

# Project Information Memorandum (PIM)

Application type	PIM Only residential detached dwelling
Application number	BCN/2014/8640
Applicant	Horncastle Homes Limited PO Box 8255, Riccarton, Christchurch 8440
Owner	E E J Flint 194 Burwood Road, Christchurch 8083
Issue date	12 September 2014
Location	194 Burwood Road Burwood Lot 5 DP 18476
Description	Dwelling

## Critical issues for this project

This summary highlights specific information required to progress an application through the various stages. Detail for these items will be found in corresponding sections of this document.

### Resource consents and planning authorisations (including authorisations from Environment Canterbury) required before construction commences:

Clause	Section in this document
Solid fuel heating: Clean Air Zone Res Consent	Air quality

### Information required before a building consent can be issued:

Clause	Section in this document
Solid fuel heating: Clean Air Zone approval	Air quality
Sediment control: general building site	General advice on the project

### Information required before a code compliance certificate can be issued:

*No critical issues have been identified in this category.*

The following matters have been identified in respect of the above building project:

## Planning

### City or District Plan zone

This property is in the Living 1 zone.

### City or District Plan compliance

#### Permitted activity

- Based on the information submitted, the project complies with all relevant rules and is a permitted activity under the City Plan. No resource consent is required.
- **Advice Note:** When submitting building consent for this project, please ensure that the required parking spaces with correct dimensions are shown on the plans provided.

## Land characteristics and hazards

### Development levels and flooding

#### Development levels

- **Ground Level:** The ground level and building site level (including provision for driveways and paths) is to be *a level to ensure the proper operation of the sewer and stormwater systems* derived from the level of the sewer and stormwater outfalls and taking into account all hydraulic losses.
- **Acceptable Solution E1/AS1 – Minimum Acceptable Floor Level:** Unless using a specifically designed “alternative solution” suspended floors and slabs on ground shall be at least 150mm above the finished level of the surrounding ground immediately adjacent to the *building*, and;
  - For sites level with or above the road, no less than 150mm above the road crown on at least one cross-section through the *building* and roadway (refer figure 1 E1/AS1 Paragraph 2.0.1a).
  - For sites below the road, no less than 150mm above the lowest point on the site boundary (refer figure 2 E1/AS1 Paragraph 2.0.1b).

### Ground conditions

#### Technical Category

- **TC2:** Liquefaction damage is possible in future large earthquakes. Shallow geotechnical investigations may be required depending on the degree of damage, and in particular for a rebuild.
  - Options for new foundations: Refer to section 5 of the January 2013 MBIE guidance document: *Guidance: Repairing and Rebuilding Houses Affected by the Canterbury Earthquakes*. Options include light construction with timber floor and shallow piles, or, enhanced perimeter foundation wall and shallow piles, or, raft foundations (options 1 – 4), or, specific engineering design (including deep piles).
  - Options for foundation repairs: Refer to section 4 of the January 2013 MBIE guidance document *Guidance: Repairing and Rebuilding Houses Affected by the Canterbury Earthquakes*.
  - Superstructure repairs only with no foundation damage: Refer to section 7 of the January 2013 MBIE guidance document *Guidance: Repairing and Rebuilding Houses Affected by the Canterbury Earthquakes*.

- Shallow geotechnical investigation For Technical Category 2 (TC2): Unless being carried out as a specific design by an appropriately qualified geotechnical engineer, shallow subsurface investigations to determine the suitability and bearing capacity of the soil can be carried out under the guidance of a CPEng qualified engineer by a soils technician or other suitability qualified person following the procedure as generally outlined in NZS 3604:2011, with the following exceptions:
  - While the prescribed depth of investigation of 2 metres is typically acceptable, it is recommended that, where practical, 50mm diameter boreholes for the examination of soil materials extend further, to between 3m and 4m below ground level. Significant areas of Canterbury (in particular Christchurch) are underlain with organic peat deposits and it is important to check for the presence of these materials.
  - “Soft or very soft peat” in the defined exclusions from “good ground” is to be replaced with “peat” in the list of unacceptable materials.
- For foundation options 1 – 4 in Section 5 of the January 2013 MBIE guidance document *Guidance: Repairing and Rebuilding Houses Affected by the Canterbury Earthquakes* SCALA blows per 100mm shall be minimum 2 blows (i.e. 50mm per blow) for ground deemed to have 200 kPa geotechnical ultimate bearing capacity. For other foundation types 300 kPa will need to be confirmed in accordance with NZS 3604.

