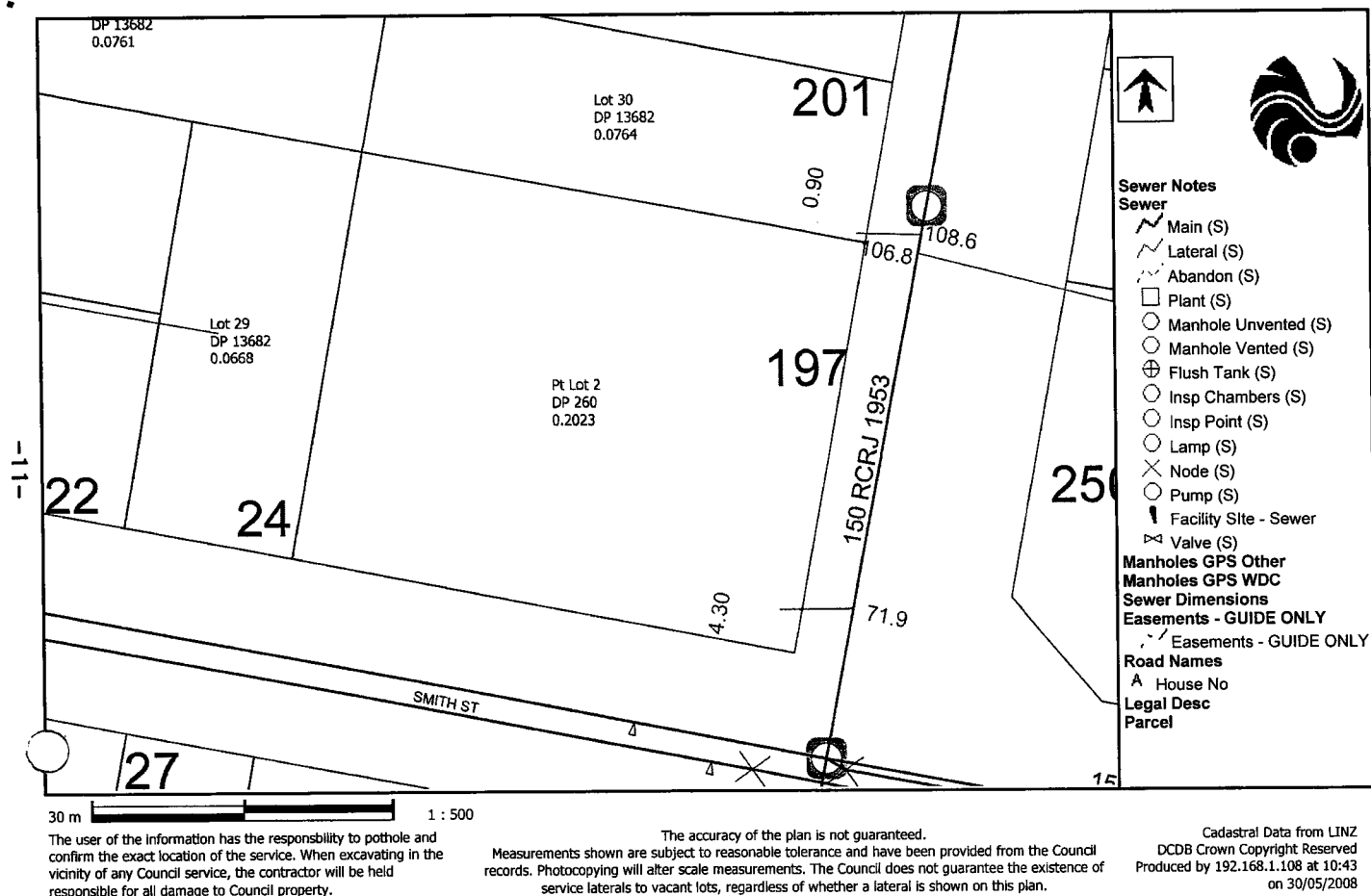
Print Preview

Page 1 of 1



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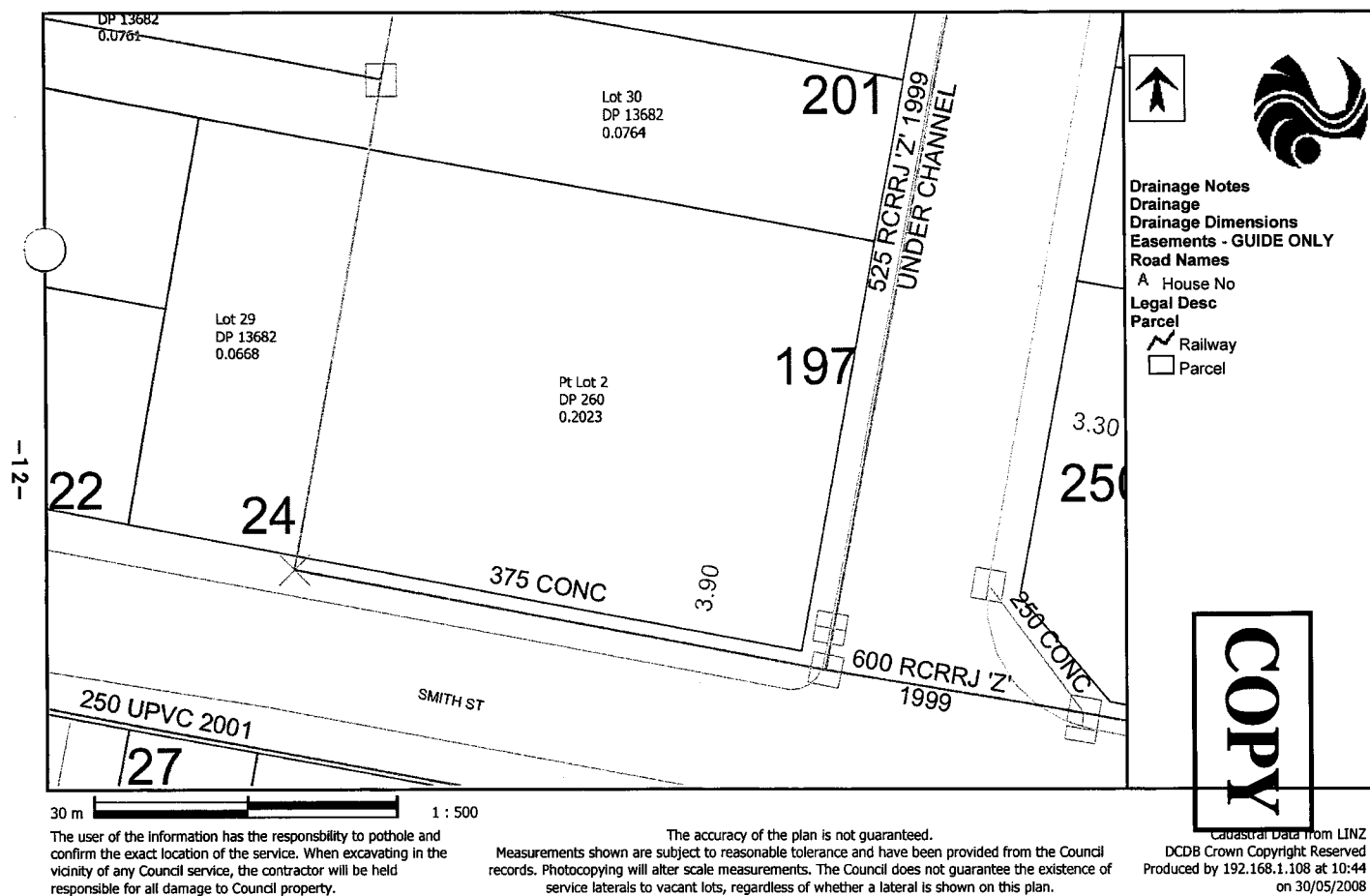
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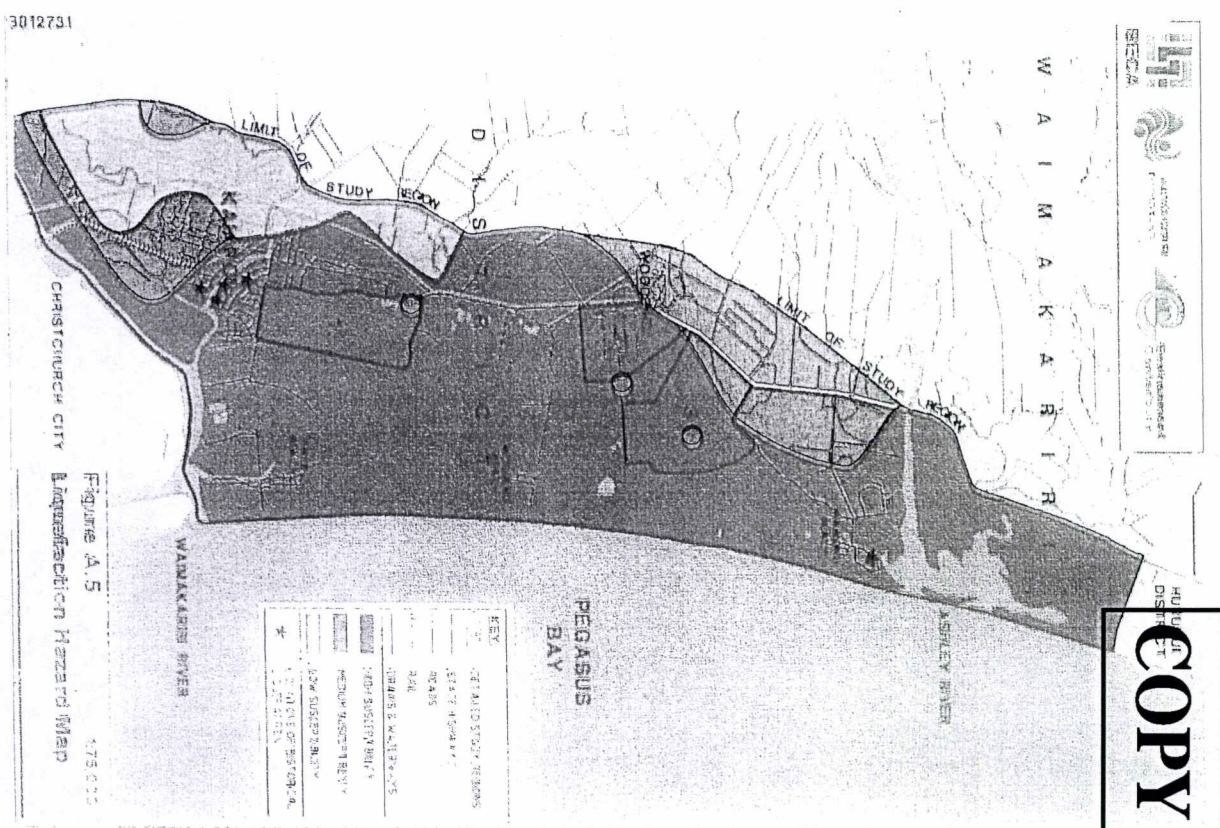
The user of the information has the responsibility to pothole and confirm the exact location of the service. When excavating in the vicinity of any Council service, the contractor will be held responsible for all damage to Council property.

