

Christchurch Eq. RAPID Assessment Form - LEVEL 1

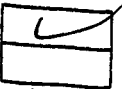
Inspector Initials
Territorial Authority

TES
Christchurch City

Date of Inspection
Time

3-3-2011
2 53 pm

Exterior Only
Exterior and Interior



Building Name

Short Name

Address

94A Aldwins Rd

Type of Construction

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

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

GPS Co-ordinates

S° E°

Contact Name

no One Home

Contact Phone

Storeys at and above
ground level

Below ground
level

Primary Occupancy

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

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

Total gross floor area
(m²)

Year
built

No of residential Units

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

☐
☐
☐

no Damage

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:

☐ Other recommendations:

Estimated Overall Building Damage (Exclude Contents)

None ☐

0-1 % ☐

2-10 % ☐

11-30 % ☐

31-60 % ☐

61-99 % ☐

100 % ☐

Sign here on completion

Tony [Signature]

Date & Time
ID

3-3-2011 / 2:53 pm
7931

Inspection ID _____ (Office Use Only)

75059648

JOB RECORD CARD (for Waterworks Inspectors)

PERMIT INFORMATION:

3/11

Description: 2 dwellings

Address: 94 Aldwin Rd.

Owner: North Hines

File: BU/40/24/94

Builder: Permit No: 3641

Plumber: A.J.T. Burits Application No: 3953

Permit Conditions; (Plumbing and Drainage only): C.H.G.

Fees Paid: Water Connection Charge \$ 145
Drainage Permit/Footpath opening \$ 43.50

PLUMBING WORK:		
Plumber's Name: A.J.T. BURITS		
Plumber's Notice No:		
Date	Inspection	Comments
23.4.85	FINAL P.G.	O.K.
STORMWATER WORK: (Attach Drainage Permit and Plan)		
Drainlayer's Name: M. HANSEN		
Drainage Permit No:		
Date	Inspection	Comments
23.4.85	FINAL P.G.	O.K.

Property File Reference
BU/40/ 24 / 94

Application Number:

Date:

APPLICATION FOR PERMIT FOR DRAINAGE WORK

To The Deputy General Manager (Works)
CHRISTCHURCH.

I hereby apply for a permit to install stormwater drainage at: — (please print)

Address: 942 Aldwin Kil Lot No.

Owner's Name: MERRITT HUNTER D.P.

Description of Drainlaying Work: 2 lots to Kil

Plan Provided:— Yes/No

Building Permit reference (if any):— Permit No.

Name and address of registered drainlayer or other person entitled to do the work:—

Name: J. A. Hunter Address

Signature: J. A. Hunter Date:

Postal Address of Owner (if different to above): P/No.

CITY OF CHRISTCHURCH

CITY WORKS & PLANNING DEPARTMENT
P.O. BOX 237, CHRISTCHURCH, NEW ZEALAND

PERMIT FOR STORMWATER DRAINAGE

Mr J. A. Hunter is hereby authorised to carry out the stormwater drainage work described to be completed within months of approval of stormwater permit or by the time building work is completed (whichever is sooner), strictly in accordance with the provisions of the Christchurch City Council Specification for the Laying of Stormwater Drains and on payment of the following fees:—

Footpath opening fee:

File No. 6877

Inspection fee: Paid

Invoice No.

Total fee:

Receipt No.

Signed: R. Roberts (Inspector)

Date 11-4-85

For Deputy General Manager (Works)

JOB RECORD

Initial Inspection:

Final Inspection:

As built plan provided:

General: 110 mm POC laid on site to L/C

STREET
ADDRESS

94 Aldwins Rd

BU/40

24/94

Permit No.

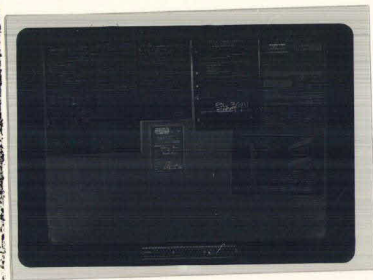
3641 ①

①
L.W. 84 3641

CODE

DATE

COMMENTS



TYPE:

2 dogs

STREET
ADDRESS

94 Aldwins Rd

BU/40

24/94

Permit No.

3641 (2) LIN/24/3641 (2)

CODE

DATE

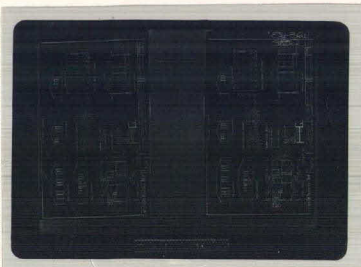
COMMENTS

5

26/6/95

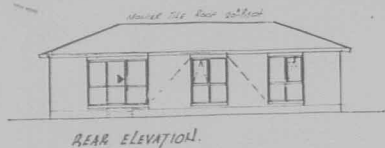
OK

SOLD



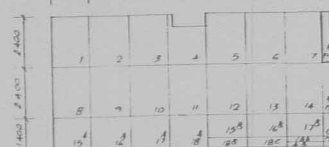
TYPE:

2 dwgs

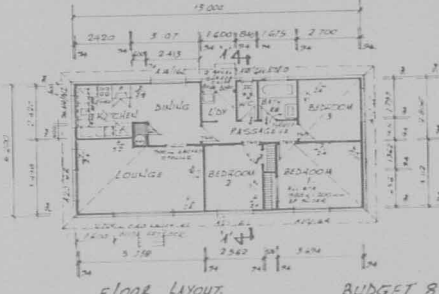


CONSTRUCTION, SCHEDULE:-

MONITOR FILE ROOM
 208 AREA
 THE SHUTTLES 80-20 --
 FIVE 4-55-5-9-10 -- C-28
 FIVE RATE OF THE C-1
 1-1-1 -- TOP RATE
 THE 1-1-1 -- TOP RATE (OVER PARTITION)
 C-28 -- C-28 SHUTTLES 80-20 --
 A 75mm POLICE BOX C-28/15
 B-1-1-1-1-1
 C-28/15-1-1-1-1-1
 LINDER 702



PARTICLE BOARD FL LAYOUT



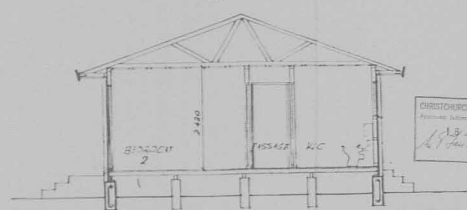
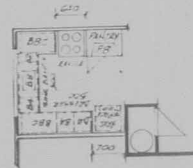
Floor Layout

NARROW LINTEL SIZES:-

70 Hz STANDARD 3604
ELECTRICAL SCHEMATIC

2 Lia475

KITCHEN LAYOUT:-



2000

CHRISTCHURCH CITY COUNCIL
Approved Subject to the By Laws
15 JAN 1935
The Engineer

merritt homes ltd

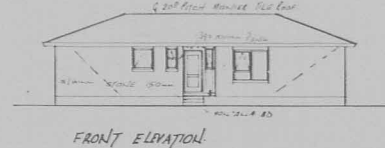
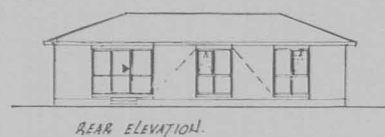
BUDGET 83

FLAT 2	COMPOSITE TITLE 637 (2)
	LOT 3 ALDWICKS ROAD LINWOOD

AREA OVER BRICK 85-09-1/322 AG
AREA OVER TRAIL 80-00-1-1
AREA OVER 85-09-1/322 AG

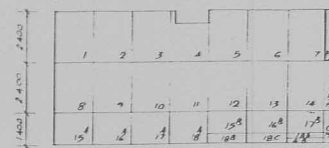
3998	TILE
.. 17 th JULY 1984	

DO NOT SCALE

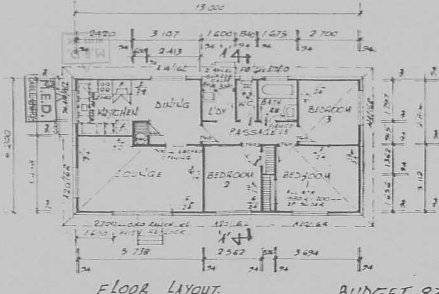


CONSTRUCTION, SCHEDULE:

NO. 112 - 715 R200
200 H/CH
FILE # 11255 50-50-
F. 12 - 25555 50-50- C-15
H/CH RATE OF 215 G/L
12-15 - TOP RATE
12-17 - TOP RATE (OVER 12-15)
12-18 - C-15 BATTENS 400-400-
4-75 - POLITE 600 SOFFITS
12-18 - 715 C-15
C-15 BATTENS 400-400-
12-18 - 715



PARTICLE BOARD FL LAYOUT



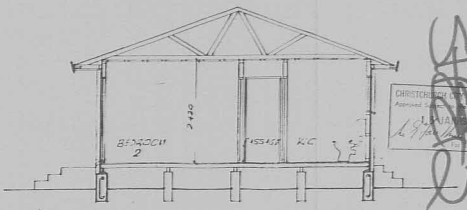
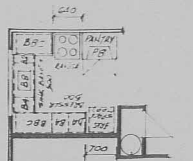
FLOOR LAYOUT.

WINDOW LINTEL SIZES:-

TO THE STANDARD 3604
ELECTRICAL SCHEDULE:-

12 LIGHTS
12 SOCKET OUTLETS

KITCHEN LAYOUT:-



SECTION 'A-A'

CHRISTCHURCH CITY COUNCIL
Approved Subject to the H...
L. JAMES
1997
Tile

Gerritt Homes Ltd

BUDGET 87

FLAT 1	PREPARED RESIDENCE FOR COMPOSITE TITLE 636 (1) LOT 3 MIDWINTER ROAD, LULLABONG
--------	---

AREA OVER BRIDGE 35.60' x 22.42'

AREA DIRT PINE 5' x 2' x 2' x 2'

3999	TILE
------	------

PERMIT INFORMATION:

Address:

Owner:

File:

Builder:

Permit No:

Plumber:

Application No:

Permit Conditions; (Plumbing and Drainage only):

2

4A

Plumber's Name:

Date _____

Inspection

Comments

FINAL

```
Drainlayer's Name:
```

Drainage Permit No:

Date _____

Inspection

Comments

FINAL

Property File Reference
BU/40/ 24 / 943.

Application Number:

Date:

APPLICATION FOR PERMIT FOR DRAINAGE WORK

To The Deputy General Manager (Works)
CHRISTCHURCH.

I hereby apply for a permit to install stormwater drainage at:— (please print)

Address: 94b Alhambra Rd Linwood Lot No. 3

Owner's Name: W.F. and D.A.S. Elliott D.P. 46855

Description of Drainlaying Work: Connecting gully stormwater to existing stormwater on house

Plan Provided:— Yes/No

Building Permit reference (if any):— Permit No.

Name and address of registered drainlayer or other person entitled to do the work:—

Name: W.F. Elliott Address: AS above

Signature: W.F. Elliott Date: 20/5/87

Postal Address of Owner (if different to above):..... P/No.

CITY OF CHRISTCHURCH

CITY WORKS & PLANNING DEPARTMENT
P.O. BOX 237, CHRISTCHURCH, NEW ZEALAND

PERMIT FOR STORMWATER DRAINAGE

Mr W.F. Elliott is hereby authorised to carry out the stormwater drainage work described to be completed within months of approval of stormwater permit or by the time building work is completed (whichever is sooner), strictly in accordance with the provisions of the Christchurch City Council Specification for the Laying of Stormwater Drains and on payment of the following fees:—

Footpath opening fee:

File No. 8606

Inspection fee:

Invoice No.

Total fee:

Receipt No.

Signed: R. Galati (Inspector)
For Deputy General Manager (Works)

Date 21.5.87

JOB RECORD

Initial Inspection:

Final Inspection:

As built plan provided:

General: 110mm PVC laid on chip to existing

PERMIT INFORMATION:

Description:

Address:

Owner:

Builder:

Plumber:

File:

Permit No:

Application No:

Permit Conditions; (Plumbing and Drainage only):

Fees Paid: Water Connection Charge

9

Drainage Permit/Footpath opening

to

Plumber's Name:

Plumber's Notice No:

Date _____

Inspection

Comments

FINAL

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Drainlayer's Name:
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Drainage Permit No:

Date _____

Inspection

Comments

FINAL

Property File Reference
BU/40/ 24 / 94

Application Number:

Date:

APPLICATION FOR PERMIT FOR DRAINAGE WORK

To The Deputy General Manager (Works)
CHRISTCHURCH.

I hereby apply for a permit to install stormwater drainage at: — (please print)

Address: 11 Hildrings RD Lot No. 2

Owner's Name: L. Hume D.P. 11971

Description of Drainlaying Work: Drilling to 1/2

Plan Provided:— Yes/No

Building Permit reference (if any):— Permit No.

Name and address of registered drainlayer or other person entitled to do the work: —

Name: L. Hume Address 398 Memorial Ave

Signature: L. Hume Date: 17-12-86

Postal Address of Owner (if different to above):..... P/No.

CITY OF CHRISTCHURCH

CITY WORKS & PLANNING DEPARTMENT
P.O. BOX 237, CHRISTCHURCH, NEW ZEALAND

PERMIT FOR STORMWATER DRAINAGE

Mr L. Hume is hereby authorised to carry out the stormwater drainage work described to be completed within months of approval of stormwater permit or by the time building work is completed (whichever is sooner), strictly in accordance with the provisions of the Christchurch City Council Specification for the Laying of Stormwater Drains and on payment of the following fees:—

Footpath opening fee:

File No. 8489

Inspection fee:

Invoice No.

Total fee:

Receipt No.

Signed: R. Galbraith (Inspector)
For Deputy General Manager (Works)

Date 2-4-87

JOB RECORD

Initial Inspection:

Final Inspection:

As built plan provided:

General: 110mm PUC laid on strip to 1/2

PERMIT INFORMATION:

Address:

Owner:

File:

Builder:

Permit No

Plumber:

Application No:

Permit Conditions; (Plumbing and Drainage only):

3

•

Plumber's Name:

Plumber's Notice No:

Date _____

Inspection

Comments

FINAL

```
Drainlayer's Name:
```

Drainage Permit No:

Date _____

Inspection

Comments

FINAL

Property File Reference
BU/40/ 24 / 943.

Application Number:

Date:

APPLICATION FOR PERMIT FOR DRAINAGE WORK

To The Deputy General Manager (Works)
CHRISTCHURCH.

I hereby apply for a permit to install stormwater drainage at: — (please print)

Address: 94b Alhambra Rd Linwood Lot No. 3

Owner's Name: W.F. and D.A.S. Elliott D.P. 46855

Description of Drainlaying Work: Connecting gully stormwater to existing stormwater on house

Plan Provided:— Yes/No

Building Permit reference (if any):— Permit No.

Name and address of registered drainlayer or other person entitled to do the work: —

Name: W.F. Elliott Address: AS above

Signature: W.F. Elliott Date: 20/5/87

Postal Address of Owner (if different to above):..... P/No.

CITY OF CHRISTCHURCH

CITY WORKS & PLANNING DEPARTMENT
P.O. BOX 237, CHRISTCHURCH, NEW ZEALAND

PERMIT FOR STORMWATER DRAINAGE

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Footpath opening fee:

File No. 8606

Inspection fee:

Invoice No.

Total fee:

Receipt No.

Signed: R. Galati (Inspector)
For Deputy General Manager (Works)

Date 21.5.87

JOB RECORD

Initial Inspection:

Final Inspection:

As built plan provided:

General: 110mm PVC laid on chip to existing

STREET
ADDRESS

(28)

F 1/94 Aldwins Rd.

BU/40

24

94 FI

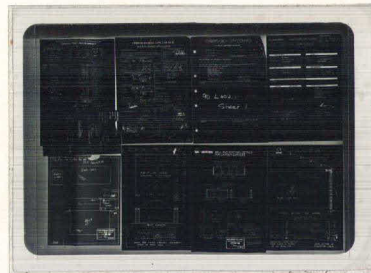
Permit No. L4012

LIN 90 L4012

CODE

DATE

COMMENTS



TYPE: Garage

CHRISTCHURCH CITY COUNCIL
BUILDING PERMIT APPLICATION ADDENDUM
GENERAL FEATURES SUMMARY

Predominant comment by District Building Inspector on initial site inspection: Where appropriate

Tick appropriate

Front ☒ Rear ☐ Corner ☐
Street Number ☐ OK ☐ Check ☐
RCM Access ☐ Yes ☐ No ☐
C/T Attached ☐ Letter Sent ☐
Pegging Cert ☐ Required ☐

Topography ☐ Sloping ☐ Flat ☐
Site Coverage ☐ OK ☐ Check ☐
Crossing - Existing ☐ OK ☐ Length ☐ m
Required ☐ Position ☐ Indicate ☐
Street Poles/Holes ☐ Position ☐ Indicate ☐
Sealed Areas - Existing ☐ Required ☐
Vehicle Barriers - Existing ☐ Required ☐
Landscaping - Existing ☐ Required ☐
Trees - Site Street OK ☐ Refer to TP ☐

Boundary Pgs - Yes ☐ No ☐
Earthworks Permit - Yes ☐ No ☐
Site Levels - OK ☐ Low ☐
Ground Conditions - OK ☐ Suspect ☐
Stormwater CDB ☐ Soak Pit ☐
Under/channels ☐ To side channel ☐ Via existing (In) ☐

Opening Fee Required ☐ Yes ☐ No ☐

CHRISTCHURCH CITY COUNCIL
BOARD
BOX 13006
Foul Water Drainage ☒
Stormwater Drainage ☒
Sanitary Plumbing ☒
INSPECTION ☒
09/3988
DATE REC'D 2/9/90

CHRISTCHURCH CITY COUNCIL
DRAINAGE
BOX 13006
Foul Water Drainage ☒
Stormwater Drainage ☒
Sanitary Plumbing ☒
INSPECTION ☒
09/3988
DATE REC'D 2/9/90

CHRISTCHURCH CITY COUNCIL
DRAINAGE
BOX 13006
Foul Water Drainage ☒
Stormwater Drainage ☒
Sanitary Plumbing ☒
INSPECTION ☒
09/3988
DATE REC'D 2/9/90

CHRISTCHURCH CITY COUNCIL
BUILDING PERMIT APPLICATION

To: The Engineer
Christchurch City Council

OFFICE USE ONLY
Application No. 09/3988
Date Received 16/3/90
Zone
Valuation Roll No.

SITE AND LEGAL DESCRIPTION
Site Address: 94 Aldwins Rd.
Lot No: 3 DP No: 46855
Site Area: 25.1/160 CT No: 25.1/160

EMPLOYER FOR WHOM WORK IS BEING CARRIED OUT
Name: Mr Manama
Address: 94a Aldwins Rd
Telephone No: 833913

NAME OF BUILDER
Name: Polystone Block
Address: 119 Effingham St
Telephone No: 833913

DESIGNER
Name: Winstone
Address: Winstone
Telephone No:

Plumber's Name:

Ground Fir Existing: no Proposed: no
Other Firs Existing: no Proposed: no
Accessory Building Area Existing: no Proposed: no
Total Area of all Buildings (over foundations) Existing and Proposed: no

I wish to apply this building permit at the Service Centre when approved.

APPLICATION TO: Build A Block Garage

PROPOSED USE: Garage

NAME OF APPLICANT: Adamson SIGNATURE OF APPLICANT: Adamson

OFF PLAN WWI CDB TP TR RW STR EOR DES III PAN SKR DRN UBI WHI

6739. Consent on plans

CHRISTCHURCH CITY COUNCIL
BUILDING PERMIT

P.O. BOX 237, CHRISTCHURCH, NEW ZEALAND

19 March 1990

119 Effingham Street
CHRISTCHURCH

re Building Application No. 09/3988 BU/40/24/1/90
Mr R O'Malley

Dear Sir/Madam, your application for permission to erect a garage at Flat 1, 94 Aldwins Road has now been approved. Before work is commenced the undermentioned fees must be paid and a building permit uplifted from this office. Shirley Office.

Water Connection Charge \$
Subdivision Fee \$68.00
Building Permit Fee \$
Building Research Levy \$
Vehicle Crossing \$
Footpath Opening Fee \$
Total GST Inclusive \$68.00

The Building Permit Application is approved subject to the following amendments to your proposal.
1. The Foundation being taken down to an approved solid bearing.

90 L 4012/24/90 = 3/4/90
Sheet 1.

CHRISTCHURCH CITY COUNCIL
BUILDING PERMIT

P.O. BOX 237, CHRISTCHURCH, NEW ZEALAND

19 March 1990

119 Effingham Street
CHRISTCHURCH

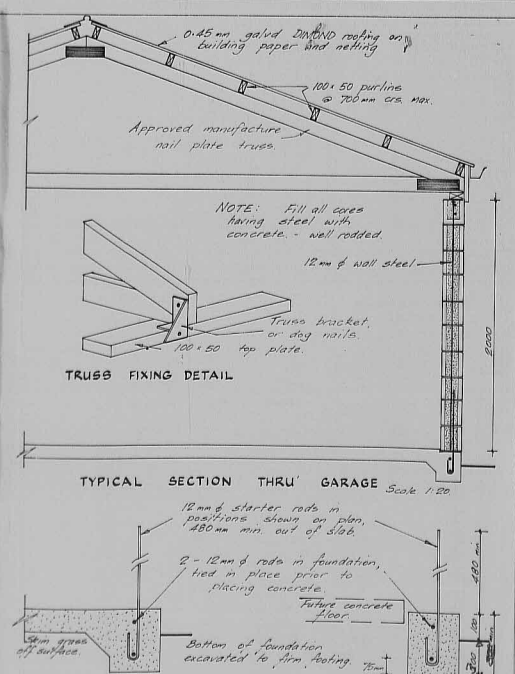
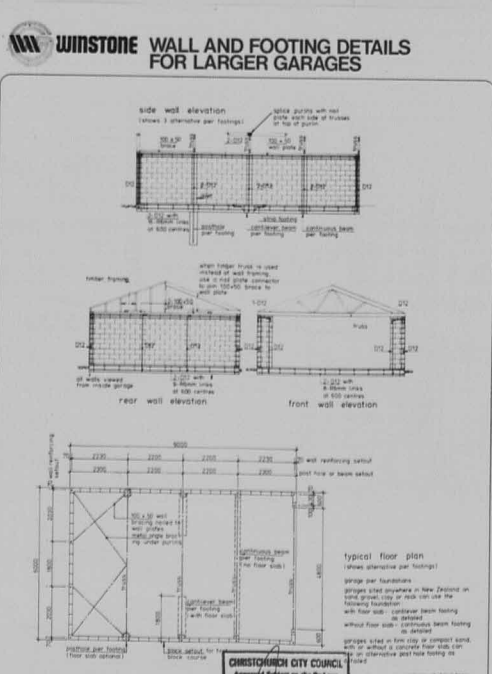
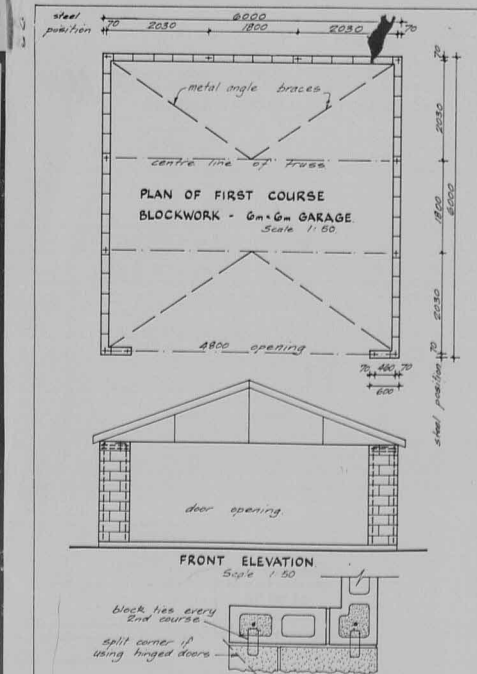
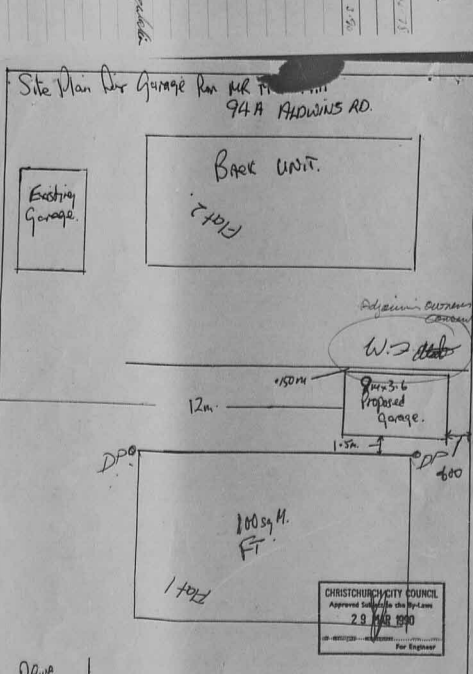
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Mr R O'Malley

Dear Sir/Madam, your application for permission to erect a garage at Flat 1, 94 Aldwins Road has now been approved. Before work is commenced the undermentioned fees must be paid and a building permit uplifted from this office. Shirley Office.

Water Connection Charge \$
Subdivision Fee \$68.00
Building Permit Fee \$
Building Research Levy \$
Vehicle Crossing \$
Footpath Opening Fee \$
Total GST Inclusive \$68.00

The Building Permit Application is approved subject to the following amendments to your proposal.
1. The Foundation being taken down to an approved solid bearing.

90 L 4012/24/90 = 3/4/90
Sheet 1.



BUILDING PERMIT

CHRISTCHURCH CITY COUNCIL

Ferryhead Ward

LIN	L4012	
AREA	ZONE	CONSEC. NO.

The building for which this permit is issued to be commenced within SIX months and completed within . . . months of date of this permit. A09/3988 BU/40/24/1/94

5000013136809

DESIGNER: NAME ADDRESS

Date Issued / /

OWNER/PROPRIETOR	
Name	Mr Manama
Mailing Address	94a Aldwins Road
	CHRISTCHURCH

BUILDER	
Name	Adamson Block
Mailing Address	119 Effingham Street
	CHRISTCHURCH

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE	
Street No.	Flat 1, 94
Street Name	Aldwins Road
n/District	

LEGAL DESCRIPTION	
Valuation Roll No.	
Lot 3	D.P. 46855
Section	Block
Survey District	

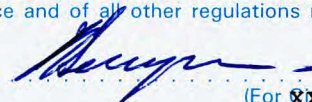
DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE	
Garage	

FLOOR AREA	DWELLING UNITS
Whole Sq. Metres	Number

ESTIMATED VALUE \$	Building	
	Plumbing	
	Drainage	
	TOTAL	5,900

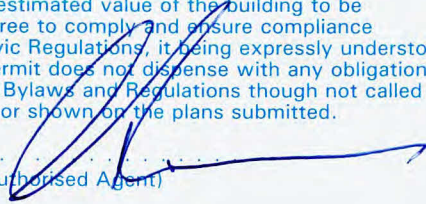
NATURE OF PERMIT (TICK BOX)	
☐	NEW BUILDING - exclude domestic garages and domestic outbuildings
☐	FOUNDATIONS ONLY
☐	ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED, - include installation of heating appliances
☐	NEW CONSTRUCTION OTHER THAN BUILDINGS - include demolitions
☒	DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

Permission is hereby granted for the work described above as proposed in the application, and in accordance with the plans, particulars and other documents submitted to me, such work to be subject at anytime during progress to my inspection, and to be carried out in strict conformity with the requirements of the Christchurch City Building Bylaw and other Bylaws for the time being in force and of all other regulations respectively relating to such work.



(For ~~xxx~~ Engineer)

I solemnly declare the estimated value of the building to be under \$ 5,900 and agree to comply and ensure compliance with all Bylaws and Civic Regulations, it being expressly understood that the issuing of a Permit does not dispense with any obligation to comply with all said Bylaws and Regulations though not called for in the specification or shown on the plans submitted.

Signature: 
(Owner/Proprietor or Authorised Agent)

Receipt No.

Value of Work \$ 5,900.00

Value of Fee (INCLUDING GST) \$ 68.00

Value of Levy (INCLUDING GST) \$

I/We agree to pay the full cost of reinstatement of any damage to the roads (including carriageways, kerbs, channels, culverts and crossings, footpaths, berms, verges and services) which results from the execution of the work authorised by this permit.

