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|---|---|---|
|  <p><b>CHRISTCHURCH</b><br/>CITY COUNCIL - YOUR PEOPLE - YOUR CITY</p>   | <p><b>CHRISTCHURCH CITY COUNCIL</b><br/><b>CODE COMPLIANCE CERTIFICATE</b><br/><b>SECTION 95, BUILDING ACT 2004</b></p> | <p><b>BA7</b><br/>PROJECT NO:<br/><b>10053296</b></p>   |
| <p><b>THE BUILDING</b></p>  |   |   |
| <p>Street Address: 217 GREERS ROAD, BRYNDWR, CHRISTCHURCH 8005<br/>                 Legal Description: LOT 46 DEPOSITED PLAN 18017<br/>                 Other: _____<br/>                 Use of building: Dwelling</p> <div style="text-align: right;"> <br/>                 BC             </div> |   |   |
| <p><b>THE OWNER</b></p>   |   | <p><b>AGENT - FIRST POINT OF CONTACT</b></p>  |
| <p>Full Name(s): WISSE, KAREN JOAN<br/>                 Mailing Address: 217 GREERS ROAD<br/>                 CHRISTCHURCH 8005</p>   |   | <p>Name: WISSE, KAREN JOAN<br/>                 Mailing Address: 217 GREERS ROAD<br/>                 CHRISTCHURCH 8005</p> |
| <p>• <b>BUILDING WORK.</b> The following work was authorised by this building consent:<br/>                 DWELLING ADDITIONS - BATHROOM, LAUNDRY, STORAGE ROOM &amp; ATTACHED GARAGE</p>  |   |   |

The Christchurch City Council is satisfied, on reasonable grounds, that the building work complies with the building consent and (ticked where applicable)

The specified systems in the building are capable of performing to the performance standards set out in the building consent.

**Attachments:**

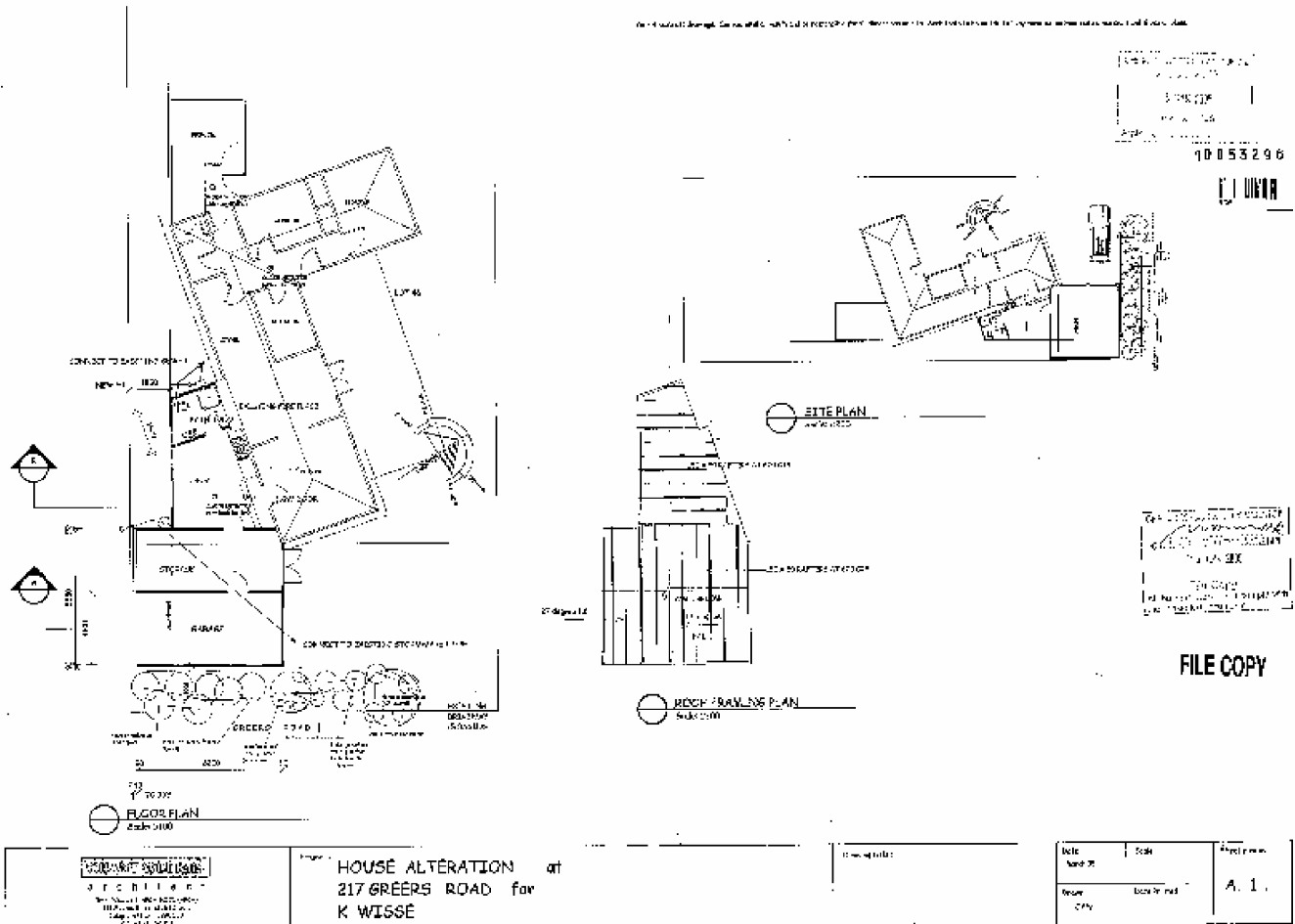
- Yes  N/A Compliance Schedule
- Yes  N/A Compliance Schedule Statement
- Yes  N/A Supplementary sheet with specific information on the use of the building.