The accuracy of the plan is not guaranteed. Measurements shown are subject to reasonable tolerance and have been provided from the Council records. Photocopying will alter scale measurements. The Council does not guarantee the existence of service laterals to vacant lots, regardless of whether a lateral is shown on this plan.

Cadastral Data from LINZ
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LIQUEFACTION STUDY

3812731/16
R1:10396-SAC08R05.DOC

BECA CARTER HOLLINGS FERNER LTD
-14-

Page 3
Rev 1 15 August 2000

Figure i: Liquefaction susceptibility for the Study Region for both Alpine and Foothills Earthquake scenarios.

SUPPLEMENTARY INFORMATION

Liquefaction

A study has been carried out on behalf of the Waimakariri District Council and Environment Canterbury on the effects of liquefaction (when soil temporarily behaves like a fluid and loses its strength during an earthquake) in the area shown on the attached map. A copy of the executive summary of the report is available from the Council. This property is in an area where liquefaction may occur during a severe earthquake. The Council does not require any additional site investigation or structural provisions for normal residential dwellings at this stage. It is considered that compliance with the New Zealand Building Code will protect the structural integrity of normal residential dwellings from the effects of liquefaction, although a severe earthquake is likely to cause damage and may disrupt utility services. If you have any particular concern it may be advisable to have the potential liquefaction investigated by a suitably qualified engineer.

