

92006653

	Resource Management Act 1991 CHRISTCHURCH CITY COUNCIL ENVIRONMENTAL SERVICES UNIT APPLICATION FOR SUBDIVISION CONSENT	25 OCT 2006 S

Subdivision Type - Please tick appropriate box			
Fee Simple - Additional Lots	Fee Simple - Boundary Adjust.	Cross Lease	Unit Title
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Christchurch City Council Ward: PEGASUS

Address of Subdivision: 97 Sullivan Avenue, WOOLSTON

Legal Description: Lot 39 DP2117

Subdivider's FULL Name: Jesson & Mercer Limited Owner? ☒ Y ☐ N

Subdivider's Residential Address: PO Box 6324, CHRISTCHURCH

Subdivider's Postal Address: Above

Registered Surveyor who will prepare the Survey Plan:		
Firm's Name	Surveyor's name	Surveyor's File No :
Balfour Taylor Ltd	EB Taylor	2915
Surveyor's Address: PO Box 8190		Phone No : 980 1930

The following additional consents are required:

Land Use Consent (Application made) Has Been / Has not / NA

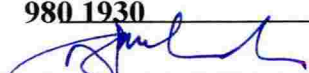
Water Permit Has Been / Has not / NA

Discharge Permit Has Been / Has not / NA

401/139

I attach the additional information required, together with copies of the plan of the proposal showing the information required in accordance with Section 19 of the Resource Management Act 1991.

Assessment of Effects - Attached / NA Previous Subdivision Application No: _____

Address for Service: Balfour Taylor Limited	
Phone Number: 980 1930	
Signature: 	Date: 24 October 2006

Title Plan Received	/ /	Title Plan Certified	/ /	/ /	/ /
Sec 5(1)(g) Unit Titles Act certificate issued		/ /			

PRIVACY ACT 1993

The Personal Information requested in this form is being collected by the Environmental Services Unit of the Christchurch City Council so that we can process your application. This information is required by the Resource Management Act 1991, and will be held by the Council. You may ask to check and correct any of this personal information if you wish. The personal information forms part of a public document and may be made available on request to parties within and outside the Council.

Accepted Methods of Payment: CASH - EFTPOS - CHEQUE

<http://www.ccc.govt.nz/Subdivisions/AppInSubdnConsent.pdf>

Updated October 2001



2

29239602



CHRISTCHURCH CITY COUNCIL – ENVIRONMENTAL SERVICES UNIT

SUBDIVISION CONSENT WORKSHEET

	Date Sent	Reply	More Information
Drainage Report/Engineering Report – Nigel Baker	✓ 26-10-06	2/11/06	
Quotable Value NZ	✓ 26-10-06		
Land Information Register (Subdivisions to obtain from Geodata Webmap)			
Orion NZ			
City Streets			
Traffic Planning			
Tree Protection: John Thornton	✓ 26-10-06		
Greenspace – Parks & Reserves			
Greenspace – Waterways			
Multi Unit Consents: Wayne Roden			
Planning			
District Land Registrar			
Environmental Effects			
Transit NZ			
Ngai Tahu			
Heritage Planner			
Building Inspection			
Judy Benyon (Property Numbering)	✓ 26-10-06		
Other			
Reserve Contribution or Development Levy paid on Building Consent – \$			
Building Consent –			
Resource Consent –			
Recommendation: Approve/Decline	Subdivision Planning Officer: 		
Approved/Declined pursuant to delegated authority:			
Subdivisions Planning Officer:		Date:	24/11/06
Subdivisions Planning Officer:		Date:	
Team Leader Subdivisions:		Date:	24.11.06

20 working days

____/____/____



CHRISTCHURCH
CITY COUNCIL - YOUR PEOPLE - YOUR CITY

CHRISTCHURCH CITY COUNCIL

ENVIRONMENTAL POLICY AND APPROVALS UNIT

TAX INVOICE WHEN PAID

RESOURCE CONSENT FEES

INV 252591
GST NO 53-198-554
DATE 31/08/2007

JESSON & MERCER LIMITED

C/- BALFOUR TAYLOR LTD
P O BOX 8190
CHRISTCHURCH

CONSENT APPLICATION NO: RMA 92006653
OWNERS NAME: JESSON & MERCER LIMITED
PROJECT STREET ADDRESS: 97 SULLIVAN AVENUE WOOLSTON
CUSTOMER CODE: 3230212
INVOICED TO DATE: \$650.00

FEE CODE	DESCRIPTION	THIS INVOICE
DCR	Reserves Development Contribution	8859.37

Christchurch City Council
Official Receipt
Receipt CW4196 03Sep07 08:50
JESSON & MERCER LIMITED
P O BOX 37122
CHRISTCHURCH 8030
CHEQ \$8,859.37
TOT \$8,859.37
RMGT 3230212 \$8,859.37
*Includes GST of 0.00
Loc ESU-A Draw 4 Cashier ZDM95

TOTAL (GST inclusive) \$8859.37



TA Approvals

Territorial Authority	Christchurch City Council TA Certification Division	TA Reference	92006653 - 97 Sullivan Ave
Survey Number	LT 384949	Survey Purpose	LT Subdivision
Surveyor Reference	2915 - 97 Sullivan Avenue	Land District	Canterbury
Surveyor	Edwin Balfour Taylor		
Surveyor Firm	Balfour Taylor Limited (Christchurch)		
Dataset Description	Lots 1 & 2 being Subdivision of Lot 39 DP2117		

TA Certificates

Pursuant to Section 224(c) Resource Management Act 1991 I hereby certify that all the conditions of the subdivision consent have been complied with to the satisfaction of the Christchurch City Council Dated this 13 day of September 2007



Signature

Signed by Philip Thomas Conway, Authorised Officer, on 13/09/2007 10:17 AM

Receipt Information

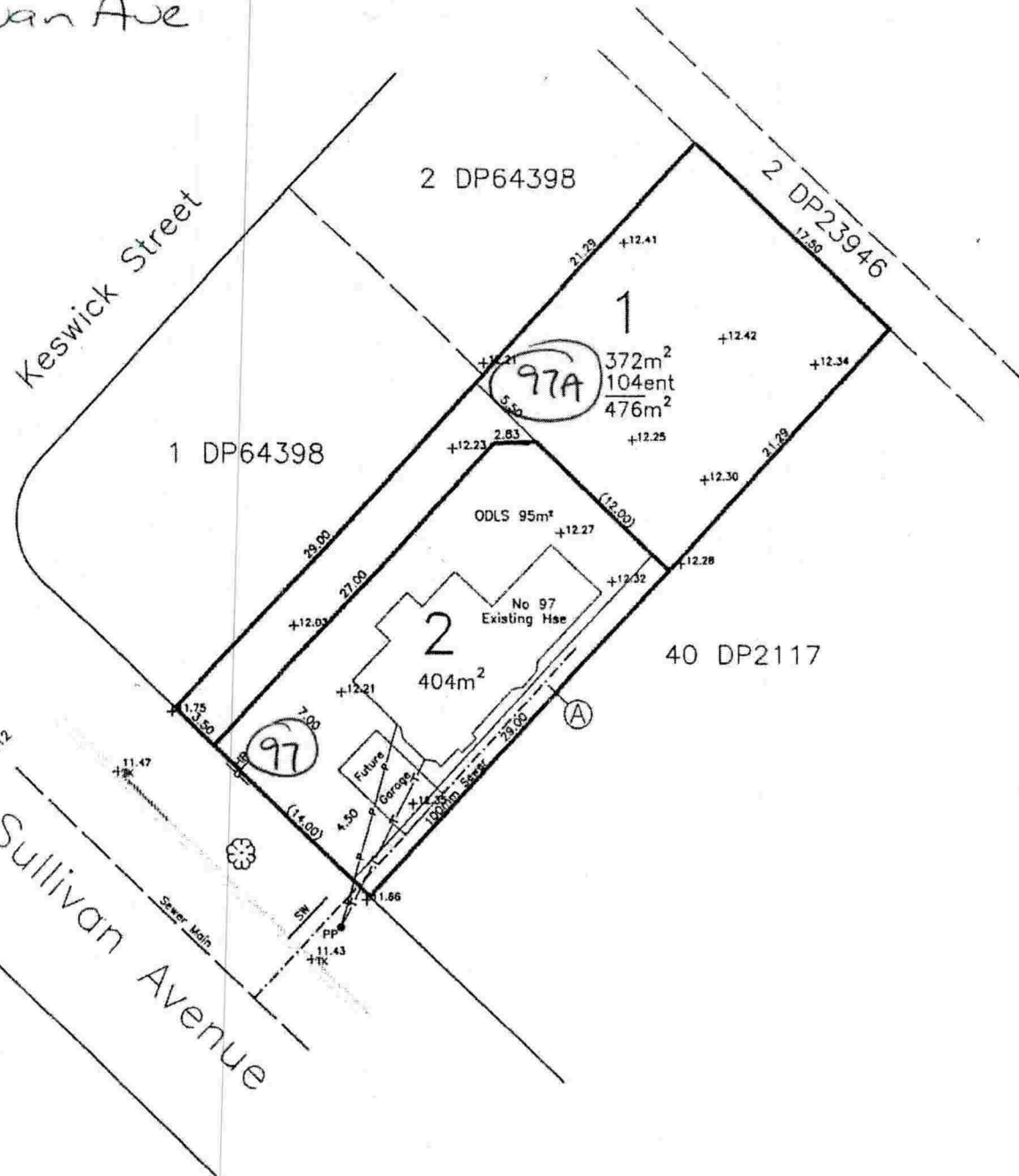
Transaction Receipt Number	2903547
Signing Certificate (Distinguished Name)	Conway, Philip Thomas
Signing Certificate (Serial Number)	1019541286
Signature Date	13/09/2007

*** End of Report ***

RMA 92006653

97 Sullivan Ave

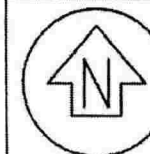
A0



Memorandum of Easements			
Nature	Servient Tene	Dom Tene	
	Lot No Shown		
Right to drain sewage	2	A	1

Notes.

- 1) Areas & dimensions are subject to final survey
- 2) Copyright reserved to Balfour Taylor Ltd
- 3) This plan has been prepared for the purpose of obtaining a subdivision consent only
- 4) Additional easements may be required
- 5) All levels are in terms of the Christchurch drainage datum
- 6) The origin of levels is: BM 1797



Job ID.	2915
Scale.	1:300 at A3
Total Area.	880m ²
Date.	24 OCT 2006

Proposed Subd'n of
Lot 39 DP2117

Christchurch City Council

Comprised in CT CB377/71

Applicant.

Jesson & Mercer Limited

Balfour Taylor LTD

Reg'd Surveyors & Land Consultants

PO Box 8190 Christchurch NZ

Phone: 03 980 1930 Fax: 03 980 1950

PNIL CONWOT

SURV REF 2915



CHRISTCHURCH CITY COUNCIL

ENVIRONMENTAL POLICY AND APPROVALS UNIT

TAX INVOICE WHEN PAID

RESOURCE CONSENT FEES

INV 254347
GST NO 53-198-554
DATE 17/09/2007

JESSON & MERCER LIMITED

C/- BALFOUR TAYLOR LTD
P O BOX 8190
CHRISTCHURCH

CONSENT

APPLICATION NO: RMA 92006653
OWNERS NAME: JESSON & MERCER LIMITED
PROJECT STREET ADDRESS: 97 SULLIVAN AVENUE
WOOLSTON
CUSTOMER CODE: 3230212
INVOICED TO DATE: \$9509.37

FEE CODE	DESCRIPTION	THIS INVOICE
DWC	Wastewater Collection Development Contribution	505.49
DWS	Water Supply Development Contribution	596.79
DWT	Wastewater Treatment & Disposal Development Contri	645.40

Christchurch City Council
Official Receipt

Receipt CX6618 17Sep07 14:04
JESSON & MERCER LIMITED

CHRISTCHURCH 8030

TOTAL (GST inclusive) \$1747.68

CHEQ \$1,747.68
TOT \$1,747.68

RMGT 3230212 \$1,747.68
Includes GST of 0.00
Loc ESU-A Draw 1 Cashier ZSJ44

BALFOUR TAYLOR LTD
Registered Surveyors & Land Consultants
PO Box 8190, Riccarton, Christchurch. NZ
Telephone/Fax 980 1930

14th September 2007

Subdivision Planning Officer
Environmental Administration Unit
Christchurch City Council
P.O.Box 237
CHRISTCHURCH

Dear Sir

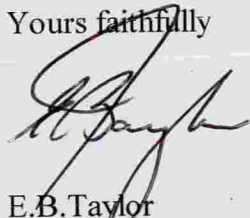
Re : Subdivision Consent RMA/92006653
Our Reference 2915.
CONDITION CERTIFICATE

Pursuant to Section 224[c] of the Resource Management Act 1991, we can now advise that the conditions imposed in the Councils consent notice of 23rd November 2006 for the subdivision at 97 Sullivan Avenue have now been complied with as follows:

CONDITIONS

Development Contributions Owners cheque for \$1747.68, being the outstanding Development levies, is attached.

Yours faithfully



E.B. Taylor
BALFOUR TAYLOR LIMITED

Conway, Philip T.