Signature:
(Owner/Proprietor or Authorised Agent)

Application and Agreement for Water Supply

In accordance with the requirements of the Christchurch City By-Law No. 107 (Water Supply and Plumbing) I hereby apply for a (metered) water supply to serve the premises the subject of the above building permit and agree to accept a supply in accordance with the requirements and provisions of the Christchurch City By-Law No. 107 (Water Supply and Plumbing).

Signature:
(Consumer or Authorised Agent)

CHRISTCHURCH
DRAINAGE
BOARD
BOX 13006

PROJECT No.	BOOK No.
22	1

021

Foul Water Drainage	☒	Block Plan	134-78
Stormwater Drainage	☒	J.H.S.	
Sanitary Plumbing		Letter Ref.	

INSPECTOR

D. Hall

DATE 26.3.90

09/3988

*Mr. McKenna
Flat 1 94 Aldwin Rd.*

Hot Garage

*Stormwater to existing
system laid to D+V Regulation
& Bylaws & records.*

BUILDING PERMIT APPLICATION ADDENDUM GENERAL FEATURES SUMMARY

Predominant comment by District Building Inspector on initial site inspection: Where appropriate

Tick appropriate

SITE

Front ☒	Rear ☐	Corner ☐
Street Number OK ☒	Check ☐	
ROW Access Yes ☐	No ☒	
C/T Attached ☐	Letter Sent ☐	
Pegging Cert Required ☐		

APP NO. **3988**
ZONE **R/1**

BUILDING INSPECTORS CHECK

DISTRICT
ENGINE

Topography Sloping ☐	Flat ☒	
Site Coverage OK ☒	Check ☐	
Crossing - Existing OK ☒	Length 3 m	
Required ☐	Position indicate	
Street Poles/Manholes ☐	Position indicate	
Sealed Areas - Existing ☐	Required ☐	
Vehicle Barriers - Existing ☐	Required ☐	
Landscaping - Existing ☐	Required ☐	
Trees - <u>Site</u> <u>Street</u> OK ☐	Refer to TP ☐	

Fire Zone
Siting
Light & Vent.
Room & Stud
Heat & Store
WC & Laundry
Insulation
Stormwater
Levels

BYLAWS

Boundary Pegs - Yes ☒	No ☐	
Earthworks Permit - Yes ☐	No ☒	
Site Levels OK ☒	Low ☐	
Ground Conditions - OK ☒	Suspect ☐	
Stormwater CDB ☐	Soak Pit ☐	
Under/channel ☐	To side channel ☐	Via existing (Ind) ☒

Commercial
Entrance level
Projections/St
Verandahs
Hoardings
Structural Stab.
Egress

Opening Fee Required yes no

app 3988 Subject to
① 2

BI

TP

TE

WWI

BUILDING PERMIT CONDITIONS

CHRISTCHURCH CITY COUNCIL

BUILDING PERMIT APPLICATION

To: The Engineer
Christchurch City Council

I/We hereby apply for a Building Permit for the work described below and in accordance with the plans and specifications deposited herewith in duplicate.

OFFICE USE ONLY

Application No 09/3988
Date Received 16/3/90
Zone
Ward
Valuation Roll No:

SITE AND LEGAL DESCRIPTION

Site Address: Plot 1 94 Aldwins Rd.

Lot No: 3 DP No: 46855

Site Area: CT No: 25 X / 1160

EMPLOYER FOR WHOM WORK IS BEING CARRIED OUT

Name: Mr Manana

Address: 94a Aldwins Rd

Telephone No: CITY

OWNER OF SITE

Name: Mr & Mrs Manana

Address: 94a Aldwins Rd

Telephone No: 811445

Estimated Value: 5900-00

I wish to uplift this building permit at the Shirley Service Centre
when approved.

APPLICATION TO: Build A Block Garage

PROPOSED USE: Garage

Return to

R. O'MALLEY

NAME OF APPLICANT: C. Adamson SIGNATURE OF APPLICANT: C. Adamson
(please print)

OFF	PLAN ROOM	WWI	CDB	TP	TE	SW	STR	EGR	DES	HI	P&R	SUR	DBI	CBI
<u>19/3/90</u>	<u>22/1/21</u>	<u>26/3</u>												

67.39.

Consent on plans

L2
23/3

CHRISTCHURCH CITY COUNCIL

P.O. BOX 237, CHRISTCHURCH, NEW ZEALAND

Adamson Block

29 March

19 90

119 Effingham Street

CHRISTCHURCH

re Building Application No. 09/3988 BU/40/24/1/94
Mr R O'Malley

Dear Sir/Madam, your application for permission to
erect a garage at Flat 1, 94 Aldwins Road

has now been approved. Before work is commenced the undermentioned fees must be paid
and a building permit uplifted from this office. Shirley Office.

Water Connection Charge	\$.
Subdivision Fee	
Building Permit Fee	68.00
Building Research Levy	
Vehicle Crossing	
Footpath Opening Fee	
	<u>Indemnity required</u>
	68.00
Total GST Inclusive	

The Building Permit Application is approved subject to the following amendments to your proposal.

1. The foundation being taken down to an approved solid bearing.

90 L 4012 Pd \$68 = 3/4/90.

Sheet 1.

If the permit is not uplifted within three months of this date the application will be cancelled and the plans disposed of.

Yours faithfully


For Engineer

cc Mr Manama
94a Aldwins Road
CHRISTCHURCH

Site Plan for Garage Run MR 14
94A ADDWINS RD.

Existing
Garage.

Back unit.

Flat 2

Adjacent Owners
Consent

W. J. [Signature]

0.150m

12m

8m x 3.6
Proposed
Garage.

1.05m

DP

DP
600

100 sq M.
FT.

Flat 1

CHRISTCHURCH CITY COUNCIL

Approved Subject to the By-Laws

29 MAR 1990

For Engineer

Drive

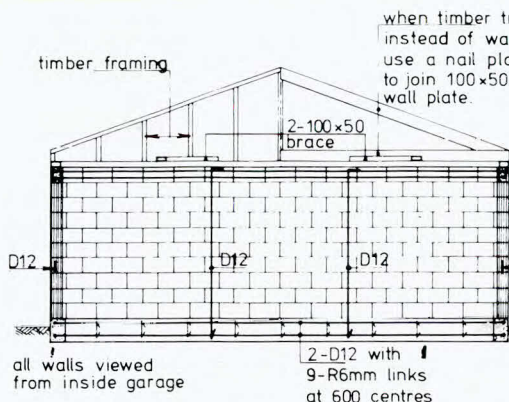
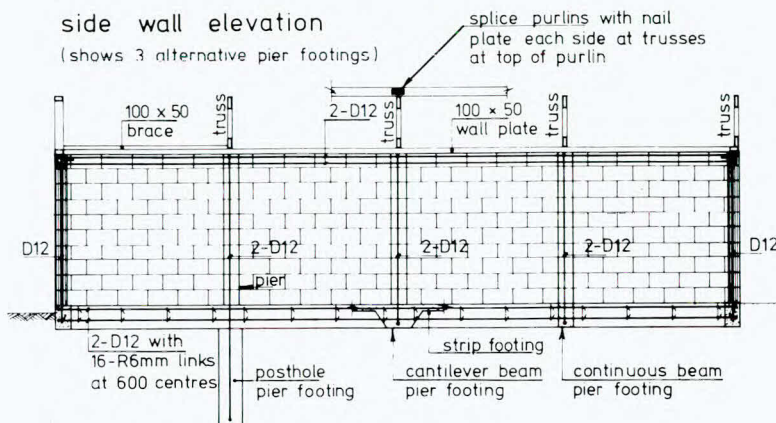


WINSTONE

WALL AND FOOTING DETAILS FOR LARGER GARAGES

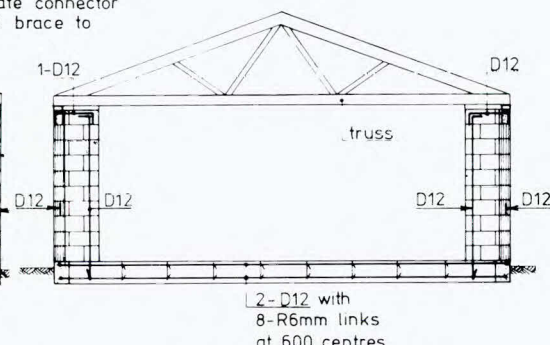
side wall elevation

(shows 3 alternative pier footings)

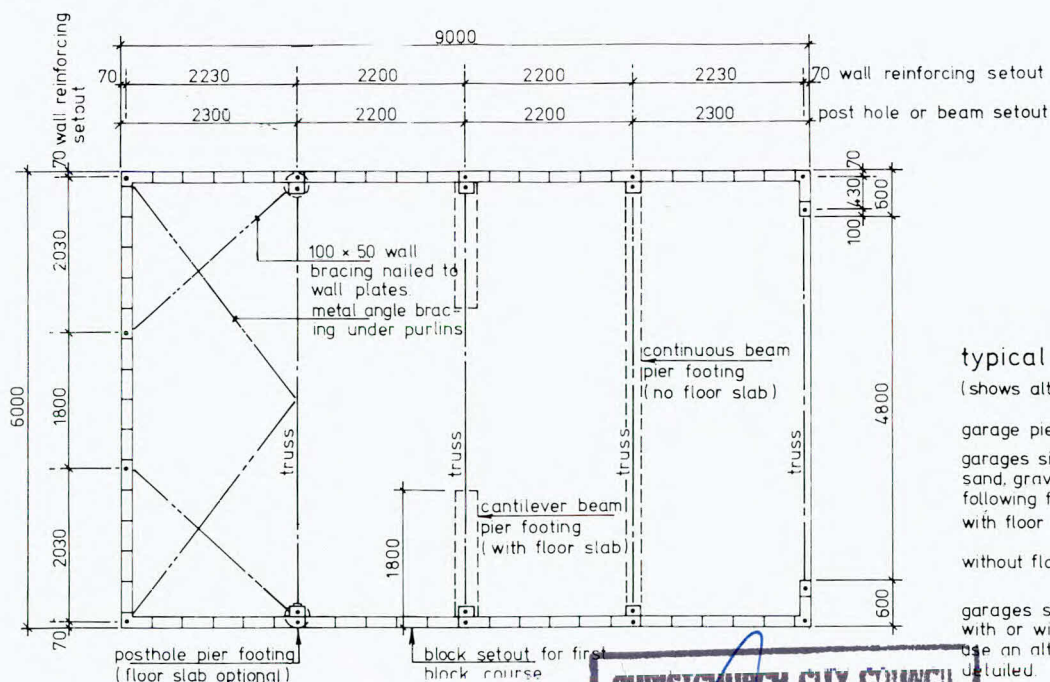


rear wall elevation

when timber truss is used instead of wall framing, use a nail plate connector to join 100 x 50 brace to wall plate.



front wall elevation



typical floor plan

(shows alternative pier footings)

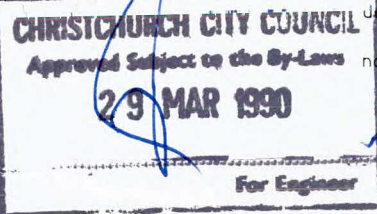
garage pier foundations:

garages sited anywhere in New Zealand on sand, gravel, clay or rock can use the following foundation:

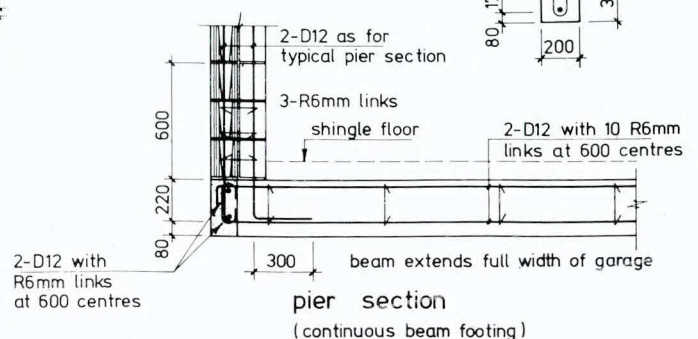
with floor slab - cantilever beam footing as detailed

without floor slab - continuous beam footing as detailed

garages sited in firm clay or compact sand, with or without a concrete floor slab, can use an alternative post hole footing as detailed.



notes: for special conditions at boundary walls, and roof truss fixings refer to WINSTONE pamphlet "VIBRAPAC CONCRETE BLOCK GARAGE" and NZS 3604, 1978





DATE _____



'VIBRAPAC' CONCRETE MASONRY GARAGE

FOR _____	PHONE _____
ADDRESS _____	LOT No. _____
_____	D.P. _____

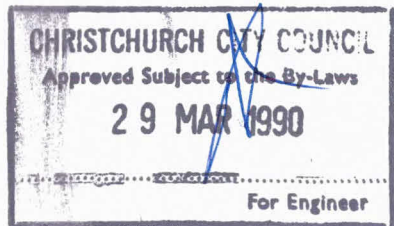
*W.S. [Signature]
Adjoining
owners consent*

Council Copy

SIZE	_____
AREA	_____
VALUE	_____
BUILDER	_____
_____	_____
_____	_____

PERMIT No. _____

REMARKS



SITE PLAN 1.200

WINSTONES (S.I.) LIMITED
Head Office, 202 Cashel Street,
Christchurch,
P.O. Box 175, Phone 792-132

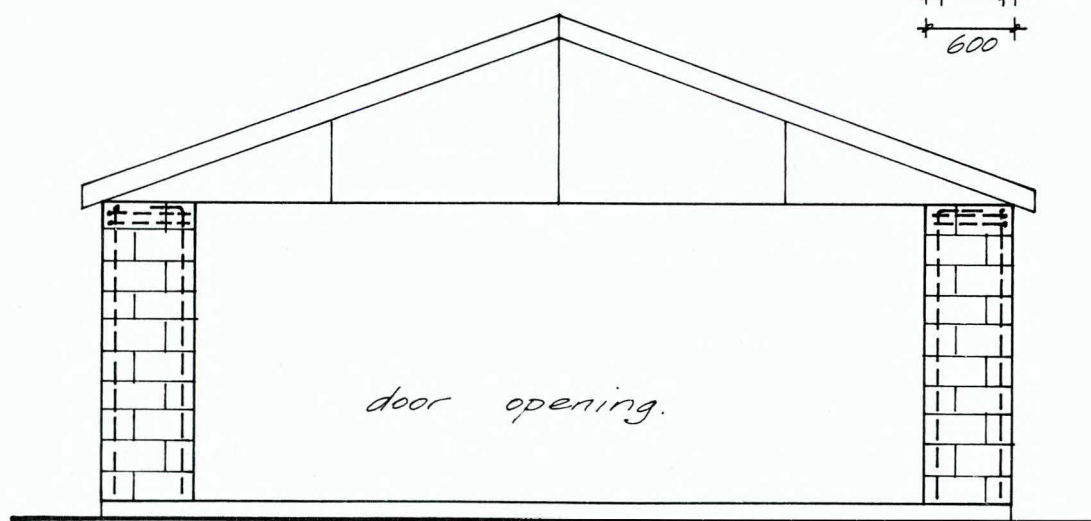
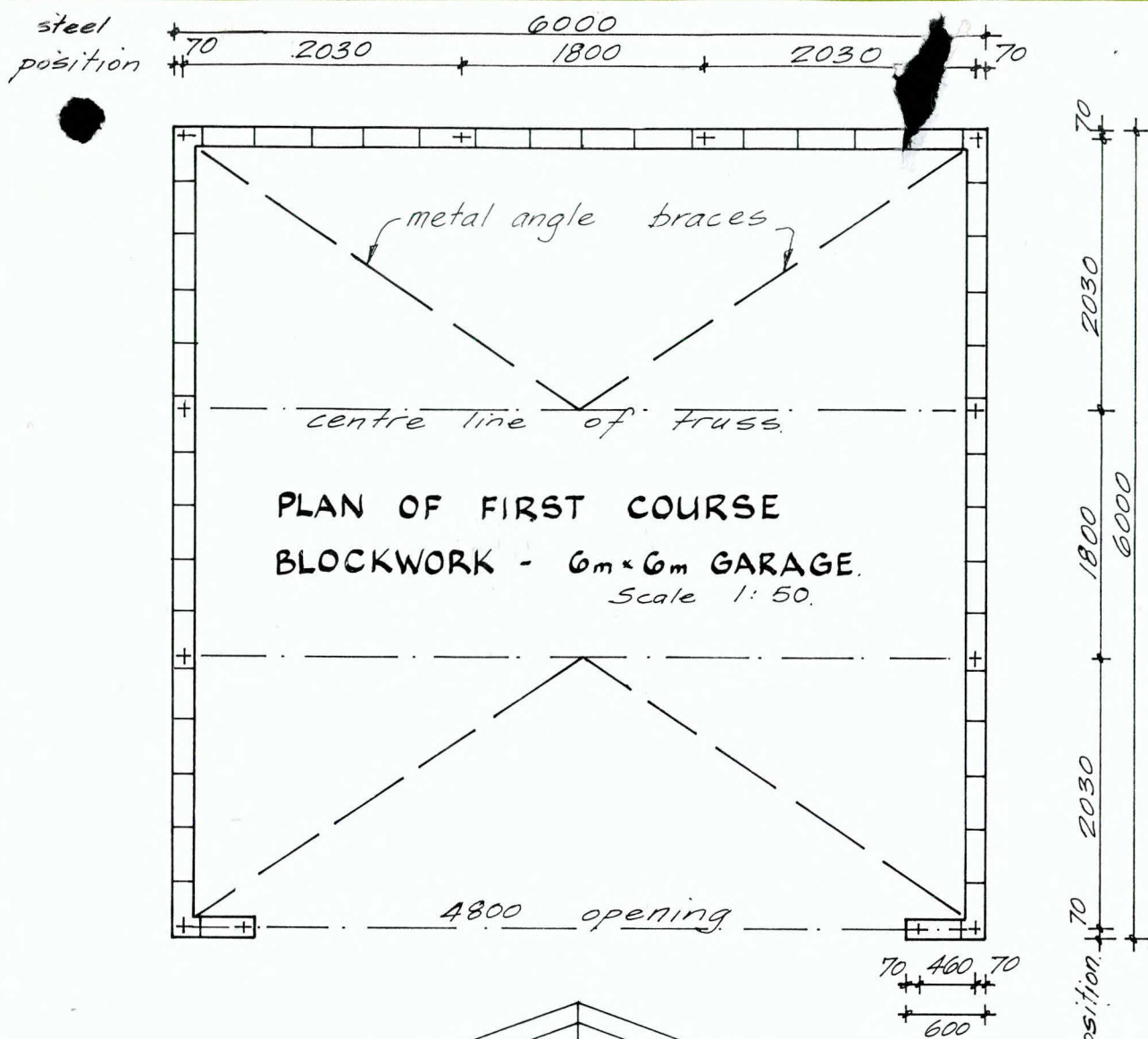
Branches at:

CHRISTCHURCH
Halswell Junction Road, Hornby, Phone 496-099
Leeds Street, Christchurch, Phone 792-130

DUNEDIN
4 Carroll Street, Dunedin, Phone 775-027,
Box 37, Dunedin
Brighton Road, Green Island, Phone 882-158,
Dunedin

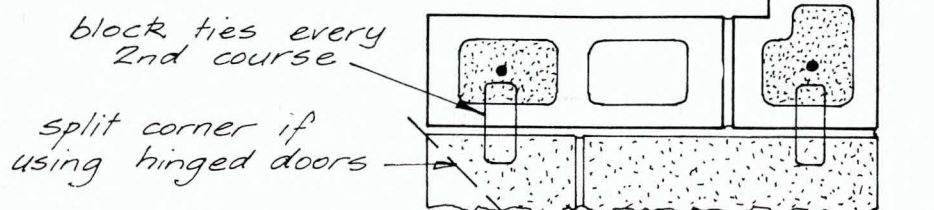
ALEXANDRA
Manuherika Road, Phone 8425, Box 68,
Alexandra

INVERCARGILL
Highway 99, Coopers Corner, Lorneville,
Phone 358-416, Box 278, Invercargill

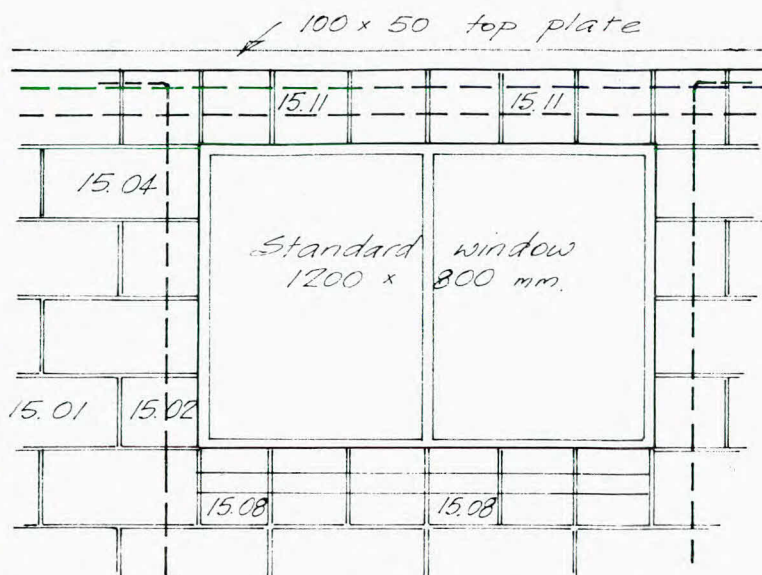


FRONT ELEVATION.

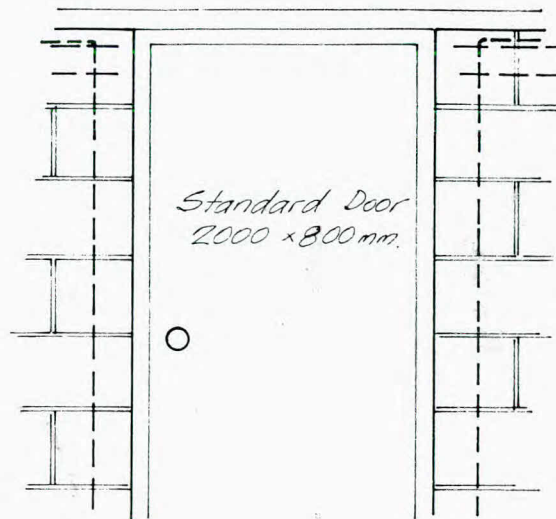
Scale 1:50



DETAIL FOR FIXING VIBRAPAC SUMMERHILL
STONE TO FRONT WALL Scale 1:10.



DETAIL SHOWING WINDOW SET INTO SLOTTED BLOCKS. Scale 1:20



DETAIL OF SIDE DOOR. Scale 1:20

SUGGESTED SPECIFICATIONS

Important

This garage must be sited and erected in accordance with local council regulations. A building permit must be obtained before commencing construction. Restricted sitings may require fire-proof eaves or a 20.00 series Vibrapac boundary wall with a parapet.

Foundations/Floor Slab

Excavate and box to dimensions shown. Reinforce with two 12mm diameter rods continuous around four sides with minimum laps of 480mm. Both rods must be tied in place prior to pouring concrete with lower rod approximately 75mm clear of foundation base.

Fix vertical starter rods at points marked on plan. Starter rods must protrude a minimum of 480mm from top of foundation.

Reinforcement is required each side of all openings. Position extra rods where side door is required.

Roof Trusses (4 Required)

Must be approved by your local council.

Position trusses directly above wall columns and fix to top plate with approved truss fixing bracket or dog nails.

Mortar

Suggested Mix

— (2 gallon rubber bucket)
4 Buckets Lime and Sand Mortar
1 Bucket Cement
1/3 Litre Nonporite No. 2.

Mix only sufficient quantities to suit immediate requirements (Mortar should be used within 1½ — 2 hours after addition of cement). Add Nonporite No. 2 waterproofing additive to the mix following the instructions on container label.

Vibrapac Blocks

Vertical steel rods must be tied to starter rods prior to commencing blockwork.

Lay blocks to bond as shown on plan.

Place 2/12mm diameter rods in bondbeam as shown on plan. Fill vertical cores containing steel reinforcement and bondbeam with 14 MPa concrete. Build in 13mm x 200mm bolts at approximately 1M centres as fixing for 100mm x 50mm top plate.

Fixing bolts for doors and shelving etc should be built into block-work during construction.

Top Plate

Must be continuous around all four sides, ensure that top plate spanning front door opening is securely nailed up to truss to prevent sagging.

Purlins 100mm x 50mm

Must be on edge and spaced at 700mm max.

Gable Ends

Cut in 100mm x 50mm studs to suit gable cladding.

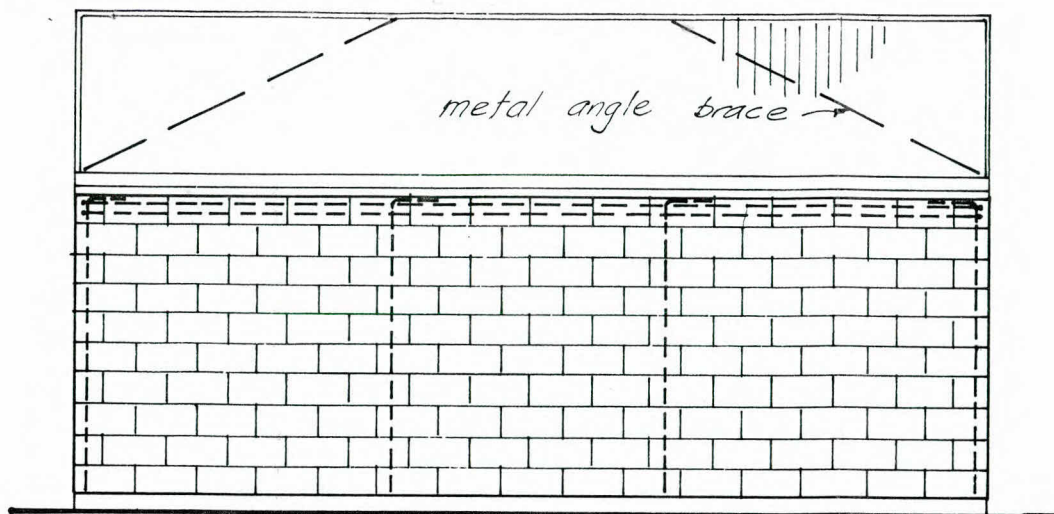
Roof

Use metal bracing from corner junction of top plate to under side of top purlin at apex of middle trusses. (See detail on plan).

Sark with wire netting and building paper and clad with galvanised Dimond Roofing Iron.

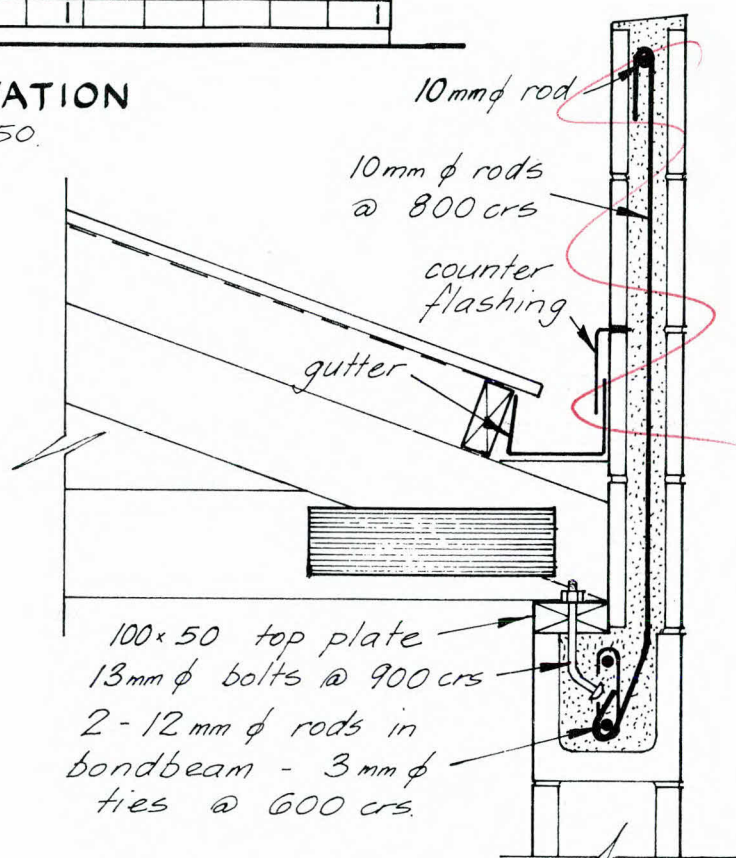
For further information and Vibrapac construction hints contact Winstone (S.I.) Limited.