COPY



BC 080661

Private Bag 1005, Rangiora 8254 | Ph (03) 313 6136, (03) 327 6834 | Fax (03) 313 4432 | www.waimakariri.govt.nz

THE BUILDING

(refer to your Rates Account for details)

1. Site Address: 197 WILLIAMS ST

KAIAPOI

(Street / Road / Township)

Rapid Number: _____

(Applies to Rural Properties Only)

2. Legal description:

LOT: PT LOT 2 DP/RS: DP260

Valuation Roll Number: 2175122100

Note: Only complete items here that are applicable to your project.

3. Building Name: N/A

(eg: where buildings have Official Names)

4. Location of Building within Site: N/A

(Only applicable to multi-development sites)

5. Number of Levels: _____ 6. Level/Unit No: _____

7. Floor Area – Existing: _____ New: _____ Total: _____

8. Current Lawfully Established Use: (eg: Use on any previous consent for the existing building)

9. Year Building First Constructed: 1904

(Only applicable to existing buildings, approximate date is acceptable, e.g. 1920s or 1960-1970)

THE APPLICANT / OWNER

10. Owner's Name: TERAPO TRUST

(Company or organisational name)

JOHN GIBSON & BARBARA JANE ELISON-SMITH (TRUSTEES)

11. Contact Person: JOHN G. GIBSON

(If Owner is not an individual)

12. Mailing Address: 197 WILLIAMS ST.
KAIAPOI

13. Street Address / Registered Office: AS ABOVE

14. Phone Numbers: Mobile: 017 327 8600
Daytime: _____ After Hours: _____

15. Fax: _____

16. Email: axismedical@xtra.co.nz

17. Website: _____

18. The following evidence of ownership is attached to this application, eg:

- ☒ Certificate of Title and / or
☐ Sale and Purchase Agreement

AGENT / CONTACT

(Contact Details MUST be in New Zealand)

19. Name of Agent: NOT APPLICABLE

20. Contact Person: _____

21. Mailing/Billing Address: _____

22. Street Address / Registered Office: _____

23. Phone Numbers: Mobile: _____
Daytime: _____ After Hours: _____

24. Fax: _____

25. Email: _____

26. Website: _____

27. ☐ Authorisation from Agent Attached.

(Authorisation from the owner confirming authority)

28. Note: The "Agent/Contact" 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.

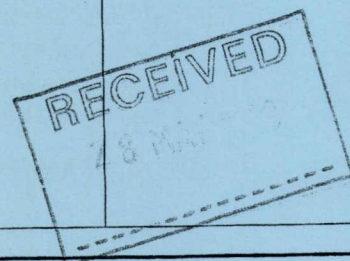
APPLICATION

29. I request that a:
(select one)

- ☐ Project Information Memorandum Only (PIM)
☐ Building Consent for PIM No: _____
☒ Building Consent (including Project Information Memorandum)

be issued for the Building Work Described in this Application.

For Office Use Only



THE PROJECT

30. Type of Building Work: (eg: dwelling, dwelling relocation, commercial, farm shed, garage, demolition, etc., or combination of)

BUILDING ALTERATION
dwelling

31. Will the building work result in a change of use of the building: ☐ Yes ☒ No

32. If "Yes", provide details of the new intended use:
(eg: domestic use, shop, implement shed, garage to bedroom)

Will Hazardous Substances be stored in the building?

No

33. Intended life of the building:

- ☒ Indefinite but not less than 50 years
☐ Or specified as _____ years

34. List Building Consents previously issued for this building (if any) (ie: is this project being constructed in stages? Is this consent for a relocated or transportable building?)

UNKNOWN

35. Estimated Value (inc GST) \$ 25,000

(ie: the estimated aggregate of the values of all goods and services to be supplied for the building work and includes GST).