From: Conway, Philip T.
Sent: Thursday, 13 September 2007 1:42 pm
To: 'Dave McLauchlan'
Subject: 92006653 - 97 Sullivan Ave - your ref 2915
Attachments: 92006653_224Cert.pdf; 92006653_DcEmail.pdf

92006653 - 97 Sullivan Ave - your ref 2915

Following discussion this morning with Balfour at the counter the full Dcs have not been paid for the services levies as per the attached email.

Please forward a cheque for the \$1747.68 for the outstanding fees.

We have not also received the photos of the access. Please forward the photos so we can check that the access has been completed.

Please attend to the above or do not use the 224.



92006653_224Cert.pdf (26 KB)



92006653_DcEmail.pdf (50 KB)

Phil Conway

Subdivision Officer

Christchurch City Council

Ph 03 941 8216, Fax 03 941 8792

Philip.Conway@ccc.govt.nz

P.O. Box 237 Chch

Conway, Philip T.

From: Conway, Philip T.
Sent: Monday, 17 September 2007 10:14 am
To: 'Dave McLauchlan'
Subject: RE: 92006653 - 97 Sullivan Ave - your ref 2915

RE: 92006653 - 97 Sullivan Ave - your ref 2915

Thank you for the photo.

As the entranceway is existing please attend to the plastering of the kerb adaptor and clean the debris from the channel.

Phil Conway
Subdivision Officer
Christchurch City Council
Ph 03 941 8216, Fax 03 941 8792
Philip.Conway@ccc.govt.nz
P.O. Box 237 Chch

-----Original Message-----

From: Dave McLauchlan [mailto:dmac@paradise.net.nz]
Sent: Monday, 17 September 2007 8:29 am
To: Conway, Philip T.
Subject: Re: 92006653 - 97 Sullivan Ave - your ref 2915

Sorry, been on holiday, must have missed this one before I went. Photo attached.

Regards

Dave McLauchlan
Phone: 03 980 9972 (Direct Dial)
Fax: 03 980 1950

----- Original Message -----

From: "Conway, Philip T." <Philip.Conway@ccc.govt.nz>
To: "Dave McLauchlan" <dmac@paradise.net.nz>
Sent: Thursday, September 13, 2007 1:41 PM
Subject: 92006653 - 97 Sullivan Ave - your ref 2915

92006653 - 97 Sullivan Ave - your ref 2915

Following discussion this morning with Balfour at the counter the full Dcs have not been paid for the services levies as per the attached email.

Please forward a cheque for the \$1747.68 for the outstanding fees.

We have not also received the photos of the access. Please forward the photos so we can check that the access has been completed.

Please attend to the above or do not use the 224.

<<92006653_224Cert.pdf>> <<92006653_DcEmail.pdf>>
Phil Conway
Subdivision Officer
Christchurch City Council
Ph 03 941 8216, Fax 03 941 8792
Philip.Conway@ccc.govt.nz
P.O. Box 237 Chch

This electronic email and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed.

The views expressed in this message are those of the individual sender and may not necessarily reflect the views of the Christchurch City Council.

If you are not the correct recipient of this email please advise the sender and delete.

Christchurch City Council

<http://www.ccc.govt.nz>

_____ NOD32 2497 (20070901) Information _____

This message was checked by NOD32 antivirus system.

<http://www.eset.com>



O'Reilly, Angela

From: O'Reilly, Angela
Sent: Friday, 31 August 2007 4:38 pm
To: ~~'mds@eliot-sinclair.co.nz'~~
Subject: 97 Sullivan Avenue

sent to eliot's by mistake

RMA/92006653
97 Sullivan Ave
Your Ref 2915

Cheque for Reserve Contribution was attached for \$8859.37 but not for the Sewer, Stormwater etc for \$1747.68 total

224 on hold until this has been paid.

Thanks
Angela O'Reilly
Subdivision Assistant

*1/ need photo for access check.
2/ Balfour undertook to
pay fees.*

Phil 13/9/07

BALFOUR TAYLOR LTD
Registered Surveyors & Land Consultants
PO Box 8190, Riccarton, Christchurch. NZ
Telephone/Fax 980 1930

23 August 2007

Subdivision Planning Officer
Environmental Administration Unit
Christchurch City Council
PO Box 237
CHRISTCHURCH



Dear Sir,

OUR REFERENCE; 2915
YOUR REFERENCE; RMA/92006653

RE; CONDITION CERTIFICATE

Pursuant to Section 224(c) of the Resource Management Act 1991, we can now advise that the conditions imposed in the Councils consent notice of 23 November 2006 at 97 Sullivan Avenue have now been complied with as follows:

- **Condition**
- **Compliance** The Survey has been carried out in accordance with the application plan submitted.

- **Engineering Conditions**
- **Water Supply** Existing reticulation between lots 1 & 2 have been removed
- **Sewer** Sewer have been laid down the sewer easement
- **Stormwater** Stormwater has been laid and connected

- **General Drainage** House is been built at the back and the drainage was address at the building consent stage

- **Accessways** The drivewaay has been formed refer to copy of the Engineers letter and photos have been emailed

- **Telecommunications** The cables have been laid to the rear lot and are connected to the networks

- **Energy Supply**

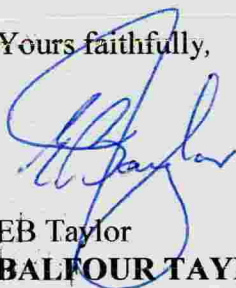
- **Reserve Contribution** The Reserve Contribution of \$8,859.37 is included in the attached cheque
- **Development Contributions** DWS \$596.79 DWC \$505.49
DWT \$645.40 is included in the attached cheque
- **Consent** Still current.

We therefore would be grateful if you could now issue the condition certificate for DP384949 which is Plan of Lots 1 & 2 being a subdivision of Lot 39 DP2117

..

If you have any queries, please do not hesitate to contact the writer. We look forward to a reply at your earliest convenience.

Yours faithfully,



EB Taylor
BALFOUR TAYLOR LTD



O'Loughlin Taylor Spence Ltd
CONSULTING ENGINEERS

St Elmo Courts
47 Hereford Street
Christchurch 8140
P.O. Box 2373
Telephone 379-2734
Fax 379-1642
Email: consultants@ots.co.nz

J.S. O'Loughlin BSc BE (Hons) MIPENZ C.P. Eng.
J.S. Spence BE (Hons) MIPENZ C.P. Eng.

2849/67/JSS

21 August 2007

Balfour Taylor Ltd
83 Stanbury Avenue
Spreydon
Christchurch

Dear Sirs,

97

-93 SULLIVAN AVENUE

Further to the subdivision consent for the above dwelling, we confirm the following:

- (a) We inspected the subgrade to the driveway prior to placing hard fill.
- (b) The driveway has been formed to 2.7 metre width.
- (c) Treated timber battens are in place.
- (d) Kerb and channel and stormwater sump are in place.

Yours faithfully

John Spence

c.c. Steve Gill



TA Approvals

Territorial Authority	Christchurch City Council TA Certification Division	TA Reference	92006653 - 97 Sullivan Ave
Survey Number	LT 384949	Survey Purpose	LT Subdivision
Surveyor Reference	2915 - 97 Sullivan Avenue	Land District	Canterbury
Surveyor	Edwin Balfour Taylor		
Surveyor Firm	Balfour Taylor Limited (Christchurch)		
Dataset Description	Lots 1 & 2 being Subdivision of Lot 39 DP2117		

TA Certificates

I hereby certify that plan DP 384949 was approved by the Christchurch City Council pursuant to section 223 of the Resource Management Act 1991 on the 15 day of March 2007. ☒

The approval of the Council under Section 223 of the Resource Management Act 1991 is subject to the granting or reserving of the easement(s) set out in the Memorandum of Easements attached as a supporting document to plan DP 384949 ☒

Signature

Signed by Philip Thomas Conway, Authorised Officer, on 15/03/2007 05:55 PM

Receipt Information

Transaction Receipt Number	2483370
Signing Certificate (Distinguished Name)	Conway, Philip Thomas
Signing Certificate (Serial Number)	1019294351
Signature Date	15/03/2007

*** End of Report ***



Digital Title Plan - LT 384949

Survey Number LT 384949
Surveyor Reference 2915 - 97 Sullivan Avenue
Surveyor Edwin Balfour Taylor
Survey Firm Balfour Taylor Limited (Christchurch)
Surveyor Declaration

Survey Details

Dataset Description Lots 1 & 2 being Subdivision of Lot 39 DP2117
Status Initiated
Land District Canterbury **Survey Class** Class I Cadastral Survey
Submitted Date **Survey Approval Date**
Deposit Date

Territorial Authorities

Christchurch City

Comprised In

CT CB377/71

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 384949	Fee Simple Title	0.0476 ha	
Lot 2 Deposited Plan 384949	Fee Simple Title	0.0404 ha	
Marked A Deposited Plan 384949	Easement		
Marked B Deposited Plan 384949	Easement		
Marked C Deposited Plan 384949	Easement		
Total Area		0.0880 ha	

Schedule / Memorandum

Land Registration District

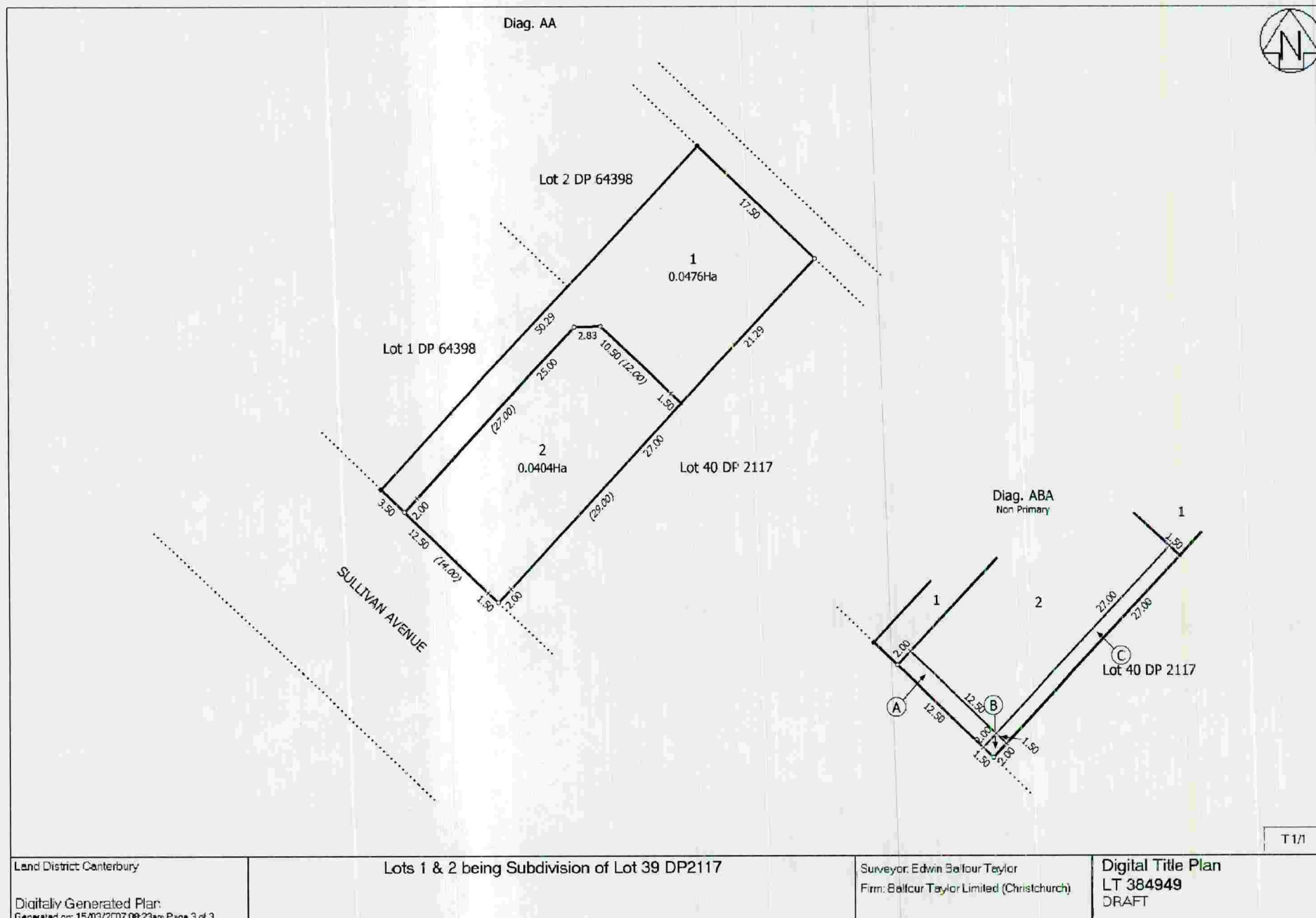
Canterbury

Plan Number

DP 384949

Memorandum of New Easement

Purpose	Shown As	Servient Tenement	Dominant Tenement
Right to drain sewage	B, C	Lot 2	Lot 1
Right to convey electric power	A, B	Lot 2	Lot 1





Digital Survey Plan - LT 384949

Survey Number LT 384949
Surveyor Reference 2915 - 97 Sullivan Avenue
Surveyor Edwin Balfour Taylor
Survey Firm Balfour Taylor Limited (Christchurch)
Surveyor Declaration