1947/14012



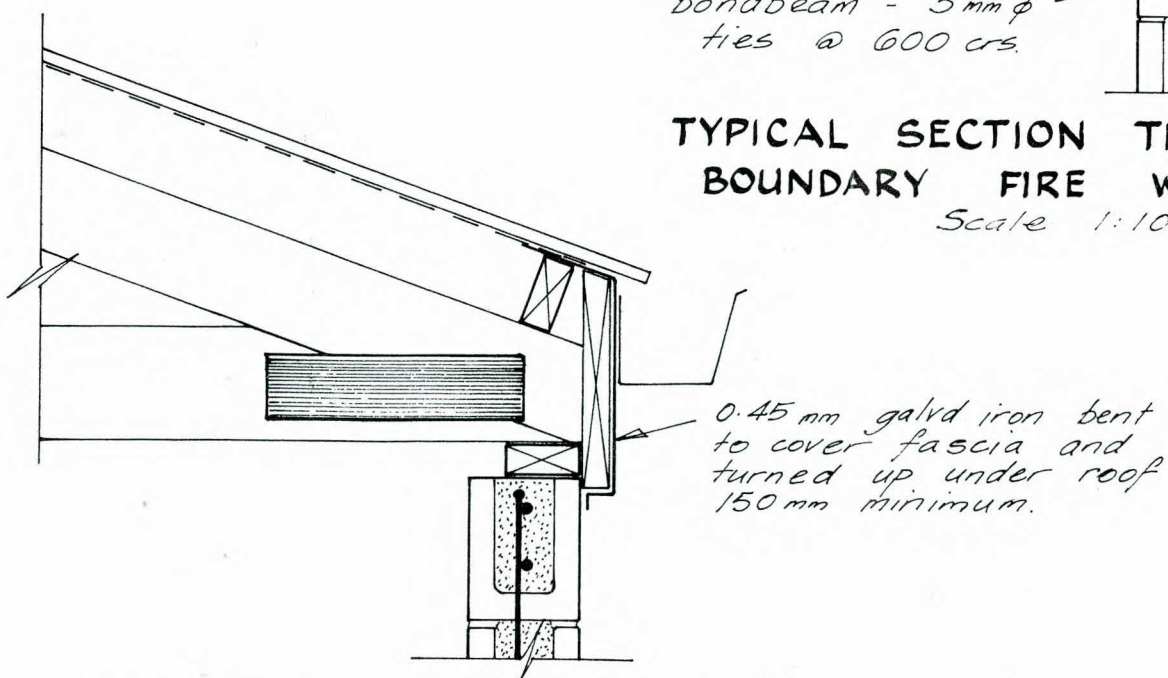
SIDE ELEVATION

Scale 1:50.

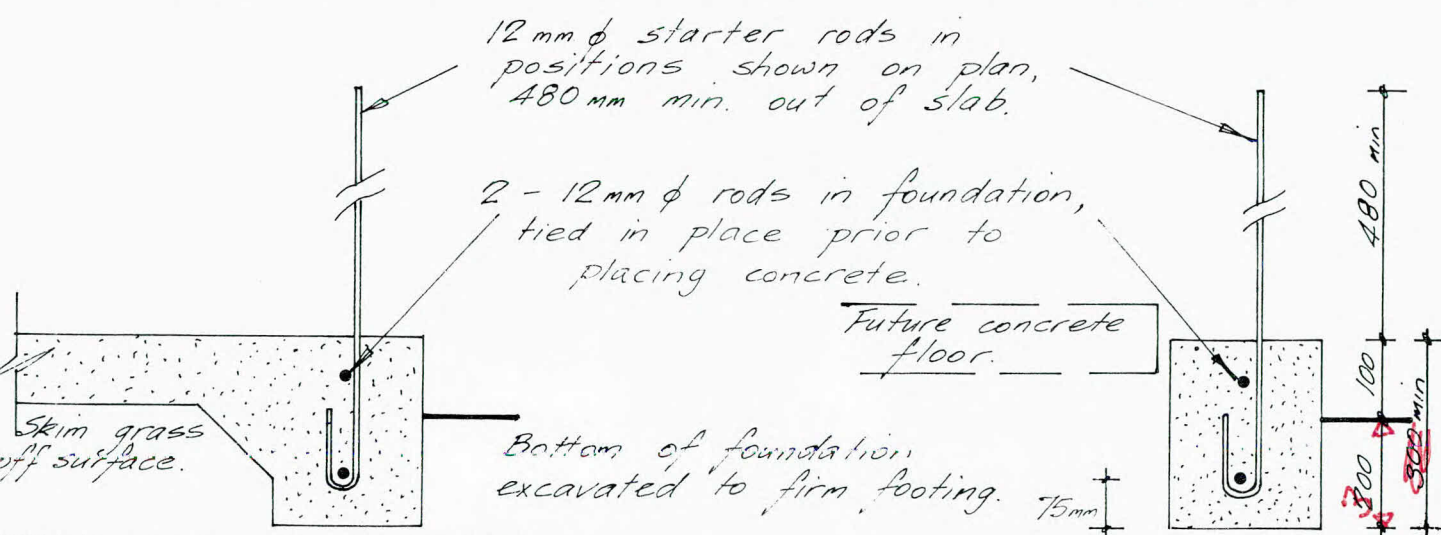
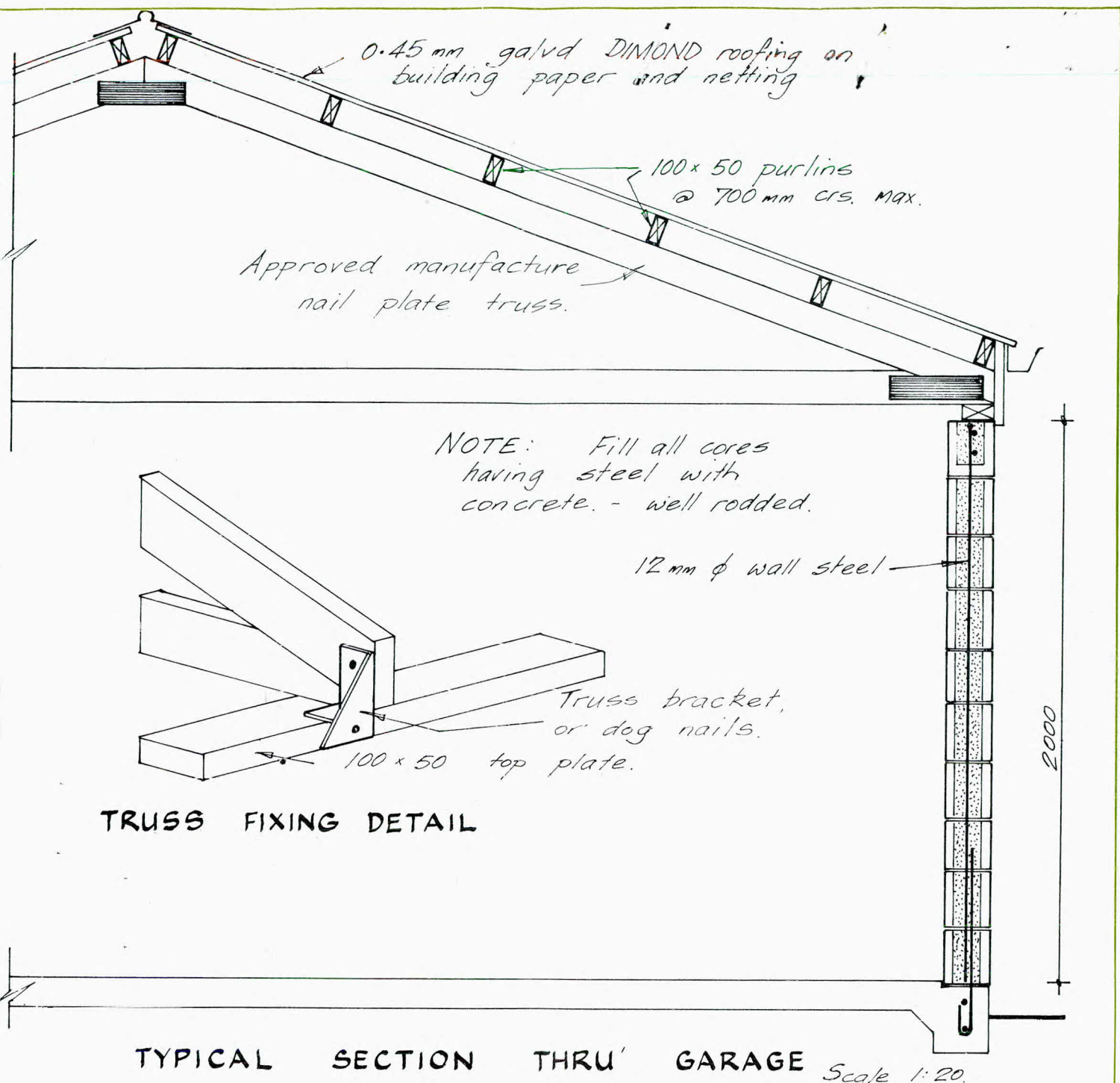


TYPICAL SECTION THRU' 200_{MM} BOUNDARY FIRE WALL.

Scale 1:10

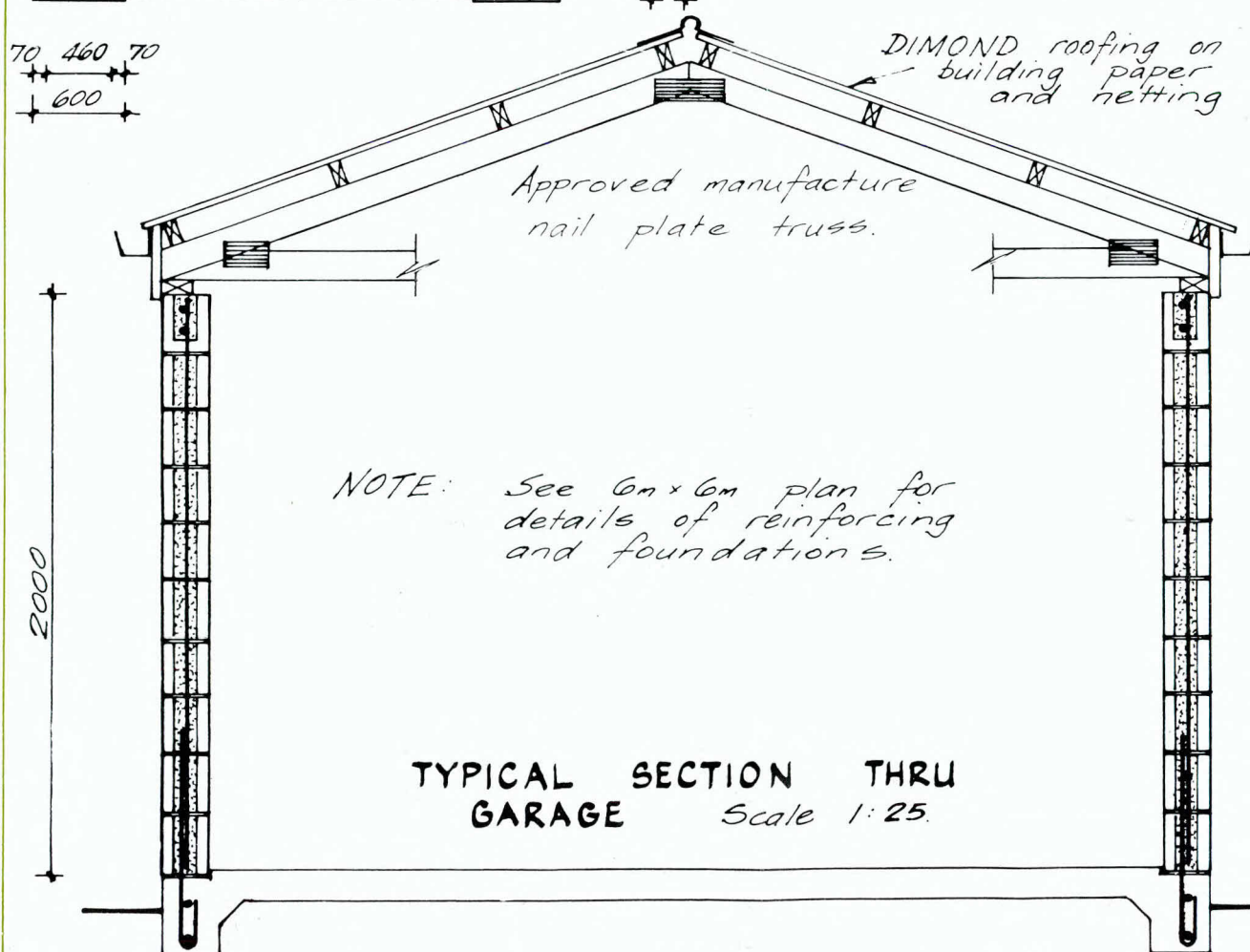
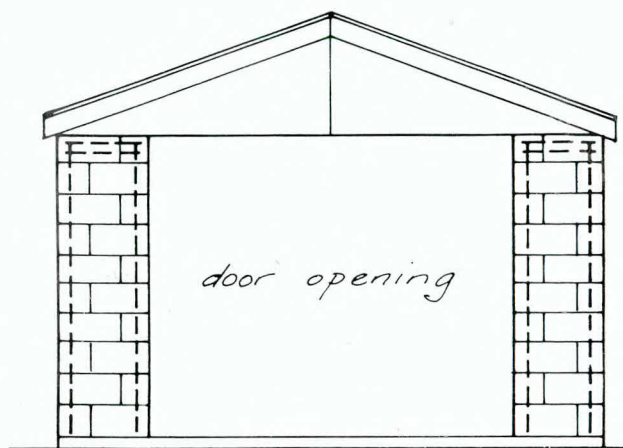
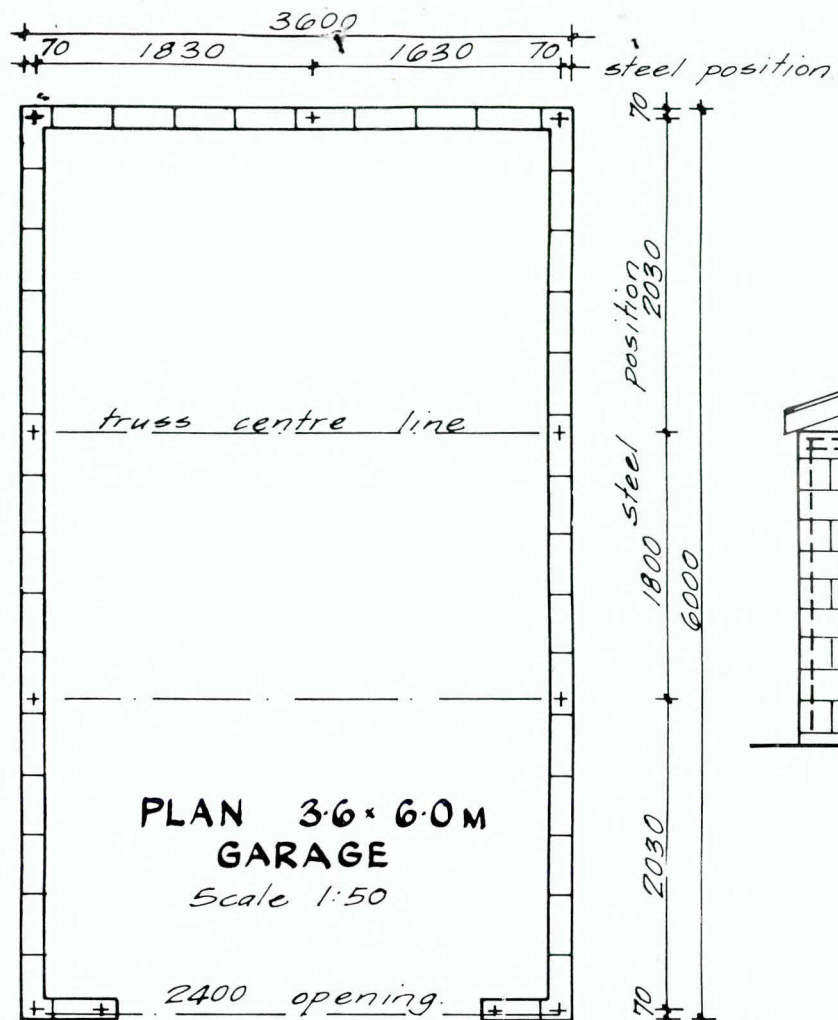


SUGGESTED DETAIL WHEN EAVES HAVE TO BE FIREPROOF. Scale 1:10.



FOUNDATION CROSS-SECTION WHEN FLOOR IS POURED AT THE SAME TIME.

CROSS-SECTION OF FOUNDATION ONLY.





CHRISTCHURCH CITY COUNCIL
SUBDIVISION SECTION
APPLICATION FOR
SUBDIVISION CONSENT

Resource Management Act 1991

98 389

24 PLAT B

RECEIVED 06 MAY 1998

TYPE



Subdivision Type - Please tick appropriate box			
Fee Simple -Additional Lots	Fee Simple -Boundary Adjust	Cross Lease	Unit Title
		✓	

Christchurch City Council Ward : FERRYMEAD

Address of Subdivision : 94 A & B ALOWINS ROAD

Legal Description : LOT 3 OP 46855 (FLATS 1 & 2 OPF 48393)

Applicant's Name : GRAY & MADAMA Owner Y / N

Applicant's Address : AS ABOVE

The Registered Surveyor who will prepare the Survey Plan will be :		
Firm's Name	Surveyor	Surveyor's File No :
Middleton Williams & Co.	ROBERT MIDDLETON	8798
Surveyor's Address P.O. Box 13-212 Christchurch		Phone No : 366-5428

Name(s) and address(es) of the owner and occupier if other than the applicant are included in the attached report.

The following additional consents are required :

Land Use Consent (Application made)	Has Been / Has not / <u>NA</u>
Water Permit	Has Been / Has not / <u>NA</u>
Discharge Permit	Has Been / Has not / <u>NA</u>

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 : N/A

Address for Service : Middleton Williams & Co. P.O. Box 13-212 Ch-Ch. Phone : 366-5428

Signature D. Linley Date 5/5/98

Title Plan Received <u>6 / 5 / 98</u>	Title Plan Approved <u>/ /</u>
---------------------------------------	--------------------------------

NOTE: All applications are to include a full report providing all information necessary for the approval.

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



CONTROLLED ACTIVITY SUBDIVISION CONSENT WORKSHEET

	Date Sent	Reply	More Information
Public Health & Safety Unit			
Water Services Unit			
Planning			
Traffic			
Arboriculturist			
Other			
Cond. Cert. Clearance Stage I			
Cond. Cert. Clearance Stage II			

Building Consents	Permit: Garage 95093988 Permit: Garage 86703408
Resource Consents	
Zone	Residential One; driving - two.
Other	

Recommendation	Approve / Decline	Planning Assistant _____
Approval / Declined pursuant to delegated powers		
Subdivisions Planning Officer _____		Date ____/____/____
Senior Planner Subdivisions _____		Date ____/____/____

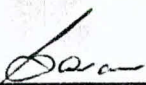
Reserve Contributions \$	Recpt No	Date ____/____/____
Cond Cert Requested ____/____/____	Issued 14/7/98	DP 78700
Cond Cert Requested ____/____/____	Issued ____/____/____	DP _____
File Closed ____/____/____		

Christchurch City Council Scheme Plan No: **FER/98/389**

Address: **94A & B ALDWINS ROAD**

In the matter of Plan **78700** and pursuant to Section 224(c) of the Resource Management Act 1991, I **Edward John Barwell**, hereby certify that all conditions of the subdivision consent have been complied with to the satisfaction of the Christchurch City Council, and I further certify pursuant to Section 224(f) that the Christchurch City Council is satisfied on reasonable grounds that every building or part of a building, shown on this plan complies with the provisions of the building code specified in Section 46(4) Building Act 1991.

Dated this 14th day of July 1998



Authorised Officer

INSPECTIONS FOR THE SUBDIVISIONS SECTION

TICK

CROSSLEASE ☒

UNIT TITLE _____

FEE SIMPLE _____

- 8 JUL 1998

Application Number For 98 / 389

Property Address 94A & B Aldwins Road

Surveyor Middleton & Williams & Co.

ATTENTION INSPECTOR

BOX ONE:

COMMENTS/CONDITIONS: _____

IS A BUILDING CONSENT REQUIRED? YES / NO

SIGNED.....

DATED.....

BOX TWO: FINAL INSPECTION AND APPROVAL

APPROVE: YES / NO

ANY COMMENTS? _____

SIGNED: *Maaher*

DATED: 8/7/98

RECEIVED 19 JUN 1998

MIDDLETON WILLIAMS & CO.

REGISTERED LAND SURVEYORS

Partners:
Robert Gifford Middleton
Stephen James Wardle

76 CHESTER STREET EAST, CHRISTCHURCH, 1.
P.O. BOX 13212
TELEPHONE (03) 366-5428
FAX (03) 379-5227

REF 8798

18 June, 1998

The Senior Planner Subdivisions
Environmental Administration Unit
Christchurch City Council
P O Box 237
CHRISTCHURCH

Dear Sir

**Re: Cross Lease Subdivision Gray & Maoama
94A & B Aldwins Road Ref. FER/98/389**

The flat plan of the above subdivision has now been lodged as L.T. 78700 and we request that you forward us the Section 224 certificate.

The garages were both erected before 1/7/92.

Yours faithfully
Middleton Williams & Co



R G Middleton

RGM/jo

Aldwinrd22418.8798



CHRISTCHURCH CITY COUNCIL

ENVIRONMENTAL SERVICES UNIT

RECEIVED 25 JUN 1998

FACSIMILE MESSAGE

TO: Mr. Middleton
FAX NO: 379-5227

ORGANISATION: Middleton & Williams
LOCATION: 76 Chester Street East

SENDER: Kim Logan
DATE: 24.06.98

DESIGNATION: Subdivisions Assistant (East)
NO. OF PAGES (including this page): 1

MESSAGE:

SEC 22W: FER/98/389-94A & B Aldwins Road.

I advise there is no code of compliance issued here. Please forward \$60.00 for a special inspection.

yours faithfully

Kim C. Logan
Subdivisions Assistant (East)

10. Attached \$60

M Middleton Williams & Co

Date 26-6-98

Site Address 94A + B Aldwins Rd

Revenue Code

RC 32	

60-

TOTAL PAID

60-

(Including GST)

RECEIPT NO

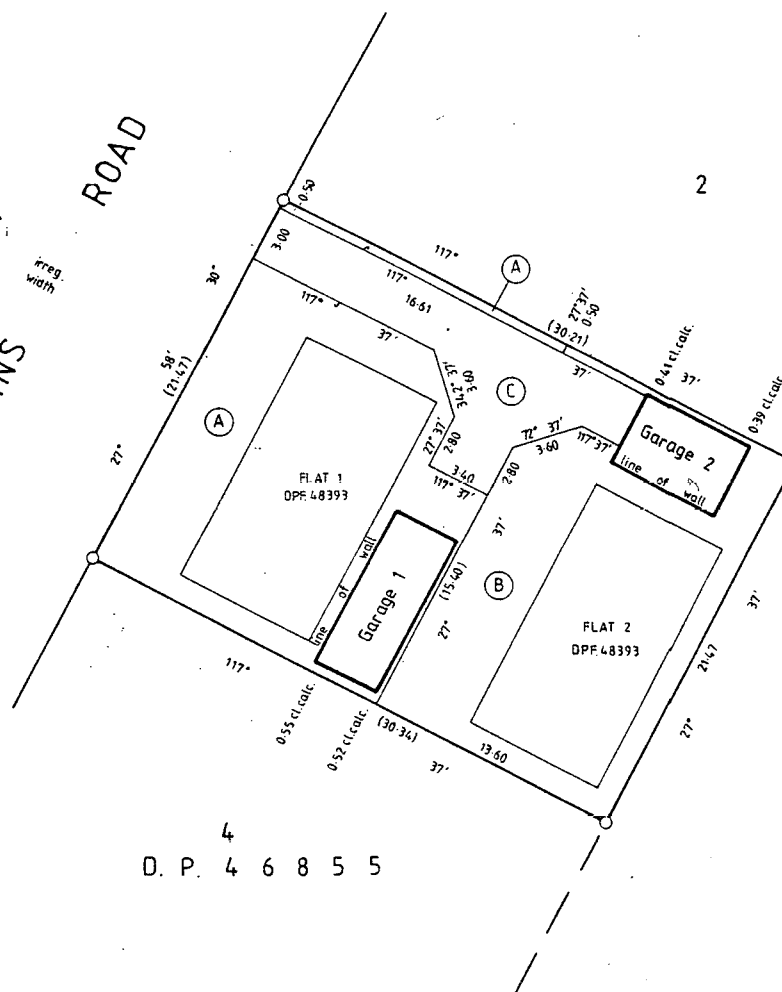
2607369

Building Information, Planning

Phone Building Support

Phone (03) 370-1000

ALDWINS ROAD



Approvals	
Registered Proprietor(s)	
CERTIFICATE OF TITLE ALLOCATED:	
Garage 1	
Garage 2	
AREAS RESTRICTED AS TO USER	
Areas A	Flat 1, DPF 48393
Area B	Flat 2, DPF 48393
Area C	Flats 1 & 2, DPF 48393
Total Area	650 m ²
Comprised in	CS.T. 27B/131 & 132
I, Robert Gifford Middleton, Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.	
Dated	19 7 8
Signature	
Field Book	Reference Plans
Examined	Correct
Approved as to Survey	
Deposited this 19 day of 19	
District Land Registrar	
File Received Instructions	

LAND DISTRICT Canterbury
 SURVEY BLK. & DIST. XII Christchurch
 NZMS 261 SHT RECORD MAP No

GARAGES ERECTED ON LOT 3, DP 46855

TERRITORIAL AUTHORITY Christchurch City
 Surveyed by Middleton Williams & Co 8798
 Scale 1:200 Date April 1998

M Middleton Williams + Co

Date 26-6-98

Site Address 94A + B Aldwins Rd

Revenue Code

RC 32	

60-

TOTAL PAID

(Including GST)

60-

RECEIPT NO

2607369



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Subdivisions Assistant (East)

cheque attached \$60

B. Middleton

PLEASE ADVISE BY FAX IF ALL PAGES NOT RECEIVED

Fax No 03-371-1702 or International Fax No +64-3-371-1702 (Environmental Monitoring/Atmos. City Plan, Building Information, Planning Administration, Information Budget, Subdivisions)

Fax No 03-371-1920 or International Fax No +64-3-371-1920 (Building Consents, Field Inspections, Building Support)

Civic Offices • 103-173 Tuam Street • PO Box 237 • Christchurch • New Zealand • Telephone (03) 370-1000

RECEIVED 19 JUN 1998

MIDDLETON WILLIAMS & CO.