Signed for & on behalf of the Christchurch City Council:

Name:   
 Position: Building Inspection Co-ordinator

Date of issue: 20/09/2008


Christchurch City Council • 163-173 Tuam Street • PO Box 237 • Christchurch • New Zealand • Telephone (03) 941-8995



2005 front extension approved – finished 2006

Links to reference certificates

1. [LIM 2005](#)
2. Complete Council documents available on each extension can be emailed or sited on request.
  - a. [example](#)

|   |  |   |
|---|--|---|
|  <p><b>CHRISTCHURCH</b><br/>CITY COUNCIL ENVIRONMENT</p> | <p align="center"><b>CHRISTCHURCH CITY COUNCIL</b><br/>BUILDING ACT 1991<br/><b>Project Information Memorandum</b><br/>(PIM)</p> | <p>FORM BA2<br/>PROJECT NO:<br/><b>10051009</b></p> |
|---|--|---|

*Issued Date: 9 December 2004*

**Site Address:** 217 Greers Road  
**Legal Desc:** Lot No: 46 DP No: 18017  
**Owner:** Karen Wisse  
**Applicant:** Karen Wisse  
 217 Greers Road  
 Bryndwr  
 CHRISTCHURCH  
**Proposal:** Attached garage, laundry and bathroom

**FILE COPY**



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

**PLANNING**

*Contact - John Clark*

**Zoning:** Living 1

- The project does not comply with the *proposed City Plan* on the following matters:
  1. The garage does not meet the minimum 4.5 metre setback from the road boundary – 2 metres proposed.
  2. The minimum width of garage door entrance shall be 2.4 metre step in plan metres.

**Amended plans showing compliance with the Plan should be provided.**

If compliance is not achieved, an application for a resource consent must be made if you wish to continue with the project. No work may commence until any required resource consent is granted. *If applying for a resource consent, please state the project number above as reference.*

A building consent may be issued prior to the approval of this resource consent, however this will be subject to a certificate as specified by Section 35(1A) of the Building Act 1991, which may limit the work that can be carried out.