Survey Details

Dataset Description	Lots 1 & 2 being Subdivision of Lot 39 DP2117		
Purpose	LT Subdivision		
Status	Initiated	Type	Survey
Land District	Canterbury	Survey Class	Class I Cadastral Survey
Coordinate System	Mount Pleasant 2000		

Survey Dates

Surveyed Date	20/02/2007	Certified Date	
Submitted Date		Survey Approval Date	
Deposit Date			

Referenced Surveys

Survey Number	Land District	Bearing Correction
DP 2117	Canterbury	0°00'00"
DP 23946	Canterbury	0°00'00"
DP 64398	Canterbury	0°00'00"
SO 18125	Canterbury	0°00'00"

Territorial Authorities

Christchurch City

Comprised In

CT CB377/71

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 384949	Fee Simple Title	0.0476 ha	
Lot 2 Deposited Plan 384949	Fee Simple Title	0.0404 ha	
Marked A Deposited Plan 384949	Easement		
Marked B Deposited Plan 384949	Easement		
Marked C Deposited Plan 384949	Easement		
Total Area		0.0880 ha	



Toitu te
Land whenua
Information
New Zealand



Mark and Observation

Survey Number DP 384949
Coordinate System Mount Pleasant 2000

From	To	Code	Bearing	Adpt Surv	Distance	Adpt Surv
SS 963 SO 18124 (IT DP 2116)	IS I DP 64398	ob6	133°20'20"	A DP 64398	291.13	A DP 64398
IS I DP 64398	SS 964 SO 18125 (IT DP 2117)	ob2	133°11'05"	A DP 64398	96.55	A DP 64398
SS 964 SO 18125 (IT DP 2117)	SS 965 SO 18125 (IT DP 2117)	ob4	223°39'40"	M	100.31	M
SS 964 SO 18125 (IT DP 2117)	IS I DP 384949	ob5	313°18'00"	M	76.50	M
IS I DP 384949	IS II DP 384949	ob7	313°18'00"	M	3.62	M
IS II DP 384949	IS III DP 384949	ob12	313°18'00"	M	20.27	M
IS III DP 384949	SS 963 SO 18124 (IT DP 2116)	ob13	313°18'00"	M	287.29	M
IS III DP 384949	IT V DP 10917	ob14	34°12'20"	M	63.94	M
IT V DP 10917	IS DP 27662	ob0	43°15'10"	M	113.56	M
IS I DP 64398	IS II DP 64398	ob3	30°52'30"	A DP 64398	48.20	A DP 64398
IS II DP 64398	IT V DP 10917	ob21	30°52'30"	M	16.67	M
IS II DP 384949	IT IV DP 384949	ob8	44°51'20"	M	47.16	M
IT IV DP 384949	IS I DP 384949	ob15	220°28'00"	M	47.20	M
IS II DP 384949	OBD DP 64398	ob9	34°12'00"	M	5.09	M
IS II DP 384949	IS 5 DP 384949	ob10	71°31'00"	M	5.70	M
IS II DP 384949	BDISC 6 DP 384949	ob11	116°33'00"	M	17.44	M
IT IV DP 384949	POST 7 DP 384949	ob16	173°42'00"	M	20.24	M
IT IV DP 384949	PEG 10 DP 384949	ob17	208°43'00"	M	13.55	M
IT IV DP 384949	PEG 9 DP 384949	ob18	217°58'00"	M	15.18	M
IT IV DP 384949	PEG 8 DP 384949	ob19	105°22'00"	M	17.45	M
IT IV DP 384949	PEG DP 64398	ob20	28°58'00"	M	8.44	M
IS II DP 64398	PEG DP 64398	ob22	115°17'00"	A DP 64398	27.33	A DP 64398
IS I DP 64398	OBD DP 64398	ob1	114°50'00"	A DP 64398	16.47	A DP 64398
OBD DP 64398	IS 5 DP 384949	ob23	133°18'00"	C	3.50	C
IS 5 DP 384949	UNMK D DP 384949	ob24	133°18'00"	C	12.50	C
UNMK D DP 384949	BDISC 6 DP 384949	ob36	133°18'00"	C	1.50	C
BDISC 6 DP 384949	UNMK B DP 384949	ob26	43°18'00"	C	2.00	C
UNMK B DP 384949	POST 7 DP 384949	ob34	43°18'00"	C	27.00	C
POST 7 DP 384949	PEG 8 DP 384949	ob27	43°18'00"	C	21.29	C
PEG 8 DP 384949	PEG DP 64398	ob30	313°18'30"	C	17.50	C
PEG DP 64398	OBD DP 64398	ob31	223°18'00"	C	50.29	C
IS 5 DP 384949	UNMK A DP 384949	ob25	43°18'00"	C	2.00	C
UNMK A DP 384949	PEG 9 DP 384949	ob32	43°18'00"	C	25.00	C
PEG 9 DP 384949	PEG 10 DP 384949	ob29	88°18'00"	C	2.83	C
PEG 10 DP 384949	UNMK C DP 384949	ob28	133°18'00"	C	10.50	C
UNMK C DP 384949	POST 7 DP 384949	ob35	133°18'00"	C	1.50	C
UNMK A DP 384949	UNMK E DP 384949	ob33	133°18'00"	C	12.50	C
UNMK E DP 384949	UNMK B DP 384949	ob38	133°18'00"	C	1.50	C



Mark and Observation

Survey Number DP 384949

Coordinate System Mount Pleasant 2000

From	To	Code	Bearing	Adpt Surv	Distance	Adpt Surv
UNMK D DP 384949	UNMK E DP 384949	ob37	43°18'00" C		2.00	C
UNMK E DP 384949	UNMK C DP 384949	ob39	43°18'00" C		27.00	C

Mark Name	Description
IS DP 27662	Found d0.03
IS I DP 384949	Flush
IS II DP 384949	Flush
IS II DP 64398	Flush
IS III DP 384949	Flush
IT IV DP 384949	d0.3
IT V DP 10917	Found d0.07
POST 7 DP 384949	Bdy Disc in top Wooden Post
SS 963 SO 18124 (IT I)	Found capped
SS 964 SO 18125 (IT I)	Found capped
SS 965 SO 18125 (IT I)	Found capped
UNMK A DP 384949	Easement
UNMK B DP 384949	Easement
UNMK C DP 384949	Easement
UNMK D DP 384949	Easement
UNMK E DP 384949	Easement

*** End of Report ***

Schedule / Memorandum

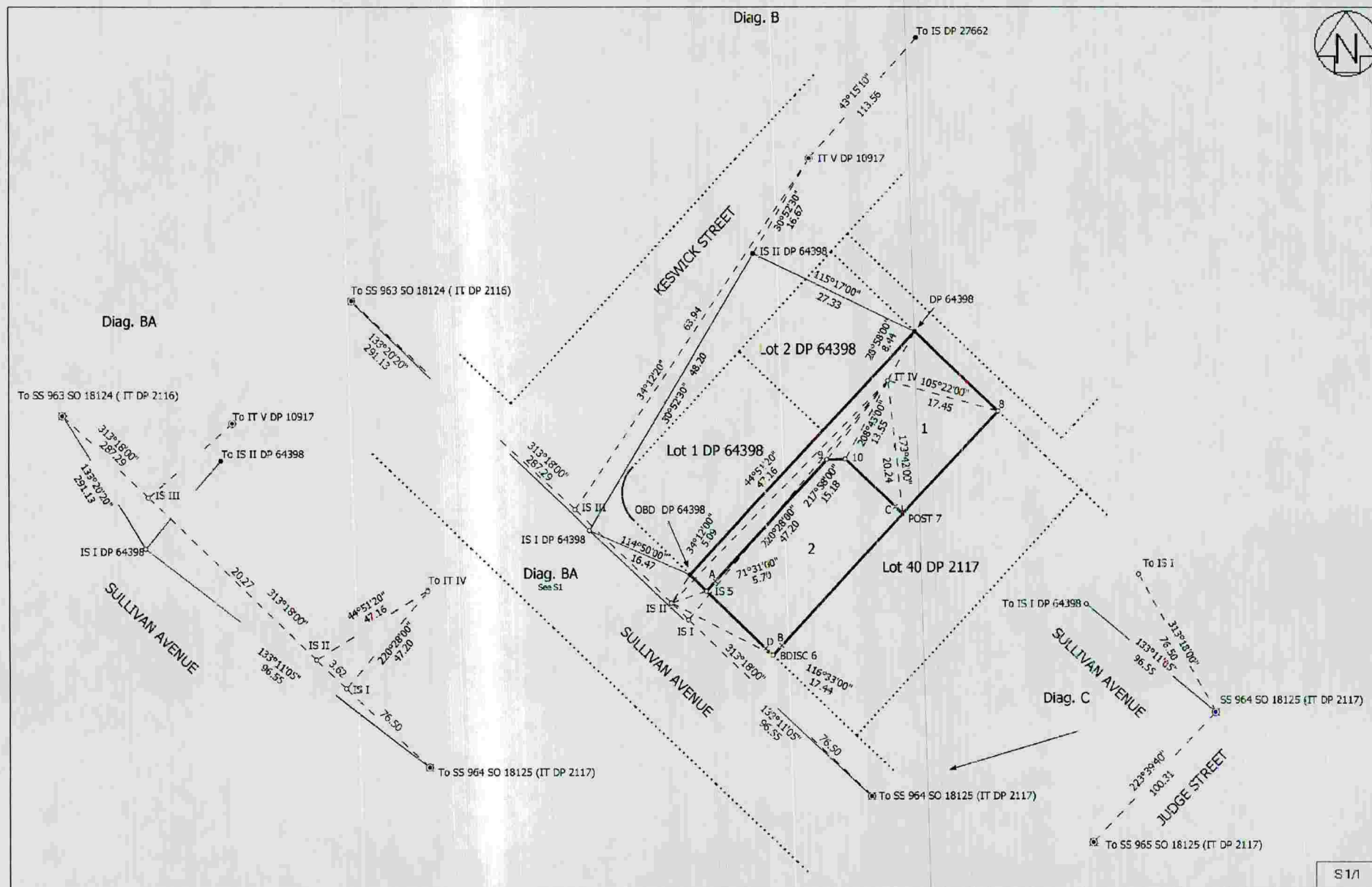
Land Registration District

Canterbury

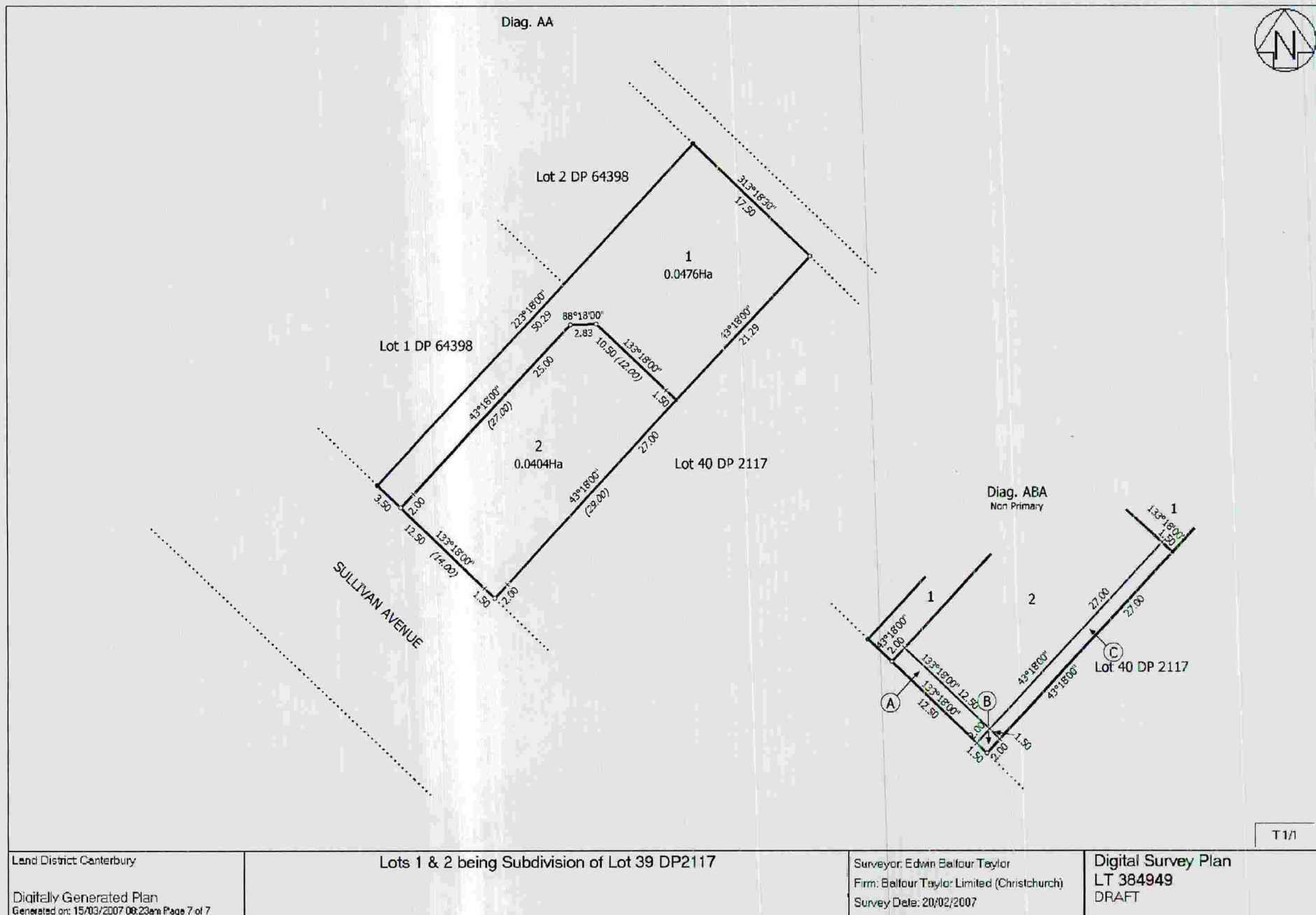
Plan Number

DP 384949

Memorandum of New Easement			
Purpose	Shown As	Servient Tenement	Dominant Tenement
Right to drain sewage	B, C	Lot 2	Lot 1
Right to convey electric power	A, B	Lot 2	Lot 1



<p>Land District: Canterbury</p> <p>Digitally Generated Plan</p> <p>Generated on: 15/03/2007 00:23am Page 6 of 7</p>	<p>Lots 1 & 2 being Subdivision of Lot 39 DP2117</p>	<p>Surveyor: Edwin Balfour Taylor</p> <p>Firm: Balfour Taylor Limited (Christchurch)</p> <p>Survey Date: 20/02/2007</p>	<p>Digital Survey Plan</p> <p>LT 384949</p> <p>DRAFT</p>
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Conway, Philip T.

