

LAND INFORMATION MEMORANDUM

Page 1

15 Pages

LIM No:
LIM70110860



"This Land Information Memorandum has been prepared for the purpose of s.44A of the Local Government Official Information and Meetings Act 1987, and contains all the information known to the Christchurch City Council to be relevant to the land as detailed in subsection (2). It is based on a search of Council records only and there may be other information relating to the land which is unknown to the council. Council records may not show illegal or unauthorised building or works on the property. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose."

Please Supply to:

CORCORAN FRENCH

PO BOX 13001

ARMAGH

CHRISTCHURCH 8141

Property Address:

4-162 STANMORE ROAD LINWOOD



Legal Description:

PT LOT 5 DEPOSITED PLAN 1133 (DP 1133), FLAT 4
DEPOSITED PLAN 35148 (DP 35148)

Valuation Roll Number: 22420 17800D

Valuation Information: Rating Valuation as at 01 Aug 2007

Capital Value:\$184000 Land Value: \$66900 Improvements Value:
\$117100

Please Note: These Values are intended for Rating purposes only

Existing Owner:

LEON SANUEL WARD
KAREN MARIE WARD
MICHAEL JOHN WARD
698 MAIN SOUTH ROAD

CHRISTCHURCH 8042

Client Reference: 26690-1

Phone No: 379 4660

Fax No: 379 4614

Date Received: 16/09/2009

Date Issued : 23/09/2009

A search of records held by the council has revealed the following information:

1. Annual rates to : 30/06/ 2010

\$974.55

For Rates Enquiries Please Phone: 941 8999

	<u>Instalment Amount</u>	<u>Date Due</u>
Instalment 1 :	\$243.64	15/09/2009
Instalment 2 :	\$243.64	15/12/2009
Instalment 3 :	\$243.64	15/03/2010
Instalment 4 :	\$243.63	15/06/2010

Rates Owing as at : 23/09/2009 \$0.00

2. Excess Water Charges

\$0.00

3. Final water meter reading may be required

No Reading Required

For Office Use:

Debtor Number: 3169189

LIM Number: LIM, 70110860

Property ID: 801739

Rate Account ID: 1642083

This Information was Processed at: Civic Offices

Telephone : (03) 941 8825

CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH

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CHRISTCHURCH
CITY COUNCIL - ENVIRONMENT

LIM No:
LIM70110860

4. Consents Certificate, notices, orders, or requisitions affecting the land and buildings

For Building Enquiries Please Phone: 941 8995

i. Building Permits:

PER59600919 Completed

Applied: 5/11/1959 Issued Date: 26/11/1959

ALTERATIONS

No plans/additional information held on property file

PER69710357 Completed

Applied: 24/02/1970 Issued Date: 25/03/1970

5 FLATS & GARAGES

ii. Project Information Memoranda:

...None recorded for this Property

iii. Building Consents:

...None recorded for this Property

iv. Building Act Certificates of Acceptance:

...None recorded for this Property

v. Building Act Exemptions:

...None recorded for this Property

vi. Registered Premises:

...None recorded for this Property

This Information was Processed at: Civic Offices

CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH

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vii. Hazardous Substance Test Certificate: ...None recorded for this Property

viii. Building Warrant Of Fitness: ...None recorded for this Property

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CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH

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5. Planning Information:

For Planning Enquiries Please Phone: 941 8999

(A) Transitional Plan

Zoning

R12 city

Designations on Site Yes / No

Road Widening Designations Yes / No

(B) Proposed Plan

Zoning

Living 3 (Inner City Medium Density and Suburban Focals)

- | | |
|-------------------------------------|----|
| 1. Special Amenity Area | No |
| 2. Community Footprint | No |
| 3. Opposite Important Open Space | No |
| 4. Designations on Site | No |
| 5. Road Widening Designations | No |
| 6. Historic or Protected Bldg | No |
| 7. Other Heritage Protection Items | No |
| 8. Protected Trees | |
| - Heritage/Notable Tree | No |
| - Other eg. Category A,B,C | No |
| Street Plantings; Subdivision Trees | |
| 9. Noise Control | No |
| 10. Coastal Protection | No |
| 11. Landscape Protection | No |

Note - The Council is not required to include all information in a LIM that is apparent from the Transitional District Plan or the Proposed City Plan. Please note that the planning information provided is not exhaustive, and reference to the Transitional District Plan and the Proposed City Plan is recommended.

(C) Land Use Resource Consents

...None recorded for this Property

This Information was Processed at: Civic Offices

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6. Information notified to council by any statutory organisation having the power to classify land or building for any purpose:.....Yes

Please refer to Section 9 for details

7. Information notified to council by any network utility operator pursuant to the Building Act 1991:.....No

8. Kerbside Waste Collection

- ◆ Your recycling is collected Fortnightly on the Week 2 collection cycle on a Monday. Please leave your recycling at the Kerbside by 6:00 a.m. Your nearest recycling depot is the Metro Place Refuse Station
- ◆ Your rubbish is collected Fortnightly on the Week 2 collection cycle on a Monday. Please leave your rubbish at the Kerbside by 6:00 a.m. Your nearest rubbish depot is the Metro Place Refuse Station
- ◆ Your organics are collected Weekly on Monday. Please leave your organics at the Kerbside by 6:00 a.m.

This Information was Processed at: Civic Offices

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P.O. BOX 237, CHRISTCHURCH

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9. Other Related Property Information

◆ **ECan Liquefaction Assessment**

ECan holds indicative information on liquefaction hazard in the Christchurch area. Information on liquefaction can be found on the ECan website at www.ecan.govt.nz/liq or by calling ECan customer services on Ph 03 353 9007. The Christchurch City Council may require site-specific investigations before granting future subdivision or building consent for the property, depending on the liquefaction potential of the area that the property is in.