**HAZARDS/SPECIAL LAND CHARACTERISTICS**

- **Ground Conditions:** Council records do not include any specific reference to suspect ground conditions on the site. Please note however, that is the responsibility of the applicant to provide the Council with adequate information at the time of building consent application to show that the foundation design is suitable for the bearing capacity of the ground. If NZS 3604:1999 is being used for design please refer to Section 3 of that standard.

**DRAINAGE/WATER**

*Contact - Heath Wells*

- **Drainage Plan:** A drainage plan is provided.



## Resource Management Act 1991

Report determining whether an application for Resource Consent should be processed as publicly notified, limited notified or non-notified

Consent Number  
Applicant:  
Site address:  
Legal Description:  
Application:

RMA 20018679  
Karen Wisse  
217 Greers Road  
LOT 46 DP 18017  
Proposed extensions and new attached double garage.

**Planning framework:**

All references (appeals) to the Proposed City Plan rules applicable to this application have been resolved. Section 19 of the Resource Management Act therefore applies and these rules can be treated as operative. No assessment of this application is therefore required under the Transitional District Plan.

Under the Proposed Plan the zoning is Living 1 and the proposal is to be assessed as a restricted discretionary activity. The Plan anticipates this zone will ensure buildings are surrounded by, and balanced with, generous areas of open space with ample opportunities for tree and garden plantings, and that future development occurs at a scale and intensity appropriate to this predominant character.

This proposal fails to comply with the following provisions of the Proposed City Plan:

- 2-2.2.5 (Development standard) Street scene. Minimum building setback from road boundaries shall be 4.5- proposed garage setback 2m

The application site has an area of 647m<sup>2</sup> and currently contains an 'L' shaped dwelling orientated to the north at the front of the site. The immediately surrounding area is wholly residential, with similar sized dwellings and sites, areas of open space and landscaping to that of the application site.

**Has the applicant requested that the application be publicly notified? [Section 94C (1)]**

No

**Introduction**

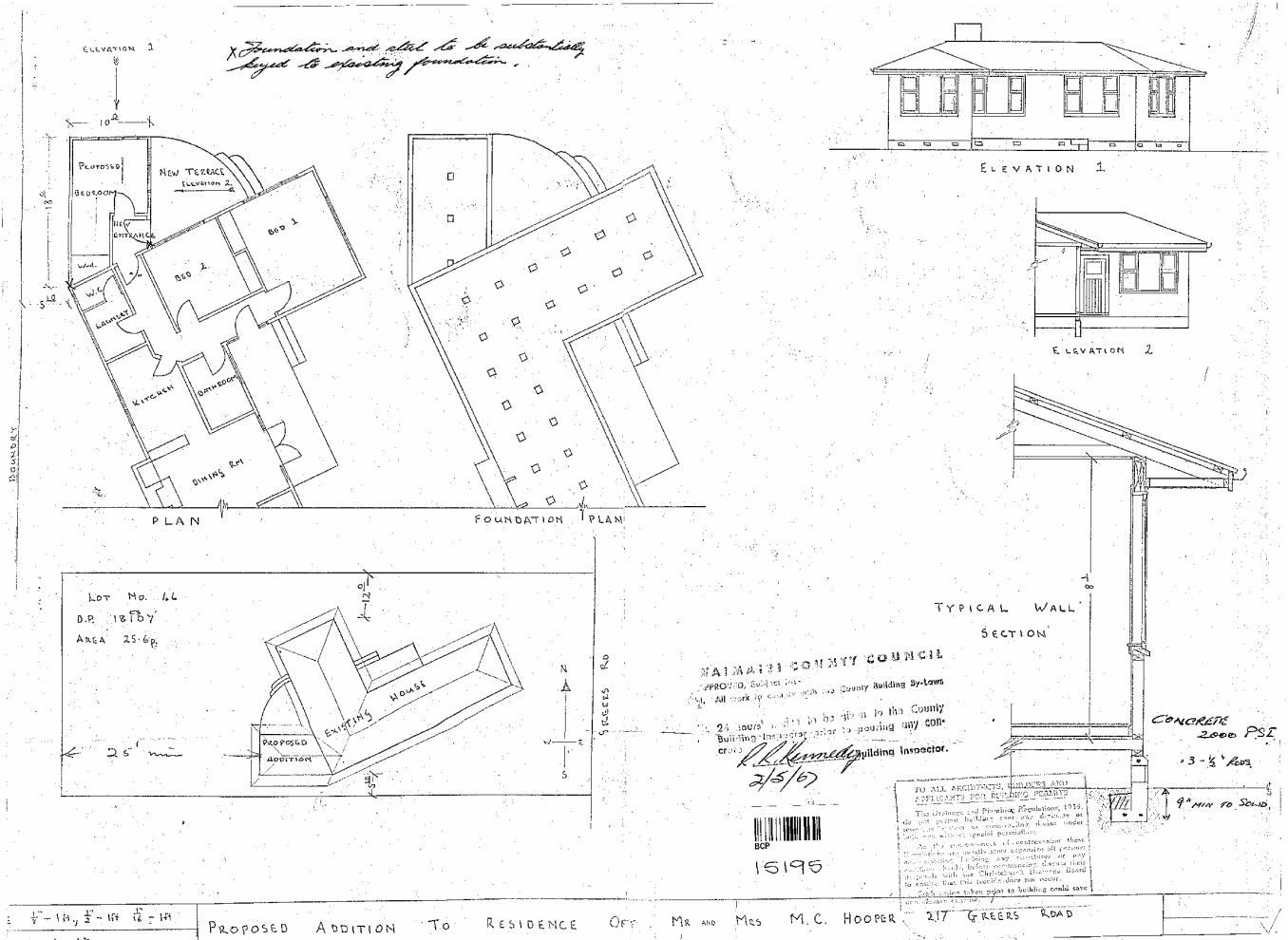
The applicant is seeking to alter the existing dwelling to add a bathroom and laundry. The applicant is also seeking to construct an attached garage at right angles to the road. Resource consent is required under the Proposed Plan for intruding the street scene.