From: Dave McLauchlan [dmac@paradise.net.nz]
Sent: Thursday, 15 March 2007 8:23 am
To: Conway, Philip T.
Subject: Re: 92006653 - 97 Sullivan Ave - Your ref 2915

Phil, I've hit the complete button this morning so hopefully the amended MoE is now viewable.

Regards

Dave McLauchlan

Phone: 03 980 9972 (Direct Dial)

Fax: 03 980 1950

----- Original Message -----

From: "Conway, Philip T." <Philip.Conway@ccc.govt.nz>
To: "Dave McLauchlan" <dmac@paradise.net.nz>
Sent: Wednesday, March 14, 2007 2:11 PM
Subject: RE: 92006653 - 97 Sullivan Ave - Your ref 2915

Dave,

I've just had a look at the plans and the MoE attached to the dataset is the old easement in gross. Whilst the new memorandum is attached to the dataset you need to regen the plans so that the MoE is attached to the Tiff image.

Please advise when the plans are regened so I can provide the 223 cert.

Phil Conway

Subdivision Officer

Christchurch City Council

Ph 03 941 8216, Fax 03 941 8792

Philip.Conway@ccc.govt.nz

P.O. Box 237 Chch

-----Original Message-----

From: Dave McLauchlan [mailto:dmac@paradise.net.nz]
Sent: Tuesday, 13 March 2007 8:27 am
To: Conway, Philip T.
Subject: Re: 92006653 - 97 Sullivan Ave - Your ref 2915

Phil, I found on Friday that the memorandum of easements was wrong in that the power easement was shown as an easement in gross rather than just a standard right to convey power. I've changed the attachments and assumed

that a new s223 would be required.

Regards

Dave McLauchlan

Phone: 03 980 9972 (Direct Dial)

Fax: 03 980 1950

----- Original Message -----

From: "Conway, Philip T." <Philip.Conway@ccc.govt.nz>
To: <dmac@paradise.net.nz>
Sent: Monday, March 12, 2007 12:16 PM
Subject: 92006653 - 97 Sullivan Ave - Your ref 2915

92006653 - 97 Sullivan Ave - Your ref 2915

Dave,

What has this plan been put back to use for, A 223 recertification or a 224 cert.

Phil Conway

Subdivision Officer

Christchurch City Council
Ph 03 941 8216, Fax 03 941 8792
Philip.Conway@ccc.govt.nz
P.O. Box 237 Chch

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Christchurch City Council
<http://www.ccc.govt.nz>

_____ NOD32 2094 (20070304) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

_____ NOD32 2094 (20070304) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>



TA Approvals

Territorial Authority	Christchurch City Council TA Certification Division	TA Reference	92006653 - 97 Sullivan Ave
Survey Number	LT 384949	Survey Purpose	LT Subdivision
Surveyor Reference	2915 - 97 Sullivan Avenue	Land District	Canterbury
Surveyor	Edwin Balfour Taylor		
Surveyor Firm	Balfour Taylor Limited (Christchurch)		
Dataset Description	Lots 1 & 2 being Subdivision of Lot 39 DP2117		

TA Certificates

I hereby certify that plan DP 384949 was approved by the Christchurch City Council pursuant to section 223 of the Resource Management Act 1991 on the 8 day of March 2007



The approval of the Council under Section 223 of the Resource Management Act 1991 is subject to the granting or reserving of the easement(s) set out in the Memorandum of Easements attached as a supporting document to plan DP384949



Signature

Signed by Philip Thomas Conway, Authorised Officer, on 08/03/2007 05:55 PM

Receipt Information

Transaction Receipt Number	2470866
Signing Certificate (Distinguished Name)	Conway, Philip Thomas
Signing Certificate (Serial Number)	1019294351
Signature Date	08/03/2007

*** End of Report ***



Digital Title Plan - LT 384949

Survey Number LT 384949
Surveyor Reference 2915 - 97 Sullivan Avenue
Surveyor Edwin Balfour Taylor
Survey Firm Balfour Taylor Limited (Christchurch)
Surveyor Declaration

Survey Details

Dataset Description Lots 1 & 2 being Subdivision of Lot 39 DP2117
Status Initiated
Land District Canterbury **Survey Class** Class I Cadastral Survey
Submitted Date **Survey Approval Date**
Deposit Date

Territorial Authorities

Christchurch City

Comprised In

CT CB377/71

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 384949	Fee Simple Title	0.0476 ha	
Lot 2 Deposited Plan 384949	Fee Simple Title	0.0404 ha	
Marked A Deposited Plan 384949	Easement		
Marked B Deposited Plan 384949	Easement		
Marked C Deposited Plan 384949	Easement		
Total Area		0.0880 ha	

Schedule / Memorandum

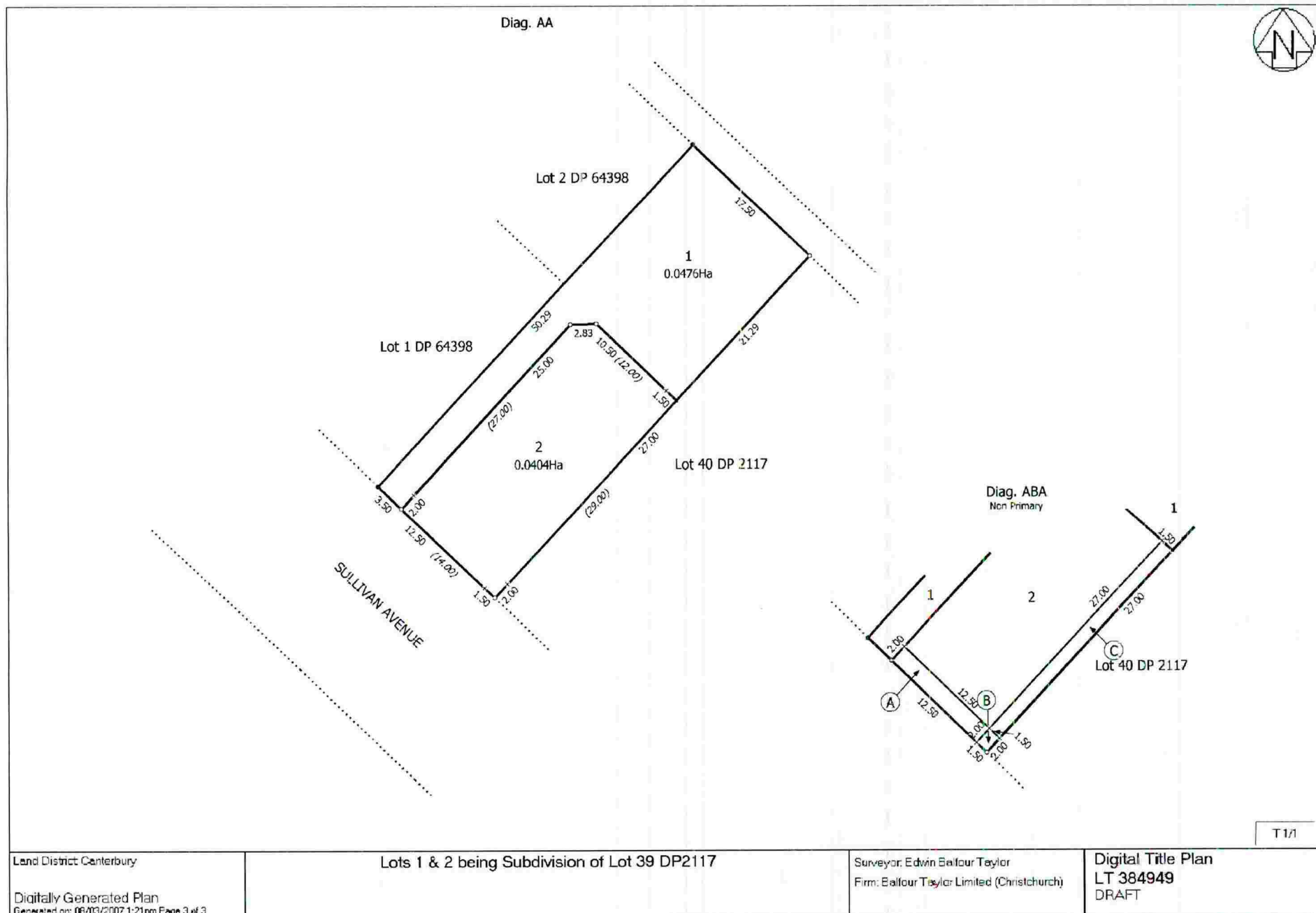
Land Registration District

Canterbury

Plan Number

DP 384949

Memorandum of New Easements			
Purpose	Shown As	Servient Tenement	Dominant Tenement
Right to drain sewage	B, C	Lot 2	Lot 1
Right to convey electric power in gross	A,B	Lot 2	Grantee Orion NZ Limited





Digital Survey Plan - LT 384949

Survey Number LT 384949
Surveyor Reference 2915 - 97 Sullivan Avenue
Surveyor Edwin Balfour Taylor
Survey Firm Balfour Taylor Limited (Christchurch)
Surveyor Declaration

Survey Details

Dataset Description	Lots 1 & 2 being Subdivision of Lot 39 DP2117		
Purpose	LT Subdivision		
Status	Initiated	Type	Survey
Land District	Canterbury	Survey Class	Class I Cadastral Survey
Coordinate System	Mount Pleasant 2000		

Survey Dates

Surveyed Date	20/02/2007	Certified Date	
Submitted Date		Survey Approval Date	
Deposit Date			

Referenced Surveys

Survey Number	Land District	Bearing Correction
DP 2117	Canterbury	0°00'00"
DP 23946	Canterbury	0°00'00"
DP 64398	Canterbury	0°00'00"
SO 18125	Canterbury	0°00'00"

Territorial Authorities

Christchurch City

Comprised In

CT CB377/71

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 384949	Fee Simple Title	0.0476 ha	
Lot 2 Deposited Plan 384949	Fee Simple Title	0.0404 ha	
Marked A Deposited Plan 384949	Easement		
Marked B Deposited Plan 384949	Easement		
Marked C Deposited Plan 384949	Easement		
Total Area		0.0880 ha	