◆ **ECan Natural Resources Regional Plan**

There may be policies or rules within Environment Canterbury's Natural Resources Regional Plan that regulate land use on this site. Queries regarding the impact of the Natural Resources Regional Plan on the property should be made to Ecan customer services on Ph 03 353 9007.

◆ **Property File off-site. Phone 941 8999 to request file (ex Linwood)**

◆ **Property located in Hagley-Ferrymead Community Board area**

◆ **Property located in Hagley-Ferrymead Ward**

◆ **Property or part of property within urban area**

10. Water Related Property Information

◆ **Water Supply**

Christchurch City Council is the networked supplier of water to this property. This property is connected to the Christchurch City Council Water Supply. The conditions of supply are set out in the Christchurch City Council Water related Services Bylaw (2008), refer to www.ccc.govt.nz.

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P.O. BOX 237, CHRISTCHURCH

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11. Special Site Characteristics and Additional Water Related Services Information

- ◆ A drainage plan is attached. For further enquiries regarding drainage information supplied with the LIM please phone 941 6437.
- ◆ The property is shown to be served by a sewer drain which is shared.
- ◆ No details of the private stormwater system serving this property are shown on the plan.
- ◆ The records held by this Unit do not show any history of flooding or drainage problems on the property.

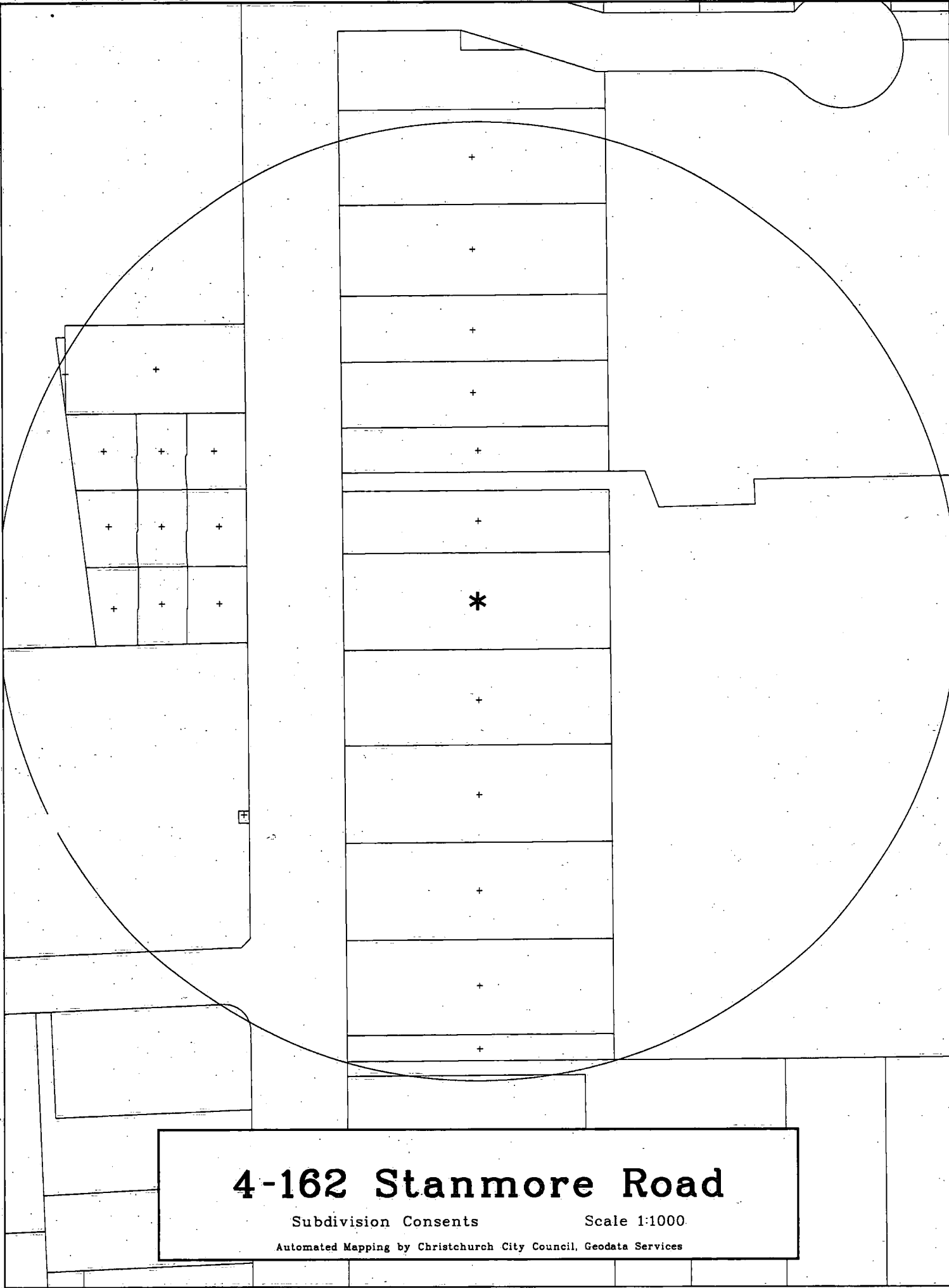
Please Note :

The Council may require a development contribution in respect of any activities in the City that create a demand for new reserves and infrastructure. Such activities include sub-division of land parcels and new construction. The Development Contributions Policy and supporting information is obtainable online at <http://www.ccc.govt.nz/LTCCP/Draft/DevelopmentContributionsPolicy/> and at Civic Offices, Tuam Street and Council Service Centres

To enable Council to measure the accuracy of this LIM document based on our current records, we would appreciate your response should you find any information contained therein which may be considered to be incorrect or omitted. Please telephone the appropriate Service Centre as shown on the front page of this LIM.

