

Schedule of Specified Inspections

Date	9 July 2015
Project number	BCN/2015/1435
Description of consent	Dwelling with attached garage
Site address	9 Crest Lane Moncks Spur Lot 5 DP 30754

There are provisions that are endorsed on the building consent in relation to inspection during the carrying out of building work. These provisions must be taken to include the provisions of Section 90, Building Act 2004.

Inspections required

The following inspections are required to be carried out by a Council inspector:

- 201 - Pre Pour Foundation
- 201 - Pre Pour Foundation
- 202 - Sub Floor Drainage
- 203 - Pre Pour Floor
- 221 - Block Work Construction
- 204 - Subfloor
- 217 - Pre Roof
- 215 - Building and Sill Wrap or Cavity Batten
- 213 - Flashings
- 211 - Half High Brick
- 214 - Monolithic Cladding
- 205 - Pre Line including Plumbing
- 216 - Pre Tile Tanking
- 212 - Retaining Wall Drainage
- 208 - Drainage
- 210 - Final Inspection

The fees for the above inspections have been included in the overall building consent fees up to 1 hour per inspection. Where the actual time of an inspection exceeds 1 hour then additional inspection fees will be charged. These additional inspection fees will be based on the fee per inspection and charged in 15 minute increments.

Notes

- A copy of the approved plans must be kept on site.
- The above inspections will be carried out by the Council with 3 working days' notice subject to the availability of staff. Please book your inspections as early as is possible to ensure that an inspector is available.
- Additional inspections may be necessary, depending on the nature of the building work and the manner of construction, or as a result of non-complying or incomplete work.
- All additional inspections are charged at the rate applicable at the time (see link below) and are invoiced separately.
- Further information on inspections is available on our website at www.ccc.govt.nz/inspections.
- To book an inspection:
 - Fill in the form at www.ccc.govt.nz/bookinspection; or
 - Phone (03) 941 8222.
- You can submit construction documents via email to codecomplianceauditor@ccc.govt.nz.

Destructive investigations may be required if work is covered in prior to the Council's inspections taking place.

Certificate Attached to Building Consent

Section 37, Building Act 2004

Form 4 – Building (Forms) Regulations 2004

Project number BCN/2015/1435/B Date issued 23 March 2021

The building

Street address 9 Crest Lane Moncks Spur
Legal description Lot 5 DP 30754
Building work Amendment 2 - addition of retaining walls

The owner

Name of owner J T Davern and M Davern
Mailing address 9 Crest Lane, Moncks Spur, Christchurch

Restrictions on commencing building work under the Resource Management Act 1991

The building work referred to in the attached building consent is also required to have the following resource consents under the Resource Management Act 1991:

- **Chapter 14 Residential - 14.7 Rules - 14.7.2 Built form standards - 14.7.2.5 Minimum building setback from internal boundaries:** The minimum building setback from internal boundaries shall be 1.8 metres. *The proposed building (retaining wall 7) is setback 0 metres from the north eastern boundary. This wall breaches the above rule as it is greater than 1.8 metres in height and therefore classed as a building.*
- **Chapter 14 Residential - 14.7 Rules - 14.7.2 Built form standards - 14.7.2.7 Minimum setback and distance to living area windows and balconies and living space windows facing internal boundaries:** The minimum setback for balconies at first floor from an internal boundary shall be 4 metres. *Further information is required to confirm the use of the raised area at RW7. The proposed deck is within the 4 metre setback.*
- **Chapter 8 Earthworks - 8.9 Rules - 8.9.2 Activity Status Tables - 8.9.2.1 Permitted Activities: P1:** Any earthworks exceeding a depth of 0.6m or breaching the standards relating to the volume of material in Table 9 over any 12 month time period shall be a restricted discretionary activity limited to the discretionary matters as contained in 8.9.2. The permitted volume for residential zones allows 20m³/site of both fill and excavation combined. These volumes exclude any earthworks for the building foundation, but do include earthworks required for building platforms, rafts etc. that extend beyond the building footprint (1.8m). It also includes any other earthworks on the site such as filling or excavation for driveways, patios or retaining walls which are not required for the structural support of the principal building on the site or adjoining site. *The proposed earthworks will breach the permitted volumes.*

As the site is located within a site of Ngai Tahu cultural significance identified in Appendix 9.5.6 - Rule 9.5.5, requires resource consent under RD1 (8.9.2.3 restricted discretionary activities). Please note, as part of the resource consent process, consultation with the relevant Papatipu Runanga may be required.

As these resource consents will or may materially affect the building work to which the attached project information memorandum relates, until they have been granted:

No building work may proceed

Failure to comply with the requirements of this notice may result in legal action being taken against you under the Resource Management Act 1991.

If you have any queries regarding your Section 37 please contact the Duty Planner via email dutyplanner@ccc.govt.nz or alternatively phone the Contact Centre on (03) 941 8999.

Signed for and on behalf of the Christchurch City Council:

Duty Planner
dutyplanner@ccc.govt.nz
Phone: (03) 941 8999

Building Consent

Section 51, Building Act 2004

Form 5 – Building (Forms) Regulations 2004

Building consent number	BCN/2015/1435	Date issued	9 July 2015
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The building

Street address of building	9 Crest Lane Moncks Spur	Location of building within site/block number	
Legal description of land where building is located	Lot 5 DP 30754		
Building name	Davern Residence	Level/unit number	

The owner

Name of owner	J T Davern and M Davern	Phone number	
Contact person	John & Marita	Landline	03 355 3177
Mailing address	9 Crest Lane Moncks Spur Christchurch 8081	Mobile	022 618 2122
Street address/ registered office		Daytime	
		After hours	
		Fax	
Email address	marjohndavern@gmail.com	Website	

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

Name	Cook Costello Limited	Phone	
Contact person	Dean McFarlane	Mobile	027 656 5297
Mailing address	18B Birmingham Drive Christchurch 8041	Fax	
		Email address	dean@coco.co.nz

Building work

The following building work is authorised by this building consent:

Dwelling with attached garage

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or any responsibility under any other Act relating to or affecting the building (or proposed building). This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

Conditions of consent

This building consent is subject to the following conditions:

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

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

Compliance schedule

A compliance schedule is not required for the building.

Attachments

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

- Section 37 certificate (restrictions on implementing the building consent)
- Estimate of construction inspections (by Christchurch City Council)
- Building consent construction documentation (including third party certification) and advice notes
- Approved plans
- Approved specifications
- Approved supporting documents

Amendments issued

BCN/2015/1435/A - Amendment 1 - Change cladding from Enduron AAC cladding to Loxo Cladding AAC panel System. - Issued 16 September 2016

BCN/2015/1435/B - Amendment 2 - Addition of retaining walls and dwelling alterations - Issued 4 October 2021



Robert Copeland

Building Consent Officer
Residential Processing Team

On behalf of: Christchurch City Council
Date: 4 October 2021