PROJECT INFORMATION MEMORANDUM

*This section must be completed if you are applying for a PIM.
DO NOT complete this section if a PIM has already been issued.*

36. The following matters are involved in the project: (Tick appropriate boxes that apply to your project and attach details)

- | | |
|---|--|
| ☐ Subdivision
☒ New or altered connections to public utilities
☐ New or altered access for vehicles
☐ Building work over or adjacent to any road or public place
☐ Building work over any existing drains or in close proximity to wells or water mains | ☐ Alterations to land contours
☐ New or altered locations and/or external dimensions of buildings
☐ Disposal of stormwater and wastewater
☐ Other matters known to the applicant that may require authorisations from the Territorial Authority
(eg: Planning Approvals, other Licences) |
|---|--|

(specify):

The following documents are attached to this application:

- ☒ Site plan, Floor plans, Elevations for proposed building, Certificate of Title and or Sales and Purchase Agreement
Two copies of all information required. (all plans to be dimensioned, scaled and accurate)
- ☒ Application Fee (per Council Fees and Charges Schedule)

BUILDING CONSENT

(DO NOT complete this section if the Application is for a Project Information Memorandum only)

37. The following documents are attached to this application:

- ☒ 4 copies – building plans (site plans, floor plans, elevation plans)
☒ 3 copies of each – specifications, producer statements, truss details
☐ 2 copies – Certificate of Title and/or Sale and Purchase Agreement
 All plans to be dimensioned, scaled and accurate – A4 or A3 size
- ☐ Project Information Memorandum
☐ Development Contribution Notice (if applicable)
☐ Certificate attached to Project Information Memorandum (Resource Management Act)
☐ Key personnel – see page 5.

38. ☐ See page 6 for a Schedule confirming the Building Work will comply with the Building Code.

COMPLIANCE SCHEDULE

(DO NOT complete this section if the Application is for a Project Information Memorandum only)

39. ☐ The specified systems for the building are as follows:

40. ☒ The following specified systems are being altered, added to, or removed in the course of the building work:
PLUMBING & DRAINING SYSTEM

PLUMBING & DRAINING SYSTEM

41. ☐ There are no specified items in the building.

NOTES BY APPLICANT

Other notes or comments which you as the applicant may wish to add, eg Resource Consents

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

APPLICATION INFORMATION

(a) Project Information Memorandum (PIM)

A Project Information Memorandum will be issued within a maximum allowable time of 20 working days provided all the information required has been supplied. Insufficient information will result in your application being returned.

A fee is required to accompany your PIM application. (Per Council's Fees and Charges Schedule.)

(b) Building Consent (BC)

A Building Consent will be processed within a maximum allowable time of 20 working days provided all the information required has been supplied. Processing time is stopped whenever further information is required and starts again when the information is received.

Once the building consent has been processed, you will receive notification, which will include an invoice for the fees payable.

Once the fees are paid in full your Building Consent will be granted.

(c) Combined Project Information Memorandum & Building Consent Applications

Applications for a combined PIM / BC will only be accepted when sufficient information is provided to permit the Building Consent to be processed. If insufficient information is provided then further information will be requested, or your application may be returned to you.

INSPECTIONS

Phone Prime on (03) 311 8240 or 0800 724 2378 for booking inspections.

A minimum of 48 hours notice of commencement of the building work is required to be given to the Building Consent Authority.

During the process of construction, inspections will be necessary to confirm all work complies with your approved Building Consent documentation. The Building Consent Authority requires a minimum of 24 hours notice prior to the Building Consent Authority's Building Officials visit, however this will not guarantee an inspection in 24 hours if inspection bookings are full for that day.

The inspections required will be set out in the Building Consent documentation issued by the Building Consent Authority. Failure to have a prescribed inspection carried out and to be provided with confirmation that the work has been approved by the Inspecting Authority will put the issue of the Code Compliance Certificate for the work at risk.

RESOURCE CONSENTS

Your application will be assessed by the Planning Unit of the Council to determine whether your project complies with the relevant District Plan requirements.

If your application does not comply with District Plan requirements you will need to either amend your proposal to comply or apply for a Resource Consent. A Certificate will be attached to your Project Information Memorandum to notify that a resource consent is required prior to building work commencing. It is recommended that you contact the Planning Unit to determine the process from there.