This Information was Processed at: **Civic Offices**

CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH



4-162 Stanmore Road

Subdivision Consents

Scale 1:1000

Automated Mapping by Christchurch City Council, Geodata Services

Spatial Query Report



Land Use Resource Consents within 100 metres of 4-162 Stanmore Road

Note, This map does not include Subdivision Consents and Certificate of Compliance issued under the Resource Management Act.

Address: 144A STANMORE ROAD

Consent Type:

Activity: Discretionary Activity

Reference: 962179

Status: Completed

Decision: Granted

Date Received: 19 August 1996

Date of Decision: 9 October 1996

Description:

To erect a multi unit Elderly Persons Housing development which intrudes into the recession plane, minimum site area, site cover, outdoor living space and building length of wall exceeds 20m without a 2.4m step in Plan.

Address: 150 STANMORE ROAD

Consent Type:

Activity: Conditional Use

Reference: 9209939

Status: Completed

Decision: Granted

Date Received:

Date of Decision: 15 February 1967

Description:

Convert dwelling into two self contained flats.

Address: 159 STANMORE ROAD

Consent Type: Non-Notified Application

Activity: Non-Complying Activity

Reference: 20014233

Status: Completed

Decision: Granted

Date Received: 28 July 2003

Date of Decision: 22 September 2003

Description:

FEE SIMPLE SUBDIVISION - 9 LOTS 223 requested 17/5/04 released 19/05/04 224 requested 4/6/04 224 RELEASED 11/06/04 DP 337069.

Consent Type: Non-Notified Application

Activity: Limited Discretionary

Reference: 20011935

Status: Completed

Decision: Granted

Date Received: 13 November 2002

Date of Decision: 14 January 2003

Description:

Three apartments with attached garages with numerous non compliances.

Address: 163 STANMORE ROAD

Consent Type: Non-Notified Application **Activity:** Limited Discretionary

Reference: 20011936 **Status:** Completed **Decision:** Granted

Date Received: 13 November 2002 **Date of Decision:** 9 January 2003

Description:

3 apartments with attached garages with various non compliances.

Address: 165 STANMORE ROAD

Consent Type: Non-Notified Application **Activity:** Limited Discretionary

Reference: 20011937 **Status:** Completed **Decision:** Granted

Date Received: 13 November 2002 **Date of Decision:** 9 January 2003

Description:

3 apartments with attached garage with various non compliances.

Address: 167 STANMORE ROAD

Consent Type: **Activity:** Non-Complying Activity

Reference: 9220936 **Status:** Completed **Decision:** Granted

Date Received: 8 January 1993 **Date of Decision:** 11 March 1993

Description:

Consent to establish a Place of assembly with reduced yard requirements.

Address: 82 AVONSIDE DRIVE

Consent Type: Limited Notification **Activity:** Limited Discretionary

Reference: 20019347 **Status:** Completed **Decision:** Granted

Date Received: 1 March 2005 **Date of Decision:** 8 July 2005

Description:

New public toilet and bus shelter.

Data Quality Statement

Land Use Consents

All resource consents* are shown for sites that have been labeled with an address. For sites that have been labelled with a cross (+) no resource consents have been found. Sites that have no label have not been checked for resource consents. This will be particularly noticeable on the margins of the search area radius. If there are such sites and you would like them to be included in the check, please ask for the LIM spatial query to be rerun accordingly. This will be done free of charge although there may be a short delay. Resource consents which are on land occupied by roads, railways or rivers are not, and currently cannot be, displayed, either on the map or in the list. Resource consents that relate to land that has since been subdivided, will be shown in the list, but not on the map. They will be under the address of the land as it was at the time the resource consent was applied for. Resource consents that are listed as Non-notified and have a status of current, may in fact be notified resource consents that have not yet been through the notification process. If in doubt, please phone (03)9418657.

* The term "resource consents" in this context means land use consents. Subdivision consents and certificates of compliance are excluded.

Subdivision Consents

All subdivision consents* are shown for sites that have been labelled with an address and consent details. For sites that have been labelled with a cross (+) no records have been found. Sites that have no label have not been checked for subdivision consents. This will be particularly noticeable on the margins of the search area radius. If there are such sites and you would like them to be included in the check, please ask for the LIM spatial query to be rerun accordingly. This will be done free of charge although there may be a short delay.

* The term "subdivision consents" in this context means a resource consent application to subdivide land. Non subdivision land use resource consents and certificates of compliance are excluded.

This report will only record those subdivision applications which have not been completed and new properties have not been created in the council's property database; i.e. once a subdivision has been given effect to and the new lots/properties have been established the application which created those lots will not be shown.

All Subdivision Consent information is contained on the map and no separate list is supplied.

Ph: 941-8300
Fax: 941-8385

WASTE WATER MAIN
STORM WATER MAIN
WATER SUPPLY MAIN
WASTE WATER DRAIN
STORM WATER DRAIN
WATER INTAKE SUBMAIN
WATER SUPPLY SUBMAIN
BIO GAS MAIN
CABLE
STD MANHOLE (WASTE)
VENTED MANHOLE (WASTE)
STD MANHOLE (STORM)
L.T. STORM
FIRE HYDRANT (WATER)
VALVE (WATER)
METER (WATER)
CONNECTOR (WATER)
INLET (WATER)
OUTLET (WATER)

CAUTION
THE ACCURACY OF THIS PLAN IS
NOT GUARANTEED. ONSITE
VERIFICATION REQUIRED.