REGISTERED LAND SURVEYORS

Partners:
Robert Gifford Middleton
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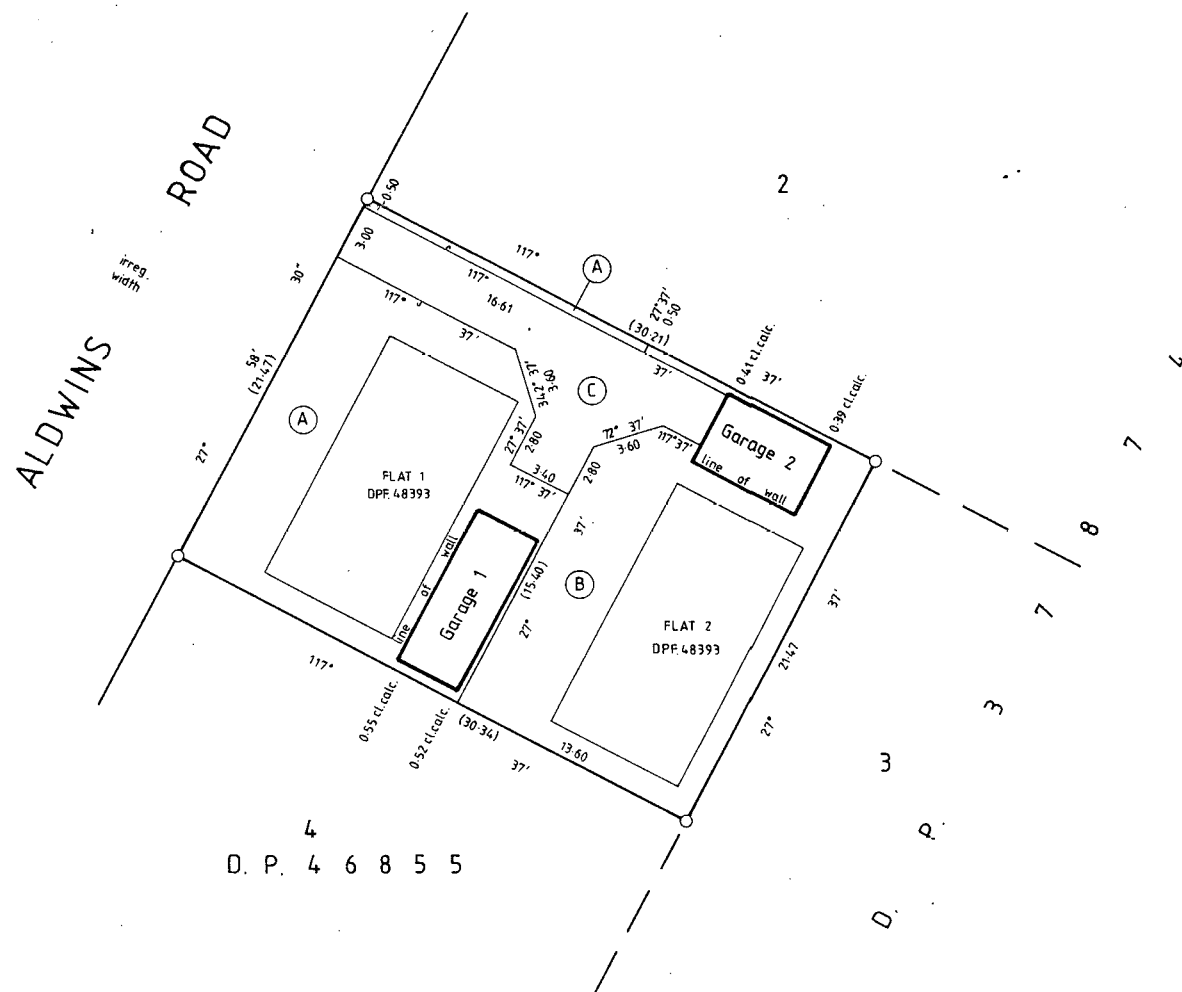
Yours faithfully
Middleton Williams & Co



R G Middleton

RGM/jo

Aldwinrd22418.8798



D. P. 4 6 8 5 5

Registered Proprietor(s)

Garage 1
Garage 2

AREAS RESTRICTED AS TO USER

Areas A Flat 1, DPF 48393
Area B Flat 2, DPF 48393
Area C Flats 1&2, DPF 48393

Total Area 650 m²

Comprised in CsT 27B/131 & 132

I, Robert Gifford Middleton
Registered Surveyor and holder of an annual practising certificate (or
who may act as a registered surveyor pursuant to section 25 of the
Survey Act 1986) hereby certify that this plan has been made from
surveys executed by me or under my directions, that both plan and
survey are correct and have been made in accordance with the Survey
Regulations 1972 or any regulations made in substitution thereof.
Dated 19 11 1978 day of November
of 1978 Signature [Signature]

Field Book p..... *Traverse Book* p.....
Reference Plans DP's 46855, 47149, 37874, 50's 15420, 16095
 OPF 48393
Examined *Correct*

Approved as to Survey

...../...../..... Chief Surveyor

Deposited this day of 19

File
Received
Instructions

District Land Registrar

LAND DISTRICT Canterbury
SURVEY BLK. & DIST. XII Christchurch
NZMS 261 SHT RECORD MAP No

GARAGES ERECTED ON LOT 3, DP 46855.

TERRITORIAL AUTHORITY Christchurch City
 Surveyed by Middleton Williams & Co. 8798
 Scale 1:200 Date April 1998

RECEIVED 08 MAY 1998



CHRISTCHURCH CITY COUNCIL
SUBDIVISION SECTION
TITLE PLAN CERTIFICATION REQUEST

F

FER-1 98 / 389

Application Number

SURVEYING FIRM Middleton Williams & Co. PHONE 366-5428

STREET ADDRESS 94 Aldwins Road

APPLICANT Gray & Maama

SIGNED R. G. Middleton DATE 4/5/98

OFFICE USE ONLY

Application checked against Title Plan and cleared for certification

Subdivision Officer Kevin G. Long Date 08.05.98

Conditions: ①

Certification Date: 11 / 5 / 98

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.



CHRISTCHURCH CITY COUNCIL

ENVIRONMENTAL SERVICES UNIT

FACSIMILE MESSAGE

TO: Mr. Middleton.
FAX NO: 379-5227

ORGANISATION: Middleton & Williams
LOCATION: 76 Chester Street East

SENDER: Kim Logan
DATE: 24-06-98

DESIGNATION: Subdivisions Assistant (East)
NO. OF PAGES (including this page): 1

MESSAGE:

SEC 22W: FER/98/389-94A & B Aldwins Road.

I advise there is no Code of Compliance issued here. Please forward \$60.00 for a special inspection.

Yours Faithfully

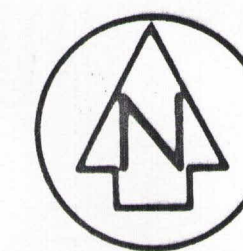
Kim C. Logan
Subdivisions Assistant (East)

PLEASE ADVISE BY FAX IF ALL PAGES NOT RECEIVED

Fax No 03-371-1702 or International Fax No +64-3-371-1702 (Environmental Monitoring/Bloods, City Plan, Building Information, Planning Administration, Information Support, Subdivisions)

Fax No 03-371-1920 or International Fax No +64-3-371-1920 (Building Consents, Field Inspections, Building Support)

Civic Offices • 103-173 Tuam Street • PO Box 237 • Christchurch • New Zealand • Telephone (03) 379-1660



Approvals <i>Seal</i> <i>WJ</i>	
Registered Proprietor(s)	
CERTIFICATE OF TITLE ALLOCATED :	
Garage 1	
Garage 2	
AREAS RESTRICTED AS TO USER	
Areas A	Flat 1, DPF 48393
Area B	Flat 2, DPF 48393
Area C	Flats 1 & 2, DPF 48393
Total Area 650 m ²	
Comprised in ..CsT. 27B/131 & 132	
I, Robert Gifford Middleton Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof. Dated at <i>Christchurch</i> this <i>4th</i> day of <i>May</i> 19 <i>98</i> Signature <i>R. G. Middleton</i>	
Field Book	p. Traverse Book p.
Reference Plans	DPs 46855, 47149, 37874, S.O.s 15420, 16095
	DPF 48393
Examined	Correct
Approved as to Survey	
..... / / Chief Surveyor	
Deposited this day of 19	
District Land Registrar	
File	
Received	
Instructions	



LAND DISTRICT Canterbury
SURVEY BLK. & DIST. XII Christchurch
NZMS 261 SHT RECORD MAP No

GARAGES ERECTED ON LOT 3, DP 46855

TERRITORIAL AUTHORITY Christchurch City
Surveyed by Middleton Williams & Co 8798
Scale 1:200 Date April 1998



CHRISTCHURCH CITY COUNCIL

8 May 1998

Middleton Williams & Co.
76 Chester Street East
P.O. Box 13212
CHRISTCHURCH

Attn : Mr D. Finlay

Dear Sir

SUBDIVISION CONSENT APPLICATION

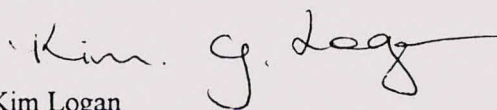
SUBDIVISION REF	Fer/98/389
APPLICANT	Gray & Maoama
ADDRESS OF ACTIVITY	94A & B Aldwins Road
YOUR REF	8798

Further to your application for a cross lease subdivision and resource consent, I advise that your application was approved pursuant to Part VI and Part X of the Resource Management Act 1991 on 8 May 1998 subject to the following conditions:

1. The buildings being erected in the position shown and,
 - (a) in the case of buildings erected after July 1992, being in accordance with a building consent issued pursuant to the Building Act 1991; and
 - (b) in the case of buildings existing as 1 July 1992 complying with Section 46 (4) of the Building Act 1991.

Provided there are no applications for a review of conditions, nor any appeal to the Environment Court, this resource consent is deemed to commence on 8 May 1998 and shall expire on 7 May 2000 unless a survey plan is submitted for seal prior to this date.

Yours faithfully


Kim Logan
PLANNING ASSISTANT (Area 2)

CONTACT: Angela O'Reilly TELEPHONE: 3711-831 FILE: PL/SU/3 & Fer/98/389

CIVIC OFFICES • 163-173 TUAM STREET • P O BOX 237 • CHRISTCHURCH 1,
NEW ZEALAND • TELEPHONE 379-1660 • FAX (03) 371-1792



CHRISTCHURCH CITY COUNCIL

SUBDIVISION SECTION

FEE CHECKLIST

Number of Additional Lots and/or Units

FEEs

AMOUNT

Basic Charge	\$ <u>300</u>
Extra Lots/Units	\$
Building Inspection Fee	\$
Drainage Report Fee	\$
Name Plates	\$
Street Name Administration	\$
DLR Consultation	\$
Exempt from Legal Road Frontage	\$
Resource Consents	\$
Water Supply Upgrading	\$
Stormwater Cost Sharing	\$
Sewer Cost Sharing	\$
Reserve Contribution	\$
Engineering Fee	\$
Engineering Approval	\$
Sealing Fee	\$
Section 5 (1) (g) Unit Titles Certificate	\$
Condition Certificates	\$
Revocations/Resolutions	\$
Non Subdivision Inspection	\$
Refundable Cash Deposits	\$
Roading Contribution	\$
Reserve Contribution Bonding Fee	\$
Engineering Works	\$
Esplanade Reserve (DOC Consultation)	\$
OTHER (State)	\$

TOTAL \$ 300

OFFICE USE ONLY

Revenue Code

Date / /

RC \$

RC \$

RC \$

M Middleton Williams

Date 8-5-98

No.

Site Address 94a & B Alderins Rd

Revenue Code	Amount \$
<u>RC33 /</u>	<u>300.00</u>
<u>/</u>	
<u>/</u>	
<u>/</u>	

TOTAL PAID

(Including GST)

\$300 -

Receipt Number 2531006

D \$

O.

MIDDLETON WILLIAMS & CO.

REGISTERED LAND SURVEYORS

Partners:
Robert Gifford Middleton
Stephen James Wardle

76 CHESTER STREET EAST, CHRISTCHURCH, 1.
P.O. BOX 13212
TELEPHONE (03) 366-5428
FAX (03) 379-5227

REF8798

5 May, 1998

The Subdivisions Planning Officer Area 2
Environmental Administration Unit
Christchurch City Council
P O Box 237
CHRISTCHURCH

Dear Sir

**Re: Cross Lease Subdivision
94 A & B Aldwins Road
Gray and Maoama**

Attached is an application for consent to a cross lease subdivision at the above address under the Resource Management Act 1991.

This subdivision involves the addition of two garages with two existing flats shown as Flats 1 and 2 on D.P.F. 48393.

The garages have been built in terms of issued building permits and have been erected for several years.

We look forward to receiving notice of consent having been granted.

In anticipation of consent being granted we also attach the flat plan for certification.

Yours faithfully
Middleton Williams & Co



D Finlay

Encl: Application forms
C.T.s
Plan copies
Original Flat Plan and copies
A cheque for \$300

Aldwinccgray.8798

SEARCH COPY 4 - MAY 1988

Composite

Land and Deeds 69

References

Prior C/T 25K/1160

Transfer No.

N/C. Order No.

Lease 543204/ 3



REGISTER

COMPOSITE LEASEHOLD AND 1/2 SHARE CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 26th day of April one thousand nine hundred and eighty five under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that WILLIAM ELDRA LIMITED at Christchurch ---

as to an undivided one-half share is seised of an estate in fee-simple/(subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 650 square metres or thereabouts being Lot 3 Deposited Plan 46855 ---

AND THIS CERTIFICATE FURTHER WITNESSETH THAT THE ABOVENAMED PROPRIETOR

is seised of an estate of leasehold created by Lease 543204/3 for a term of 999 years from 26.4.1985 in the Flat -- delineated on the diagram hereon and shown on Deposited Plan 48393 as Flat 2.



for Assistant Land Registrar

Fee Simple Affected By:

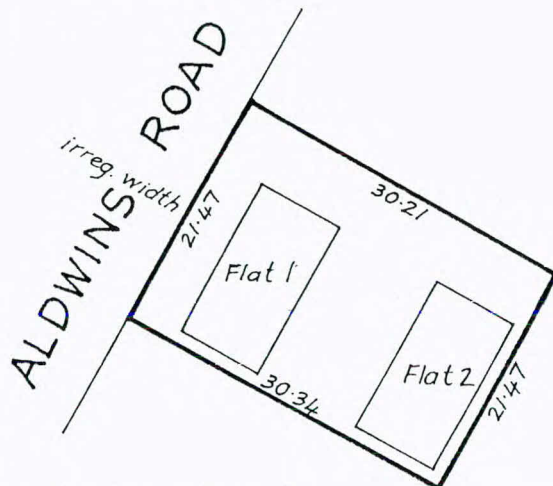
Lease 543204/2 of Flat 1 on D.P.48393. Term 999 years from 26.4.1985 (Composite C.T.27B/131).

Lease 543204/3 of Flat 2 on D.P.48393. Term 999 years from 26.4.1985 (Composite C.T.27B/132).

for A.L.R.
Both estates affected by:

Transfer 594765/1 to William Francis Elliott of Christchurch, Metal Worker and Denise Ann Strickson Elliott his wife - 26.3.1986 at 11.31a.m.

Christchurch City.



Area - 650m²

Plan of Lot 3 D.P. 46855 & Flats

No. 27B/132

/132

Mortgage 594765/2 to Canterburybank
Canterbury - 26.3.1988 at 11.31a.m.

Mortgage 594765/3 to the Housing Corporation of New Zealand -
26.3.1986 at \$1312.00

No.594765/4 Secondary Land Charge
pursuant to Sections 14K,L and M
Home Ownership Savings Act 1974 -
26.3.1986 at 01.31a.m.

Transfer A76910/4 to Ronald Gray of
Christchurch, Storeman and Elspeth Irene
Gray, his wife - 19.10.1993 at 10.45am

Mortgage A76910/5 to Post Office Bank
Limited - 19.10.1993 at 10.45am

SEARCH COPY 4 - MAY 1998

Composite

Land and Deeds 69

References

Prior C/T 25K/1160

Transfer No.

N/C. Order No.

Lease 543204/2



REGISTER

COMPOSITE LEASEHOLD AND 1/2 SHARE CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

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as to an undivided one-half share
is seized of an estate in fee-simple/(subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 650 square metres or thereabouts being Lot 3 Deposited Plan 46855 ---

AND THIS CERTIFICATE FURTHER WITNESSETH THAT THE ABOVENAMED PROPRIETOR

is seized of an estate of leasehold created by Lease 543204/2 for a term of 999 years from 26.4.1985 in the Flat -- delineated on the diagram hereon and shown on Deposited Plan 48393 as Flat 1.



for Assistant Land Registrar

Fee Simple Affected By:

Lease 543204/2 of
Flat 1 on D.P.48393. Term
999 years from 26.4.1985
(Composite C.T.27B/131).

Lease 543204/3 of Flat 2
on D.P.48393. Term 999 years
from 26.4.1985 (Composite
C.T.27B/132).

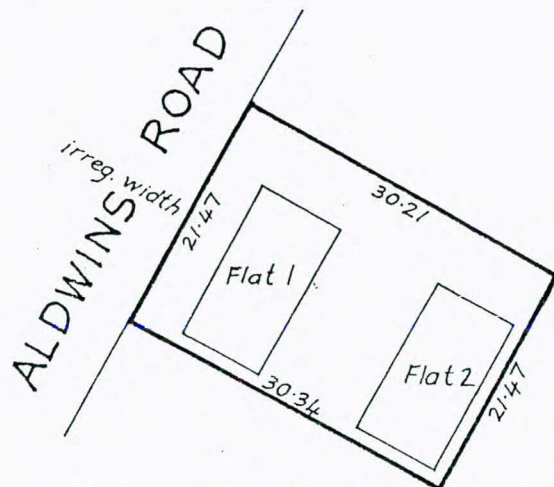
For A.L.R.

Both Estates Affected By:

Transfer 567396/1 to Aifa Maoama
of Christchurch, Factory Worker
and Paula Maoama his wife- 20.9.1985
at 10.57am.

for *Shaville*
A.L.R.

Christchurch City.



Area - 650m²

Plan of Lot 3 D.P. 46855 & Flats.

No. 27B/131

Mortgage 567396/2 to The Housing Corporation of New Zealand
20.9.1985 at 10.57am.

DISCHARGED
22 SEP 1985

Shaville

FOR A.L.R.

Mortgage 567396/3 General Finance Acceptance Limited - 20.9.1985 at 10.57am.

DISCHARGED
21/11/85

775438

Shaville

FOR A.L.R.

No.567396/4 Family Benefit Charge to The Housing Corporation of New Zealand- 20.9.1985 at 10.57am.

DISCHARGED
22 SEP 1985

Shaville

FOR A.L.R.

No.567396/5 Settled under the Joint Family Homes Act 1964 on Aifa Maoama and Paula Maoama both abovenamed- 20.9.1985 at 10.57am.

Shaville

FOR A.L.R.

CAVEAT 661498/1 TRUST BANK CANTERBURY - 20.9.1987 at 10.49a.m.

X

WITHDRAWN
22 SEP 1987

for A.L.R.

Transfer A19260/1 of Mortgage 567396/2 to Mortgage Corporation of New Zealand Limited - 15.10.1992 at 2.45pm

C. J.

for A.L.R.

Mortgage A195898/4 to ANZ Banking Group (New Zealand) Limited - 25.9.1995 at 9.12am

for A.L.R.

CAVEAT A208796/1 BY ADVANTAGE FINANCE LIMITED - 5.12.1995 at 11.38am

X

for A.L.R.

Prints required to be supplied with Subdivision Applications

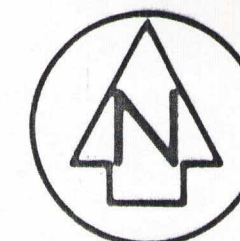
Unit	Amalg	Bdy Adj	Cross Lease	Unit Title	Standard Subdvsn	R.O.W. only	Subdn (roading)	Road widening
Subdivision File	Sc	Sc	Sc ✓	Sc	Sc	Sc	Sc	Sc
Southpower					Sc		Sc	
Water Services		2x Sc	2x Sc 3	2x Sc 3	2x Sc		2x Sc	
Dev., Control			Sc 1	Sc 1	2	Sc	Sc	
Parks Unit					Sc		Sc	Sc
Arborculturist 6	Sc	Sc	Sc	Sc	Sc		Sc	Sc
Buildings on site	Sc	Sc	Sc ✓	Sc	Sc		Sc	
D. L. R. 4	A4							
Hazards	A4	A4	A4 3	A4	A4	A4	A4	A4
Transit NZ	<i>An A4 print for any application abutting a State Highway</i>							
NZ Rail	<i>An A4 print for any application abutting a Railway</i>							
Esplanade Res.	<i>A scaled print for any application abutting a waterway 5</i>							
Traffic Unit	Sc	Sc	Sc ✓	Sc	Sc	Sc	Sc	Sc
Historic Buildings	<i>An A4 print for any application with an historic building on site</i>							
Road/R.O.W. name						A4	A4	
Total Sc prints =								
Total A4 prints =								

Sc = Scaled Plan

- 1: Four Units or greater.
- 2: With no road or right of way construction.
- 3: Unless Building Consent already issued.
- 4: Any application requiring consultation with the D.L.R.
- 5: Any waterway that will attract an Esplanade Reserve or strip requirement.
- 6: If trees or substantial shrubs on site

NOTE: Reports. Where an application includes a substantial report as an attachment to the application, sufficient additional copies should be provided for all Council Units that can foreseeably have an input into the application.

TITLE Plans: One A2 and one A4 prints to be supplied when the Plan is forwarded for sealing, and if a previously sealed plan is forwarded for initialling after amendment.



Approvals	
Registered Proprietor(s)	
CERTIFICATE OF TITLE ALLOCATED :	
Garage 1	
Garage 2	
AREAS RESTRICTED AS TO USER	
Areas A Flat 1, DPF 48393 Area B Flat 2, DPF 48393 Area C Flats 1 & 2, DPF 48393	
Total Area 650 m ²	
Comprised in Cst. 27B/131 & 132	
I, <u>Robert Gifford Middleton</u> Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof. Dated at <u>Christchurch</u> this <u>4th</u> day of <u>May</u> 19 <u>98</u> Signature <u>R. G. Middleton</u>	
Field Book p. Traverse Book p. Reference Plans DPs 46855, 47149, 37874, SOs 15420, 16095 DPF 48393 Examined Correct	
Approved as to Survey	
. / / Chief Surveyor	
Deposited this day of 19	
District Land Registrar	
File Received Instructions	

LAND DISTRICT Canterbury
SURVEY BLK. & DIST. XII Christchurch
NZMS 261 SHT RECORD MAP No

GARAGES ERECTED ON LOT 3, DP 46855.

TERRITORIAL AUTHORITY Christchurch City
Surveyed by Middleton Williams & Co 8798
Scale 1:200 Date April 1998

FAXED

24/94

 CHRISTCHURCH THE GARDEN CITY <i>The city that shines</i>	CHRISTCHURCH CITY COUNCIL TELEPHONE - 3711 825 FAX - 3711 792 P.O. BOX 237	Page 1
	LAND INFORMATION MEMORANDUM	0009804912

Please Supply To : HARMAN & CO P O BOX 13 151 CHRISTCHURCH Charge Code : 000010388 Client Ref: STI 14463.011: CJC Phone No: 379-7835 Fax No: 366-3775	Property Address: 94 ALDWINS ROAD FLAT 2 Legal Description: FLAT DP 48393 OVER LOT 3 DP 46855 Existing Owner: GRAY RONALD Existing Use: RESIDENTIAL
For official Use: Pages Sent: 10 Date Received: 18-Jun-98	

This Information was Processed at: LINWOOD SERVICE CENTRE Telephone: (03) 389-1477

Note:
The information provided on this form is based on existing Christchurch City Council records which may not be complete. No inspections of the property have been undertaken. Every care has been taken to ensure that the information is correct at the time of issue.

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

- | | |
|--|----------|
| 1. Characteristic details of the land or building | Yes / No |
| 2. Details of Land Drainage and Sewerage Systems | Yes / No |
| 3. Annual rates: 19 <u>97</u> / 19 <u>98</u> \$ <u>592.00</u> | |
| Rates owing: As At <u>19</u> / <u>6</u> / <u>98</u> \$ <u> </u> | |
| 4. Excess water charges: \$ <u> </u> | |
| 5. Final water meter reading may be required | Yes / No |

This Information was Processed at: LINWOOD SERVICE CENTRE Telephone: (03) 389-1477

 CHRISTCHURCH THE GARDEN CITY <i>The city that shines</i>	CHRISTCHURCH CITY COUNCIL TELEPHONE - 3711 825 FAX - 3711 792 P.O. BOX 237	Page 2
	LAND INFORMATION MEMORANDUM	0009804912

Property Address: 94 ALDWINS ROAD FLAT 2

Records Held

6. Consents certificate, notices, orders, or requisitions affecting the land or any building on the land
- (i) Building Permits Yes
- 2-APR-90 GARAGE (FLAT 1)
- 29-JAN-87 GARAGE
- 30-JAN-85 2 UNITS
-
- (ii) Pims without any Consents applied for yet No
-
- (iii) Building Consents No
-
- (iv) Compliance Schedule : Yes / No
- (v) Current Warrant of Fitness : Expiry Date : Yes / No
- (vi) Registered Premises : Yes / No
- (vii) Outstanding requirements: Yes / No
- (viii) Current Certificate of Registration/Licence: Yes / No
- Type : Food..... Yes / No Hairdressers..... Yes / No
- Funeral Director Yes / No Dangerous Goods... Yes / No
- Camping Grounds.... Yes / No Liquor Yes / No
- Other
- (iv) Notification received of a Swimming Pool No
- (x) Complying fence for a Swimming Pool No
- (xi) Others Yes / No
-

This Information was Processed at: LINWOOD SERVICE CENTRE

Telephone: (03) 389-1477



LIM 9804912 - Resource Consents within 100m of 94 Aldwins Road

Scale 1:1000

Sheet 2 - IJM 9804912

135 Aldwins Road

RC970657

Consent Type: Discretionary Activity

Non-Notified

Date of Decision: 11 April 1997

Granted

Applicant: N Williamson

Description:

To Construct Dwelling Alterations With A Living Room Window Located 1.8m From An Internal Boundary Instead Of 3m Required By The Proposed City Plan.

82 Harrow Street

71/68/SD

Consent Type: Specified Departure S74

Non-Notified

Date of Application: 1 October 1968

Declined

Applicant: R.e.fergusson

Description:

Establish Used Car Yard

6 Marcroft Street

X/86/CA

Consent Type: Controlled Activity

Non-Notified

Date of Application: 2 April 1986

Granted

Applicant:

Description:

To Relocate Dwellings From 63 Buckleys Road And 56 Harrow Street To 6 Marcroft Street.

9 Marcroft Street

RC961120

Consent Type: Controlled Activity

Non-Notified

Date of Decision: 6 August 1996

Granted

Applicant: M T & N Young

Description:

To Erect A Garage Within The 4.5m Road Boundary Setback. (2m)

97 Randolph Street

225/79/D

Consent Type: Dispensation

Non-Notified

Date of Decision: 15 October 1979

Granted

Applicant:

Description:

To Erect A Carport Which Extends Fron The Dwelling To 0.15m From The Boundary

99 Randolph Street

RC951880

Consent Type: Discretionary Activity

Non-Notified

Date of Decision: 5 July 1995

Granted

Applicant: Affordable Homes

Description:

To Erect A Second Dwelling Unit On The Rear Of 781m2 Where The Existing House Does Not Comply With The 1.8m Setback

End of Data

Sheet 3 - LIM 9804912

Data Quality Statement

All resource consents are shown for sites that have been labelled 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 applied, may infact be notified resource consents that have not yet been through the notification process. If in doubt, please contact your nearest Service Centre for clarification.

End of Report

 CHRISTCHURCH THE GARDEN CITY <i>The city that shines</i>	CHRISTCHURCH CITY COUNCIL TELEPHONE - 3711 825 FAX - 3711 792 P.O. BOX 237	Page 3
	LAND INFORMATION MEMORANDUM	0009804912

Property Address: 94 ALDWINS ROAD FLAT 2

Records Held

7. Planning Information:

(A) Operative Plan

(Prior to 24th June 1995)

Zoning: R/1

Plan Section city

Designations on Site Yes / No

Road Widening Designations Yes / No

(C) Historic or Protected Bldg Yes / No

Heritage/Notable Trees Yes / No

Other Heritage Protection Items Yes / No

(B) Proposed Plan

(Notified on 24th June 1995)

Zoning: L/2

Special Amenity Area Yes / No

(SAM)

Special Character Site Yes / No

Community Footprint Yes / No

Designations on Site Yes / No

Road Widening Designations Yes / No

Historic or Protected Bldg Yes / No

Heritage/Notable Trees Yes / No

Other Heritage Protection Items Yes / No

(D) Land Use Resource Consents

No

This Information was Processed at: LINWOOD SERVICE CENTRE

Telephone: (03) 389-1477

 CHRISTCHURCH THE GARDEN CITY <i>The city that shines</i>	CHRISTCHURCH CITY COUNCIL TELEPHONE - 3711 825 FAX - 3711 792 P.O. BOX 237 LAND INFORMATION MEMORANDUM	Page 4 0009804912
--	--	---------------------------------------

Property Address: 94 ALDWINS ROAD FLAT 2

Records Held

8. Information notified to council by any statutory organisation having the power to classify land or buildings for any purpose: Yes / No

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

10. Refuse Collection Day

The 52 bags which the Council delivers 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.