The applicant has consulted with, and subsequently obtained written approval for the proposal from the owners and occupiers of 215, 218, 219 and 220 Greers Road (the adjoining and opposite sites).

**Pursuant to Section 93, will any adverse effects of the activity on the environment for which consent is sought be minor?**

I consider that the actual and potential effects of the proposal on the environment are minor as the degree of non-compliance is small in the context of the wider environmental results anticipated in the zone. The non-compliance in respect to street scene primarily has local effects as the discussion below demonstrates.

The hierarchy of processing options under the Resource Management Act (as amended 1 August 2003) enables localised effects on specific persons to be considered on their merits as part of a limited notification or non-notified process under section 94 of the Act. This enables participation in the planning process by those who might be affected by an application for resource consent at a level which recognises the planning significance of the issue or the level of community acceptance of the proposal, as determined by the planning framework.



1967 front extension approved – finished 1967

No. 15195  
~~15195~~



Riding WAIKARARAPA RIDING

1147

Assessment No. 2198/23

**WAIMAIRI COUNTY COUNCIL**

Date April 26 1967

To THE COUNTY ENGINEER  
Sir,

FILE No. 71651  
211  
3660

I/We hereby apply for permission to Build New Bedroom

at No. 217 Greers Rd Bryndur Street

For Mr. M. C. Hooper  
of Christchurch

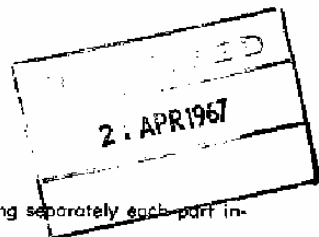
according to locality plan and detailed plans, elevations, cross-sections, and specification of building (see back hereof) deposited herewith in duplicate.