70110860
VERIFICATION REQUIRED.



SCALE 1:500 on A4

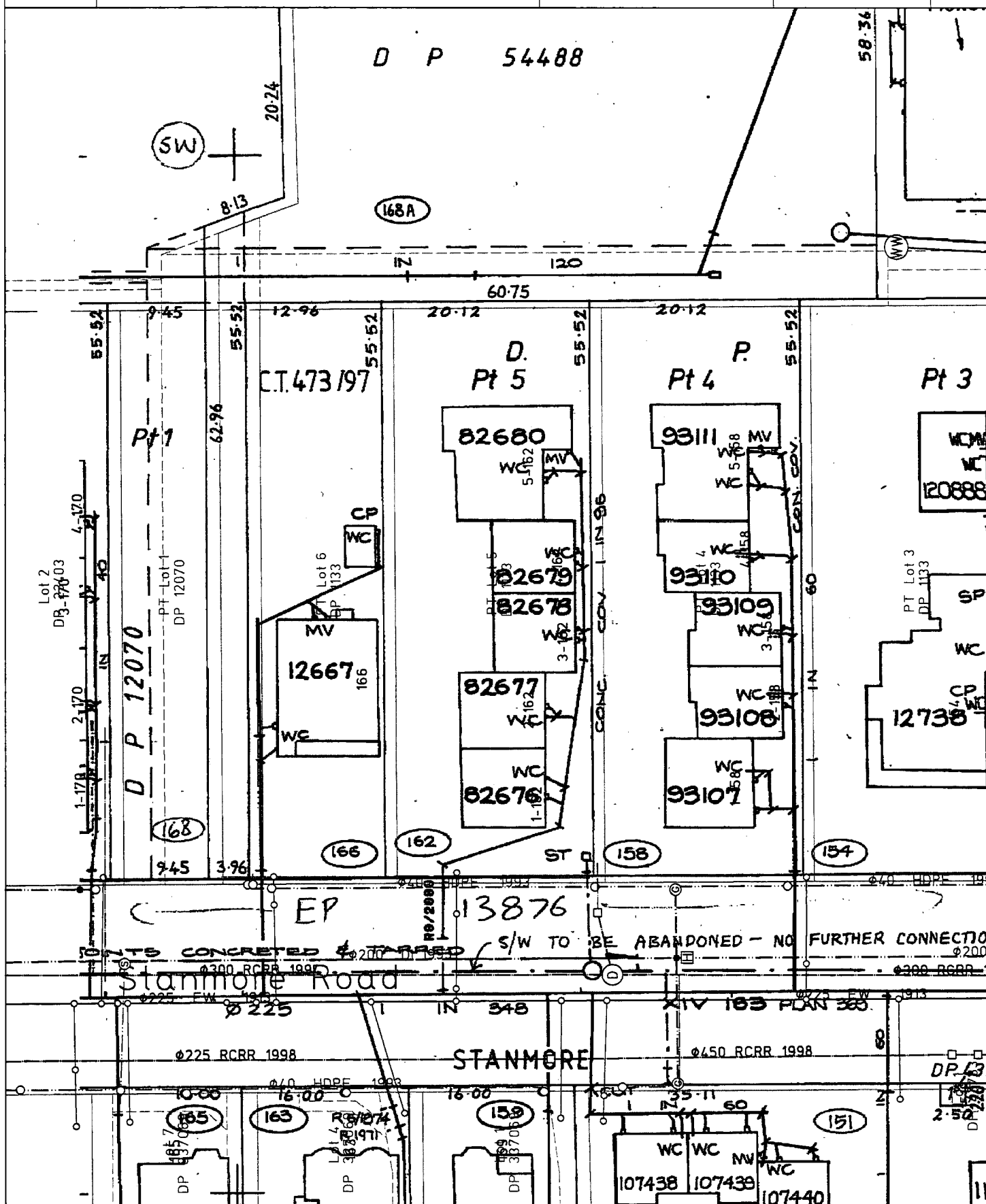
4/162 Stainmore Road

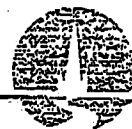


CHRISTCHURCH

CITY COUNCIL - IM & CT

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**CHRISTCHURCH**
CITY COUNCIL - YOUR PEOPLE - YOUR CITY**PARKS & WATERWAYS UNIT**

15 May 2001

Mrs. J. Williams
5/162 Stanmore Road
CHRISTCHURCH

PC - 003-11358

**DOCUMENT
NUMBER**

OUT 01/3123

Dear Mrs. Williams

FLOODING OF PROPERTIES AT NO'S 158,162 AND 168 STANMORE ROAD

Further to previous investigations regarding flooding on the above properties I now confirm that remedial work has taken place which should significantly reduce the flooding which has been experienced in the past. These works are:

- Spouting has been placed on the carport at No. 158.
- The spouting has now been connected to the roof stormwater system, which serves the units on No. 158.
- Council has re-routed the old roof stormwater outfall from No. 158 and discharged the pipe to the sump outside the common boundary of No's 158 and 162. This has lowered the outlet water level by some 300mm and should stop backflows from the street.

Hopefully these three items of remedial work will reduce the volume of water, which accumulates on and around your property during severe storms.

Yours faithfully

B M Smith
SENIOR ENGINEERING OFFICER

Encl

cc

5/162, Stanmore Road,
Christchurch.I.
Phone 389.6672
14.10.00.