Toitu te
Land whenua
Information
New Zealand



Mark and Observation

Survey Number DP 384949
Coordinate System Mount Pleasant 2000

From	To	Code	Bearing	Adpt Surv	Distance	Adpt Surv
SS 963 SO 18124 (IT DP 2116)	IS I DP 64398	ob6	133°20'20"	A DP 64398	291.13	A DP 64398
IS I DP 64398	SS 964 SO 18125 (IT DP 2117)	ob2	133°11'05"	A DP 64398	96.55	A DP 64398
SS 964 SO 18125 (IT DP 2117)	SS 965 SO 18125 (IT DP 2117)	ob4	223°39'40"	M	100.31	M
SS 964 SO 18125 (IT DP 2117)	IS I DP 384949	ob5	313°18'00"	M	76.50	M
IS I DP 384949	IS II DP 384949	ob7	313°18'00"	M	3.62	M
IS II DP 384949	IS III DP 384949	ob12	313°18'00"	M	20.27	M
IS III DP 384949	SS 963 SO 18124 (IT DP 2116)	ob13	313°18'00"	M	287.29	M
IS III DP 384949	IT V DP 10917	ob14	34°12'20"	M	63.94	M
IT V DP 10917	IS DP 27662	ob0	43°15'10"	M	113.56	M
IS I DP 64398	IS II DP 64398	ob3	30°52'30"	A DP 64398	48.20	A DP 64398
IS II DP 64398	IT V DP 10917	ob21	30°52'30"	M	16.67	M
IS II DP 384949	IT IV DP 384949	ob8	44°51'20"	M	47.16	M
IT IV DP 384949	IS I DP 384949	ob15	220°28'00"	M	47.20	M
IS II DP 384949	OBD DP 64398	ob9	34°12'00"	M	5.09	M
IS II DP 384949	IS 5 DP 384949	ob10	71°31'00"	M	5.70	M
IS II DP 384949	BDISC 6 DP 384949	ob11	116°33'00"	M	17.44	M
IT IV DP 384949	POST 7 DP 384949	ob16	173°42'00"	M	20.24	M
IT IV DP 384949	PEG 10 DP 384949	ob17	208°43'00"	M	13.55	M
IT IV DP 384949	PEG 9 DP 384949	ob18	217°58'00"	M	15.18	M
IT IV DP 384949	PEG 8 DP 384949	ob19	105°22'00"	M	17.45	M
IT IV DP 384949	PEG DP 64398	ob20	28°58'00"	M	8.44	M
IS II DP 64398	PEG DP 64398	ob22	115°17'00"	A DP 64398	27.33	A DP 64398
IS I DP 64398	OBD DP 64398	ob1	114°50'00"	A DP 64398	16.47	A DP 64398
OBD DP 64398	IS 5 DP 384949	ob23	133°18'00"	C	3.50	C
IS 5 DP 384949	UNMK D DP 384949	ob24	133°18'00"	C	12.50	C
UNMK D DP 384949	BDISC 6 DP 384949	ob36	133°18'00"	C	1.50	C
BDISC 6 DP 384949	UNMK B DP 384949	ob26	43°18'00"	C	2.00	C
UNMK B DP 384949	POST 7 DP 384949	ob34	43°18'00"	C	27.00	C
POST 7 DP 384949	PEG 8 DP 384949	ob27	43°18'00"	C	21.29	C
PEG 8 DP 384949	PEG DP 64398	ob30	313°18'30"	C	17.50	C
PEG DP 64398	OBD DP 64398	ob31	223°18'00"	C	50.29	C
IS 5 DP 384949	UNMK A DP 384949	ob25	43°18'00"	C	2.00	C
UNMK A DP 384949	PEG 9 DP 384949	ob32	43°18'00"	C	25.00	C
PEG 9 DP 384949	PEG 10 DP 384949	ob29	88°18'00"	C	2.83	C
PEG 10 DP 384949	UNMK C DP 384949	ob28	133°18'00"	C	10.50	C
UNMK C DP 384949	POST 7 DP 384949	ob35	133°18'00"	C	1.50	C
UNMK A DP 384949	UNMK E DP 384949	ob33	133°18'00"	C	12.50	C
UNMK E DP 384949	UNMK B DP 384949	ob38	133°18'00"	C	1.50	C



Mark and Observation

Survey Number DP 384949

Coordinate System Mount Pleasant 2000

From	To	Code	Bearing	Adpt Surv	Distance	Adpt Surv
UNMK D DP 384949	UNMK E DP 384949	ob37	43°18'00"	C	2.00	C
UNMK E DP 384949	UNMK C DP 384949	ob39	43°18'00"	C	27.00	C

Mark Name	Description
IS DP 27662	Found d0.03
IS I DP 384949	Flush
IS II DP 384949	Flush
IS II DP 64398	Flush
IS III DP 384949	Flush
IT IV DP 384949	d0.3
IT V DP 10917	Found d0.07
POST 7 DP 384949	Bdy Disc in top Wooden Post
SS 963 SO 18124 (IT I)	Found capped
SS 964 SO 18125 (IT I)	Found capped
SS 965 SO 18125 (IT I)	Found capped
UNMK A DP 384949	Easement
UNMK B DP 384949	Easement
UNMK C DP 384949	Easement
UNMK D DP 384949	Easement
UNMK E DP 384949	Easement

*** End of Report ***

Schedule / Memorandum

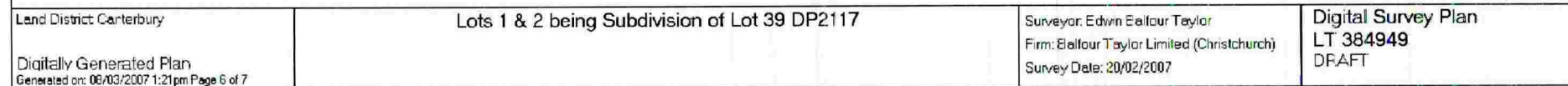
Land Registration District

Canterbury

Plan Number

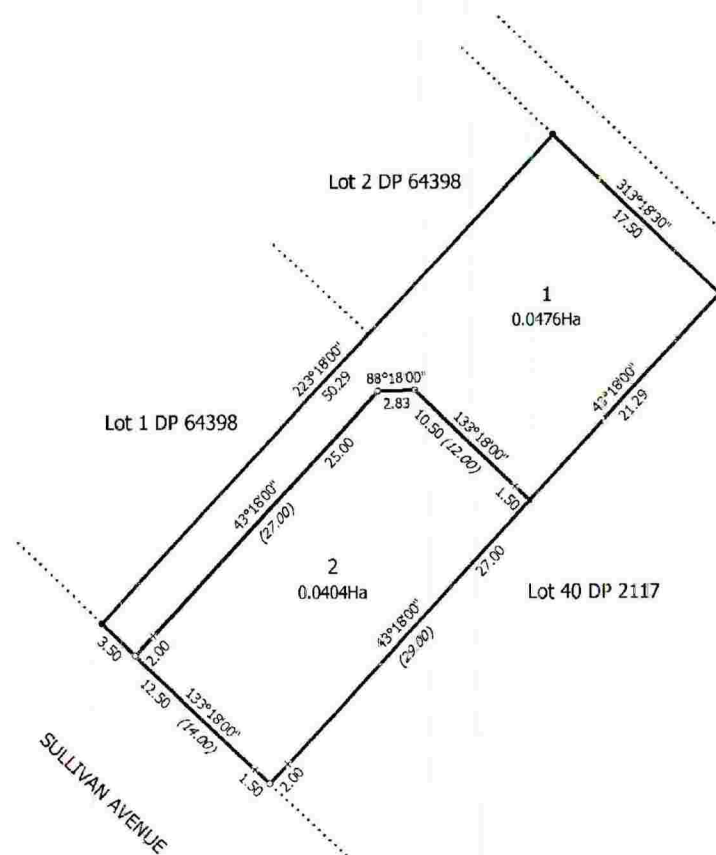
DP 384949

Memorandum of New Easements			
Purpose	Shown As	Servient Tenement	Dominant Tenement
Right to drain sewage	B, C	Lot 2	Lot 1
Right to convey electric power in gross	A,B	Lot 2	Grantee Orion NZ Limited

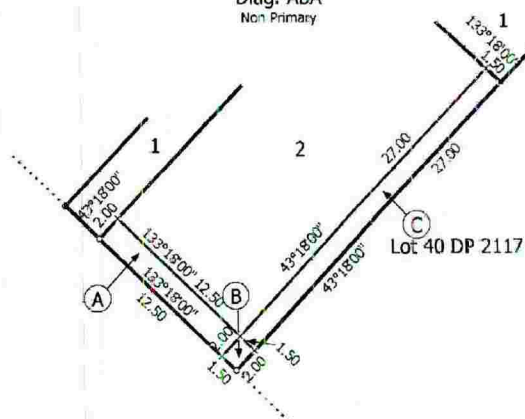




Diag. AA



Diag. ABA
Non Primary



T 1/1

Land District Canterbury

Lots 1 & 2 being Subdivision of Lot 39 DP2117

Surveyor: Edwin Salfour Taylor
Firm: Salfour Taylor Limited (Christchurch)
Survey Date: 20/02/2007

Digital Survey Plan
LT 384949
DRAFT

Digitally Generated Plan
Generated on: 06/03/2007 1:21pm Page 7 of 7



CHRISTCHURCH
CITY COUNCIL • YOUR PEOPLE • YOUR CITY

23rd November 2006

Balfour Taylor Ltd
P O Box 8190
CHRISTCHURCH

Attn: E B Taylor

Dear Sir

SUBDIVISION CONSENT APPLICATION (FEE SIMPLE)

SUBDIVISION REF	RMA/92006653
APPLICANT	JESSON & MERCER LTD
ADDRESS OF ACTIVITY	97 SULLIVAN AVENUE
YOUR REF	2915

This application is for subdivision consent for a two lot fee simple title subdivision.

CITY PLAN

The land in the subdivision is zoned Living 2 in the City Plan. Under the Plan, the application is assessed as being a controlled activity.

This application has been considered under Sections 104 and 104A of the Resource Management Act 1991.

DECISION

Consent is granted pursuant to Section 104 of the Resource Management Act 1991 subject to the following conditions imposed pursuant to Sections 108 and 220 of the Act. All conditions are to be satisfied before Council will issue a certificate pursuant to Section 224(c) of the Resource Management Act 1991.

1. Compliance with Application Information

The survey plan, when submitted to Council for certification, is to be substantially in accordance with the enclosed approved application plan.

2. Water Supply

Any existing reticulation between lots 1 and 2 must be removed.

3. Sewer

A sanitary sewer lateral is to be laid to at least 600mm inside the net site area of Lot 2 at the subdivision stage.

The existing sewer pipe currently serving Lot 1 may be extended to serve Lot 2 providing:

- Any extension laid must be to a depth sufficient to serve the furthestmost part of the building site and to any potential new premises.
- The condition of the existing pipe is satisfactory.

4. **Stormwater**

A stormwater lateral is to be laid to at least 600mm inside the building area of Lot 2 at the subdivision stage.

Stormwater from existing roof and hard-stand areas is to be piped to the kerb and channel at the road frontage unless currently discharged to an approved outfall.

5. **General Drainage**

The minor drainage works proposed for this subdivision consent must be installed and inspected under a building consent obtained from the Environmental Policy and Approvals Unit.

Form BA2M for work under \$20,000: <http://www.ccc.govt.nz/building/forms/ba2m.pdf>
Form BA2 for works over \$20,000 <http://www.ccc.govt.nz/building/forms/BA2.pdf>

Service Connections (sewer & stormwater) to Council Services in the street are *authorised work* and must be carried out by a *Council authorised drainlayer*. This includes all drainage laterals on roads, footpaths and verges that connect the property to public drains. A list of **Council authorised drainlayers** is available on request or online at website www.ccc.govt.nz/WasteWater/AuthorisedDrainLayers/. For further information the applicant is advised to contact either Tony Borkus (941-8376) or Gordon Taylor (941-8375.)

6. **Access Construction Standards**

The access to Lot 2 is to be constructed in accordance with Rule 14 5.2.2(b) and (c) of the Proposed District Plan to the standards embodied in Council's Code of Urban Subdivision. The minimum standard of formation required for the access is to be formed and metalled. The formation required for 'Formed and Metalled' is as follows:

- A minimum formed width of 2.7m.
- A minimum depth of 150mm of compacted metalcourse.
- 100x40 H4 Treated Timber Battens on both sides of the formation.
- The formation is to be adequately drained.

Photographs are to be supplied that clearly show a view or views (including the vehicle crossing) of the formation that the Subdivision Team can identify as complying with the access construction condition of the consent.

The consent holder shall construct access for rear lots from the road carriageway to the road frontage in accordance with the Council's Construction Standard Specification Part 6, Clause 6 and Standard Details SD606, SD607, SD608, SD611, SD612, SD615 & SD616. For new formation, Clegg hammer test results complying with clause 6.5 'Metalcourse' are to be supplied with the 224c Conditions Certificate request.

7. **Telecommunications and Energy Supply**

All lots shall be provided with the ability to connect to a telecommunications and electrical supply network at the boundary of the net area of each lot.

8. **Duration of this Consent**

The period within which this consent is given effect to shall be 5 years.

DEVELOPMENT CONTRIBUTIONS

Development contributions are not conditions of this resource consent and there is no right of objection or appeal

The consent holder is advised that pursuant to the Local Government Act 2002 and Council's Development Contribution Policy contained within the Long Term Council Community Plan (LTCCP 2006) the following contributions are to be paid in respect of this subdivision before Council will issue its certificate pursuant to Section 224(c) of the Resource Management Act 1991.

Note: The amounts set out below are applicable at the time of the granting of this consent. The actual amounts to be paid will be reassessed at the time an application is made for the issue of Council's certificate pursuant to Section 224(c) of the Resource Management Act 1991 for the subdivision. To avoid delays the consent holder should seek the reassessed amounts prior to the application for the Section 224 Resource Management Act 1991 certificate

The current market land values used for reserve contribution assessment purposes are to be no older than one year.

Reserve Contribution \$8,859.37 inc Gst

The assessment has been based on 1 additional title with a site value of \$118,125.00 inc GST for Lot 1 only.

Credit may be available if a reserve contribution was paid as part of a building consent. Evidence in the form of a receipt for the amount of contribution paid should be provided prior to the request for the issue of the S 224 RMA Certificate.

Development Contributions under the LTCCP (2006) for Network Infrastructure for one additional lot are :

Water supply and conservation	DWS	\$596.79
Wastewater collection	DWC	\$505.49
Wastewater treatment and disposal	DWT	\$645.40

\$1,747.68 (Total including GST)

Note that the development contributions may be paid in conjunction with building consent 10070974. If these charges have already been paid then evidence of the payment of these amounts is required prior to the issue of the section 224 conditions certificate for the subdivision consent.

INFORMATION FOR THE CONSENT HOLDER**Rights of Objection and Appeal**

The consent holder may lodge an appeal with the Environment Court or an objection with Council to the whole or part of this consent within 15 working days of the receipt of this letter. Sections 120 and 357 of the Resource Management Act 1991, respectively, refer.