PARTICULARS OF LAND  
Lot No. 46 D.P. 15014.4PT. R.S. 2201 (O.O. 25.6)  
Frontage 52 ft. Area 256

PARTICULARS OF BUILDING  
Foundations Concrete Walls WOOD Roof Iron  
Distance from Nearest Building On Site 25' - Garage  
Distance from Nearest Building Adjoining Site 10' - Concrete Block Garage  
Area of Proposed Outbuildings \_\_\_\_\_ sq. ft. Area of Ground Floor 180 sq. ft.  
Area of Existing Outbuildings \_\_\_\_\_ sq. ft.

2 copies plans  
Elevations  
Specifications

| ESTIMATED VALUE       |       |
|-----------------------|-------|
| Main Building         | £ 156 |
| Out Buildings         | £     |
| Plumbing and Drainage | £ 8   |
| Total                 | £ 164 |



Proposed purposes for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose)

New Bedroom

Proposed use or occupancy of other part of building \_\_\_\_\_

Nature of ground on which building is to be placed and of the subjacent strata Single

Yours faithfully,

Mr. M. C. Hooper Owner  
Mr. M. C. Hooper Builder  
217 Greers Rd Bryndur, C.H.S.H. Postal Address

| FOR OFFICE USE ONLY                              | INITIALS   | DATE           |
|--|------------|----------------|
| Zoning <u>Res A</u>                              | <u>20W</u> | <u>24/4/67</u> |
| Fire Zone _____                                  | <u>20W</u> | <u>3/5/67</u>  |
| Yards Check _____                                | <u>20W</u> | <u>24/4/67</u> |
| Area Check _____                                 | <u>20W</u> | <u>24/4/67</u> |
| Building Line Restriction Check <u>N.A.</u>      | <u>20W</u> | <u>24/4/67</u> |
| Street No. Issued _____                          | <u>20W</u> | <u>24/4/67</u> |
| Structural Check _____                           | <u>20W</u> | <u>24/4/67</u> |
| Plumbing and Drainage Requirements <u>C.O.B.</u> | <u>20W</u> | <u>24/4/67</u> |
| Egress and Fire Rating _____                     | <u>20W</u> | <u>24/4/67</u> |