FL
File Ref 001-49 17.8.99

To Mr Brian Smith,
The Water Services Unit.
Christchurch City Council.

Dear Sir,

Re flooding of Stanmore Road properties 158, 162 and 166.

After the heavy rain on Thursday 12th inst. there was the worst flooding we have ever experienced, and today it has drained away only a little. A contractor who happened to visit me yesterday, said that it is absolutely obvious that the stormwater drainage needs urgent attention. We wrote to you in August 1999 and you listed the factors that caused the trouble and promised to have something done to rectify the situation.

In the past after unusually heavy rain there was a puddle in the lawn which drained away in a few hours, but since Harper Gardens complex was built the present ponding has troubled us. It seems too that since the guttering of Stanmore Road was modernised the problem has been even worse. It is not right to blame the high water table, for if that were the cause of the trouble, the Holy Trinity car park would be a lake.

This year twice I have paid a gardener to plant seeds and potatoes and they have rotted or been washed away. To an old widow of 90 this is a frustrating, miserable experience. In fact I sometimes feel that if some influential, Merivale resident had such a problem it would have been dealt with a year ago.

I wrote to the Mayor suggesting you needed more staff but received a letter from Barbara Bone who did not deal with that but told me what I already know of the situation e.g. that we have had more rain than usual, and what you planned to do.

I hope you will do what you promised to do last year in your letter dated 17.08.99.

Yours faithfully

John Williams

Dave Williams requested to proceed with enforcement
17/10/2000. Ross Tenn Williams of the

FILE REF:	PD-003-11358			
DOCUMENT No	IN00/10906			
16 OCT 2000		ACTION	INFO	DISCUSS
Mr B Smith				

LAND INFORMATION MEMORANDUM

FAXED

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LIM No:
LIM70059997
1413/162

"This Land Information Memorandum has been prepared for the purpose of s.44A of the Local Government Official Information and Meetings Act 1987, and contains all the information known to the Christchurch City Council to be relevant to the land as detailed in subsection (2). It is based on a search of Council records only and there may be other information relating to the land which is unknown to the council. Council records may not show illegal or unauthorised building or works on the property. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose."

Please Supply to:

K J MCMENAMIN & SONS

P O BOX 2010

CHRISTCHURCH 8015

Property Address:

4-162 STANMORE ROAD LINWOOD



Legal Description:

PT LOT 5 DP 1133, FLAT 4 DP 35148

Valuation Information:

 Rating Valuation as at 01 Aug 2004

Capital Value:\$112000 Land Value: \$43200 Improvements Value: \$68800

Please Note: These Values are intended for Rating purposes only

Existing Owner:

S M S G D LIMITED

C/O S DAWSON
5 ASHGROVE COURT

LINCOLN 8152

Client Reference:

 HARD

Phone No: 366-4031

Fax No: 365-7197

Date Received: 5/09/2005

Date Issued : 9/09/2005

A search of records held by the council has revealed the following information:

1. Annual rates to : 30/06/ 2006

\$625.50

For Rates Enquiries Please Phone: 941 8423

	<u>Instalment Amount</u>	<u>Date Due</u>
Instalment 1 :	\$156.35	15/09/2005
Instalment 2 :	\$156.35	15/12/2005
Instalment 3 :	\$156.35	15/03/2006
Instalment 4 :	\$156.45	15/06/2006

Rates Owing as at : 9/09/2005 \$156.35

2. Excess Water Charges

\$0.00

3. Final water meter reading may be required

No Reading Required

For Office Use:

Debtor Number: 3171965
LIM Number: LIM, 70059997
Property ID: 801739
Rate Account ID: 1642083

This Information was Processed at: Linwood Service Centre

Telephone : (03) 941 6616

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LIM No:
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I. Consents Certificate, notices, orders, or requisitions affecting the land and buildings

For Building Enquiries Please Phone: 941 8995

i. Building Permits:

PER59600919 Completed

Applied: 5/11/1959 Issued Date: 26/11/1959

ALTERATIONS

PER69710357 Completed

Applied: 24/02/1970 Issued Date: 25/03/1970

5 FLATS & GARAGES

ii. Project Information Memoranda:

...None recorded for this Property

iii. Building Consents:

...None recorded for this Property

iv. Building Act Certificates of Acceptance:

...None recorded for this Property

v. Building Act Exemptions:

...None recorded for this Property

vi. Registered Premises:

...None recorded for this Property

This Information was Processed at: **Linwood Service Centre**

CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH

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LIM No:
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vii. Hazardous Substance Test Certificate: ...None recorded for this Property

This Information was Processed at: Linwood Service Centre

CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH

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LIM No:
LIM70059997

5. Planning Information:

For Planning Enquiries Please Phone: 941 8657

(A) Transitional Plan (prior to 24th June 1995)

(B) Proposed Plan

Zoning

Zoning

Living 3 (Inner City Medium Density and Suburban Focals)

R/2
City

Designations on Site Yes / No

Road Widening Designations Yes / No

- | | |
|------------------------------------|----|
| 1. Special Amenity Area | No |
| 2. Community Footprint | No |
| 3. Opposite Important Open Space | No |
| 4. Designations on Site | No |
| 5. Road Widening Designations | No |
| 6. Historic or Protected Bldg | No |
| 7. Other Heritage Protection Items | No |
| 8. Protected Trees | |
| - Heritage/Notable Tree | No |
| - Other eg. Category A,B,C | No |

Note - The Council is not required to include all information in a LIM that is apparent from the Transitional District Plan or the Proposed City Plan. However it is this Council's current practice to include planning information that it considers will be helpful to the LIM applicant. Please note that the planning information provided is not exhaustive, and reference to the Transitional District Plan and the Proposed City Plan is recommended.