Water Supply

A new water supply connection will be required for lot 2 and this will need to be applied for as part of the building consent. Note that the new meter is to be connected to the 100mm main as 25mm sub-main has insufficient capacity for another meter.

Sewerage

The site is considered satisfactory at existing ground levels.

Minimum Levels and Filling

Minimum site levels have been set at building consent stage.

The consent holder is required to mitigate any adverse affects on adjoining properties. Failure to undertake such works may mean that the consent holder has some responsibility to adjacent owners at law.

Council Site Characteristic Information

The Councils Site Characteristics Information on this site is as follows:

- a) **Ecan Liquefaction Assessment 1** This property is in the 2004 stage iv Ecan liquefaction risk study area and the report identified areas with a potential susceptibility for liquefaction and related lateral spread and subsidence. all queries regarding this information should be made to Ecan on ph 03 353 9007 or via the Ecan website www.ecan.govt.nz.
- b) **Ecan Liquefaction Assessment 2** Council may require further specific site investigation before granting any future subdivision or building consent for this property. the classification of the liquefaction potential are indicative only given the limited information within the study area.
- c) **Ecan Natural Resources Regional Plan** The proposed natural resources regional plan notified by Ecan in July 2004 has classified this site and there may be policies or rules within the NRRP that regulate the use of this site in regard to a proposed land use. council has not and cannot verify the accuracy of such information and its impact on and applicability to the property, and advises LIM applicants to consult with Ecan and independent advisers about the direct impact of the NRRP on the subject property. All queries regarding this information should be made to Ecan on ph 03 353 9007.

New Street Numbers

The lots created by this subdivision have been allocated the following street addresses.

Lot 1 – # 97A Sullivan Ave

Lot 2 – # 97 Sullivan Ave

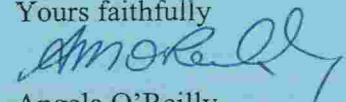
Payments to Council

If any payments to Council are to be made through internet banking or direct credit please make prior arrangements with Council's Subdivision Team. At that time a tax invoice will be raised and you will be advised of the specific bank account details that will enable Council to identify and process the payment.

Section 223 Resource Management Act 1991 Certificate

When submitting the survey plan to Council for certification pursuant to Section 223 of the Resource Management Act 1991 please ensure that the appropriate certificate has been endorsed in the Approvals panel on the plan.

Yours faithfully



Angela O'Reilly
SUBDIVISION ASSISTANT

Cc: Linwood Service Centre (Property File)
Subdivision File

File: PMA/92006653

APPROVED

23 NOV 2006

Subdivision Officer

Keswick Street

Sullivan Avenue

2 DP64398

2 DP23946

1 DP64398

40 DP2117

1

97A

OODLS 95m²

No 97 Existing Hse

404m²

9

Future Garage

1000mm Sewer

SW

PP

TK

Sewer Main

SW

PP

TK

Sewer Main

SW

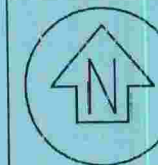
PP

TK

Memorandum of Easements			
Nature	Servient Tene	Dom Tene	Lot No Shown
Right to drain sewage	2	A	1

Notes.

- 1) Areas & dimensions are subject to final survey
- 2) Copyright reserved to Balfour Taylor Ltd
- 3) This plan has been prepared for the purpose of obtaining a subdivision consent only
- 4) Additional easements may be required
- 5) All levels are in terms of the Christchurch drainage datum
- 6) The origin of levels is: BM 1797



Job ID.	2915
Scale.	1:300 at A3
Total Area.	880m ²
Date.	24 OCT 2006

Proposed Subd'n of
Lot 39 DP2117

Christchurch City Council
Comprised in CT CB377/71

Applicant:
Jesson & Mercer Limited

Balfour Taylor LTD
Reg'd Surveyors & Land Consultants
PO Box 8190 Christchurch NZ
Phone: 03 980 1930 Fax: 03 980 1950

**Christchurch City Council
Environmental Policy & Approvals Unit**

Memorandum

Date: 23rd November 2006

From: TREE SURVEY TECHNICIAN (John Thornton)

To: SUBDIVISIONS ASSISTANT (John James)

SUBDIVISION 92006653 – 97 SULLIVAN AVENUE

No trees worthy of protection were found on this site.

John Thornton

**TREE SURVEY TECHNICIAN
KNOWLEDGE INTEGRATION TEAM**

John Thornton Ext 8011

File Ref: 92006653

One Team, Making It Happen With Integrity And Passion

residential • rural • commercial • asset

QV VALUATIONS CHRISTCHURCH
62 RICCARTON ROAD, P O BOX 13-443, CHRISTCHURCH, NEW ZEALAND
PHONE (03) 3411 631, FAX (03) 3411 635

Our Ref: 22500/37800
Your Ref: 92006653

23 NOV 2006

21 November 2006

Christchurch City Council
P O Box 237
CHRISTCHURCH

Attention: Angela O'Reilly

Dear Madam

VALUATION FOR RESERVE FUND CONTRIBUTION
97 SULLIVAN AVENUE, WOOLSTON, CHRISTCHURCH

In accordance with the request dated 26 October 2006, we herewith provide a reserve contribution valuation for the above proposed subdivision.

Effective Date of Valuation

21 November 2006.

Purpose of Valuation

Reserve Fund Contribution.

Legal Description

Lot 39 Deposited Plan 2117.

Zoning

Living 2.

Valuation

residential • rural • commercial • asset

We assess the Current Market Valuation as to land at:

Lot	1	476 m ²	\$ 105,000
Lot	2	404 m ²	\$ 100,000 <u>EXIST</u>
Total		880 m ²	\$ 205,000
Average		440 m ²	\$ 102,500

All valuations are made on the basis of being exclusive of GST.


In accordance with our agreement with Christchurch City Council:

- * No physical inspection has been made in arriving at the above values.
- * It has been produced from our extensive records and sales database for Reserve Fund Contribution.
- * This report does not comply with New Zealand Institute of Valuers Practice Standards. It is made exclusively for Reserve Contribution purposes and Quotable Value Limited does not accept responsibility should this estimate be used for any other purpose.

$$\begin{aligned}
 & \$105,000 \times 12.5\% \\
 & = +\$13,125 \\
 & \hline
 & \$118,125.00 \times 7.5\% \\
 & = 8,859.37
 \end{aligned}$$

Should you have any further queries regarding this valuation please contact this office.

Yours faithfully



Paul Annett
 REGISTERED VALUER
 ANZIV, SPINZ
 Holding an Annual Practising Certificate

Christchurch City Council
Environmental Policy & Approvals Unit

Engineering Conditions

2 November 2006

From: NIGEL BAKER (Subdivisions Engineering Officer)

To: ANGELA O'REILLY (SUBDIVISION ASSISTANT)

SUBDIVISION CONSENT APPLICATION (FEE SIMPLE)

SUBDIVISION REF RMA 92006653
APPLICANT JESSON & MERCER LTD
CONSULTANT BALFOUR TAYLOR
CONSULTANT REF 2915
ADDRESS OF ACTIVITY 97 SULLIVAN AVE

ENGINEERING CONDITIONS

General

- 3.1 The minor drainage works proposed for this subdivision consent must be installed and inspected under a building consent obtained from the Environmental Policy and Approvals Unit.

Form BA2M for work under \$20,000: <http://www.ccc.govt.nz/building/forms/ba2m.pdf>
 Form BA2 for works over \$20,000 <http://www.ccc.govt.nz/building/forms/BA2.pdf>

Service Connections (sewer & stormwater) to Council Services in the street are **authorised work** and must be carried out by a **Council authorised drainlayer**. This includes all drainage laterals on roads, footpaths and verges that connect the property to public drains.

A list of **Council authorised drainlayers** is available on request or online at website www.ccc.govt.nz/WasteWater/AuthorisedDrainLayers/.

For further information the applicant is advised to contact either Tony Borkus (941-8376) or Gordon Taylor (941-8375.)

Water Supply

- 4.1 Any existing reticulation between lots 1 and 2 must be removed.

Sewage

- 5.2 A sanitary sewer lateral is to be laid to at least 600mm inside the net site area of Lot 2 at the subdivision stage.
- 5.3 The existing sewer pipe currently serving Lot 1 may be extended to serve Lot 2 providing:
- Any extension laid must be to a depth sufficient to serve the furthestmost part of the building site and to any potential new premises.
 - The condition of the existing pipe is satisfactory.

Stormwater

- 6.1 A stormwater lateral is to be laid to at least 600mm inside the building area of Lot 2 at the subdivision stage.
- 6.2 Stormwater from existing roof and hard-stand areas is to be piped to the kerb and channel at the road frontage unless currently discharged to an approved outfall.

Access

- 8.1 The access to Lot 2 is to be constructed in accordance with Rule 14 5.2.2(b) and (c) of the Proposed District Plan to the standards embodied in Council's Code of Urban Subdivision. The minimum standard of formation required for the access is to be formed and metalled. The formation required for 'Formed and Metalled' is as follows:
- A minimum formed width of 2.7m.
 - A minimum depth of 150mm of compacted metalcourse.
 - 100x40 H4 Treated Timber Battens on both sides of the formation.
 - The formation is to be adequately drained.
- 8.2 Photographs are to be supplied that clearly show a view or views (including the vehicle crossing) of the formation that the Subdivision Team can identify as complying with the access construction condition of the consent.
- 8.3 The consent holder shall construct access for rear lots from the road carriageway to the road frontage in accordance with the Council's Construction Standard Specification Part 6, Clause 6 and Standard Details SD606, SD607, SD608, SD611, SD612, SD615 & SD616. For new formation, Clegg hammer test results complying with clause 6.5 'Metalcourse' are to be supplied with the 224c Conditions Certificate request.

DEVELOPMENT CONTRIBUTIONS (2006)

Development Contributions under the LTCCP (2006) for Network Infrastructure are :

Water supply and conservation	DWS	\$596.79
Wastewater collection	DWC	\$505.49
Wastewater treatment and disposal	DWT	\$645.40
		\$1,747.68 (Total including GST)

For one new lot.

Note that the development contributions may be paid in conjunction with building consent 10070974. If these charges have already been paid then evidence of the payment of these amounts is required prior to the issue of the section 224 conditions certificate for the subdivision consent.

INFORMATION FOR THE CONSENT HOLDER**Water Supply**

A new water supply connection will be required for lot 2 and this will need to be applied for as part of the building consent. Note that the new meter is to be connected to the 100mm main as 25mm sub-main has insufficient capacity for another meter.

Sewerage

The site is considered satisfactory at existing ground levels.

Minimum Levels and Filling

Minimum site levels have been set at building consent stage.

The consent holder is required to mitigate any adverse affects on adjoining properties. Failure to undertake such works may mean that the consent holder has some responsibility to adjacent owners at law.

Nigel Baker
Subdivision Engineering officer
Ext 8318



60 m



1 : 822

The accuracy of this plan and the measurements shown are not guaranteed but should be verified by inspection.

Produced by 153.111.126.161 13:23 11/9/2006

Parcel Properties

General Attributes

Property Address	97 SULLIVAN AVENUE 776985
Locality	WOOLSTON
Area	880
Capital Value	182000
Val Roll Num	2250037800
Prupi	776985
Allotment	LOT 39 DP 2117 prulpi=477174

Owner	KARYN JENNIFER ANDREWS
Address	P O BOX 1330 NANDI FIJI
Owner Role	RPO

Owner	SCOTT LESLIE ANDREWS
Address	P O BOX 1330 NANDI FIJI
Owner Role	RPO

Rates Info [Show Rates Info](#)

Intra Rates [Show Intra Rates](#)

Fire Ban Property in Christchurch Urban Fire District
Current Fire Ban Status is Prohibited
[Show Fire Ban FAQ](#)

Property Info **PROPERTY LOCATED IN HAGLEY-FERRYMEAD COMMUNITY BOARD AREA⁵**

RECYCLING COLLECTION

your recycling is collected weekly on monday leave your recycling at the kerbside by 7:30 a.m. your nearest recycling depot is the metro place refuse

REFUSE COLLECTION

your refuse is collected weekly on monday leave your refuse at the kerbside by 7:30 a.m. your nearest refuse depot is the metro place refuse station

LIVING 2 (INNER SUBURBAN)⁸⁴⁸

ECAN LIQUEFACTION ASSESSMENT 1¹

this property is in the 2004 stage iv ecan liquefaction risk study area and the report identified areas with a potential susceptibility for liquefaction and related lateral spread and subsidence. all queries regarding this information should be made to ecan on ph 03 353 9007 or via the ecan website

ECAN LIQUEFACTION ASSESSMENT 2¹

council may require further specific site investigation before granting any future subdivision or building consent for this property. the classification of the liquefaction potential are indicative only given the limited information within the study area.