CODE COMPLIANCE

A building consent is not completed until it has been issued with a Code Compliance Certificate. The Owner is required to complete a separate application form to apply for a Code Compliance Certificate as soon as practicable after the building work is completed but in any event no later than **2 years** after the granting of the Building Consent. A Code Compliance Certificate will be issued within a maximum allowable time of 20 working days provided all the information required has been supplied. Note: Certificates will be required from all trades involved in the project.

In the event that no application for Code Compliance is made, the Building Consent Authority may issue a Notice to Fix, or other action as provided by the Building Act.

CODE COMPLIANCE

Complete as far as possible in all cases

(Give names, addresses, and telephone numbers. Give relevant registration numbers if known)

BUILDER		
Name:	?	Reg. N°:
Address:		
Phone N°:	Fax N°:	Email:

DESIGNER(S)		
Name:		Reg. N°:
Address:		
Phone N°:	Fax N°:	Email:

REGISTERED DRAINLAYER		
Name:	Peter Yang	Reg. N°:
Address:		
Phone N°:	0272800889	Fax N°:
		Email: ptyang@xtra.co.nz

CRAFTSMAN PLUMBER		
Name:	PETER YOUNG	Reg. N°:
Address:		
Phone N°:	0272800889	Fax N°:
		Email: ptyang@xtra.co.nz

CRAFTSMAN GASFITTER		
Name:		Reg. N°:
Address:		
Phone N°:	Fax N°:	Email:

REGISTERED ELECTRICIAN		
Name:	Ray Dyer Electrical Ltd	Reg. N°:
Address: Marshmans Rd, RD2		
Phone N°:	(03) 313 6184	Fax N°:
		Email:

STRUCTURAL ENGINEER		
Name:	N/A	Reg. N°:
Address:		
Phone N°:	Fax N°:	Email:

OTHER CONTRACTOR – TYPE:		
Name:		Reg. N°:
Address:		
Phone N°:	Fax N°:	Email:

Application for project information memorandum and/or building consent

The building work will comply with the building code as follows:

[if you're not sure which clauses are applicable, consult with your builder, designer or architect.]

Clause [tick relevant clause numbers of building code]	Means of compliance [refer to the relevant compliance document(s) or detail of alternative solution in the plans and specifications; if not applicable put n/a]	Waiver / modification required [state nature of waiver or modification of building code required; if not applicable, put n/a]
☒ B1 Structure	B1 / ASI	NA
☒ B2 Durability	B2 / X.M.C	
☐ C1 Outbreak of fire	N/A	
☐ C2 Means of escape	N/A	
☐ C3 Spread of fire	N/A	
☐ C4 Structural stability during fire	N/A	
☐ D1 Access routes	N/A	
☐ D2 Mechanical installations for access	N/A	
☐ E1 Surface water	NA	
☒ E2 External moisture	E2 / ASI	
☒ E3 Internal moisture	E3 / ASI	
☐ F1 Hazardous agents on site	NA	
☐ F2 Hazardous building materials	NA	
☐ F3 Hazardous substances and processes	NA	
☐ F4 Safety from falling	NA	
☒ F5 Construction and demolition hazards	F5 / ASI	
☐ F6 Lighting for emergency	NA	
☐ F7 Warning systems	NA	
☐ F8 Signs	NA	
☒ G1 Personal hygiene	G1 / ASI	
☐ G2 Laundering	NA	
☐ G3 Food preparation and prevention of contamination	NA	
☒ G4 Ventilation	G4 / ASI	
☐ G5 Interior environment	NA	
☐ G6 Airborne and impact sound	NA	
☒ G7 Natural light	G7 / ASI	
☒ G8 Artificial light	G8 / ASI	
☒ G9 Electricity	G9 / ASI	
☒ G10 Piped services	G10 / ASI	
☐ G11 Gas as an energy source	NA	
☒ G12 Water supplies	G12 / ASI	
☒ G13 Foul water	G13 / ASI	
☐ G14 Industrial liquid waste	NA	
☐ G15 Solid waste	NA	
☐ H1 Energy efficiency	NA	

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. 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.

APPLICANT'S SIGNATURE

Signed by or for and on behalf of the Applicant

☒ Owner

☐ or Agent

Date:

23.5.08

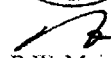
Note: if acting "for and on behalf", please read the following declaration before signing:- "I hereby declare that I am authorised to act as Agent of the Applicant".