(C) Land Use Resource Consents

...None recorded for this Property

This Information was Processed at: Linwood Service Centre

CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH

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LIM No:
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6. Information notified to council by any statutory organisation having the power to classify land or building for any purpose:.....Yes

Please refer to Section 9 for details

7. Information notified to council by any network utility operator pursuant to the Building Act 1991:.....No

8. Refuse Collection Day - Monday

The 26 bags which the council provides each year are for the refuse generated on that property during the year. When moving house (or flat) all refuse bags should be left behind for the new owners. There should be enough to last until next May.

9. Other Related Property Information

◆ **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 <<http://www.ecan.govt.nz>>.

◆ **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.

◆ **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.

◆ **Property Records are held at the Linwood Service Centre**

◆ **Property located in Hagley-Ferrymead Ward**

◆ **Property or part of property within urban area**

10. Water Related Property Information

◆ **Property affected by a cost sharing area**

This property is located in the Wastewater Reticulation Capacity Upgrade cost sharing area for contributions to the works. A cost sharing contribution would only be requested if sewer is available and subdivision or building consent is received.

This Information was Processed at: Linwood Service Centre

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P.O. BOX 237, CHRISTCHURCH

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LIM No:
LIM70059997

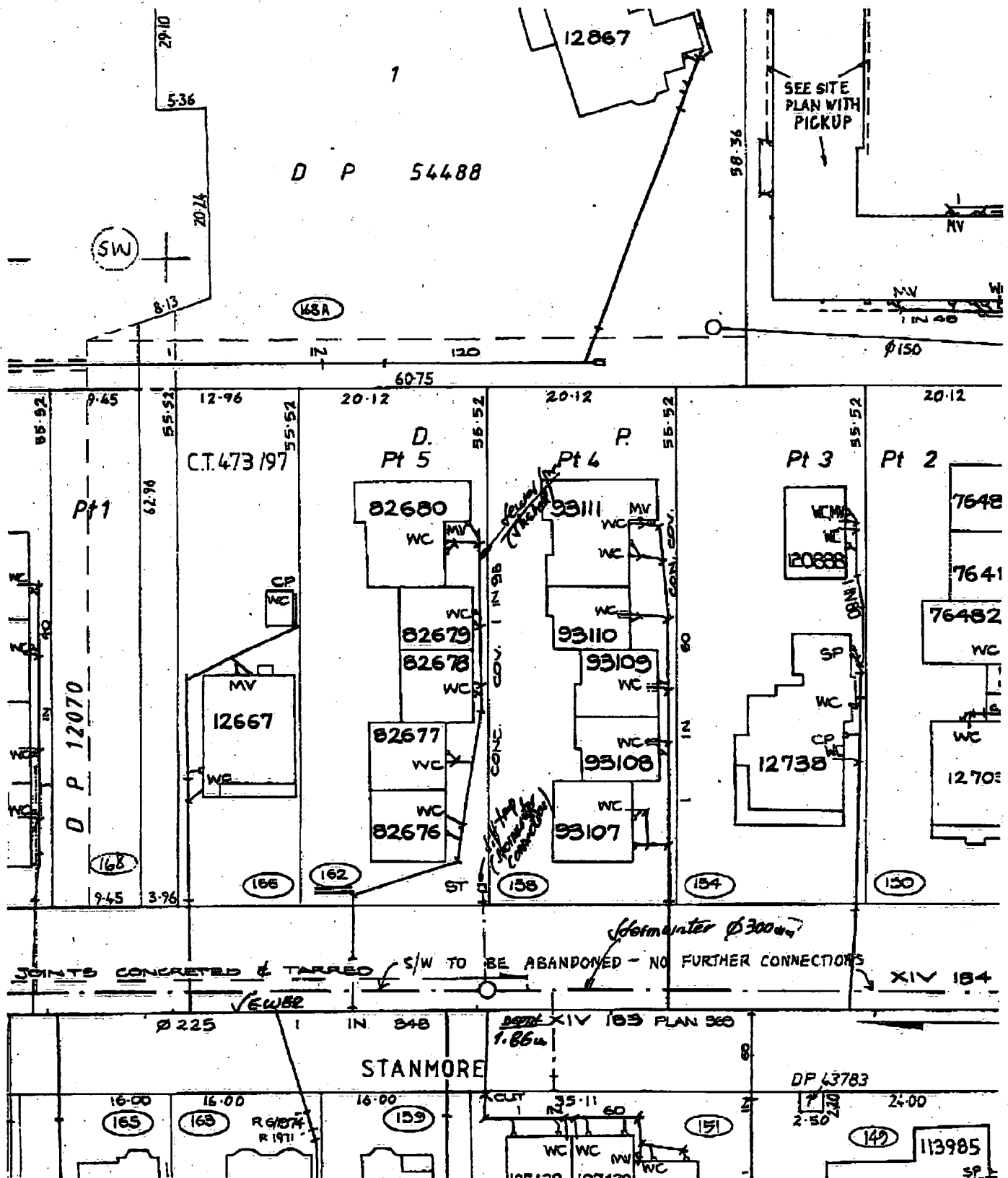
11. Special Site Characteristics and Additional Water Related Services Information

- ◆ A drainage plan is attached. For further enquiries regarding drainage information supplied with the LIM please phone 941 8309.
- ◆ The property is shown to be served by a sewer drain which is shared.
- ◆ A stormwater lateral connection pipe (fitted with a silt trap) is installed and is available to serve the site.
- ◆ No details of the private stormwater system serving this property are shown on the plan.
- ◆ The records held by this Unit do not show any history of flooding or drainage problems direct related to this property. However there were some drainage problems (please see attachments) related to Flat/Unit 5 (rear flat) on this property (next to Flat/Unit 4). As the attached CCC Letter states there were some drainage works carried out and no drainage or flooding complaints have been received (lodged with the Council) since.
- ◆ No direct drainage/flooding complaints have been received (subsequent or earlier to 1999) from the owner of Unit/Flat 4.