ECAN NATURAL RESOURCES REGIONAL PLAN³

the proposed natural resources regional plan notified by eca n in july 2004 has classified this site and there may be policies or rules within the nrrp that regulate the use of this site in regard to a proposed land use. council has not

and cannot verify the accuracy of such information and its impact on and applicability to the property, and advises lim applicants to consult with ecan and independent advisers about the direct impact of the nrrp on the subject property. all queries regarding this information should be made to ecan on

PROPERTY OR PART OF PROPERTY WITHIN URBAN AREA¹⁰

PROPERTY RECORDS ARE HELD AT THE LINWOOD SERVICE

PROPERTY LOCATED IN HAGLEY-FERRYMEAD WARD¹⁷

Rfs	ABA 10070974 (C06)
Received Date	26 October 2006
Status	CURRENT
Details	DWELLING WITH ATTACHED GARAGE
Description	PIM/BC Dwelling
Rfs	RMA 92006653 (SUB)
Received Date	25 October 2006
Status	CURRENT
Details	Fee Simple Subdivision
Description	Subdivision Consent
Rfs	ABA 10041779 (T32)
Received Date	19 December 2003
Status	CURRENT
Details	GARAGE
Description	Acc Bld Hab no reticulation
Rfs	DGP 2589 (PER)
Received Date	15 June 1998
Status	CURRENT
Situation	97 SULLIVAN AVE
Details	6839 MCALLISTERROSS Permit for 2 dogs ex TCS system
Description	Permits for two or more dogs
Rfs	CON 98003773 (CON)
Received Date	21 May 1998
Status	COMPLETED
Details	Installation of Pioneer Metro/ inbuilt/ wet Installation of Pioneer Metro/ inbuilt/ wet - Cert: 95006
Description	Building Consents
Rfs	PER 62120625 (PER)
Received Date	29 November 1962
Status	COMPLETED
Details	GARAGE ADDITION
Description	Permits (converted)
Rfs	PER 59040133 (PER)
Received Date	2 April 1959
Status	COMPLETED
Details	STUCCO
Description	Permits (converted)
Rfs	CSR 90525690 (ANG)
Received Date	5 April 2006
Status	COMPLETED
	DBRD: Shar pei DDES: very aggressive DCOL: brown DSTAT: 96 sullivan

Rfs	CSR 90251878 (RUR)
Received Date	5 April 2006
Status	COMPLETED
Details	DBRD: Shar pei DDES: very aggressive DCOL: brown DSTAT: 96 sullivan Ave DLOC: back on own property 97 sullivan Ave TDATE: 5/4/06 OWN: u DADDR: 97 Sullivan Ave PREV: no OTHER: caller advises the dog rushed across the road into cvalier's yard where his own dog was in the car. The Shar pei went into the back garden then was caught by it's owner who tried with great difficulty to remove it from caller's property. The dog is usually well fenced away, but it has got out a couple of times and barked at his dog in a very aggressive manner. Caddr:Giora Dan, 96 Sullivan Ave, ph 942 7450
Description	Animal Control-General Complai
Rfs	CSR 90251878 (RUR)
Received Date	9 January 2004
Status	COMPLETED
Details	RECYCLE BIN MISSING
Description	Recycling Collection
Rfs	CSR 90014676 (ANG)
Received Date	21 April 2001
Status	COMPLETED
Details	LOST DOG. GERMAN SHORTHAIR POINTER. BROWN/WHITE, FEMALE, "KEEPER"
Description	Animal Control-General Complai

prulpi 477174



CHRISTCHURCH
CITY COUNCIL - YOUR PEOPLE - YOUR CITY

CHRISTCHURCH CITY COUNCIL

ENVIRONMENTAL POLICY AND APPROVALS UNIT

TAX INVOICE WHEN PAID

RESOURCE CONSENT FEES

INV 214560
GST NO 53-198-554
DATE 26/10/2006

JESSON & MERCER LIMITED

C/- BALFOUR TAYLOR LTD
P O BOX 8190
CHRISTCHURCH

CONSENT APPLICATION NO: RMA 92006653
OWNERS NAME: ANDREWS, SCOTT LESLIE
PROJECT STREET ADDRESS: 97 SULLIVAN AVENUE
WOOLSTON
CUSTOMER CODE: 3230212
INVOICED TO DATE: \$0.00

FEE CODE	DESCRIPTION	THIS INVOICE
SBA	Subdivision Processing Fee	650.00


Christchurch City Council
Official Receipt
Receipt C68211 26Oct06 10:47
JESSON & MERCER LIMITED

CHRISTCHURCH 8030

TOTAL (GST inclusive) \$650.00

CHEQ \$650.00
TOT \$650.00

RMGT 3230212 \$650.00
*Includes GST of 0.00
Loc ESU-A Draw 1 Cashier ZSJ44

 <p>CHRISTCHURCH CITY COUNCIL - YOUR PEOPLE - YOUR CITY</p>	<p>CHRISTCHURCH CITY COUNCIL ENVIRONMENTAL POLICY AND APPROVALS UNIT SUBDIVISION SECTION APPLICATION FEE CHECKLIST</p>
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Address of site: 97 Sullivan Avenue

Number of additional allotments: One

ACTIVITY	FEE	GEMS CODE
----------	-----	--------------

Category 1

Controlled Activity \$650.00	\$ 650.00	SBA
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Non-complying (non-notified) and Discretionary Activities \$950.00	\$ _____	SBA
--	----------	-----

Category 2

Additional lots (deposit only)	\$ _____	SAL
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Category 3

Additional Units/Flats (deposit only)	\$ _____	SAL
---------------------------------------	----------	-----

Notified Fees

Limited Notified Application \$2,500.00	\$ _____	SAL
---	----------	-----

Notified Application \$5,000.00	\$ _____	SAL
---------------------------------	----------	-----

Other (state) _____	\$ _____
---------------------	----------

Other (state) _____	\$ _____
---------------------	----------

TOTAL	\$ 650.00
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Balfour Taylor LTD
Registered Land Surveyors & Consultants
PO Box 8190 Riccarton Christchurch NZ
Telephone 980 1930 Fax 980 1950

24 October 2006

The Subdivisions Planning Officer
Environmental Administration Unit
Christchurch City Council
PO Box 237
CHRISTCHURCH

Dear Sir/Madam

Re: APPLICATION FOR SUBDIVISION CONSENT
Our reference: 2915

Pursuant to Parts VI and X of the Resource Management Act 1991, please find enclosed an application on behalf of Jesson and Mercer Limited for a fee simple subdivision consent for the division of their property at 97 Sullivan Avenue, Woolston.

The application is deemed to be for a controlled activity insofar that the proposal complies with all of the rules of the Proposed Plan. With regard to the application we can comment as follows.

1. **BRIEF HISTORY:** The subject property, which was laid out in 1926, has an area of 880m². The existing house was built around 1919. Sullivan Avenue has recently been extensively reconstructed.
2. **ZONING & DESIGNATIONS:** Planning map 47 shows that the site is in the Living 2 zone with no subject designations.
3. **PRIOR CONSULTATION:** There has been no consultation with Council staff prior to this application.
4. **PROPOSAL:** The application plan shows a simple division of CT CB377/71 into two parcels of land. Lot 1 contains the original house of the property. Both sections have independent vehicle access to Sullivan Avenue as shown on the application plan.
4. **TRANSITIONAL PLAN:** We understand that the rules of the Proposed Plan as they relate to this application are beyond legal challenge and therefore are now deemed to be operative. Therefore for the purposes of this application section 19 of the RMA 1991 can now apply.
5. **RESERVE CONTRIBUTION AND DEVELOPMENT LEVIES:** As this application creates one new allotment a reserve contribution is payable. We understand that the Council now requests from Quotable NZ an assessment of potential land values for this purpose. With regard to the other development levies a payment we are advised that these are now individually assessed by a Council officer. A review of Part 14 of the Plan indicates that there is no cost sharing applicable to this application.

6. **PROPOSED PLAN:** In considering which parts of Volume 3 of the Proposed Plan to address we have determined that Parts 2, 9, 13 and 14 are the relevant parts of the Plan that are applicable to this application, which requires further comment.
7. **In Part 2 of the Living zone Rules** we find that the proposal complies with all of the Development and Critical standards. Therefore the application is deemed to be a controlled activity for this part. In arriving at this conclusion we have determined that the main Living 2 rules are as follows.
- **A net site area of 330m²:** *The net site areas for lots 1 and 2 are as follows:*

Lot No	Area
1	372m ²
2	404m ²
 - **Site coverage of 40%:** *The site coverage for the existing house within lot 2 which includes an allowance of 21.6m² for a single garage is 31.1%.*
 - **Recession plane angles:** *The north-western, south-eastern recession plane angles are deemed to be an existing use as these peripheral boundaries do not change in relation to the existing house. A site check has found that the north-eastern recession plane angle of 50° is clear of the existing house within lot 2.*
 - **A street scene of 4.5m:** *The house and possible future garage within lot 2 are setback 9.3m and 4.5m respectively from Sullivan Avenue.*
 - **A garage setback of 5.5m from an access:** *The possible future garage within lot 2 is setback 7.0m from the north-western boundary with lot 1.*
 - **Building separation from an internal boundary of 1.8m, 3.0m for living windows and 1.0m adjacent to an access:** *The setbacks for the principal building are as follows:*

Lot No	Internal Bdy Setbacks
2	9.3m, 2.3m, 4.1m & 2.2m

No living windows exist along the south-eastern side of the existing house.
 - **An accessory building within 1.8m of an internal boundary if the wall is less than 9.0m in length:** *The length of the possible garage wall within lot 2 is only 3.6m.*
 - **ODLS of 50m² with an internal dimension of 4.0m:** *The parameters of the ODLS are follows:*

Lot No	Area	Internal Dimension
2	95m ²	4.1m
 - **A step in plan of 2.4m for every 20.0m of continuous length:** *The existing house within lot 2 is less than 20.0m in length.*
8. **In Part 13 of the Transport Rules** we find that the application complies with all of the development and critical standards and is therefore deemed to be for a permitted activity for this part. In deducing this fact we have defined the zone rules as follows.
- **Lot 2 is to have two parking spaces one of which must be garageable:** *Within lot 2 a possible future garage site has been shown which demonstrates the ability to provide garaging. A second car park if available within the street scene. Utilising the space that exists in the front yard there is ample room for vehicle manoeuvring.*
9. **In Part 14 of the Subdivision Rules** the relevant matters that relate to this application are the Allotment Sizes, Property Access, Stormwater and Sewer Disposal, Water, Power and Telecommunication Supplies, Easements and Vegetation. With regard to these sections the application complies with all of the Developments and Critical standards. Therefore the application is deemed to be a controlled activity for this part. The rules of the Living 2 zone have been addressed as follows.
- **Allotment Sizes and Dimension:** *The net site areas of lots 1 and 2 are 372m² and 404m², which complies with the critical standard of 330m². The standard shape factor is not applicable to lot 2 but is however met by lot 1.*

- **Property Access:** *Lots 1 and 2 have independent vehicle access to Sullivan Avenue as shown on the application plan. The width of the access corridor to lot 1 is 3.5m, which complies with the 3.0m development standard. The formation for the proposed access will be done as part of the various subdivision works. Part 8 of the Plan classifies Sullivan Avenue as local road.*
- **Water Supply:** *Lot 2 has an existing connection to the sub main in Sullivan Avenue as shown on the application plan. This however may need to be moved to facilitate vehicle access. No problems are envisaged with a new connection for lot 1.*
- **Sewer disposal:** *Lot 2 has an existing connection to the sewer main in Sullivan Avenue as shown on the application plan. A new sewer lateral for lot 1 can be achieved by extending this lateral into the rear site should the grade and condition of the existing pipe prove to be adequate.*
- **Stormwater disposal:** *Levels taken and shown on the application plan indicate that the land heights are satisfactory in term of the normal drainage criteria. Discharge of stormwater will be to the channel in Sullivan Avenue.*
- **Energy Supply and Telecommunications:** *Lot 2 is connected to street reticulation as shown on the application plan. No problems are envisaged with new connections to the appropriate networks in Sullivan Avenue for lot 1.*
- **Easements:** *The easements shown in the memorandum are required to protect the proposed services. However as a result of the development works further easements may prove to be necessary.*
- **Vegetation:** *No notable trees are listed in Part 10 of the Plan for the subject property. Although the property contains some trees we are uncertain of there heritage value. We note that some of the existing trees within lot 2 which are situated along the road frontage may need to be removed to facilitate vehicle access.*

10. **NON COMPLIANCES:** There are no non compliances.

11. **EFFECTS ON THE ENVIRONMENT:** As this application is for a controlled activity an assessment of the effects on the environment is only required to address the matters to which the Council has restricted the exercise of their discretion or has retained control. To that end there are no non-compliances as the proposed sites have the appropriate building areas, have vehicle access to a formed road and can be serviced from existing utilities.

Therefore we believe that the environmental results of this activity will be consistent with other like subdivisions that have been developed in this area in recent times.

12. **OTHER CONSENTS:** No other consents are thought to be necessary.


13. **SUMMARY:** The application is for the subdivision of CT CB377/71 into two fee simple allotments. The application is deemed to be a controlled activity by the Proposed Plan. Due to the amendment of the RM Act the Transitional Plan is deemed to be no longer relevant. A reserve contribution and various development levies are payable for the one new allotment being created by this application.

To conclude, according to our knowledge of the Proposed Plan the proposal is considered to be consistent with the rules of the Living 2 zone. Therefore we believe that this subdivision application can be granted.

The normal application fees as detailed and paid by our clients, a copy of the search title, two photographs of the site frontage and six A3 prints of the application plan are attached.