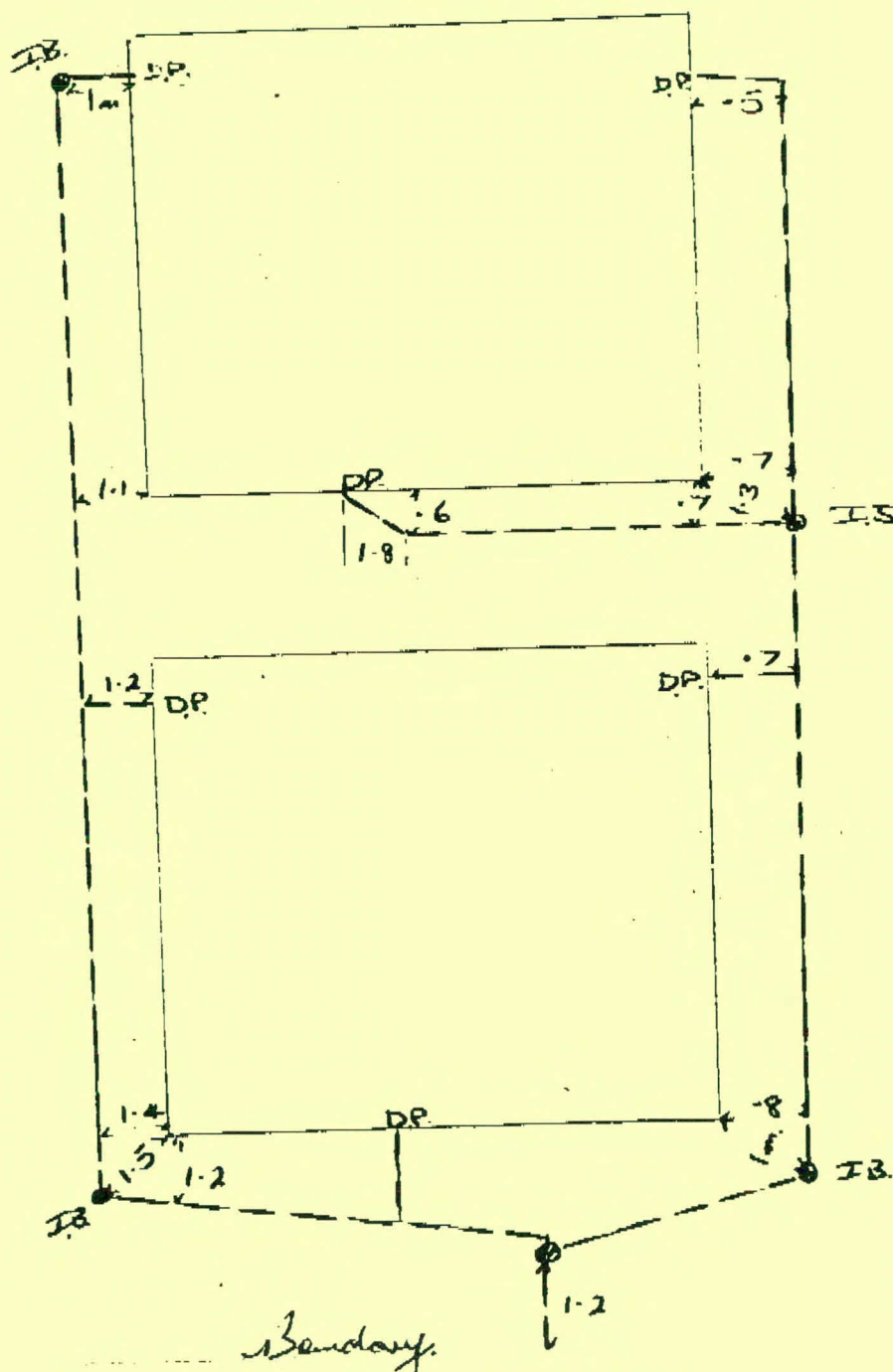
The collection day for this property is Wednesday. Please have your bags out for collection by 7.30 am. If you have any queries about the city's refuse collection service, please contact the Service Centre listed below.

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.

Please telephone the appropriate Service Centre as shown on the front page of this LIM.

This Information was Processed at: LINWOOD SERVICE CENTRE

Telephone: (03) 389-1477



ADDRESS 94 Aldwins Rd
 LEGAL DESCRIPTION LOT 3 DP 46855
 DRAINAGE PERMIT NO 6877
 DRAINLAYERS NAME HANSEN CONTRACTORS

SITE PLAN
 STOREWATER PIPING LAYOUT

FILE BU/40/ 24 / 94

 CHRISTCHURCH THE GARDEN CITY <i>the city that shines</i>	CHRISTCHURCH CITY COUNCIL Supplementary Land Information Memorandum Details of Land Drainage and Sewerage System	
		9804912

- * Attached is a copy of the Council's drainage plan records. If this plan is not sufficiently legible, a second copy may be obtained on request from the appropriate Service Centre.
- * Flat 2 is shown to be served by a sewer drain and a stormwater drain which are shared with Flat 1.
- * The Council's drainage plan records do not show the presence of any other pipelines, drains or watercourses.
- * The records held by the Water Services and Waste Management Units of the Christchurch City Council do not show any history of flooding or drainage problems on this property.
- * The drainage component of this LIM was researched by David Hide, ph 3722-402.

FAXED

 CHRISTCHURCH CITY COUNCIL TELEPHONE - 3711 825 FAX - 3711 792 P.O. BOX 237	Page 1
	LAND INFORMATION MEMORANDUM 0009910448

Please Supply To : LIMS CO-ORD civic offices tuam street Charge Code : 000020055 Client Ref: HARCOURTS BELFAST Phone No: 3711825 Fax No: 3711792	Property Address: 94 ALDWINS ROAD FLAT 1 Legal Description: LOT 3 DP 46855 DPF 48393 Existing Owner: MAOAMA AIFA Existing Use: FAX 3236049
For official Use: Pages Sent: <u>10</u> Date Received: 5-Nov-99	

This Information was Processed at: LINWOOD SERVICE CENTRE Telephone: (03) 389-1477

Note:
 The information provided on this form is based on existing Christchurch City Council records which may not be complete. No inspections of the property have been undertaken. Every care has been taken to ensure that the information is correct at the time of issue.

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

- | | Records Held |
|---|--------------------------------|
| 1. Characteristic details of the land or building | Yes / No |
| 2. Details of Land Drainage and Sewerage Systems | Yes / No |
| 3. Annual rates: 19 ⁹⁹ /20 ⁰⁰ | \$ <u>646.75</u> |
| Rates owing: As At <u>8/11/99</u> | \$ <u>474.25</u> |
| 4. Excess water charges: | \$ <u> </u> |
| 5. Final water meter reading may be required | Yes / No |

This Information was Processed at: LINWOOD SERVICE CENTRE Telephone: (03) 389-1477

 CHRISTCHURCH THE GARDEN CITY <i>The city that shines</i>	CHRISTCHURCH CITY COUNCIL TELEPHONE - 3711 825 FAX - 3711 792 P.O. BOX 237	Page 2
	LAND INFORMATION MEMORANDUM	0009910448

Property Address: 94 ALDWINS ROAD FLAT 1

Records Held

6. Consents certificate, notices, orders, or requisitions affecting the land or any building on the land
- (i) Building Permits Yes
- 2-APR-90 GARAGE (FLAT 1)
- 29-JAN-87 GARAGE
- 30-JAN-85 2 UNITS
-
- (ii) Pims without any Consents applied for yet No
-
- (iii) Building Consents No
-
- (iv) Compliance Schedule : ~~Yes~~ / No
- (v) Current Warrant of Fitness : Expiry Date : ~~Yes~~ / No
- (vi) Registered Premises : ~~Yes~~ / No
- (vii) Outstanding requirements: ~~Yes~~ / No
- (viii) Current Certificate of Registration/Licence: ~~Yes~~ / No
- Type : Food ~~Yes~~ / No Hairdressers ~~Yes~~ / No
- Funeral Director ~~Yes~~ / No Dangerous Goods... ~~Yes~~ / No
- Camping Grounds.... ~~Yes~~ / No Liquor ~~Yes~~ / No
- Other
- (iv) Notification received of a Swimming Pool No
- (x) Complying fence for a Swimming Pool No
- (xi) Others ~~Yes~~ / No
-

This Information was Processed at: LINWOOD SERVICE CENTRE

Telephone: (03) 389-1477



LIM 9910448 - Resource Consents within 100m of 94 Aldwins Road
Scale 1:1000

Sheet 2 - LIM 9910448

135 Aldwins Road

RC970657

Consent Type: Discretionary Activity

Non-Notified

Date of Decision: 11 April 1997

Granted

Applicant: N Williamson

Description:

To Construct Dwelling Alterations With A Living Room Window Located 1.8m From An Internal Boundary Instead Of 3m Required By The Proposed City Plan.

82 Harrow Street

71/68/SD

Consent Type: Specified Departure S74

Non-Notified

Date of Application: 1 October 1968

Declined

Applicant: R.e.fergusson

Description:

Establish Used Car Yard

6 Marcroft Street

X/86/CA

Consent Type: Controlled Activity

Non-Notified

Date of Application: 2 April 1986

Granted

Applicant:

Description:

To Relocate Dwellings From 63 Buckleys Road And 56 Harrow Street To 6 Marcroft Street.

9 Marcroft Street

RC961120

Consent Type: Controlled Activity

Non-Notified

Date of Decision: 6 August 1996

Granted

Applicant: M T & N Young

Description:

To Erect A Garage Within The 4.5m Road Boundary Setback. (2m)

93 Randolph Street

RC982968

Consent Type: Non Complying Activity

Non-Notified

Date of Decision: 6 November 1998

Granted

Applicant: S & L Grenfell

Description:

2 Lot Subdivision With Various Non Compliances

93 Randolph Street

RC991248

Consent Type: Certificate Of Compliance

Non-Notified

Date of Decision: 5 May 1999

Granted

Applicant: L And S Grenfell

Description:

Erect A New Dwelling That Exceeds The 20 Metre Building Length Without A 2.4 Metre Step In Plan.

97 Randolph Street

225/79/D

Consent Type: Dispensation

Non-Notified

Date of Decision: 15 October 1979

Granted

Applicant:

Description:

To Erect A Carport Which Extends From The Dwelling To 0.15m From The Boundary

Sheet 3 - LIM 9910448

99 Randolph Street

RC951880

Consent Type: Discretionary Activity

Non-Notified

Date of Decision: 5 July 1995

Granted

Applicant: Affordable Homes

Description:

To Erect A Second Dwelling Unit On The Rear Of 781m2 Where The Existing House Does Not Comply With The 1.8m Setback

End of Data

Data Quality Statement

All resource consents are shown for sites that have been labelled 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 applied, may infact be notified resource consents that have not yet been through the notification process. If in doubt, please contact your nearest Service Centre for clarification.

End of Report

	CHRISTCHURCH CITY COUNCIL TELEPHONE - 3711 825 FAX - 3711 792 P.O. BOX 237	Page 3
	LAND INFORMATION MEMORANDUM	0009910448

Property Address: 94 ALDWINS ROAD FLAT 1

Records Held

7. Planning Information:

(A) Operative Plan

(Prior to 24th June 1995)

Zoning: R/1

Plan Section city

Designations on Site Yes / No

Road Widening Designations Yes / No

(B) Proposed Plan

Zoning: L/2

Special Amenity Area Yes / No

(SAM)

Special Character Site Yes / No

Community Footprint Yes / No

Designations on Site Yes / No

Road Widening Designations Yes / No

(C) Historic or Protected Bldg Yes / No

Heritage/Notable Trees Yes / No

Other Heritage Protection Items Yes / No

Historic or Protected Bldg Yes / No

Heritage/Notable Trees Yes / No

Other Heritage Protection Items Yes / No

(D) Land Use Resource Consents

No

This Information was Processed at: LINWOOD SERVICE CENTRE

Telephone: (03) 389-1477

 CHRISTCHURCH THE GARDEN CITY <i>the city that shines</i>	CHRISTCHURCH CITY COUNCIL TELEPHONE - 3711 825 FAX - 3711 792 P.O. BOX 237	Page 4
		0009910448

Property Address: 94 ALDWINS ROAD FLAT 1

Records Held

8. Information notified to council by any statutory organisation having the power to classify land or buildings for any purpose: ~~Yes~~ / No

9. Information notified to council by any network utility operator pursuant to the Building Act 1991: ... ~~Yes~~ / No

10. Refuse Collection Day

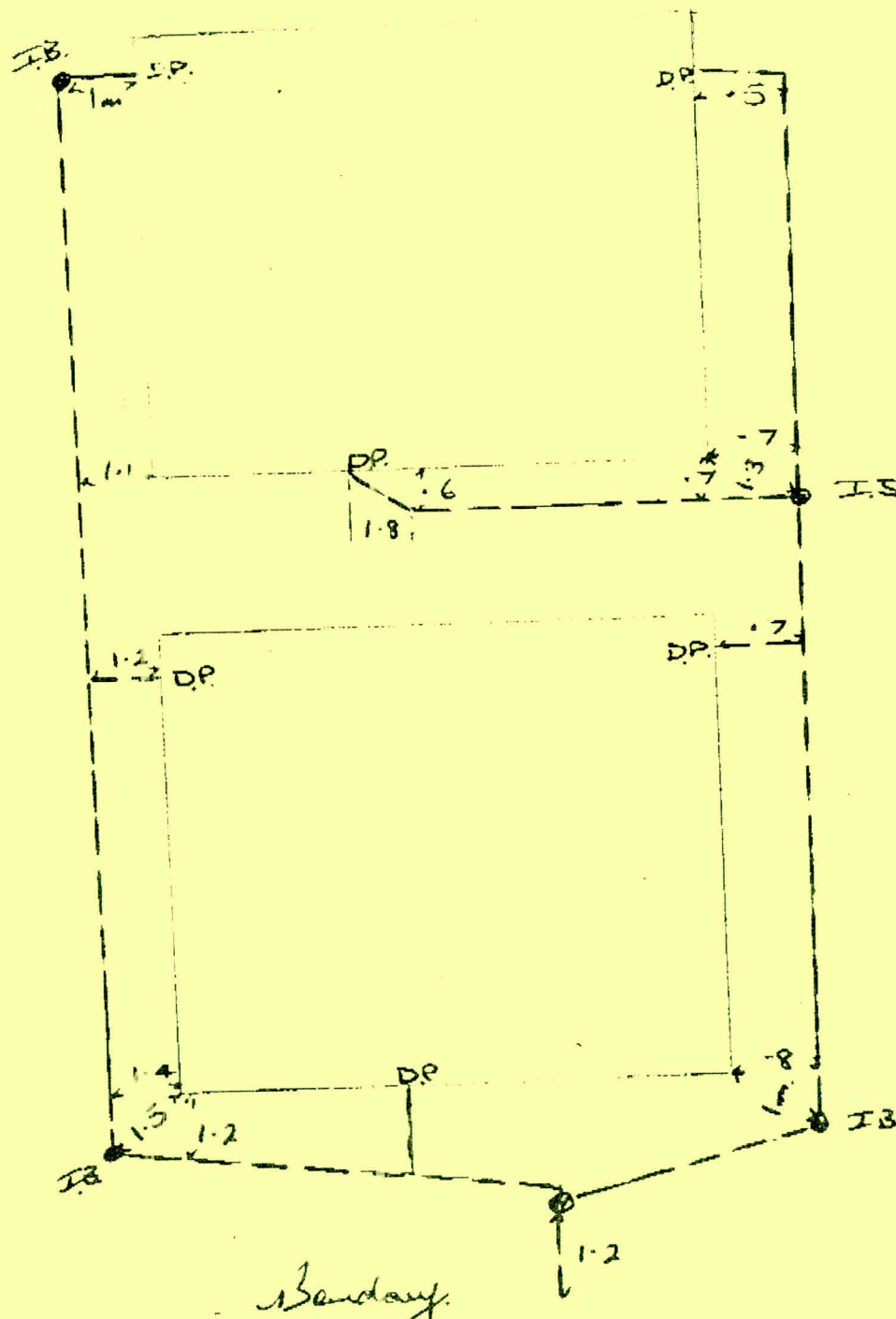
The 52 bags which the Council delivers each year are for the refuse generated on that property during the year. When moving house (or flat) all refuse bags should be left behind for the new owners. There should be enough to last until next May.

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.

Please telephone the appropriate Service Centre as shown on the front page of this LIM.

This Information was Processed at: LINWOOD SERVICE CENTRE

Telephone: (03) 389-1477



 CHRISTCHURCH THE GARDEN CITY <i>The city that shines</i>	CHRISTCHURCH CITY COUNCIL Supplementary Land Information Memorandum Details of Land Drainage and Sewerage System	
		9910448

- * A drainage plan is attached. Should this plan not be sufficiently clear, another copy may be obtained by phoning 3711-300.
- * Each flat is shown to be served by a sewer drain and a stormwater drain which are shared.
- * The Council's drainage plan records do not show any other pipelines, drains or watercourses.
- * The records held by this Unit do not show any history of flooding or drainage problems on this property.
- * The drainage component of this LIM was researched by David Hide, ph 3722-402.

FAXED

	CHRISTCHURCH CITY COUNCIL TELEPHONE - 3711 825 FAX - 3711 792 P.O. BOX 237	Page 1
	LAND INFORMATION MEMORANDUM	0009912278

Please Supply To : LAYBURN HODGINS P O BOX 795 CHRISTCHURCH Charge Code : 000010512 Client Ref: M&C BULLMORE: JLC Phone No: 366-2332 Fax No: 366-3143	Property Address: 94 ALDWINS ROAD FLAT 1 Legal Description: LOT 3 DP 46855 DPF 48393 Existing Owner: MAOAMA AIFA Existing Use: RESIDENTIAL
For official Use: Pages Sent: 10 Date Received: 18-Jan-00	

This Information was Processed at: LINWOOD SERVICE CENTRE Telephone: (03) 389-1477

Note:

The information provided on this form is based on existing Christchurch City Council records which may not be complete. No inspections of the property have been undertaken. Every care has been taken to ensure that the information is correct at the time of issue.

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

Records Held

- | | |
|--|----------|
| 1. Characteristic details of the land or building | Yes / No |
| 2. Details of Land Drainage and Sewerage Systems | Yes / No |
| 3. Annual rates: 19 <u>99</u> / 20 <u>00</u> \$ <u>646.75</u> | |
| Rates owing: As At <u>19</u> / <u>1</u> / <u>2000</u> \$ <u>390.55</u> | |
| 4. Excess water charges: \$ _____ | |
| 5. Final water meter reading may be required | Yes / No |

This Information was Processed at: LINWOOD SERVICE CENTRE Telephone: (03) 389-1477

	CHRISTCHURCH CITY COUNCIL TELEPHONE - 3711 825 FAX - 3711 792 P.O. BOX 237	Page 2
	LAND INFORMATION MEMORANDUM	0009912278

Property Address: 94 ALDWINS ROAD FLAT 1

Records Held

6. Consents certificate, notices, orders, or requisitions affecting the land or any building on the land
- (i) Building Permits Yes
- 2-APR-90 GARAGE (FLAT 1)
- 29-JAN-87 GARAGE
- 30-JAN-85 2 UNITS
-
- (ii) Pims without any Consents applied for yet No
-
- (iii) Building Consents No
-
- (iv) Compliance Schedule : ~~Yes~~ / No
- (v) Current Warrant of Fitness : Expiry Date : ~~Yes~~ / No
- (vi) Registered Premises : ~~Yes~~ / No
- (vii) Outstanding requirements: ~~Yes~~ / No
- (viii) Current Certificate of Registration/Licence: ~~Yes~~ / No
- Type : Food ~~Yes~~ / No Hairdressers ~~Yes~~ / No
- Funeral Director ~~Yes~~ / No Dangerous Goods ~~Yes~~ / No
- Camping Grounds ~~Yes~~ / No Liquor ~~Yes~~ / No
- Other
- (iv) Notification received of a Swimming Pool No
- (x) Complying fence for a Swimming Pool No
- (xi) Others ~~Yes~~ / No
-

This Information was Processed at: LINWOOD SERVICE CENTRE

Telephone: (03) 389-1477

	CHRISTCHURCH CITY COUNCIL TELEPHONE - 3711 825 FAX - 3711 792 P.O. BOX 237	Page 3
	LAND INFORMATION MEMORANDUM	0009912278

Property Address: 94 ALDWINS ROAD FLAT 1

Records Held

7. Planning Information:

(A) Operative Plan

(Prior to 24th June 1995)

Zoning: R/1

Plan Section city

Designations on Site Yes / No

Road Widening Designations Yes / No

(B) Proposed Plan

Zoning: L/2

Special Amenity Area Yes / No

(SAM)

Special Character Site Yes / No

Community Footprint Yes / No

Designations on Site Yes / No

Road Widening Designations Yes / No

(C) Historic or Protected Bldg Yes / No

Heritage/Notable Trees Yes / No

Other Heritage Protection Items Yes / No

Historic or Protected Bldg Yes / No

Heritage/Notable Trees Yes / No

Other Heritage Protection Items Yes / No

(D) Land Use Resource Consents

No

This Information was Processed at: LINWOOD SERVICE CENTRE

Telephone: (03) 389-1477

	CHRISTCHURCH CITY COUNCIL TELEPHONE - 3711 825 FAX - 3711 792 P.O. BOX 237	Page 4
	LAND INFORMATION MEMORANDUM	0009912278

Property Address: 94 ALDWINS ROAD FLAT 1

Records Held

8. Information notified to council by any statutory organisation having the power to classify land or buildings for any purpose: Yes / No

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

10. Refuse Collection Day

The 52 bags which the Council delivers 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.

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.

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This Information was Processed at: LINWOOD SERVICE CENTRE

Telephone: (03) 389-1477



LIM 9912278 - Resource Consents within 100m of 94 Aldwins Road

Scale 1:1000

Sheet 2 - LIM 9912278

135 Aldwins Road

RC970657

Consent Type: Discretionary Activity

Non-Notified

Date of Decision: 11 April 1997

Granted

Applicant: N Williamson

Description:

To Construct Dwelling Alterations With A Living Room Window Located 1.8m From An Internal Boundary Instead Of 3m Required By The Proposed City Plan.

82 Harrow Street

71/68/SD

Consent Type: Specified Departure S74

Non-Notified

Date of Application: 1 October 1968

Declined

Applicant: R.e.fergusson

Description:

Establish Used Car Yard

6 Marcroft Street

X/86/CA

Consent Type: Controlled Activity

Non-Notified

Date of Application: 2 April 1986

Granted

Applicant:

Description:

To Relocate Dwellings From 63 Buckleys Road And 56 Harrow Street To 6 Marcroft Street.

9 Marcroft Street

RC961120

Consent Type: Controlled Activity

Non-Notified

Date of Decision: 6 August 1996

Granted

Applicant: M T & N Young

Description:

To Erect A Garage Within The 4.5m Road Boundary Setback. (2m)

93 Randolph Street

RC982968

Consent Type: Non Complying Activity

Non-Notified

Date of Decision: 6 November 1998

Granted

Applicant: S & L Grenfell

Description:

2 Lot Subdivision With Various Non Compliances

93 Randolph Street

RC991248

Consent Type: Certificate Of Compliance

Non-Notified

Date of Decision: 5 May 1999

Granted

Applicant: L And S Grenfell

Description:

Erect A New Dwelling That Exceeds The 20 Metre Building Length Without A 2.4 Metre Step In Plan.

97 Randolph Street

225/79/D

Consent Type: Dispensation

Non-Notified

Date of Decision: 15 October 1979

Granted

Applicant:

Description:

To Erect A Carport Which Extends Fron The Dwelling To 0.15m From The Boundary

Sheet 3 - LIM 9912278

99 Randolph Street

RC951880

Consent Type: Discretionary Activity

Non-Notified

Date of Decision: 5 July 1995

Granted

Applicant: Affordable Homes

Description:

To Erect A Second Dwelling Unit On The Rear Of 781m2 Where The Existing House Does Not Comply With The 1.8m Setback

End of Data

Data Quality Statement

All resource consents are shown for sites that have been labelled with an address.

For sites that have been labelled with a cross (+) no resource consents have been found.

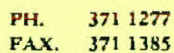
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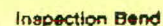
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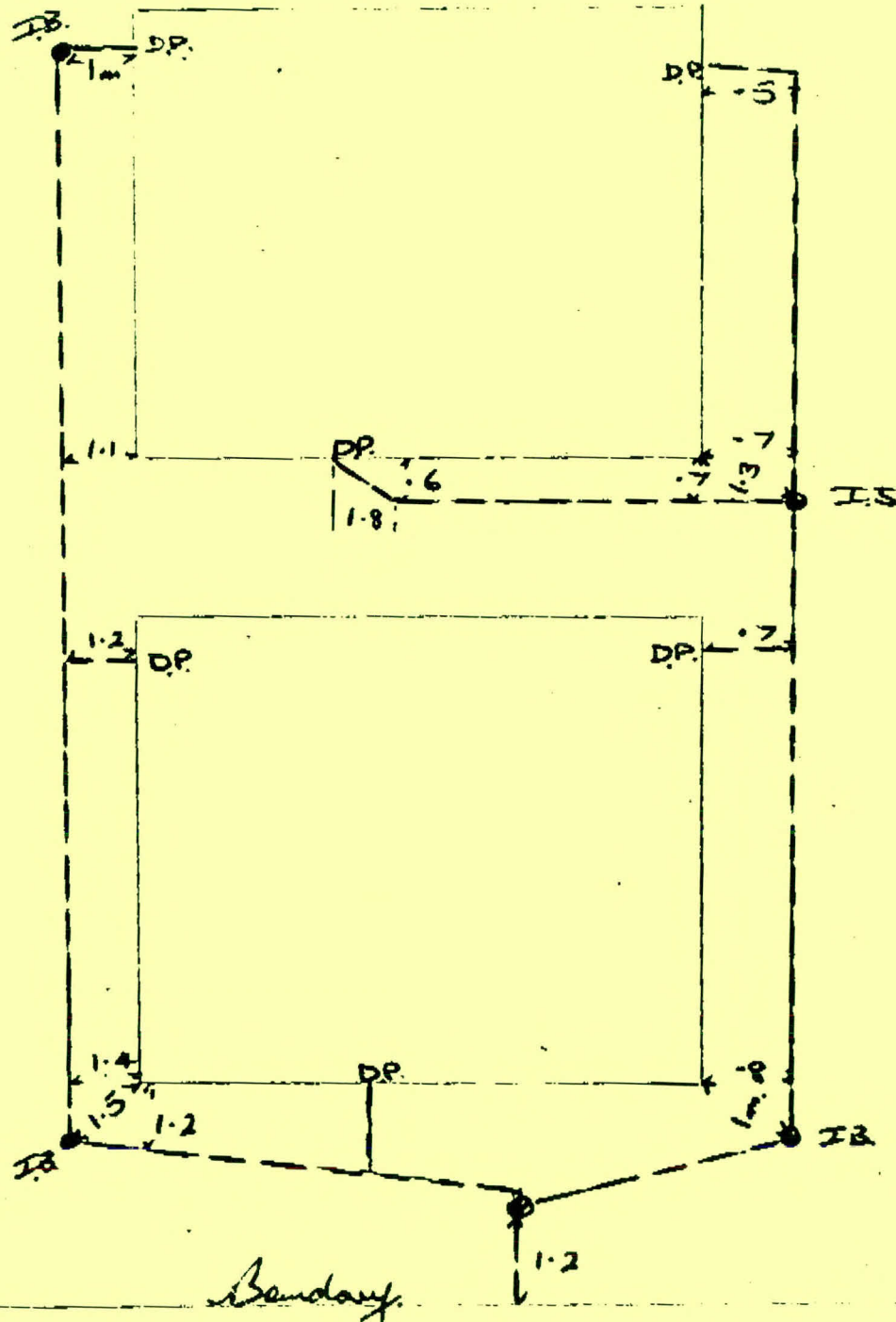
End of Report



18 JAN 2000

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





ADDRESS 94 Aldwins Rd
 LEGAL DESCRIPTION LOT 3 DP 46855
 DRAINAGE PERMIT NO 6877
 DRAINLAYERS NAME HANSON CONTRACTORS

SITE PLAN
 STORMWATER PIPING LAYOUT

FILE BU/40/ 24 / 94

 CHRISTCHURCH THE GARDEN CITY <i>The city that shines</i>	CHRISTCHURCH CITY COUNCIL Supplementary Land Information Memorandum Details of Land Drainage and Sewerage System	
		9912278

- * A drainage plan is attached. Should this plan not be sufficiently clear, another copy may be obtained by phoning 3711-300.
- * Each flat is shown to be served by a sewer drain and a stormwater drain which are shared.
- * The Council's drainage plan records do not show any other pipelines, drains or watercourses.
- * The records held by this Unit do not show any history of flooding or drainage problems on this property.
- * The drainage component of this LIM was researched by David Hide, ph 3722-402.