FEE PAYABLE—

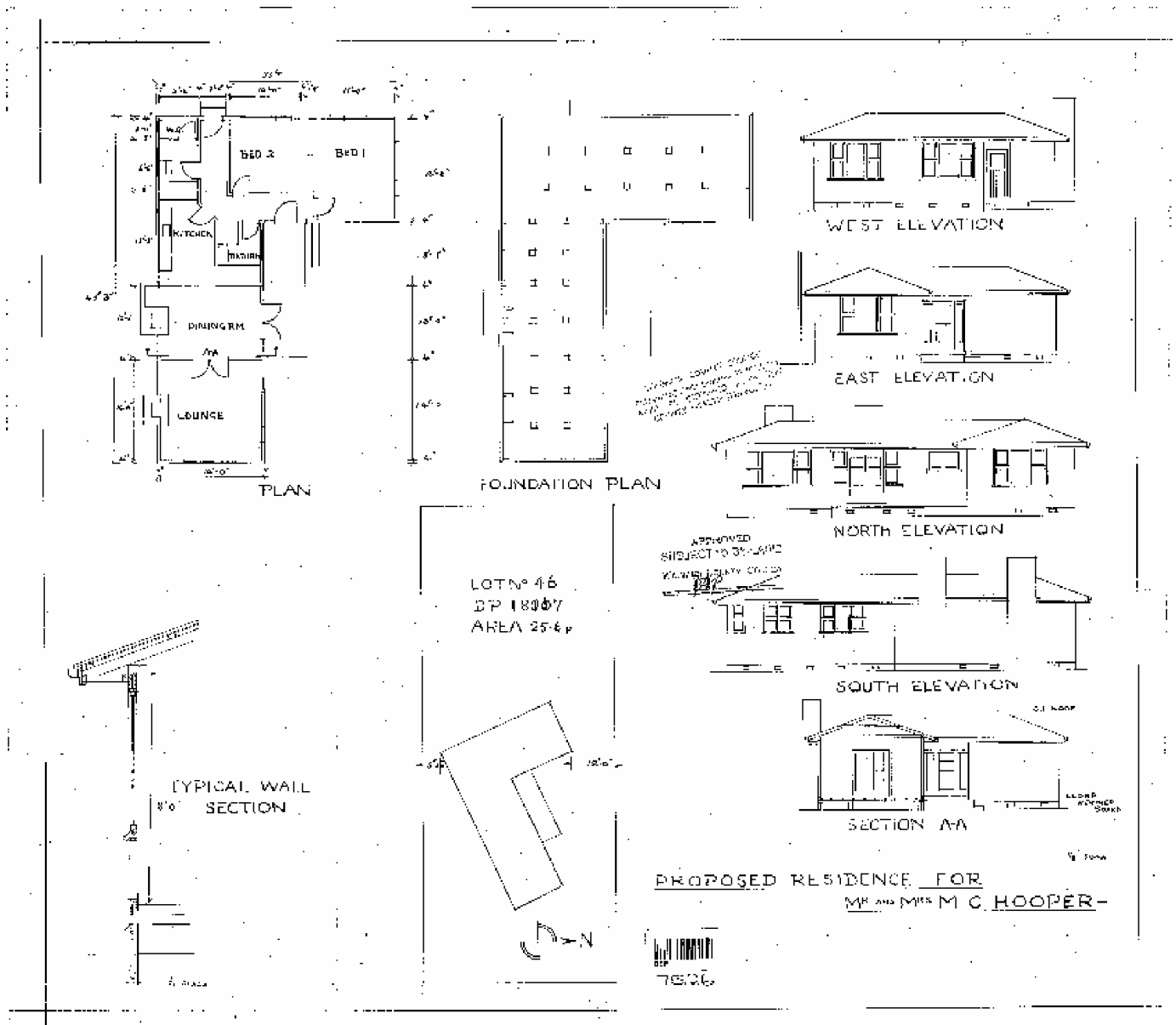
- Building Permit
- Inspection Fee
- Plumbing and Drainage Permit
- Stormwater Drainage—Footpaths Opening Deposit
- Footpath Opening Permit
- Vehicular Entrance
- Water Connection
- Builders Water Supply
- Total Fees

\$2.00 21  
\$2.00 21  
1967

# Spec  
to Council

Approved L. R. Kennedy (County Engineer)

(See Over)



1950s Original house built by the owner who was a master tradesman. Cedar and rimu.

No. 7526

Riding Wairarapa

Assessment No. 2196/43/17

W/65/217

# WAIMAIRI COUNTY COUNCIL

3660



BC

## Application for a Permit to Build

I, the undersigned Mr. Murray Clement Hooper hereby make application for a PERMIT to erect, add to, or alter a building as described below, and in accordance with plans and specifications deposited herewith in duplicate.

NOTE: Plans (including locality plan) and specifications must be submitted in ink.

### DESCRIPTION OF BUILDING

Walls 10 B's ds Partitions Fibre Plaster  
 Roof Gable Iron Foundations Concrete  
 No. of Floors 1 No. of Rooms 4 Rooms & Bathroom  
 Area of Floor Space 938  
 Purpose for which used Residential

### DESCRIPTION OF LAND on which the above building is to be erected.

Lot 146 D.P. 18047  
 R.S. Area 256 sqm  
 Frontage 50ft Street 217 Greers Rd  
 Distance from nearest building 1st Building on Area

Nature of ground on which building is to be placed and of the subjacent strata Single

NAME OF OWNER Mr. C. Hooper

Address 12 Stewarts Gully

NAME OF BUILDER Self

Address 12 Stewarts Gully

I solemnly declare the value of the Building to be under 2500 and agree to comply with all By-laws and County Regulations, it being expressly understood that the issuing of this permit does not relieve the applicant from complying with all the said By-laws and County Regulations though not called for in the Specifications or shown on the Plans.

Signature of Applicant M. C. Hooper

Amount of FEE enclosed: £ 10-10-0

Approved OK

Date 5/12/56

PMF County Engineer

FULLER BROS. LTD. AMB