To enable Council to measure the accuracy of this LIM document based on our current records, we would appreciate your response should you find any information contained therein which may be considered to be incorrect or omitted. Please telephone the appropriate Service Centre as shown on the front page of this LIM.

This Information was Processed at: **Linwood Service Centre**

CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH



**CHRISTCHURCH**

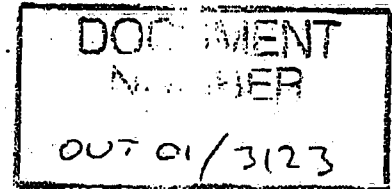
CITY COUNCIL - YOUR PEOPLE - YOUR CITY

PARKS & WATERWAYS UNIT

15 May 2001

Mrs. J. Williams
5/162 Stanmore Road
CHRISTCHURCH

PO - 003-11358



Dear Mrs. Williams

FLOODING OF PROPERTIES AT No's 158,162 AND 168 STANMORE ROAD

Further to previous investigations regarding flooding on the above properties I now confirm that remedial work has taken place which should significantly reduce the flooding which has been experienced in the past. These works are:

- Spouting has been placed on the carport at No. 158.
- The spouting has now been connected to the roof stormwater system, which serves the units on No. 158.
- Council has re-routed the old roof stormwater outfall from No. 158 and discharged the pipe to the sump outside the common boundary of No's 158 and 162. This has lowered the outlet water level by some 300mm and should stop backflows from the street.

Hopefully these three items of remedial work will reduce the volume of water, which accumulates on and around your property during severe storms.

Yours faithfully

B M Smith
SENIOR ENGINEERING OFFICER

Encl

cc

5/162, Stanmore Road,
Christchurch.I.
Phone 389.6672
14.10.00.

FL
File Ref 001-49 17.8.99

To Mr Brian Smith,
The Water Services Unit.
Christchurch City Council.

Dear Sir,

Re flooding of Stanmore Road properties 158, 162 and 166.

After the heavy rain on Thursday 12th inst. there was the worst flooding we have ever experienced, and today it has drained away only a little. A contractor who happened to visit me yesterday, said that it is absolutely obvious that the stormwater drainage needs urgent attention. We wrote to you in August 1999 and you listed the factors that caused the trouble and promised to have something done to rectify the situation.

In the past after unusually heavy rain there was a puddle in the lawn which drained away in a few hours, but since Harper Gardens complex was built the present ponding has troubled us. It seems too that since the guttering of Stanmore Road was modernised the problem has been even worse. It is not right to blame the high water table, for if that were the cause of the trouble, the Holy Trinity car park would be a lake.

This year twice I have paid a gardener to plant seeds and potatoes and they have rotted or been washed away. To an old widow of 90 this is a frustrating, miserable experience. In fact I sometimes feel that if some influential, Merivale resident had such a problem it would have been dealt with a year ago.

I wrote to the Mayor suggesting you needed more staff but received a letter from Barbara Bone who did not deal with that but told me what I already know of the situation e.g. that we have had more rain than usual, and what you planned to do.

I hope you will do what you promised to do last year in your letter dated 17.08.99.

Yours faithfully

Jean Williams

Dave Williams requested to proceed with enforcement at 158 Stanmore Rd. 17/10/2000. Ray Jean Williams of this

FILE REF:	FD-003-11358			
DOCUMENT No	IN00/10906			
16 OCT 2000				
Mr B Smith		ACTION	INFO	DISCUSS
		REPORT		

CLOSE

STANMORE

+	+	+
+	+	+
+	+	+

144A
Stanmore
Road

TRINITY LANE

Scale 1:1000

Automated Mapping by Christchurch City Council, Geodata Services

LYCHGATE

CLOSE

ROAD

STANMORE

~~HAAST ST~~

TRINITY LANE

4-162 Stanmore Road

Subdivision Consents

Scale 1:1000

Automated Mapping by Christchurch City Council, Geodata Services

Spatial Query Report



Land Use Resource Consents within 100 metres of 4-162 Stanmore Road

Note, This map does not include Subdivision Consents and Certificate of Compliance issued under the Resource Management Act.

Address: 144A STANMORE ROAD

Consent Type:

Activity: Discretionary Activity

Reference: 962179

Status: Completed

Decision: Granted

Date Received: 19 August 1996

Date of Decision: 9 October 1996

Description:

To erect a multi unit Elderly Persons Housing development which intrudes into the recession plane, minimum site area, site cover, outdoor living space and building length of wall exceeds 20m without a 2.4m step in Plan.

Address: 150 STANMORE ROAD

Consent Type:

Activity: Conditional Use

Reference: 9209939

Status: Completed

Decision: Granted

Date Received:

Date of Decision: 15 February 1967

Description:

Convert dwelling into two self contained flats.

Address: 159 STANMORE ROAD

Consent Type: Non-Notified Application

Activity: Non-Complying Activity

Reference: 20014233

Status: Completed

Decision: Granted

Date Received: 28 July 2003

Date of Decision: 22 September 2003

Description:

FEE SIMPLE SUBDIVISION - 9 LOTS 223 requested 17/5/04 released 19/05/04 224 requested 4/6/04 224 RELEASED 11/06/04 DP 337069.