#### Locality has suspect ground conditions

- **Suspect ground conditions:** No records are held by Council for the site but the locality is known to have suspect ground conditions due to the presence of soft ground. It would be advisable that the ground conditions are investigated by a suitably qualified person (e.g. a Geotechnical or Structural Engineer). A report, and if necessary a foundation and drainage support design may be required to support an application for building consent.

## Services

### Reticulated systems

- **Water Related Services Pipework Within Private Land:** The laying of sewer / stormwater / water reticulation within private land which will remain in private ownership requires a building consent, compliance with the Building Act, and must be installed by a licensed certifying plumber / drainlayer (under the Plumbers, Gasfitters And Drainlayers Act 2006). Evidence of compliance is provided through the issue of a code compliance certificate upon completion of the works.
- **Protection Of Private Drainage Systems:** The private drainage systems must be protected in an approved manner where they could be damaged by vehicular traffic, impact, tree root penetration, or any other source.
- **Re-Use Of Existing Private Sanitary Sewer System:** The sanitary sewer lateral and private system already within the property may be used to serve the new proposal providing:
  - Any extension must be laid at sufficient depth to ensure protection and that adequate fall is available to serve the furthestmost part of the site.
  - The existing private pipework within the private property is proven to be in a satisfactory condition. This may require CCTV inspection.
  - Any potential building connection must be able to meet the requirements of the New Zealand Building Code.

- **Sanitary Fittings And Associated Plumbing Works:** The installation of sanitary fittings and associated plumbing works must be carried out by a licensed certifying plumber (under the Plumbers, Gasfitters And Drainlayers Act 2006). Evidence of compliance is provided through the issue of a code compliance certificate upon completion of the works.
- **Stormwater – Roof Water And Surface Water:** Stormwater from roof areas and hard-stand areas may be discharged via the following options:
  - Discharging into an existing stormwater disposal system serving this site providing that sufficient capacity exists to accommodate the proposed development and providing that the existing system discharges into the Christchurch City Council stormwater drainage network.
  - A new connection to the Christchurch City Council stormwater drainage network.
- **Interceptor / Silt Traps:** Where surface water drainage is proposed to connect directly to any open or piped stormwater system under the Council's control a master trap or silt trap, or similar device, situated in an approved position within the premises, will be required.

## Roading and vehicle access

### Damage to Council assets

- At all times the roadway, footpath, berm and landscaped areas adjacent to the construction site are to be kept tidy and safe for all road users. The developer/owner is responsible to repair any damages to the roading assets that occurred as soon as is practicable. The Council reserves the rights to repair all damages. Any cost incurred by Council for this will be recovered from the developer/owner.

### Nuisance on the street

- An adequate supply of water shall be available at all times to ensure the site and truck loads are dampened down to **prevent dust and debris** being deposited on the footpath, roadway and adjoining properties. The footpath and roadway are to be cleaned down at regular intervals as required.

## Licensing and regulations

### LPG storage

- **Non licensable (under 100kg):** The following requirements are *in addition to Building Code requirements* and apply to ensure compliance with the Hazardous Substances and New Organisms Act 1996 and relevant Regulations.
  - Cylinders shall be positioned on a concrete base or concrete pavers.
  - An approved hood, covering such fittings as valves, hoses, seals plus cylinder valve caps shall be fitted and the appropriate warning notice located on or beside the gas cylinders.
  - Cylinders that are filled in situ shall have not less than 500mm between the valve top and underside of an opening window, while exchange cylinders shall have not less than 150mm.
  - An approved method of restraint shall be installed to prevent the likelihood of cylinders falling, e.g. chain fixed to wall.
  - Openings into a building or a drain are not permitted within 1 metre of the gas cylinders.
  - The surface of building elements (including fences) within 1 metre of the cylinders is to be sealed to prevent gas from spilling to the neighbouring site or under the building, and be of non combustible construction.
  - 9kg cylinders for gas hobs in kitchens shall be installed outside. If this is not possible, they must be in a position where they are directly vented to the outside.