Land Information Memorandum



Property address:

1/94 Aldwins Road

LIM number: H01235612

Page 1

Christchurch City Council

53 Hereford Street, PO Box 73015
Christchurch 8154, New Zealand
Tel 64 3 941 8999
Fax 64 3 941 8984

www.ccc.govt.nz

Application details

Date issued 6 June 2023
Date received 24 May 2023

Property details

Property address 1/94 Aldwins Road, Linwood, Christchurch
Valuation roll number 22451 65900 A
Valuation information Capital Value: \$275,000
Land Value: \$92,000
Improvements Value: \$183,000
Please note: these values are intended for Rating purposes
Legal description Flat 1 DP 78700 on Lot 3 DP 46855 having share in 650 m2
Existing owner Robert John Condon
94A Aldwins Road
Christchurch 8062

Council references

Rate account ID 73075362
LIM number H01235612
Property ID 1077415

Property address:

1/94 Aldwins Road

LIM number: H01235612

Document information

This Land Information Memorandum (LIM) has been prepared for the purpose of section 44A of the Local Government Official Information and Meetings Act 1987 (LGOIMA). It is a summary of the information that we hold on the property. Each heading or "clause" in this LIM corresponds to a part of section 44A.

Sections 1 to 10 contain all of the information known to the Christchurch City Council that must be included under section 44A(2) LGOIMA. Any other information concerning the land as the Council considers, at its discretion, to be relevant is included at section 11 of this LIM (section 44A(3) LGOIMA). If there are no comments or information provided in these sections this means that the Council does not hold information on the property that corresponds to that part of section 44A.

The information included in this LIM 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. Please note that other agencies may also hold information relevant to the property, or administer legislation relevant to the use of the land, for example, the Regional Council (Ecan), Heritage New Zealand Pouhere Taonga, and Land Information New Zealand.

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.

A LIM is only valid at the date of issue as information is based only upon information the Council held at the time of that LIM request being made.

Property file service

This Land Information Memorandum does not contain all information held on a property file. Customers may request property files by phoning the Council's Customer Call Centre on (03) 941 8999, or visiting any of the Council Service Centres. For further information please visit www.ccc.govt.nz.

To enable the 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 Customer Call Centre on (03) 941 8999.

Property address:

1/94 Aldwins Road

LIM number: H01235612

Page 3

Christchurch City Council

53 Hereford Street, PO Box 73015
Christchurch 8154, New Zealand
Tel 64 3 941 8999
Fax 64 3 941 8984

www.ccc.govt.nz

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

1. Special features and characteristics of the land

Section 44A(2)(a) LGOIMA. This is information known to the Council but not apparent from the district scheme under the Town and Country Planning Act 1977 or a district plan under the Resource Management Act 1991. It identifies each (if any) special feature or characteristic of the land concerned, including but not limited to potential erosion, avulsion, falling debris, subsidence, slippage, alluvion, or inundation, or likely presence of hazardous contaminants.

☎ For enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

- **Coastal Hazard Inundation**

The Council has a report, Coastal Hazard Assessment for Christchurch and Banks Peninsula (2017), that indicates this property or part of this property may be susceptible to coastal inundation (flooding by the sea). The 2017 report considers four sea level rise scenarios through to the year 2120. A copy of the 2017 report and other coastal hazard information can be found at www.ccc.govt.nz/coastalhazards.

- **Mayoral Flooding Taskforce**

This property or parts of this property lie within the observed, reported or estimated flood extent of one or more of the flood events between February 2011 and April 2014. For more information please refer to <https://ccc.govt.nz/reports/> or phone council on 941-8999.

- **Property located in Tsunami Risk Zone**

This property may be affected by flooding by some tsunami scenarios as shown in reports by GNS and NIWA commissioned by ECan and CCC. Links to reports can be found at <https://ccc.govt.nz/tsunami-evacuation-zones-and-routes/> and on ECan's web site <https://www.ecan.govt.nz> by searching for the terms tsunami hazard.

- **Liquefaction Assessment**

Christchurch City Council holds indicative information on liquefaction hazard for Christchurch. Information on liquefaction, including an interactive web tool, can be found on the Council website at ccc.govt.nz/liquefaction. Depending on the liquefaction potential of the area that the property is in, the Council may require site-specific investigations before granting future subdivision or building consent for the property.

- **Consultant Report Available**

Land Information New Zealand (LINZ) engaged Tonkin and Taylor to provide a Geotechnical Report on Ground Movements that occurred as a result of the Canterbury Earthquake Sequence. The report indicates this property may have been effected by a degree of earthquake induced subsidence. The report obtained by LINZ can be accessed on their website at <https://www.linz.govt.nz> and search Information for Canterbury Surveyors.

2. Private and public stormwater and sewerage drains

Section 44A(2)(b) LGOIMA. This is information about private and public stormwater and sewerage drains as shown in the Council's records.

 For stormwater and sewerage enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

Related Information

- The drainage works associated with this property has been partially plotted on the Council's drainage plan. A copy of the field Inspectors pickup/approved site plan showing the drains and buildings/house outline is attached.
- The property is shown to be served by a sewer & storm water drain which is shared and that common drains continue through the property.

Property address:

1/94 Aldwins Road

LIM number: H01235612

Page 5

Christchurch City Council

53 Hereford Street, PO Box 73015
Christchurch 8154, New Zealand
Tel 64 3 941 8999
Fax 64 3 941 8984

www.ccc.govt.nz

3. Drinking Water Supply

Section 44A(2)(ba) and (bb) LGOIMA. This is information notified to the Council about whether the land is supplied with drinking water, whether the supplier is the owner of the land or a networked supplier, any conditions that are applicable, and any information the Council has about the supply.

Please note the council does not guarantee a particular water quality to its customers. If you require information on current water quality at this property please contact the Three Waters & Waste Unit.

☎ For water supply queries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

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 Supply and Wastewater Bylaw (2022), refer to www.ccc.govt.nz.

4. Rates

Section 44A(2)(c) LGOIMA. This is information on any rates owing in relation to the land.

☎ For rates enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

(a) Annual rates

Annual rates to 30/06/2023: \$2,147.71

	Instalment Amount	Date Due
Instalment 1	\$536.88	31/08/2022
Instalment 2	\$536.88	31/11/2022
Instalment 3	\$536.88	28/02/2023
Instalment 4	\$537.07	31/05/2023

Rates owing as at 06/06/2023: \$537.07

(b) Excess water charges

From January 2023 excess water use charges will apply based on water meter readings. Check to see how this property may be affected. <https://www.ccc.govt.nz/services/water-and-drainage/water-supply/water-reporter/>.

☎ For water charge enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

(c) Final water meter reading required?

No Reading Required

☎ To arrange a final water meter reading, please phone (03) 941 8999 or visit www.ccc.govt.nz.

Property address:

1/94 Aldwins Road

LIM number: H01235612

Page 7

Christchurch City Council

53 Hereford Street, PO Box 73015
Christchurch 8154, New Zealand
Tel 64 3 941 8999
Fax 64 3 941 8984

www.ccc.govt.nz

5. Consents, certificates, notices, orders, or requisitions affecting the land and buildings

Section 44A(2)(d) LGOIMA. This is information concerning any consent, certificate, notice, order, or requisition, affecting the land or any building on the land, previously issued by the Council. The information in this section may also cover building consent and/or code compliance information issued by building certifiers under the Building Act 1991 and building consent authorities that are not the Council under the Building Act 2004.

You can check the property file to identify whether any consent or certificate was issued by a building certifier under the Building Act 1991.

Section 44A(2)(da) LGOIMA. The information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004. There is currently no information required to be provided by a building contractor to a territorial authority under section 362T(2) of the Building Act 2004. The Building (Residential Consumer Rights and Remedies) Regulations 2014 only prescribed the information that must be given to the clients of a building contractor.

☎ For building enquiries, please phone (03) 941 8999, email EPADutyBCO@ccc.govt.nz or visit www.ccc.govt.nz.

(a) Consents

- BCN/1984/8640 Applied: 21/12/1984 Status: Completed
1/94 Aldwins Road Linwood
Permit issued 30/01/1985
2 UNITS - Historical Reference PER84503953
- BCN/1986/7696 Applied: 24/11/1986 Status: Completed
2/94 Aldwins Road Linwood
Permit issued 29/01/1987
GARAGE - Historical Reference PER86703408
- BCN/2023/3426 Applied: 17/12/1986 Status: Completed
1/94 Aldwins Road Linwood
Permit issued 02/04/1987
DRAINAGE: STORMWATER - Historical Reference PER86003565
- BCN/2023/3425 Applied: 20/05/1987 Status: Completed
2/94 Aldwins Road Linwood
Permit issued 21/05/1987
DRAINAGE: STORMWATER - Historical Reference PER86003566
- BCN/1990/1751 Applied: 16/03/1990 Status: Completed
1/94 Aldwins Road Linwood
Permit granted 30/03/1990
Permit issued 02/04/1990
GARAGE (FLAT 1) - Historical Reference PER90093988

(b) Certificates

Note: Code Compliance Certificates were only issued by the Christchurch City Council since January 1993.

(c) Notices

Property address:

1/94 Aldwins Road

LIM number: H01235612

Page 8

Christchurch City Council

53 Hereford Street, PO Box 73015
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- Placards issued under the Civil Defence Emergency Management Act 2002 as a result of the 4 September 2010 and 22 February 2011 earthquakes have now expired (by 12 July 2011 if not before). Some civil defence placards were replaced with dangerous building notices issued under section 124 Building Act 2004, and where this has happened the section 124 notice is separately recorded. Many other buildings, although not issued with a section 124 notice, may require structural work or other repairs before they can be occupied again. It is the building owners responsibility to make sure the building is safe for any occupier or visitor. Detailed structural engineering assessments may still be required to be carried out.
- CDB75059648 03/03/2011 1/94 Aldwins Road
Building Evaluation : Building Inspected Under Civil Defence Emergency , Green Placard Issued (a deemed Building Act notice)

(d) Orders

(e) Requisitions

Property address:

1/94 Aldwins Road

LIM number: H01235612

Page 9

Christchurch City Council

53 Hereford Street, PO Box 73015
Christchurch 8154, New Zealand
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6. Certificates issued by a building certifier

Section 44A(2)(e) LGOIMA. This is information notified to the Council concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004.

 For building enquiries, please phone (03) 941 8999, email EPADutyBCO@ccc.govt.nz or visit www.ccc.govt.nz.

Property address:

1/94 Aldwins Road

LIM number: H01235612

Page 10

Christchurch City Council

53 Hereford Street, PO Box 73015
Christchurch 8154, New Zealand
Tel 64 3 941 8999
Fax 64 3 941 8984

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7. Weathertightness

Section 44A(2)(ea) LGOIMA. This is information notified to the Council under section 124 of the Weathertight Homes Resolution Services Act 2006.

 For weathertight homes enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

If there is no information below this means Council is unaware of any formal Weathertight Homes Resolution Services claim lodged against this property.

Property address:

1/94 Aldwins Road

LIM number: H01235612

Page 11

Christchurch City Council

53 Hereford Street, PO Box 73015
Christchurch 8154, New Zealand
Tel 64 3 941 8999
Fax 64 3 941 8984

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8. Land use and conditions

Section 44A(2)(f) LGOIMA. This is information relating to the use to which the land may be put and conditions attached to that use. The planning information provided below is not exhaustive and reference to the Christchurch District Plan and any notified proposed changes to that plan is recommended: <https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/christchurch-district-plan/>.

There may be some provisions of the Christchurch City Plan or Banks Peninsula District Plan that affect this property that are still operative.

☎ For planning queries, please phone (03) 941 8999, email DutyPlanner@ccc.govt.nz or visit www.ccc.govt.nz.

- **Regional plan or bylaw**

There may be objectives, policies or rules in a regional plan or a regional bylaw that regulate land use and activities on this site. Please direct enquiries to Canterbury Regional Council (Environment Canterbury).

(a)(i) Christchurch City Plan & Banks Peninsula District Plan

(ii) Christchurch District Plan

- **Liquefaction Management Area (LMA)**

Property or part of property within the Liquefaction Management Area (LMA) Overlay which is operative.

- **RMD Lower Height Limit Overlay**

Property or part of property within the Christchurch District Plan (operative) Residential Medium Density Lower Height Limit Overlay

- **District Plan Zone**

Property or part of property within the Residential Medium Density Zone which is operative.

- **Flood Management Area**

Property or part of property within the Flood Management Area (FMA) Overlay which is operative.

(b) Resource consents

If there are any land use resource consents issued for this property the Council recommends that you check those resource consents on the property file. There may be conditions attached to those resource consents for the property that are still required to be complied with.

- RMA/1998/4130 - Subdivision Consent
2/94 Aldwins Road Linwood
Cross Lease SUBDIVISION - Historical Reference RMA8027
Status: Processing complete
Applied 06/05/1998

Property address:

1/94 Aldwins Road

LIM number: H01235612

Page 12

Christchurch City Council

53 Hereford Street, PO Box 73015
Christchurch 8154, New Zealand
Tel 64 3 941 8999
Fax 64 3 941 8984

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9. Other land and building classifications

Section 44A(2)(g) LGOIMA. This is information notified to the Council by any statutory organisation having the power to classify land or buildings for any purpose.

 For land and building enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

Please refer to Section 1 for details

10. Network utility information

Section 44A(2)(h) LGOIMA. This is information notified to the Council by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004.

 For network enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

- **None recorded for this property**

11. Other information

Section 44A(3) LGOIMA. This is information concerning the land that the Council has the discretion to include if it considers it to be relevant.

☎ For any enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

(a) Kerbside waste collection

- Your organics are collected Weekly on Monday. Please leave your organics at the Kerbside by 6:00 a.m.
- Your recycling is collected Fortnightly on the Week 1 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 EcoDrop.
- Your refuse is collected Fortnightly on the Week 1 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 EcoDrop.

(b) Other

- **Floor Levels Information**

Christchurch City Council holds a variety of information relevant to building/property development across the city. This includes minimum finished floor levels that need to be set to meet the surface water requirements in clause E1.3.2 of the building code (where this applies), and the requirements of the Christchurch District Plan (where a property is in the Flood Management Area). Where this information has been processed for your site, it can be viewed at <https://ccc.govt.nz/floorlevelmap/>, otherwise site specific advice can be obtained by emailing floorlevels@ccc.govt.nz

- **Guest Accommodation**

Guest accommodation (including whole unit listings on Airbnb; BookaBach; etc.) generally requires a resource consent in this zone when the owner is not residing on the site. For more information, please refer to: <https://ccc.govt.nz/providing-guest-accommodation/>.

- **Community Board**

Property located in Papanui-Innes-Central Community Board.

- **Tsunami Evacuation Zone**

This property is in the yellow tsunami evacuation zone. It could potentially be flooded only in a large distant source tsunami. Evacuation is not necessary after a long or strong earthquake. Evacuation is only necessary under an official Civil Defence Tsunami Warning to evacuate the yellow zone. Tsunami sirens should prompt turning on the radio or visiting <https://ccc.govt.nz/services/civil-defence>. Stay out of the zone until told it is safe to go back. For more information visit <https://ccc.govt.nz/services/civil-defence/hazards/tsunami-evacuation-zones-and-routes/>

- **Electoral Ward**

Property located in Central Electoral Ward

- **Listed Land Use Register**

Hazardous activities and industries involve the use, storage or disposal of hazardous substances. These substances can sometimes contaminate the soil. Environment Canterbury identifies land that is used or has been used for hazardous activities and industries. This information is held on a publicly available database called the Listed Land Use Register (LLUR). The Christchurch City Council may not hold information that is held on the LLUR. Therefore, it is recommended that you check Environment Canterbury's online database at www.llur.ecan.govt.nz

- **Spatial Query Report**

Property address:

1/94 Aldwins Road

LIM number: H01235612

Page 15

Christchurch City Council

53 Hereford Street, PO Box 73015
Christchurch 8154, New Zealand
Tel 64 3 941 8999
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A copy of the spatial query report is attached at the end of this LIM. The spatial query report lists land use resource consents that have been granted within 100 metres of this property.

Property address:

1/94 Aldwins Road

LIM number: H01235612

Page 16

Christchurch City Council

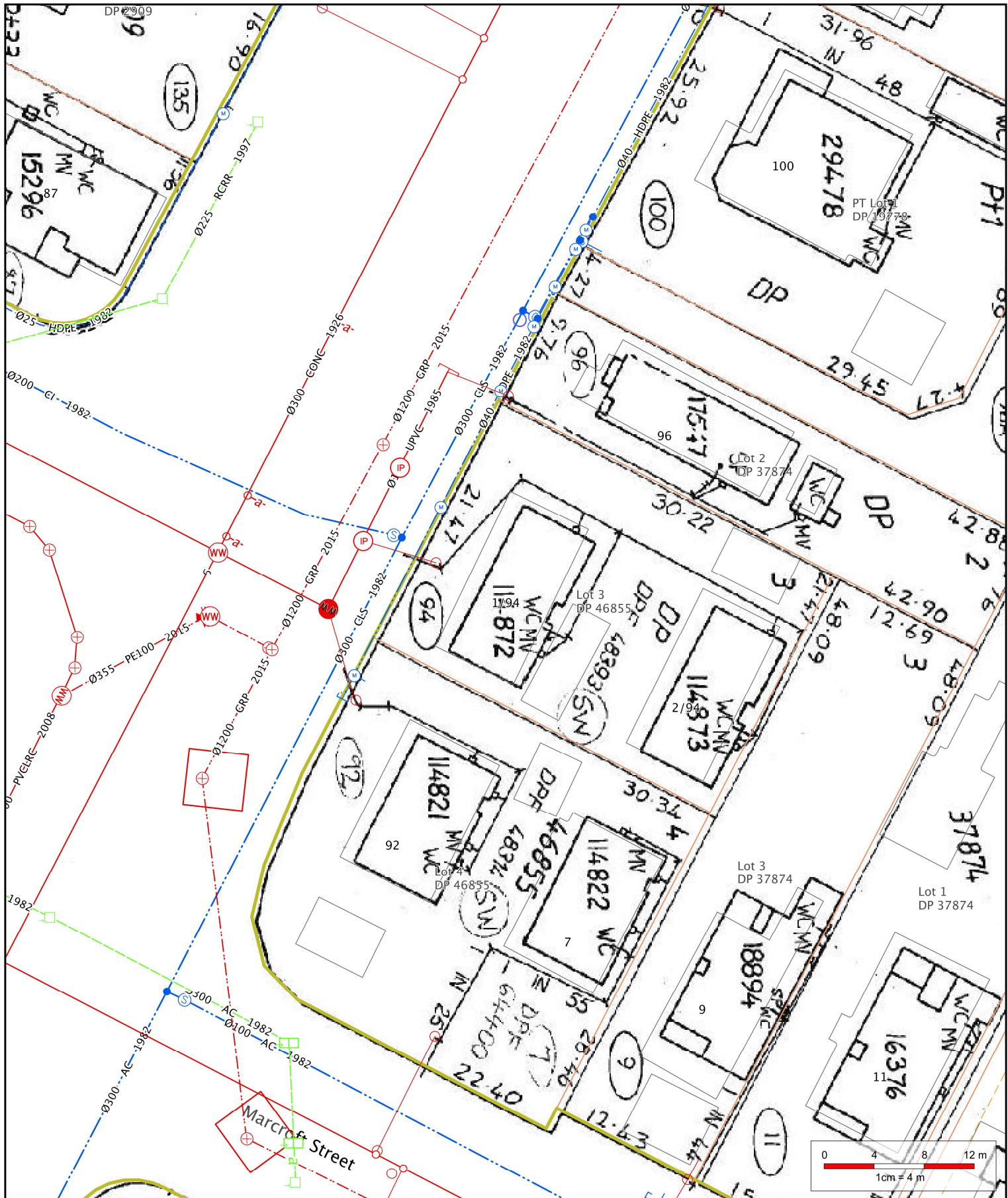
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Christchurch 8154, New Zealand

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Fax 64 3 941 8984

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Private Drainage

Standard Infrastructure

- Bio Gas
- Condensate Trap
- End Cap
- Inlet
- Outlet
- Valve
- Main
- Cable

Water Intake/Supply

- Connector
- Belows
- Connector
- Hydrant

Water Intake/Supply

- Inlet
- Meter
- Outlet
- Pump
- Restrictor
- Valve
- Air Release
- Butterfly
- Flow restriction
- Gate
- Pressure Activated
- Sluice
- Valve
- Reservoir
- Structure
- Lateral
- Main
- Sub Main

Wastewater

- End Cap
- Valve
- Air Gap Separator
- Vent
- Eye
- Eye (Vertical)
- Outfall
- Pump
- Junction
- Access
- Flush Manhole
- Inspection Point
- Standard Manhole
- Trap
- Vented Manhole
- Lateral
- Main
- Pressure Main

Wastewater

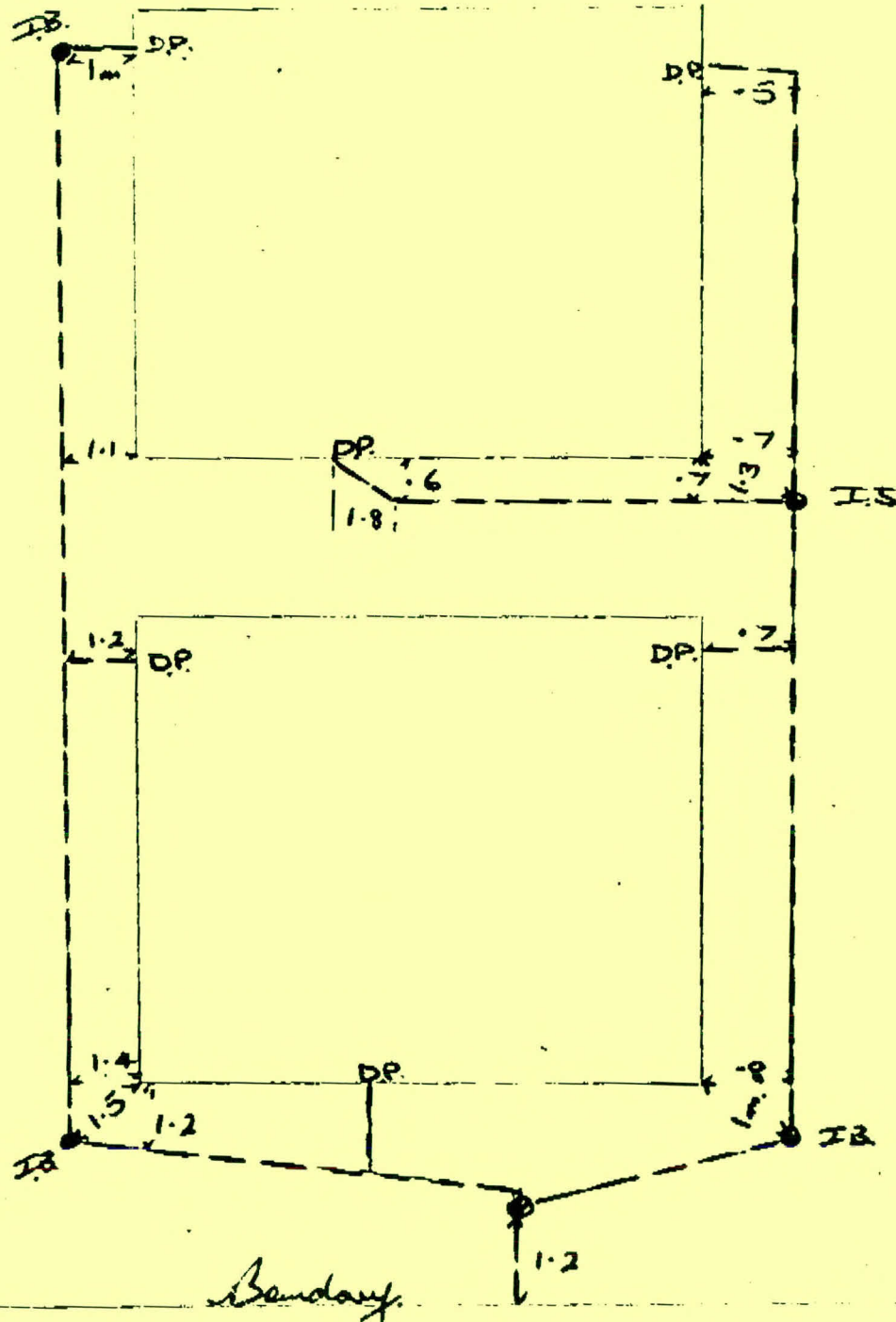
- Lateral Fitting
- Local Pressure
- Control Panel
- Boundary Kit
- Tank System
- Site
- Vacuum Chamber
- Vacuum Breather
- Bend
- Change
- Eye
- Flow Restriction
- Inlet
- Dome Sump
- Double Sump
- Gross Debris Trap

Stormwater

- Inlet
- Inlet Headwall
- Pipe End
- Silt Trap
- Single Sump
- Soak Pit
- Triple Sump
- Junction
- Standard Manhole
- Outlet
- Pump
- Structure
- Basin
- Lateral
- Main
- Lateral Fitting
- Double Sump

Stormwater

- Lateral Fitting
- Single Sump
- Soak Pit
- Inspection point
- Manhole
- All services
- Pipe Protection
- Abandoned
- Proposed
- Out of service
- Landbase
- Easement



ADDRESS 94 Aldwins Rd
 LEGAL DESCRIPTION LOT 3 DP 46855
 DRAINAGE PERMIT NO 6877
 DRAINLAYERS NAME HANSON CONTRACTORS

SITE PLAN
 STORMWATER PIPING LAYOUT

FILE BU/40/ 24 / 94

1/94 Aldwins Road Land Use Consents



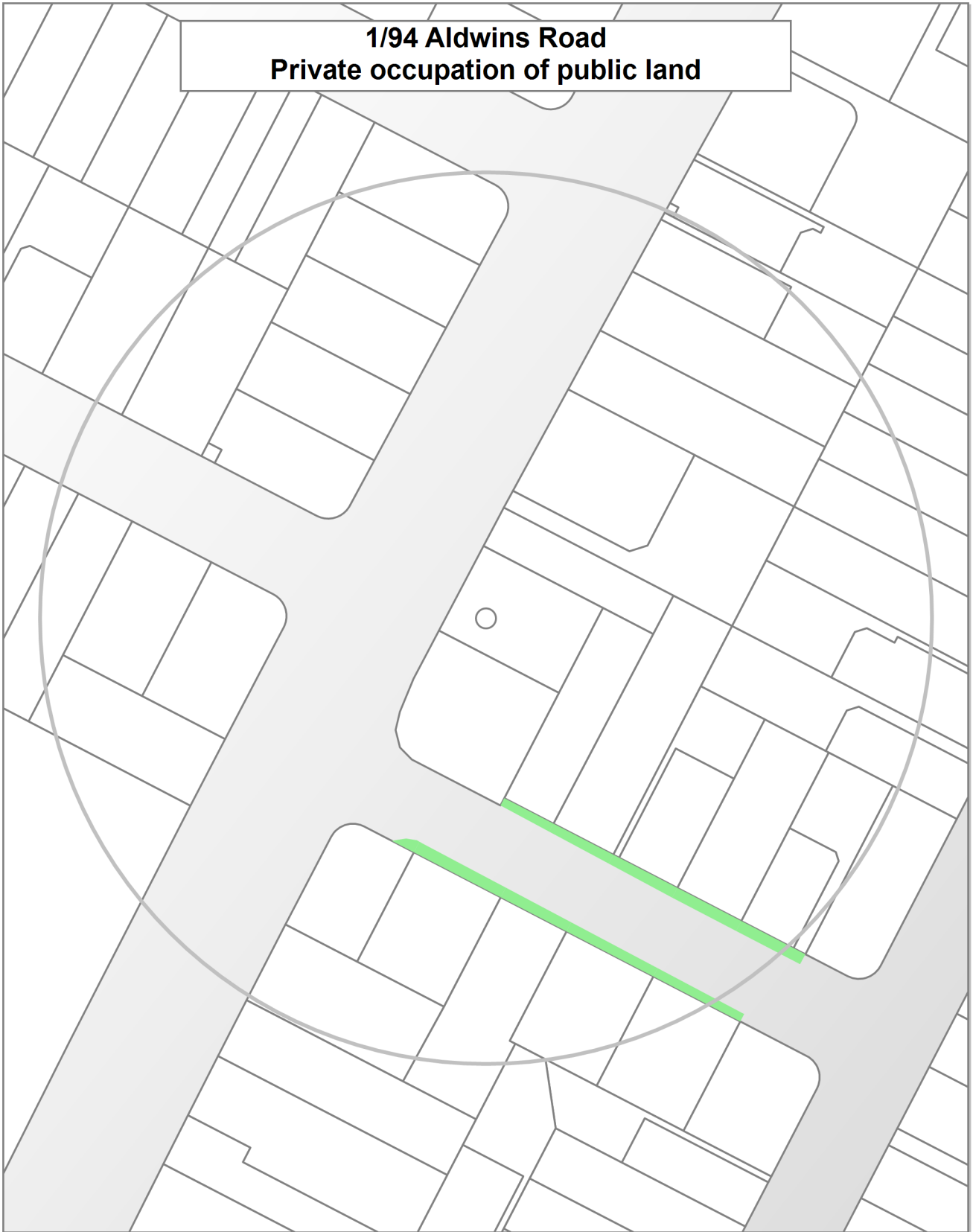
**1/94 Aldwins Road
Subdivision Consents**

Fee simple
Lots:10
Approved

Fee simple
Lots:12
Approved



1/94 Aldwins Road
Private occupation of public land



Land Use Resource Consents within 100 metres of 1/94 Aldwins Road

Note: This list does not include subdivision Consents and Certificates of Compliance issued under the Resource Management Act.