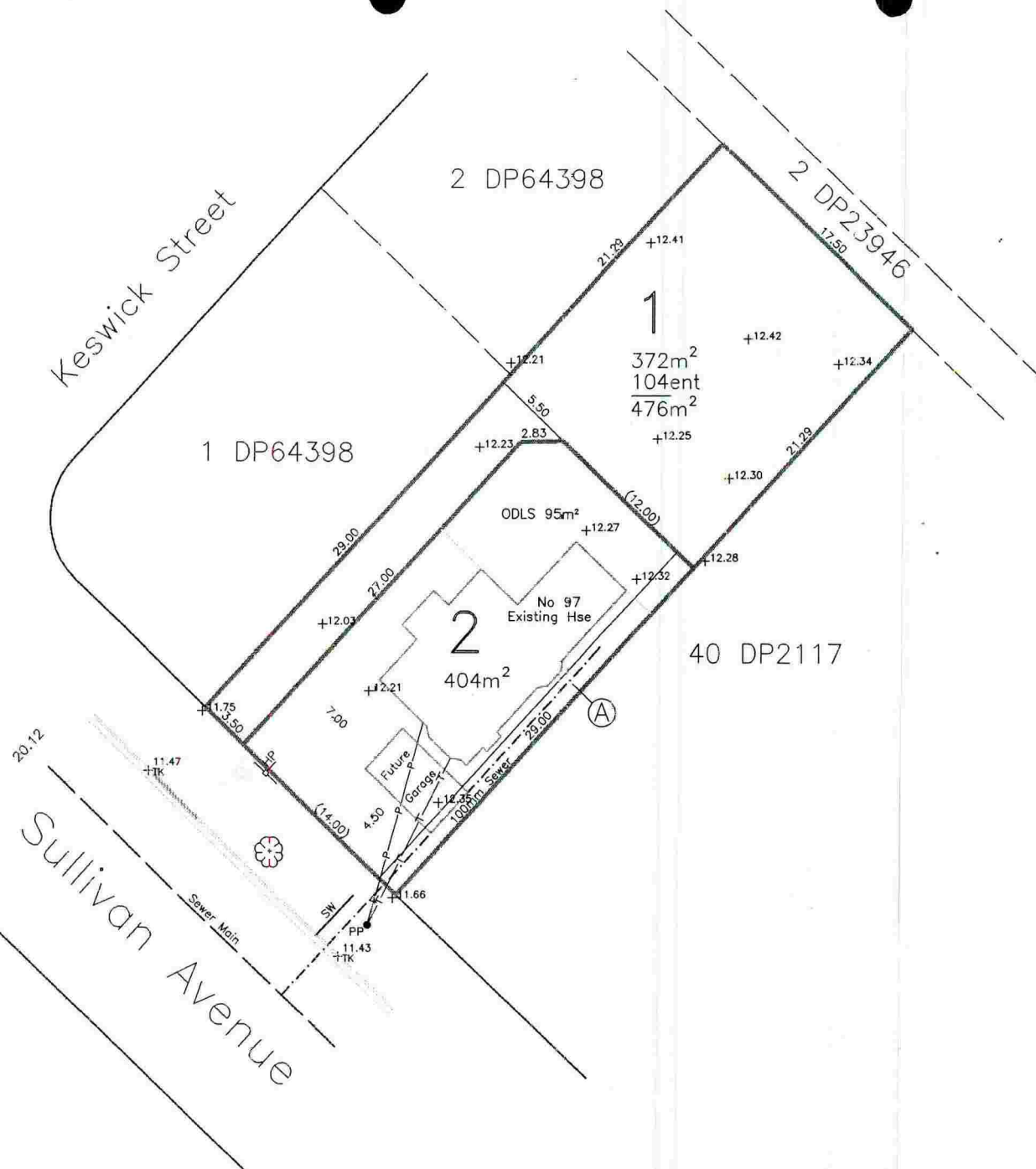
If you have any queries, please do not hesitate to contact the writer.

Yours faithfully



DJ McLauchlan

BALFOUR TAYLOR LIMITED

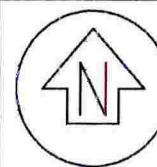


Memorandum of Easements

Nature	Servient Tene	Dom Tene	Lot No Shown
Right to drain sewage	2	A	1

Notes.

- Areas & dimensions are subject to final survey
- Copyright reserved to Balfour Taylor Ltd
- This plan has been prepared for the purpose of obtaining a subdivision consent only
- Additional easements may be required
- All levels are in terms of the Christchurch drainage datum
- The origin of levels is: BM 1797



Job ID.	2915
Scale.	1:300 at A3
Total Area.	880m ²
Date.	24 OCT 2006

Proposed Subd'n of
Lot 39 DP2117

Christchurch City Council
Comprised in CT CB377/71

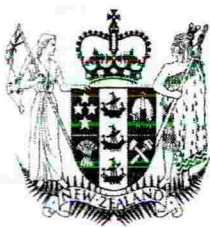
Applicant.

Jesson & Mercer Limited

Balfour Taylor LTD

Reg'd Surveyors & Land Consultants
PO Box 8190 Christchurch NZ
Phone: 03 980 1930 Fax: 03 980 1950





COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

R. W. Muir
Registrar-General
of Land

Identifier **CB377/71**
Land Registration District **Canterbury**
Date Issued 14 April 1926

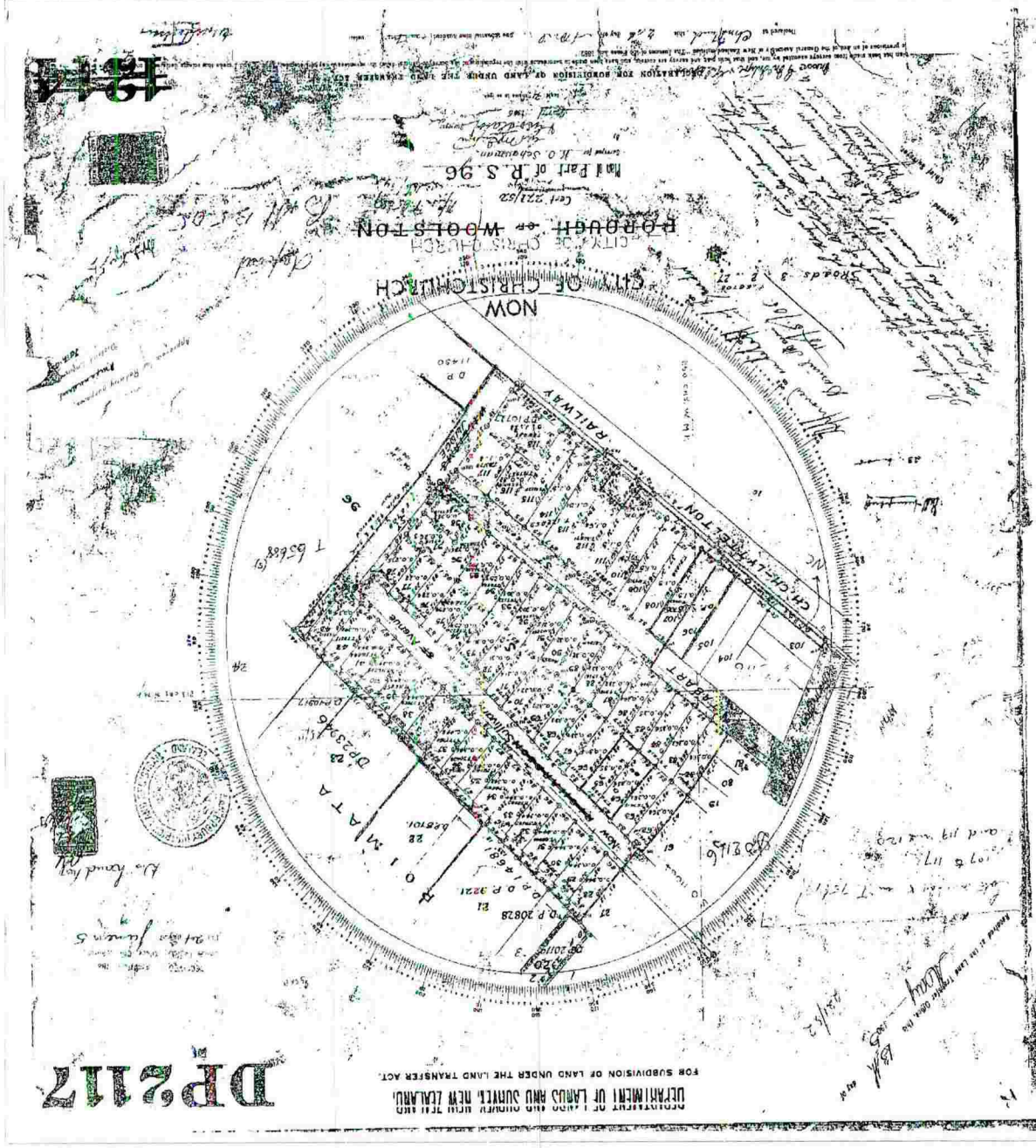
Prior References

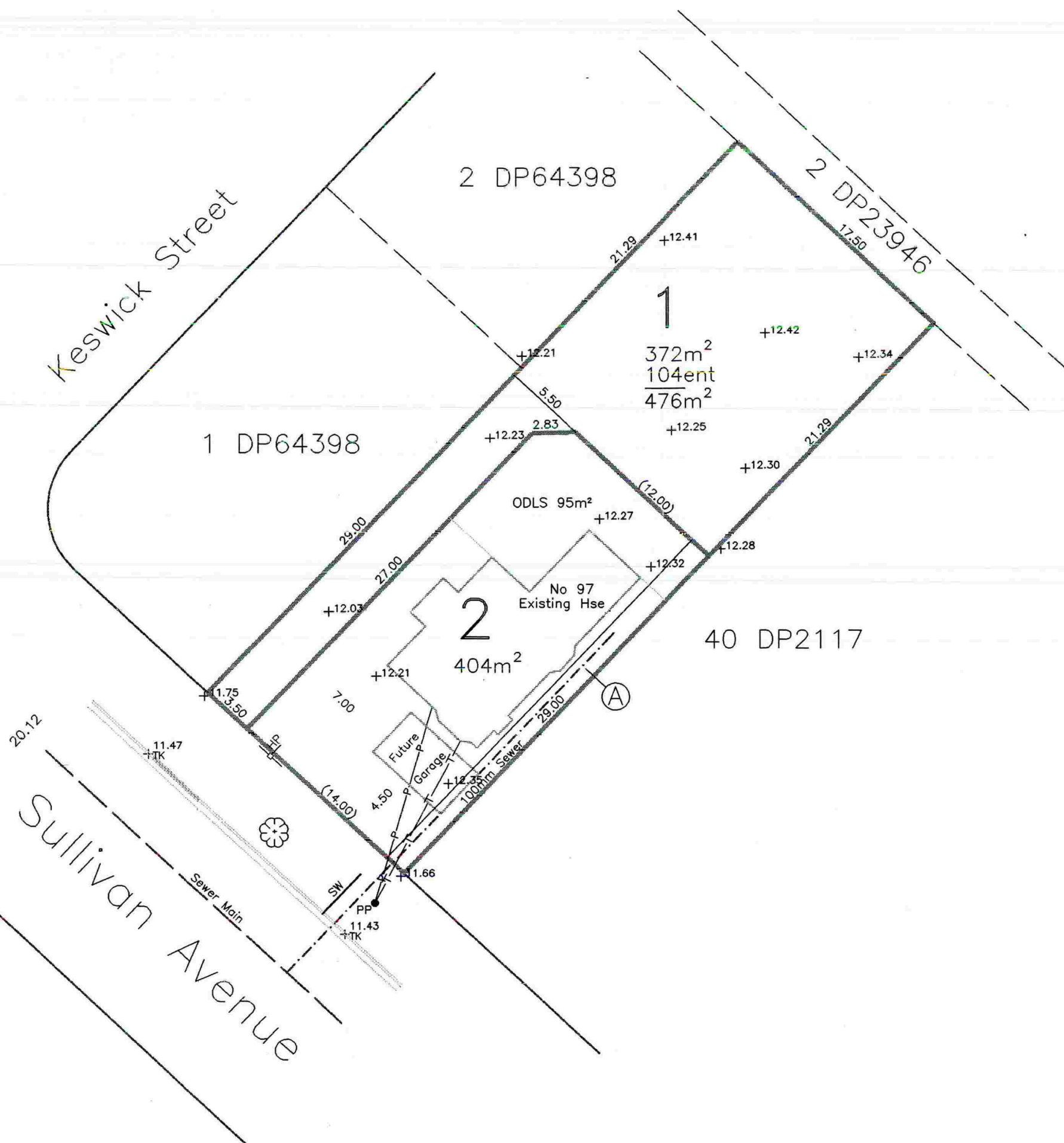
CB310/109

Estate	Fee Simple
Area	880 square metres more or less
Legal Description	Lot 39 Deposited Plan 2117
Proprietors	Jesson and Mercer Limited

Interests

CB377/71



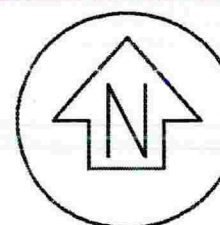


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Right to drain sewage	2 A	1

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Job ID.	2915
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Proposed Subd'n of
Lot 39 DP2117

Christchurch City Council
Comprised in CT CB377/71

Applicant.

Jesson & Mercer Limited

Balfour Taylor LTD

Reg'd Surveyors & Land Consultants
PO Box 8190 Christchurch NZ
Phone: 03 980 1930 Fax: 03 980 1950