Consent Type: Non-Notified Application

Activity: Limited Discretionary

Reference: 20011935

Status: Completed

Decision: Granted

Date Received: 13 November 2002

Date of Decision: 14 January 2003

Description:

Three apartments with attached garages with numerous non compliances.

Address: 163 STANMORE ROAD

Consent Type: Non-Notified Application

Activity: Limited Discretionary

Reference: 20011936

Status: Completed

Decision: Granted

Date Received: 13 November 2002

Date of Decision: 9 January 2003

Description:

3 apartments with attached garages with various non compliances.

Address: 165 STANMORE ROAD

Consent Type: Non-Notified Application

Activity: Limited Discretionary

Reference: 20011937

Status: Completed

Decision: Granted

Date Received: 13 November 2002

Date of Decision: 9 January 2003

Description:

3 apartments with attached garage with various non compliances.

Address: 167 STANMORE ROAD

Consent Type:

Activity: Non-Complying Activity

Reference: 9220936

Status: Completed

Decision: Granted

Date Received: 8 January 1993

Date of Decision: 11 March 1993

Description:

Consent to establish a Place of assembly with reduced yard requirements.

Data Quality Statement

Land Use Consents

All resource consents* are shown for sites that have been labeled with an address. For sites that have been labelled with a cross (+) no resource consents have been found. Sites that have no label have not been checked for resource consents. This will be particularly noticeable on the margins of the search area radius. If there are such sites and you would like them to be included in the check, please ask for the LIM spatial query to be rerun accordingly. This will be done free of charge although there may be a short delay. Resource consents which are on land occupied by roads, railways or rivers are not, and currently cannot be, displayed, either on the map or in the list. Resource consents that relate to land that has since been subdivided, will be shown in the list, but not on the map. They will be under the address of the land as it was at the time the resource consent was applied for. Resource consents that are listed as Non-notified and have a status of current, may in fact be notified resource consents that have not yet been through the notification process. If in doubt, please phone (03)9418657.

* The term "resource consents" in this context means land use consents. Subdivision consents and certificates of compliance are excluded.

Subdivision Consents

All subdivision consents* are shown for sites that have been labelled with an address and consent details. For sites that have been labelled with a cross (+) no records have been found. Sites that have no label have not been checked for subdivision consents. This will be particularly noticeable on the margins of the search area radius. If there are such sites and you would like them to be included in the check, please ask for the LIM spatial query to be rerun accordingly. This will be done free of charge although there may be a short delay.

* The term "subdivision consents" in this context means a resource consent application to subdivide land. Non subdivision land use resource consents and certificates of compliance are excluded.

This report will only record those subdivision applications which have not been completed and new properties have not been created in the council's property database; i.e. once a subdivision has been given effect to and the new lots/properties have been established the application which created those lots will not be shown.

All Subdivision Consent information is contained on the map and no separate list is supplied.

Christchurch Eq. RAPID Assessment Form - LEVEL 1

Inspector Initials

Territorial Authority

G COZENS
Christchurch City

Date of Inspection

Time

4-3-11
AM

Exterior Only
Exterior and Interior

☐
☐

Building Name

Short Name

Address

1-5

162 STAMFORD RD
ALONGSIDE

Type of Construction

MO

DAMAGE

- ☒ Timber frame
☐ Steel frame
☐ Tilt-up concrete
☐ Concrete frame
☐ RC frame with masonry infill

BLOCK
VENETIAN

- ☐ Concrete shear wall
☐ Unreinforced masonry
☐ Reinforced masonry
☐ Confined masonry
☐ Other:

GPS Co-ordinates

S°

E°

Contact Name

Contact Phone

Storeys at and above
ground level

1

Below ground
level

Total gross floor area
(m²)

Year
built

No of residential Units

5

Primary Occupancy

- ☐ Dwelling
☐ Other residential
☐ Public assembly
☐ School
☐ Religious

- ☐ Commercial/ Offices
☐ Industrial
☐ Government
☐ Heritage Listed
☐ Other

Photo Taken

Yes

No

Investigate the building for the conditions listed below:

Overall Hazards / Damage

Minor/None

Moderate

Severe

Comments

Collapse, partial collapse, off foundation

☐
☐
☐

Building or storey leaning

☐
☐
☐

Wall or other structural damage

☐
☐
☐

Overhead falling hazard

☐
☐
☐

Ground movement, settlement, slips

☐
☐
☐

Neighbouring building hazard

☐
☐
☐

Other

☐
☐
☐

Choose a posting based on the evaluation and team judgement. Severe conditions affecting the whole building are grounds for an UNSAFE posting. Localised Severe and overall Moderate conditions may require a RESTRICTED USE. Place INSPECTED placard at main entrance. Post all other placards at every significant entrance.

INSPECTED

GREEN

☒

RESTRICTED USE

YELLOW

☐

UNSAFE

RED

☐

Record any restriction on use or entry:

Further Action Recommended:

Tick the boxes below only if further actions are recommended

☐ Barricades are needed (state location):

☐ Level 2 or detailed engineering evaluation recommended

☐ Structural

☐ Geotechnical

☐ Other recommendations:

☐ Other:

Estimated Overall Building Damage (Exclude Contents)

None

☐

0-1 %

☐

2-10 %

☐

11-30 %

☐

31-60 %

☐

61-99 %

☐

100 %

☐

Sign here on completion

[Signature]

Date & Time
ID

Inspection ID _____ (Office Use Only)

75065129