Further information is available by contacting one of the Council's Hazardous Substances Officers, telephone 941 8999.

## Air quality

### Critical issue: Solid fuel heating: Clean Air Zone approval

- The proposed pellet fire burner is required to have a current clean air approval certificate at the time of installation. Details will need to be provided at the time of building consent.

### Critical issue: Solid fuel heating: Clean Air Zone resource consent

- A resource consent is required from Environment Canterbury (ECan) before the proposed solid fuel heater (pellet fire) is installed.

Your options are to:

- Remove the heater from the application; or
- Provide evidence of an approved resource consent from Environment Canterbury (ECan).

Please advise which option you wish to take.

A building consent may be issued prior to the approval of this resource consent, however this will be subject to the certificate as attached.

## Development contributions

### No additional demand

- **Development contribution estimate:** This proposal has been assessed for the requirement of the payment of development contributions, and has been found to **not** require a payment **at this time**. The requirements are as defined in Council's Development Contributions Policy which has been established under the Local Government Act 2002, and is included in the Long Term Council Community Plan (LTCCP). Full details of the policy are available from our website at [ccc.govt.nz/dc](http://ccc.govt.nz/dc).

Notes:

- Any consent applied for or requiring reassessment will be assessed under the provisions of the current policy.

## General advice on the project

### Critical issue: Sediment control: general building site

- The building site has the potential to discharge sediment to the Council's stormwater drainage system and/or the local waterway. A stormwater and sediment management plan will need to be provided at the time of building consent application to demonstrate mitigation or avoidance of sediment discharge beyond the site boundaries.

For further information, "Best Practice Guidelines" can be found on the Environment Canterbury (ECan) website at [www.ecan.govt.nz/advice/your-land/earthworks-soil-erosion/Pages/guidelines-small-sites.aspx](http://www.ecan.govt.nz/advice/your-land/earthworks-soil-erosion/Pages/guidelines-small-sites.aspx) or contact the Council's Duty Building Consent Officer on telephone 941 8999.

Note: "Building work" includes siteworks. No site preparation that may cause uncontrolled discharge of stormwater and/or sediment is to be carried out until a building consent has been obtained and stormwater diversion and sediment fences are in place.

### **Construction nuisance**

- The project must comply with the Health Act 1956, Section 29. The premises should be constructed or demolished so as not to cause a nuisance in terms of the Act (i.e. dust).

The Resource Management Act 1991 places a general obligation on persons, including builders and demolition contractors to adopt the best practicable option to ensure that the emission of noise does not exceed a reasonable level.

### **General advice: Building**

- **Adverse Affects On Adjoining Properties:** The developer is required to mitigate any adverse affects on adjoining properties. Failure to undertake such works may mean that the developer has some responsibility to adjacent owners at law.

## Fees

Additional charges will be made on issue of a building consent if the following services are to be supplied:

- Water supply
- Footpath openings
- Road openings
- Vehicle crossing inspections

If the processing costs of this PIM application differ significantly from the fee paid, a refund or further charge will apply.

## Information

- All enquiries to our Customer Call Centre on 941 8999.
- **This document is not an authorisation to commence work.** The project may only proceed subject to the issue of a building consent and any other necessary authorisations being obtained.
- This report is valid at the time of issue, but may be re-issued if the information is either no longer relevant or is incorrect.

Signed for and on behalf of the Christchurch City Council



Building Administration Officer  
Commercial Building Administration Team