1/100 Aldwins Road

RMA/2021/4136

To construct six multi-unit residential dwellings

Processing complete

Applied 10/12/2021

Decision issued 27/05/2022

Granted 27/05/2022

RMA/2022/961

Minimum floor level certificate

Processing complete

Applied 29/03/2022

Certificate issued 31/03/2022

1/102 Aldwins Road

RMA/2022/1046

Construct five residential units

Processing complete

Applied 01/04/2022

Decision issued 28/07/2022

Granted 28/07/2022

RMA/2023/232

Subdivision - Fee simple - 10 lots and land use - In two stages

s223 Certificate issued

Applied 02/02/2023

s223 Certificate issued stage 1 12/05/2023

s224 Certificate issued stage 1 12/05/2023

Decision issued 30/03/2023

Granted 30/03/2023

1/104 Aldwins Road

RMA/2023/232

Subdivision - Fee simple - 10 lots and land use - In two stages

s223 Certificate issued

Applied 02/02/2023

s223 Certificate issued stage 1 12/05/2023

s224 Certificate issued stage 1 12/05/2023

Decision issued 30/03/2023

Granted 30/03/2023

1/9 Marcroft Street

RMA/1996/954

To erect a garage within the 4.5m Road boundary setback. (2m) - Historical Reference RES961120

Processing complete

Applied 14/05/1996

Decision issued 06/08/1996

Granted 06/08/1996

RMA/2022/1906

Minimum Floor level Certificate

Processing complete

Applied 08/06/2022

Certificate issued 14/06/2022

RMA/2022/821

Multi-unit residential development - 12 Units

Processing complete

Applied 21/03/2022

Decision issued 26/08/2022

Granted 26/08/2022

Within scope amendment accepted 22/12/2022

Within scope amendment decision issued 22/12/2022

1/97 Randolph Street

RMA/1979/244

To erect a carport which extends from the dwelling to 0.15m from the boundary - Historical Reference RES9208815

Processing complete

Applied 20/03/1979

Decision issued 15/10/1979

Granted 15/10/1979

10/9 Marcroft Street

RMA/1996/954

To erect a garage within the 4.5m Road boundary setback. (2m) - Historical Reference RES961120

Processing complete

Applied 14/05/1996

Decision issued 06/08/1996

Granted 06/08/1996

RMA/2022/1906

Minimum Floor level Certificate

Processing complete

Applied 08/06/2022

Certificate issued 14/06/2022

RMA/2022/821

Multi-unit residential development - 12 Units

Processing complete

Applied 21/03/2022

Decision issued 26/08/2022

Granted 26/08/2022

Within scope amendment accepted 22/12/2022

Within scope amendment decision issued 22/12/2022

100 Aldwins Road

RMA/2021/4136

To construct six multi-unit residential dwellings

Processing complete

Applied 10/12/2021

Decision issued 27/05/2022

Granted 27/05/2022

RMA/2022/961

Minimum floor level certificate

Processing complete

Applied 29/03/2022

Certificate issued 31/03/2022

102 Aldwins Road

RMA/2022/1046

Construct five residential units

Processing complete

Applied 01/04/2022

Decision issued 28/07/2022

Granted 28/07/2022

RMA/2023/232

Subdivision - Fee simple - 10 lots and land use - In two stages

s223 Certificate issued

Applied 02/02/2023

s223 Certificate issued stage 1 12/05/2023

s224 Certificate issued stage 1 12/05/2023

Decision issued 30/03/2023

Granted 30/03/2023

104 Aldwins Road

RMA/2022/1390

To construct five residential units within a multi-unit residential complex

Processing complete

Applied 04/05/2022

Decision issued 18/08/2022

Granted 18/08/2022

RMA/2022/1889

Minimum Floor Level Certificate

Processing complete

Applied 08/06/2022

Certificate issued 08/06/2022

RMA/2023/232

Subdivision - Fee simple - 10 lots and land use - In two stages

s223 Certificate issued

Applied 02/02/2023

s223 Certificate issued stage 1 12/05/2023

s224 Certificate issued stage 1 12/05/2023

Decision issued 30/03/2023

Granted 30/03/2023

106 Aldwins Road

RMA/2007/1160

Garage relocation which intrudes on recession plane boundary - Historical Reference RMA92008413

Withdrawn

Applied 18/05/2007

11 Marcroft Street

RMA/1996/954

To erect a garage within the 4.5m Road boundary setback. (2m) - Historical Reference RES961120

Processing complete

Applied 14/05/1996

Decision issued 06/08/1996

Granted 06/08/1996

RMA/2022/1906

Minimum Floor level Certificate

Processing complete

Applied 08/06/2022

Certificate issued 14/06/2022

Certificate issued 14/06/2022

RMA/2022/821

Multi-unit residential development - 12 Units

Processing complete

Applied 21/03/2022

Decision issued 26/08/2022

Granted 26/08/2022

Within scope amendment accepted 22/12/2022

Within scope amendment decision issued 22/12/2022

Decision issued 26/08/2022

Granted 26/08/2022

Within scope amendment accepted 22/12/2022

Within scope amendment decision issued 22/12/2022

RMA/2023/34

12 lot fee simple subdivision and associated land use

Consent issued

Applied 12/01/2023

Granted 09/02/2023

Decision issued 13/02/2023

13 Marcroft Street

RMA/1996/954

To erect a garage within the 4.5m Road boundary setback. (2m) - Historical Reference RES961120

Processing complete

Applied 14/05/1996

Decision issued 06/08/1996

Granted 06/08/1996

RMA/2022/1906

Minimum Floor level Certificate

Processing complete

Applied 08/06/2022

Certificate issued 14/06/2022

RMA/2022/821

Multi-unit residential development - 12 Units

Processing complete

Applied 21/03/2022

Granted 26/08/2022

Within scope amendment accepted 22/12/2022

Within scope amendment decision issued 22/12/2022

Decision issued 26/08/2022

135 Aldwins Road

RMA/1997/658

To construct dwelling alterations with a living room window located 1.8m from an internal boundary instead of 3m required by the Proposed City Plan. - Historical Reference RES970657

Processing complete

Applied 19/03/1997

Decision issued 11/04/1997

Granted 11/04/1997

RMA/2022/1588

Minimum Floor Level Certificate

Processing complete

Applied 18/05/2022

Certificate issued 18/05/2022

RMA/2023/711

Proposed multi-unit residential development of 8 two-storey units and associated Earthworks

On hold - waiting for response from applicant

Applied 24/03/2023

15 Marcroft Street

RMA/2018/2087

Two Lot Fee Simple Subdivision with Land UseLT 530182

Processing complete

Applied 24/08/2018

s223 Certificate issued 14/12/2018

s224 Certificate issued 16/05/2019

Decision issued 26/09/2018

Granted 26/09/2018

15A Marcroft Street

RMA/2018/2087

Two Lot Fee Simple Subdivision with Land UseLT 530182

Processing complete

Applied 24/08/2018

s223 Certificate issued 14/12/2018

s224 Certificate issued 16/05/2019

Decision issued 26/09/2018

Granted 26/09/2018

2/100 Aldwins Road

RMA/2021/4136

To construct six multi-unit residential dwellings

Processing complete

Applied 10/12/2021

Decision issued 27/05/2022

Granted 27/05/2022

RMA/2022/961

Minimum floor level certificate

Processing complete

Applied 29/03/2022

Certificate issued 31/03/2022

2/102 Aldwins Road

RMA/2022/1046

Construct five residential units

Processing complete

Applied 01/04/2022

Decision issued 28/07/2022

Granted 28/07/2022

RMA/2023/232

Subdivision - Fee simple - 10 lots and land use - In two stages

s223 Certificate issued

Applied 02/02/2023

s223 Certificate issued stage 1 12/05/2023

s224 Certificate issued stage 1 12/05/2023

Decision issued 30/03/2023

Granted 30/03/2023

2/104 Aldwins Road

RMA/2023/232

Subdivision - Fee simple - 10 lots and land use - In two stages

s223 Certificate issued

Applied 02/02/2023

s223 Certificate issued stage 1 12/05/2023

s224 Certificate issued stage 1 12/05/2023

Decision issued 30/03/2023

Granted 30/03/2023

2/9 Marcroft Street

RMA/1996/954

To erect a garage within the 4.5m Road boundary setback. (2m) - Historical Reference RES961120

Processing complete

Applied 14/05/1996

Decision issued 06/08/1996

Granted 06/08/1996

RMA/2022/1906

Minimum Floor level Certificate

Processing complete

Applied 08/06/2022

Certificate issued 14/06/2022

RMA/2022/821

Multi-unit residential development - 12 Units

Processing complete

Applied 21/03/2022

Decision issued 26/08/2022

Granted 26/08/2022

Within scope amendment accepted 22/12/2022

Within scope amendment decision issued 22/12/2022

2/99 Randolph Street

RMA/1995/1668

To erect a second dwelling unit on the rear of 781m2 where the existing house does not comply with the 1.8m setback - Historical Reference RES951880

Processing complete

Applied 21/06/1995

Decision issued 05/07/1995

Granted 05/07/1995

21 Marcroft Street

RMA/2006/2534

Erect double carport which intrudes on road boundary setback - Historical Reference RMA92006629

Processing complete

Applied 24/10/2006

Decision issued 23/11/2006

Granted 23/11/2006

RMA/2006/748

Two dwellings and attached garages with site coverage and outdoor living non compliances - Historical Reference RMA92004776

Processing complete

Applied 07/04/2006

Decision issued 17/05/2006

Granted 17/05/2006

23 Marcroft Street

RMA/2006/748

Two dwellings and attached garages with site coverage and outdoor living non compliances - Historical Reference RMA92004776

Processing complete

Applied 07/04/2006

Decision issued 17/05/2006

Granted 17/05/2006

24 Newcastle Street

RMA/2015/3386

Floor Level Certification - Historical Reference RMA92031791

Processing complete

Applied 07/12/2015

Certificate issued 08/12/2015

RMA/2021/2802

Construct a minor residential unit

Processing complete

Applied 30/08/2021

Decision issued 22/09/2021

Granted 21/09/2021

3/100 Aldwins Road

RMA/2021/4136

To construct six multi-unit residential dwellings

Processing complete

Applied 10/12/2021

Decision issued 27/05/2022

Granted 27/05/2022

RMA/2022/961

Minimum floor level certificate

Processing complete

Applied 29/03/2022

Certificate issued 31/03/2022

3/102 Aldwins Road

RMA/2022/1046

Construct five residential units

Processing complete

Applied 01/04/2022

Decision issued 28/07/2022

Granted 28/07/2022

RMA/2023/232

Subdivision - Fee simple - 10 lots and land use - In two stages

s223 Certificate issued

Applied 02/02/2023

s223 Certificate issued stage 1 12/05/2023

s224 Certificate issued stage 1 12/05/2023

Decision issued 30/03/2023

Granted 30/03/2023

3/104 Aldwins Road

RMA/2023/232

Subdivision - Fee simple - 10 lots and land use - In two stages

s223 Certificate issued

Applied 02/02/2023

s223 Certificate issued stage 1 12/05/2023

s224 Certificate issued stage 1 12/05/2023

Decision issued 30/03/2023

Granted 30/03/2023

3/9 Marcroft Street

RMA/1996/954

To erect a garage within the 4.5m Road boundary setback. (2m) - Historical Reference RES961120

Processing complete

Applied 14/05/1996

Decision issued 06/08/1996

Granted 06/08/1996

RMA/2022/1906

Minimum Floor level Certificate

Processing complete

Applied 08/06/2022

Certificate issued 14/06/2022

RMA/2022/821

Multi-unit residential development - 12 Units

Processing complete

Applied 21/03/2022

Decision issued 26/08/2022

Granted 26/08/2022

Within scope amendment accepted 22/12/2022

Within scope amendment decision issued 22/12/2022

4/100 Aldwins Road

RMA/2021/4136

To construct six multi-unit residential dwellings

Processing complete

Applied 10/12/2021

Decision issued 27/05/2022

Granted 27/05/2022

RMA/2022/961

Minimum floor level certificate

Processing complete

Applied 29/03/2022

Certificate issued 31/03/2022

4/102 Aldwins Road

RMA/2022/1046

Construct five residential units

Processing complete

Applied 01/04/2022

Decision issued 28/07/2022

Granted 28/07/2022

RMA/2023/232

Subdivision - Fee simple - 10 lots and land use - In two stages

s223 Certificate issued

Applied 02/02/2023

s223 Certificate issued stage 1 12/05/2023

s224 Certificate issued stage 1 12/05/2023

Decision issued 30/03/2023

Granted 30/03/2023

4/104 Aldwins Road

RMA/2023/232

Subdivision - Fee simple - 10 lots and land use - In two stages

s223 Certificate issued

Applied 02/02/2023

s223 Certificate issued stage 1 12/05/2023

s224 Certificate issued stage 1 12/05/2023

Decision issued 30/03/2023

Granted 30/03/2023

4/9 Marcroft Street

RMA/1996/954

To erect a garage within the 4.5m Road boundary setback. (2m) - Historical Reference RES961120

Processing complete

Applied 14/05/1996

Decision issued 06/08/1996

Granted 06/08/1996

RMA/2022/1906

Minimum Floor level Certificate

Processing complete

Applied 08/06/2022

Certificate issued 14/06/2022

RMA/2022/821

Multi-unit residential development - 12 Units

Processing complete

Applied 21/03/2022

Decision issued 26/08/2022

Granted 26/08/2022

Within scope amendment accepted 22/12/2022

Within scope amendment decision issued 22/12/2022

5/100 Aldwins Road

RMA/2021/4136

To construct six multi-unit residential dwellings

Processing complete

Applied 10/12/2021

Decision issued 27/05/2022

Granted 27/05/2022

RMA/2022/961

Minimum floor level certificate

Processing complete

Applied 29/03/2022

Certificate issued 31/03/2022

5/102 Aldwins Road

RMA/2022/1046

Construct five residential units

Processing complete

Applied 01/04/2022

Decision issued 28/07/2022

Granted 28/07/2022

RMA/2023/232

Subdivision - Fee simple - 10 lots and land use - In two stages

s223 Certificate issued

Applied 02/02/2023

Granted 30/03/2023

s223 Certificate issued stage 1 12/05/2023

s224 Certificate issued stage 1 12/05/2023

Decision issued 30/03/2023

5/104 Aldwins Road

RMA/2023/232

Subdivision - Fee simple - 10 lots and land use - In two stages

s223 Certificate issued

Applied 02/02/2023

s223 Certificate issued stage 1 12/05/2023

s224 Certificate issued stage 1 12/05/2023

Decision issued 30/03/2023

Granted 30/03/2023

5/9 Marcroft Street

RMA/1996/954

To erect a garage within the 4.5m Road boundary setback. (2m) - Historical Reference RES961120

Processing complete

Applied 14/05/1996

Decision issued 06/08/1996

Granted 06/08/1996

RMA/2022/1906

Minimum Floor level Certificate

Processing complete

Applied 08/06/2022

Certificate issued 14/06/2022

RMA/2022/821

Multi-unit residential development - 12 Units

Processing complete

Applied 21/03/2022

Decision issued 26/08/2022

Granted 26/08/2022

Within scope amendment accepted 22/12/2022

Within scope amendment decision issued 22/12/2022

6 Marcroft Street

RMA/1986/1109

To relocate dwellings from 63 Buckleys Road and 56 Harrow Street to 6 Marcroft Street. - Historical Reference RES962085

Processing complete

Applied 02/04/1986

Decision issued 20/05/1986

Granted 20/05/1986

6/100 Aldwins Road

RMA/2021/4136

To construct six multi-unit residential dwellings

Processing complete

Applied 10/12/2021

Decision issued 27/05/2022

Granted 27/05/2022

RMA/2022/961

Minimum floor level certificate

Processing complete

Applied 29/03/2022

Certificate issued 31/03/2022

6/9 Marcroft Street

RMA/1996/954

To erect a garage within the 4.5m Road boundary setback. (2m) - Historical Reference RES961120

Processing complete

Applied 14/05/1996

Decision issued 06/08/1996

Granted 06/08/1996

RMA/2022/1906

Minimum Floor level Certificate

Processing complete

Applied 08/06/2022

Certificate issued 14/06/2022

RMA/2022/821

Multi-unit residential development - 12 Units

Processing complete

Applied 21/03/2022

Decision issued 26/08/2022

Granted 26/08/2022

Within scope amendment accepted 22/12/2022

Within scope amendment decision issued 22/12/2022

7/9 Marcroft Street

RMA/1996/954

To erect a garage within the 4.5m Road boundary setback. (2m) - Historical Reference RES961120

Processing complete

Applied 14/05/1996

Decision issued 06/08/1996

Granted 06/08/1996

RMA/2022/1906

Minimum Floor level Certificate

Processing complete

Applied 08/06/2022

Certificate issued 14/06/2022

RMA/2022/821

Multi-unit residential development - 12 Units

Processing complete

Applied 21/03/2022

Decision issued 26/08/2022

Granted 26/08/2022

Within scope amendment accepted 22/12/2022

Within scope amendment decision issued 22/12/2022

8/9 Marcroft Street

RMA/1996/954

To erect a garage within the 4.5m Road boundary setback. (2m) - Historical Reference RES961120

Processing complete

Applied 14/05/1996

Decision issued 06/08/1996

Granted 06/08/1996

RMA/2022/1906

Minimum Floor level Certificate

Processing complete

Applied 08/06/2022

Certificate issued 14/06/2022

RMA/2022/821

Multi-unit residential development - 12 Units

Processing complete

Applied 21/03/2022

Decision issued 26/08/2022

Granted 26/08/2022

Within scope amendment accepted 22/12/2022

Within scope amendment decision issued 22/12/2022

82 Harrow Street

RMA/1968/134

Establish used car yard - Historical Reference RES952641

Processing complete

Applied 01/10/1968

Decision issued 11/11/1968

Declined 11/11/1968

85 Aldwins Road

RMA/1973/257

Cant ed board wish to bld new block at Linwood H/ S.Single storey building to be sited 22`0`` from western boundary - instead of the required 35`0`` - Historical Reference RES9218379

Processing complete

Applied 09/07/1973

Decision issued 18/07/1973

Granted 18/07/1973

RMA/1999/4733

Outline plan for the erection of a single storey addition for supplementary storage, utility and office space at Linwood High School. - Historical Reference RMA20000192

Processing complete

Applied 08/12/1999

Decision issued 13/12/1999

Outline plan accepted 13/12/1999

RMA/2000/2468

Outline plan for 3 space bus garage alterations to two classrooms. - Historical Reference RMA20003219

Processing complete

Applied 29/09/2000

Decision issued 16/10/2000

Outline plan accepted 13/10/2000

RMA/2001/2783

Outline plan for new toilet block between two existing buildings. - Historical Reference RMA20008707

Processing complete

Applied 13/11/2001

Decision issued 04/12/2001

Outline plan accepted 03/12/2001

RMA/2002/1067

Outline plan for two bridges over Bell Creek to access a new car park. - Historical Reference RMA20010058

Processing complete

Applied 10/05/2002

Decision issued 11/06/2002

Outline plan accepted 10/06/2002

RMA/2002/3288

Outline plan for new automotive workshop. - Historical Reference RMA20012345

Processing complete

Applied 23/12/2002

Decision issued 03/01/2003

Outline plan accepted 31/12/2002

RMA/2003/2703

Outline plan for Linwood college - Historical Reference RMA20015038

Processing complete

Applied 14/10/2003

Decision issued 10/11/2003

Outline plan accepted 07/11/2003

RMA/2003/3074

Outline plan for proposed shed - Historical Reference RMA20015420

Processing complete

Applied 25/11/2003

Decision issued 03/12/2003

Outline plan accepted 02/12/2003

RMA/2005/1888

Outline Plan Waiver to extend the storeroom in the Music Block of Linwood College. - Historical Reference
RMA20020763

Processing complete

Applied 18/08/2005

Decision issued 14/09/2005

Outline plan accepted 14/09/2005

RMA/2007/3149

Outline plane waiver to remove two classrooms to Casebrook intermediate - Historical Reference RMA92010511

Processing complete

Applied 27/11/2007

Decision issued 11/01/2008

Outline plan accepted 11/01/2008

RMA/2013/1441

Outline Plan - Historical Reference RMA92023112

Consent issued

Applied 30/07/2013

Decision issued 02/08/2013

Outline plan accepted 02/08/2013

RMA/2017/1809

Minimum Floor Level Certificate

Processing complete

Applied 02/08/2017

Certificate issued 07/08/2017

RMA/2018/3141

Re-development of Linwood College

Processing complete

Applied 20/12/2018

Decision issued 06/05/2019

Outline plan accepted 06/05/2019

RMA/2021/3349

Notice of requirement for alteration of a designation L57

Processing complete

Applied 06/10/2021

Decision issued 09/12/2021

NOR accepted 08/12/2021

RMA/2021/3953

Relocate the proposed Teen Parent Unit (TPU) building

Processing complete

Applied 25/11/2021

Decision issued 23/03/2022

Outline plan accepted 23/03/2022

RMA/2021/3967

Operate an Early Childhood Education (ECE) facility at Linwood College

Withdrawn

Applied 25/11/2021

RMA/2022/1967

Outline plan waiver for garage/storage shed

Processing complete

Applied 15/06/2022

Decision issued 04/07/2022

Granted 04/07/2022

RMA/2023/1214

Outline plan waiver for detachable Archgola system to create a shaded area

Processing

Applied 18/05/2023

87 Harrow Street

RMA/2003/1236

garage exceeding 9m within 1.8m of the internal boundary and intruding the recession plane. - Historical Reference
RMA20013525

Processing complete

Applied 12/05/2003

Decision issued 09/06/2003

Granted 06/06/2003

RMA/2022/1588

Minimum Floor Level Certificate

Processing complete

Applied 18/05/2022

Certificate issued 18/05/2022

RMA/2023/711

Proposed multi-unit residential development of 8 two-storey units and associated Earthworks

On hold - waiting for response from applicant

Applied 24/03/2023

9 Marcroft Street

RMA/1996/954

To erect a garage within the 4.5m Road boundary setback. (2m) - Historical Reference RES961120

Processing complete

Applied 14/05/1996

Decision issued 06/08/1996

Granted 06/08/1996

RMA/2022/1906

Minimum Floor level Certificate

Processing complete

Applied 08/06/2022

Certificate issued 14/06/2022

RMA/2022/821

Multi-unit residential development - 12 Units

Processing complete

Applied 21/03/2022

Granted 26/08/2022

Within scope amendment accepted 22/12/2022

Within scope amendment decision issued 22/12/2022

Decision issued 26/08/2022

RMA/2023/34

12 lot fee simple subdivision and associated land use

Consent issued

Applied 12/01/2023

Decision issued 13/02/2023

Granted 09/02/2023

9/9 Marcroft Street

RMA/1996/954

To erect a garage within the 4.5m Road boundary setback. (2m) - Historical Reference RES961120

Processing complete

Applied 14/05/1996

Decision issued 06/08/1996

Granted 06/08/1996

RMA/2022/1906

Minimum Floor level Certificate

Processing complete

Applied 08/06/2022

Certificate issued 14/06/2022

RMA/2022/821

Multi-unit residential development - 12 Units

Processing complete

Applied 21/03/2022

Decision issued 26/08/2022

Granted 26/08/2022

Within scope amendment accepted 22/12/2022

Within scope amendment decision issued 22/12/2022

93 Randolph Street

RMA/1998/2596

2 Lot subdivision with various non compliances - Historical Reference RES982968

Processing complete

Applied 03/11/1998

Decision issued 06/11/1998

Granted 06/11/1998

93A Randolph Street

RMA/1998/2596

2 Lot subdivision with various non compliances - Historical Reference RES982968

Processing complete

Applied 03/11/1998

Decision issued 06/11/1998

Granted 06/11/1998

Data Quality Statement

Land Use Consents

All resource consents are shown for sites that have been labelled 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 radius. If there are such sites and you would like them 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 are current, may in fact be notified resource consents that have not yet been through the notification process. If in doubt. Please phone (03)941 8999.

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 the sites that have been labelled with 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 radius. If there are such sites and you would like them 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 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

LAND INFORMATION MEMORANDUM



OF 15
LIM No:
 LIM70099257

24/94

"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:

RICHARDSON & CO SOLICITORS

48 COOLSPRING WAY

CHRISTCHURCH 8051

Property Address:

1-94 ALDWINS ROAD LINWOOD

Legal Description:

LOT 3 DEPOSITED PLAN 46855 (DP 46855), FLAT 1
 DEPOSITED PLAN 78700 (DP 78700)

Valuation Roll Number: 22451 65900A

Valuation Information: Rating Valuation as at 01 Aug 2007

Capital Value:\$222000 Land Value:\$76500 Improvements Value:
 \$145500

Please Note: These Values are intended for Rating purposes only

Existing Owner:

MAURICE BULLMORE
 CHIEKO BULLMORE

50 SULLIVAN AVENUE

CHRISTCHURCH 8023

Client Reference: 31136.1

Phone No: 389 2121

Fax No: 379-0108

Date Received: 7/08/2008

Date Issued : 15/08/2008

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

1. **Annual rates to : 30/06/ 2009** \$1047.63 For Rates Enquiries Please Phone: 941 8999

	<u>Instalment Amount</u>	<u>Date Due</u>
Instalment 1 :	\$261.91	15/09/2008
Instalment 2 :	\$261.91	15/12/2008
Instalment 3 :	\$261.91	15/03/2009
Instalment 4 :	\$261.90	15/06/2009

Rates Owing as at : 15/08/2008 \$210.30

2. **Excess Water Charges** \$0.00
 3. **Final water meter reading may be required** No Reading Required

For Office Use:

Debtor Number: 3273288
 LIM Number: LIM, 70099257
 Property ID: 821308
 Rate Account ID: 1679060

This Information was Processed at: Linwood Service Centre

Telephone : (03) 941 6616

LAND INFORMATION MEMORANDUM



LIM No:
LIM70099257

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

For Building Enquiries Please Phone: 941 8995

i. Building Permits:

PER84503953 Completed

Applied: 21/12/1984 Issued Date: 30/01/1985

2 UNITS
plans and/or information held on microfilm

PER86703408 Completed

Applied: 24/11/1986 Issued Date: 29/01/1987

GARAGE
plans and/or information held on microfilm

PER90093988 Completed

Applied: 16/03/1990 Issued Date: 02/04/1990

GARAGE (FLAT 1)
plans and/or information held on microfilm

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

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

CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH

LAND INFORMATION MEMORANDUM



LIM No:
LIM70099257

vi. Registered Premises: _____

...None recorded for this Property _____

vii. Hazardous Substance Test Certificate: _____

...None recorded for this Property _____

viii. Building Warrant Of Fitness: _____

...None recorded for this Property _____

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

CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH

LAND INFORMATION MEMORANDUM	 CHRISTCHURCH CITY COUNCIL · ENVIRONMENT	LIM No: LIM70099257
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5. Planning Information:

For Planning Enquiries Please Phone: 941 8999

(A) Transitional Plan

(B) Proposed Plan

Zoning

R1
CITY

Designations on Site Yes / No
 Road Widening Designations Yes / No

Zoning

Living 2 (Inner Suburban)

- | | | |
|-----|--|----|
| 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
Street Plantings; Subdivision
Trees | No |
| 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. 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

RMA 8027 Completed

Applied: 6/05/1998

Cross Lease SUBDIVISION

This Information was Processed at: Linwood Service Centre

CHRISTCHURCH CITY COUNCIL
 P.O. BOX 237, CHRISTCHURCH

LAND INFORMATION MEMORANDUM



LIM No:
LIM70099257

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

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.