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



Search Copy


R. W. Muir
Registrar-General
of Land

Identifier CB21A/975
Land Registration District Canterbury
Date Issued 28 March 1980

Prior References

CB235/274

Estate Fee Simple
Area 2023 square metres more or less
Legal Description Part Rural Section 338E
Proprietors
John Graham Gibson and Barbara Jane Ellison-Smith

Interests

6354222.3 Mortgage to Mortgage Holding Trust Company Limited - 22.3.2005 at 9:00 am

**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952****Historical Search Copy**

R. W. Muir
Registrar-General
of Land

Identifier CB21A/975
Land Registration District Canterbury
Date Issued 28 March 1980

Prior References
CB235/274

Estate	Fee Simple
Area	2023 square metres more or less
Legal Description	Part Rural Section 338E
Original Proprietors	Boyd Thomas Gardiner and Jacqueline Thea Gardiner

Interests

10090 Settled under the Joint Family Homes Act 1964 - 24.11.1960
5093148.1 Transfer to Boyd Thomas Gardiner, Jacqueline Thea Gardiner, Rhys Norman Boyd Gardiner and Michael John French - 10.10.2001 at 11:19 am
5093148.1 Cancellation of Joint Family Home Settlement 10090
6133970.1 Transfer to John Graham Gibson and Barbara Jane Ellison-Smith - 1.9.2004 at 9:00 am
6133970.2 Mortgage to TEA Custodians (Pacific) Limited - 1.9.2004 at 9:00 am

Identifier

CB21A/975

References

Prior C/T 235/274

Transfer No.

N/C. Order No. 268401/1



REGISTER
Land and Docks 69

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 28th day of March
under the seal of the District Land Registrar of the Land Registration District of CANTERBURY one thousand nine hundred and eighty

WITNESSETH that ROYD THOMAS GARDINER of Kaiapoi, District and JACQUELINE THEA GARDINER his wife as joint tenants under the Joint Family Homes Act 1964 are ~~_____~~

It seized of an estate in fee-simple (subject to such reservations, restrictions, cumcumbances, liens, and interests as are notified by memorial underwriting or indorsed hereon) in the land hereinafter described, delimited with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 2023 square meters or thereabouts situated in the Borough of Kiaipoi being part Rural Section 338E _____



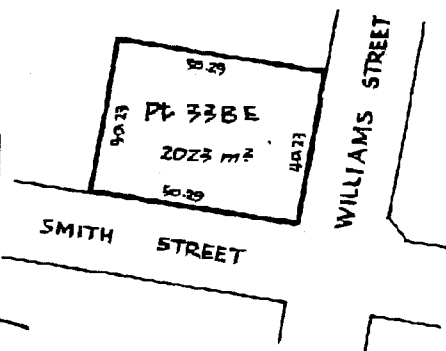
for ASSISTANT LIAISON OFFICER

Subject to:

1. No. 10090 Settled under the Joint Family
Houses Act 1964 on abovesnamed proprietors -
24.11.1960
- ii. Mortgage 907495 to The Housing Co-
operative Terminating Building Society
27.4.1973 at 9.10 a.m.
- iii. Mortgage 268235/1 to Josephine Williams
27.3.1980 at 10.35 a.m.

11. Mortgage 907495 to The Housing Co-operative Terminating Building Society
27.4.1973 at 9.10 a.m.

iii. Mortgage 268235/1 to Joe and the wife
27.3.1980 at 10.35 a.m.



Measurements are Metric

Attention : Melanie Hart
BUILDING CONSENT APPLICATION : 080661

Re preliminary letter requiring additional information

- Yes, this building is used as category 2 residential building
- No, there is no change of use with the new alterations
- Additional information for the deck is not required as the deck is below 1 metre above ground
- Smoke alarms are included on plan accompanying this letter
- Bathroom vents to be used are either 100mm or 125mm exterior wall vent or ducted to outside (for the internal bathrooms) with a rating of 85 cubic metres / hour (alternatively we can use 130 cubic metres/hour vents if necessary)

Please let us know if there is anything you do not understand or need clarifying we can be reached on 0273278600 or 3277055 or email - axismedical@xtra.co.nz

Kind regards,

Barbara Ellison-Smith