- ◆ 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 Station
- ◆ 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

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

CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH

LAND INFORMATION MEMORANDUM



LIM No:
LIM70099257

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 Records are held at the Linwood Service Centre**

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

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

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

◆ **Water Supply**

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.

LAND INFORMATION MEMORANDUM



LIM No:
LIM70099257

10. Water Related Property Information

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 8869.
- ◆ The drainage works associated with this property have not been plotted on the Council's drainage plan. A copy of the field Inspectors pickup showing the drains and house outline is attached.
- ◆ The dwelling/building is shown to be served by a stormwater drain which seemed to be partially plotted.
- ◆ The property is shown to be served by a sewer drain which is shared.

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: **Linwood Service Centre**

CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH

Ph: 941-8300
Fax: 941-8385

LEGEND

WASTE WATER MAIN	STD MANHOLE (WASTE)	STD MANHOLE (5'ORM)	FIRE HYDRANT (WATER)	VALVE (WATER)	METER (WATER)	CONNECTOR (WATER)	INLET (WATER)	OUTLET (WATER)
STORM WATER MAIN	VENTED MANHOLE (WASTE)	STD MANHOLE (5'ORM)	FIRE HYDRANT (WATER)	VALVE (WATER)	METER (WATER)	CONNECTOR (WATER)	INLET (WATER)	OUTLET (WATER)
WATER INTAKE MAIN								
WATER SUPPLY MAIN								
WASTE WATER DRAIN								
STORM WATER DRAIN								
WATER INTAKE SUBMAIN								
WATER SUPPLY SUBMAIN								
BIO GAS MAIN								
CABLE								

CAUTION
THE ACCURACY OF THIS PLAN IS
NOT GUARANTEED. ON-SITE
VERIFICATION REQUIRED.



SCALE 1:500 on A4

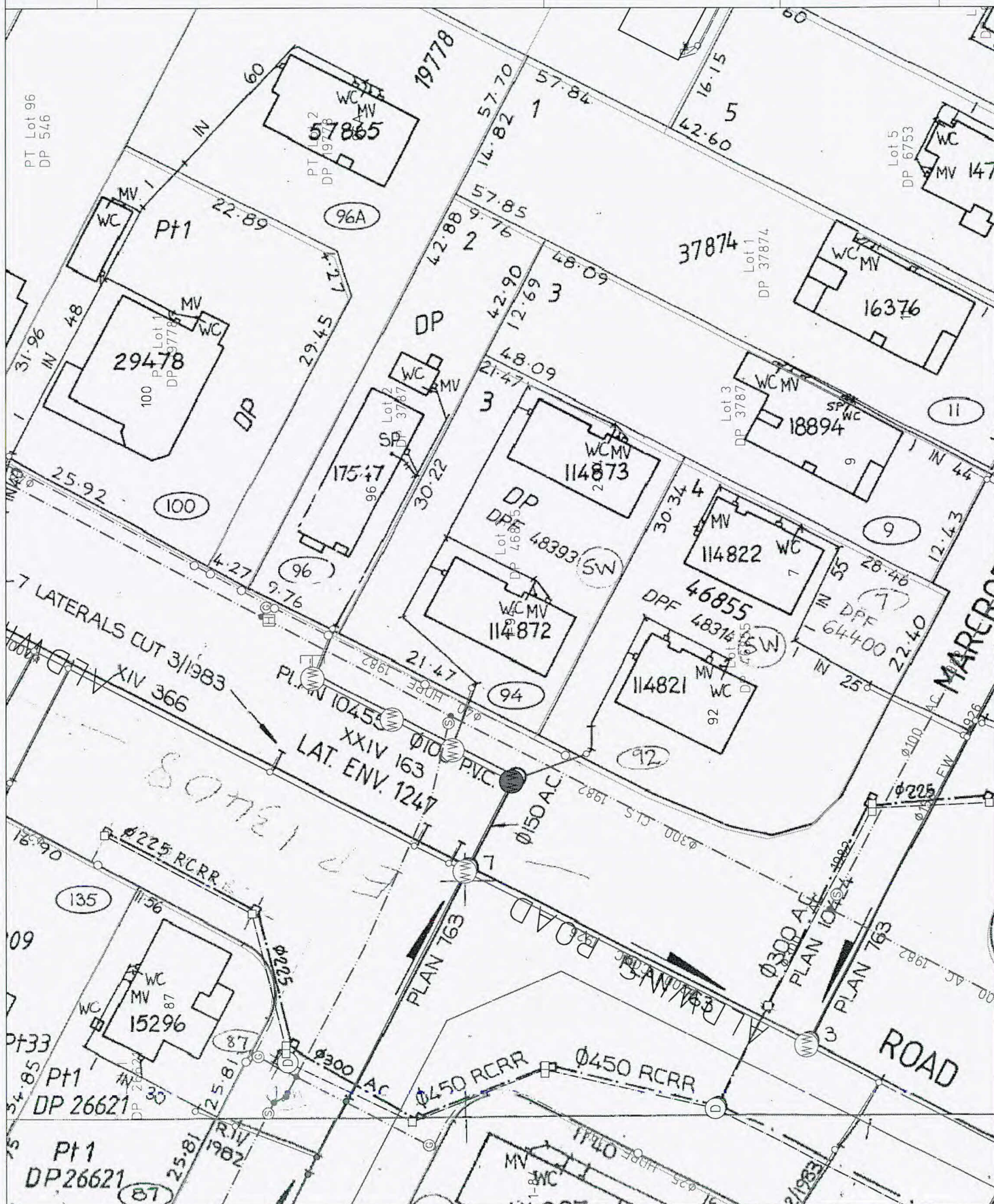
Christchurch City Council
8/11/2008 10:45:17 AM



CHRISTCHURCH

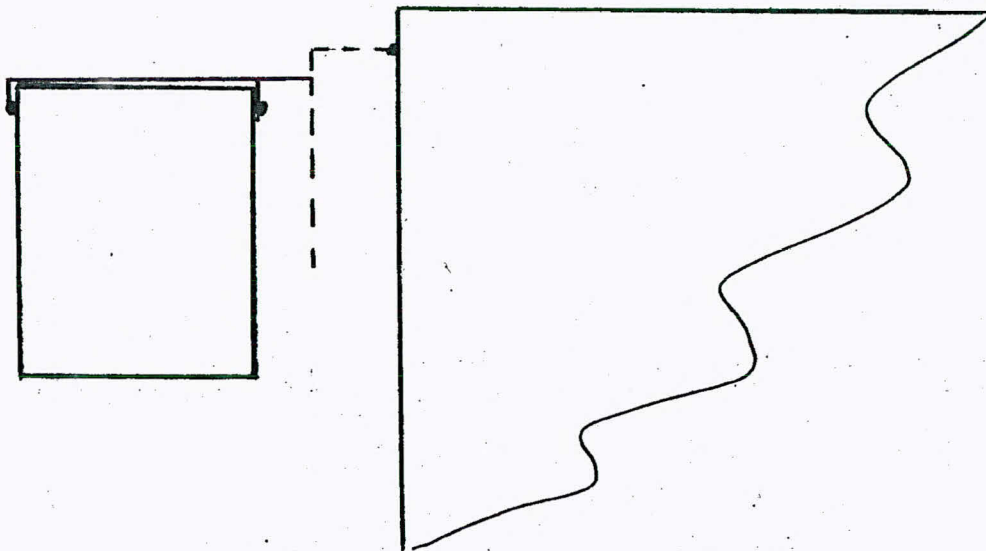
CITY COUNCIL - IM & CT

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94B Aldwins Rd



ADDRESS 94B ALDWINS RD

LEGAL DESCRIPTION LOT 3 D.P. 46855

DRAINAGE PERMIT NO 8606

DRAINLAYERS NAME W ELLIOT

**SITE PLAN
STORMWATER PIPING LAYOUT**

FILE BU/40/ 24 / 94B



1-94 Aldwins 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 1-94 Aldwins Road

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

Address: 106 ALDWINS ROAD

Consent Type: **Activity:** Limited Discretionary

Reference: 92008413 **Status:** Withdrawn **Decision:**

Date Received: 18 May 2007 **Date of Decision:**

Description:

Garage relocation which intrudes on recession plane boundary.

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

Reference: 92007823 **Status:** Completed **Decision:** Granted

Date Received: 6 December 2007 **Date of Decision:** 10 December 2007

Description:

FEE SIMPLE SUBDIVISION - 2 LOTS - granted 10/12/07 223 issued 21/12/07 DP 395714
224 requested 29/01/08 issued 1/02/08.

Address: 135 ALDWINS ROAD

Consent Type: **Activity:** Discretionary Activity

Reference: 970657 **Status:** Completed **Decision:** Granted

Date Received: 19 March 1997 **Date of Decision:** 11 April 1997

Description:

To construct dwelling alterations with a living room window located 1.8m from an internal boundary instead of 3m required by the Proposed City Plan.

Address: 1-97 RANDOLPH STREET

Consent Type: **Activity:**

Reference: 9208815 **Status:** Completed **Decision:** Granted

Date Received: 20 March 1979 **Date of Decision:** 15 October 1979

Description:

To erect a carport which extends from the dwelling to 0.15m from the boundary.

Address: 1-99 RANDOLPH STREET

Consent Type: **Activity:** Discretionary Activity
Reference: 951880 **Status:** Completed **Decision:** Granted
Date Received: 21 June 1995 **Date of Decision:** 5 July 1995
Description:

To erect a second dwelling unit on the rear of 781m2 where the existing house does not comply with the 1.8m setback.

Address: 21 MARCROFT STREET

Consent Type: Non-Notified Application **Activity:** Limited Discretionary
Reference: 92006629 **Status:** Completed **Decision:** Granted
Date Received: 24 October 2006 **Date of Decision:** 23 November 2006
Description:

Erect double carport which intrudes on road boundary setback.

Consent Type: Non-Notified Application **Activity:** Controlled Activity
Reference: 92005919 **Status:** Completed **Decision:** Granted
Date Received: 7 August 2006 **Date of Decision:** 19 October 2006
Description:

Fee Simple Subdivision - granted 19/09/06 223 certified 30/03/07 DP 383297 224 Issued 27/4/07 DP 383297.

Consent Type: Non-Notified Application **Activity:** Limited Discretionary
Reference: 92004776 **Status:** Completed **Decision:** Granted
Date Received: 7 April 2006 **Date of Decision:** 17 May 2006
Description:

Two dwellings and attached garages with site coverage and outdoor living non compliances.

Address: 6 MARCROFT STREET

Consent Type: **Activity:** Controlled Activity
Reference: 962085 **Status:** Completed **Decision:** Granted
Date Received: 2 April 1986 **Date of Decision:** 20 May 1986
Description:

To relocate dwellings from 63 Buckleys Road and 56 Harrow Street to 6 Marcroft Street.

Address: 82 HARROW STREET

Consent Type: **Activity:**
Reference: 952641 **Status:** Completed **Decision:** Declined
Date Received: 1 October 1968 **Date of Decision:** 11 November 1968
Description:

Establish used car yard.

Address: 87 HARROW STREET

Consent Type: Non-Notified Application **Activity:** Limited Discretionary
Reference: 20013525 **Status:** Completed **Decision:** Granted
Date Received: 12 May 2003 **Date of Decision:** 6 June 2003
Description:
garage exceeding 9m within 1.8m of the internal boundary and intruding the recession plane.

Address: 9 MARCROFT STREET

Consent Type: **Activity:** Controlled Activity
Reference: 961120 **Status:** Completed **Decision:** Granted
Date Received: 14 May 1996 **Date of Decision:** 6 August 1996
Description:
To erect a garage within the 4.5m Road boundary setback. (2m).

Address: 93 RANDOLPH STREET

Consent Type: **Activity:** Certificate of Compliance
Reference: 991248 **Status:** Completed **Decision:** Granted
Date Received: 30 April 1999 **Date of Decision:** 5 May 1999
Description:
Erect a new dwelling that exceeds the 20 metre building length without a 2.4 metre step in Plan.

Consent Type: **Activity:** Non-Complying Activity
Reference: 982968 **Status:** Completed **Decision:** Granted
Date Received: 3 November 1998 **Date of Decision:** 6 November 1998
Description:
2 Lot subdivision with various non compliances.

Address: 95 RANDOLPH STREET

Consent Type: Non-Notified Application **Activity:** Discretionary Activity
Reference: 20019587 **Status:** Completed **Decision:** Granted
Date Received: 29 March 2005 **Date of Decision:** 29 April 2005
Description:
FEE SIMPLE SUBDIVISION - 2 LOTS.

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

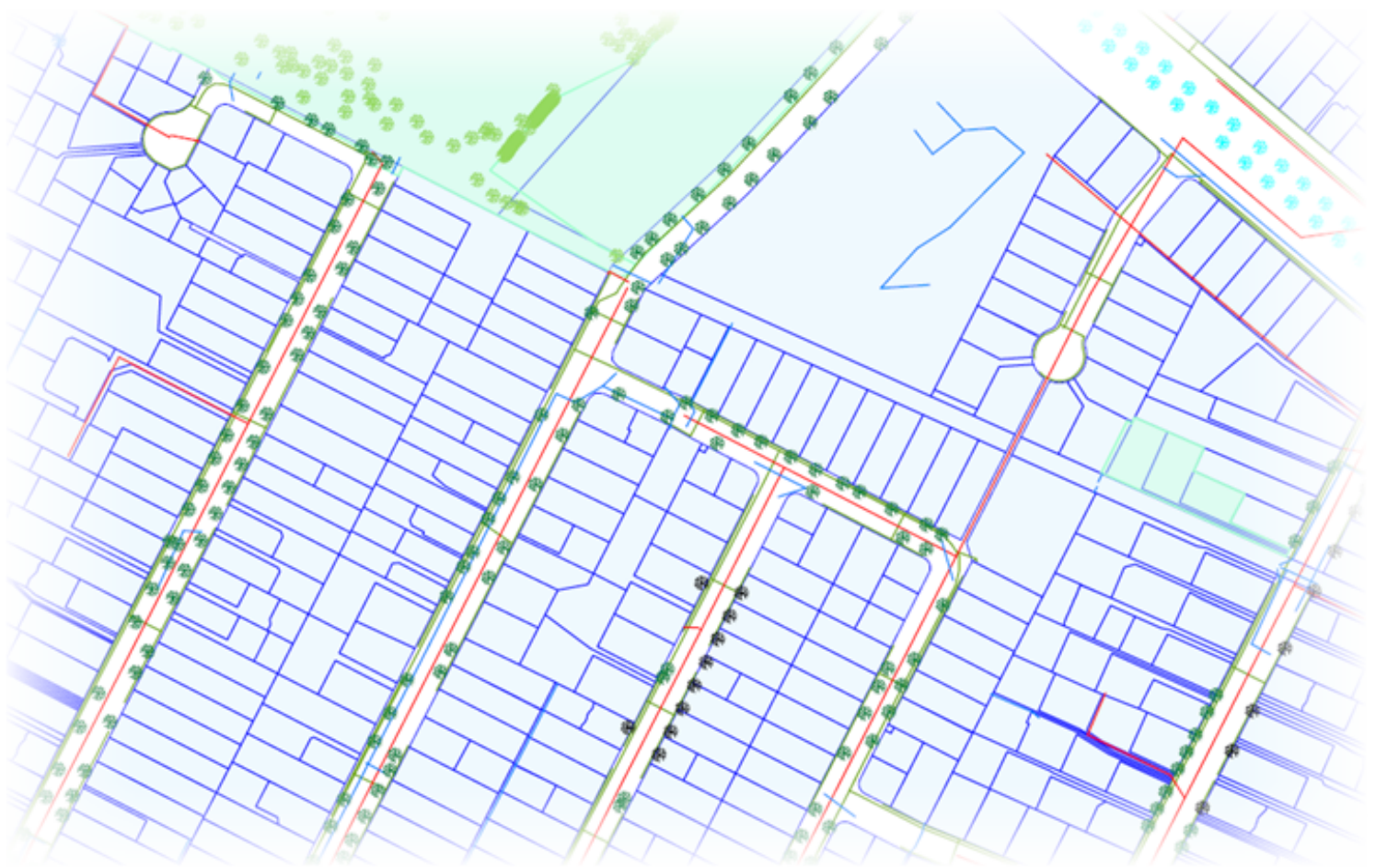
All subdivision consents* are shown for sites that have been labelled with an address and consent details. For sites that have been labelled with a cross (+) no records have been found. Sites that have no label have not been checked for subdivision consents. This will be particularly noticeable on the 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.

Land Information Memorandum



Property address:
1/94 Aldwins Road

LIM number: 70227797
Page 1

Christchurch City Council
53 Hereford Street, PO Box 73015
Christchurch 8154, New Zealand
Tel 64 3 941 8999
Fax 64 3 941 8984
www.ccc.govt.nz

Application details

Please supply to CANTERBURY LEGAL SERVICES LIM
PO BOX 22115
HIGH STREET
CHRISTCHURCH 8142

Client reference 4645/02

Phone number 377 0792

Fax number 377 0795

Date issued 11 December 2019

Date received 10 December 2019

Property details

Property address 1/94 Aldwins Road

Valuation roll number 22451 65900 A

Valuation information Capital Value: \$275000
Land Value: \$92000
Improvements Value: \$183000
Please note: these values are intended for Rating purposes

Legal description Flat 1 DP 78700 on Lot 3 DP 46855 having share in 650 m2

Existing owner Jonaren Holdings Limited
39 Marion Street
Christchurch 8025

Council references

Debtor number 3192911

Rate account ID 73075362

LIM number 70227797

Property ID 1077415

Document information

This Land Information Memorandum (LIM) has been prepared for the purpose of section 44A of the Local Government Official Information and Meetings Act 1987 (LGOIMA). It is a summary of the information that we hold on the property. Each heading or "clause" in this LIM corresponds to a part of section 44A.

Sections 1 to 10 contain all of the information known to the Christchurch City Council that must be included under section 44A(2) LGOIMA. Any other information concerning the land as the Council considers, at its discretion, to be relevant is included at section 11 of this LIM (section 44A(3) LGOIMA).

The information included in this LIM 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.

If there are no comments or information provided in any section of this LIM this means that the Council does not hold information on the property that corresponds to that part of section 44A.

A LIM is only valid at the date of issue as information is based only upon information the Council held at the time of that LIM request being made.

Property file service

This Land Information Memorandum does not contain all information held on a property file. Customers may request property files by phoning the Council's Customer Call Centre on (03) 941 8999, or visiting any of the Council Service Centres. For further information please visit www.ccc.govt.nz.

To enable the 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 Customer Call Centre on (03) 941 8999.

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

1. Special features and characteristics of the land

Section 44A(2)(a) LGOIMA. This is information known to the Council but not apparent from the district scheme under the Town and Country Planning Act 1977 or a district plan under the Resource Management Act 1991. It identifies each (if any) special feature or characteristic of the land concerned, including but not limited to potential erosion, avulsion, falling debris, subsidence, slippage, alluvion, or inundation, or likely presence of hazardous contaminants.

(For enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

■ 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.

■ Consultant Report Available

Land Information New Zealand (LINZ) engaged Tonkin and Taylor to provide a Geotechnical Report on Ground Movements that occurred as a result of the Canterbury Earthquake Sequence. The report indicates this property may have been effected by a degree of earthquake induced subsidence. The report obtained by LINZ can be accessed on their website at <https://www.linz.govt.nz/land/surveying/earthquakes/canterbury-earthquakes/information-for-canterbury-surveyors>

■ Coastal Hazard Inundation

The Council has a report, Coastal Hazard Assessment for Christchurch and Banks Peninsula (2017), that indicates this property or part of this property may be susceptible to coastal inundation (flooding by the sea). The 2017 report considers four sea level rise scenarios through to the year 2120. A copy of the 2017 report and other coastal hazard information can be found at www.ccc.govt.nz/coastalhazards.

■ Mayoral Flooding Taskforce

This property or parts of this property lie within the observed, reported or estimated flood extent of one or more of the flood events between February 2011 and April 2014. For more information please refer to <https://ccc.govt.nz/reports/> or phone council on 941-8999.

2. Private and public stormwater and sewerage drains

Section 44A(2)(b) LGOIMA. This is information about private and public stormwater and sewerage drains as shown in the Council's records.

(For stormwater and sewerage enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

Related information

- | The property is shown to be served by a sewer drain which is shared.
- | The dwelling/building is shown to be served by a stormwater drain which is partially plotted, please see the attached plan.

3. Drinking Water Supply

Section 44A(2)(ba) and (bb) LGOIMA. This is information notified to the Council about whether the land is supplied with drinking water, whether the supplier is the owner of the land or a networked supplier, any conditions that are applicable, and any information the Council has about the supply.

Please note the council does not guarantee a particular water quality to its customers. If you require information on current water quality at this property please contact the Three Waters & Waste Unit.

(For water supply queries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

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 Supply, Wastewater & Stormwater Bylaw (2014), refer to www.ccc.govt.nz.

4. Rates

Section 44A(2)(c) LGOIMA. This is information on any rates owing in relation to the land.

(For rates enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

(a) Annual rates

Annual rates to 30/06/2020: \$ 1,893.76

	Instalment Amount	Date Due
Instalment 1	\$ 473.37	15/09/2019
Instalment 2	\$ 473.37	15/12/2019
Instalment 3	\$ 473.37	15/03/2020
Instalment 4	\$ 473.65	15/06/2020

Rates owing as at 11/12/2019: \$ 473.37

(b) Excess water charges

\$ 0.00

(For water charge enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

(c) Final water meter reading required?

No Reading Required

(To arrange a final water meter reading, please phone (03) 941 8999 or visit www.ccc.govt.nz.

5. Consents, certificates, notices, orders, or requisitions affecting the land and buildings

Section 44A(2)(d) LGOIMA. This is information concerning any consent, certificate, notice, order, or requisition, affecting the land or any building on the land, previously issued by the Council.

Section 44A(2)(da) LGOIMA. The information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004. There is currently no information required to be provided by a building contractor to a territorial authority under section 362T(2) of the Building Act 2004. The Building (Residential Consumer Rights and Remedies) Regulations 2014 only prescribed the information that must be given to the clients of a building contractor.

(For building enquiries, please phone (03) 941 8999, email EPADutyBCO@ccc.govt.nz or visit www.ccc.govt.nz.

(a) Consents

- | BCN/1984/8640 Applied: 21/12/1984 Status: Completed
1/94 Aldwins Road Linwood
Permit issued 30/01/1985
2 UNITS plans and/or information held on microfilm- Historical Reference PER84503953
- | BCN/1986/7696 Applied: 24/11/1986 Status: Completed
1/94 Aldwins Road Linwood
Permit issued 29/01/1987
GARAGE plans and/or information held on microfilm- Historical Reference PER86703408
- | BCN/1990/1751 Applied: 16/03/1990 Status: Completed
1/94 Aldwins Road Linwood
Permit granted 30/03/1990
Permit issued 02/04/1990
GARAGE (FLAT 1) plans and/or information held on microfilm- Historical Reference PER90093988

(b) Certificates

Note: Code Compliance Certificates were only issued by the Christchurch City Council since January 1993.

(c) Notices

- | **Ministry of Business, Innovation & Employment Foundation Design**
Some properties have experienced land damage and considerable settlement during the sequence of Canterbury earthquakes. While land in the green zone is still generally considered suitable for residential construction, houses in some areas will need more robust foundations or site foundation design where foundation repairs or rebuilding are required. Most properties have been assigned a technical category. Details of the MBIE guidance can be found at www.building.govt.nz/
- | Placards issued under the Civil Defence Emergency Management Act 2002 as a result of the 4 September 2010 and 22 February 2011 earthquakes have now expired (by 12 July 2011 if not before). Some civil defence placards were replaced with dangerous building notices issued under section 124 Building Act 2004, and where this has happened the section 124 notice is separately recorded. Many other buildings, although not issued with a section 124 notice, may require structural work or other repairs before they can be occupied again. It is the building owners responsibility to make sure the building is safe for any occupier or visitor. Detailed structural engineering assessments may still be required to be carried out.
- | CDB75059648 03/03/2011
Building Evaluation : Building Inspected Under Civil Defence Emergency , Green Placard Issued (a deemed Building Act notice)

(d) Orders

(e) Requisitions

Property address:
1/94 Aldwins Road

Related information

- 1 Please find attached copies of permit/consent application form/s for permits/consents that are not yet entered into the Council electronic consent system. These will be entered into the Council electronic consent system in due course for future LIMs.

6. Certificates issued by a building certifier

Section 44A(2)(e) LGOIMA. This is information notified to the Council concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004.

(For building enquiries, please phone (03) 941 8999, email EPADutyBCO@ccc.govt.nz or visit www.ccc.govt.nz.

7. Weathertightness

Section 44A(2)(ea) LGOIMA. This is information notified to the Council under section 124 of the Weathertight Homes Resolution Services Act 2006.

(For weathertight homes enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

If there is no information below this means Council is unaware of any formal Weathertight Homes Resolution Services claim lodged against this property.

8. Land use and conditions

Section 44A(2)(f) LGOIMA. This is information relating to the use to which the land may be put and conditions attached to that use. The planning information provided below is not exhaustive and reference to the Christchurch District Plan and any notified proposed changes to that plan is recommended: <https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/christchurch-district-plan/>.

There maybe some provisions of the Christchurch City Plan or Banks Peninsula District Plan that affect this property that are still operative.

(For planning queries, please phone (03) 941 8999, email DutyPlanner@ccc.govt.nz or visit www.ccc.govt.nz.

┆ Regional plan or bylaw

There may be objectives, policies or rules in a regional plan or a regional bylaw that regulate land use and activities on this site. Please direct enquiries to Canterbury Regional Council (Environment Canterbury).

(a)(i) Christchurch City Plan & Banks Peninsula District Plan

(ii) Christchurch District Plan

┆ Liquefaction Management Area (LMA)

Property or part of property within the Liquefaction Management Area (LMA) Overlay which is operative.

┆ RMD Lower Height Limit Overlay

Property or part of property within the Christchurch District Plan (operative) Residential Medium Density Lower Height Limit Overlay

┆ Flood Management Area

Property or part of property within the Flood Management Area (FMA) Overlay which is operative.

┆ District Plan Zone

Property or part of property within the Residential Medium Density Zone which is operative.

(b) Resource consents

If there are any land use resource consents issued for this property the Council recommends that you check those resource consents on the property file. There may be conditions attached to those resource consents for the property that are still required to be complied with.

┆ RMA/1998/4130 - Subdivision Consent

2/94 Aldwins Road Linwood

Cross Lease SUBDIVISION - Historical Reference RMA8027

Status: Processing complete

Applied 06/05/1998

9. Other land and building classifications

Section 44A(2)(g) LGOIMA. This is information notified to the Council by any statutory organisation having the power to classify land or buildings for any purpose.

(For land and building enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

Please refer to Section 1 for details

10. Network utility information

Section 44A(2)(h) LGOIMA. This is information notified to the Council by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004.

(For network enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

! **None recorded for this property**

11. Other information

Section 44A(3) LGOIMA. This is information concerning the land that the Council has the discretion to include if it considers it to be relevant.

(For any enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

(a) Kerbside waste collection

- | Your recycling is collected Fortnightly on the Week 1 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 EcoDrop.
- | Your refuse is collected Fortnightly on the Week 1 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 EcoDrop.
- | Your organics are collected Weekly on Monday. Please leave your organics at the Kerbside by 6:00 a.m.

(b) Other

| Community Board

Property located in Linwood-Central-Heathcote Community Board.

| Guest Accommodation

Guest accommodation (including whole unit listings on Airbnb; BookaBach; etc.) generally requires a resource consent in this zone when the owner is not residing on the site. For more information, please refer to: <https://ccc.govt.nz/providing-guest-accommodation/>.

| Tsunami Evacuation Zone

This property is in the yellow tsunami evacuation zone. It could potentially be flooded only in a large distant source tsunami. Evacuation is not necessary after a long or strong earthquake. Evacuation is only necessary under an official Civil Defence Tsunami Warning to evacuate the yellow zone. Tsunami sirens should prompt turning on the radio or visiting <https://ccc.govt.nz/services/civil-defence>. Stay out of the zone until told it is safe to go back. For more information visit

| Electoral Ward

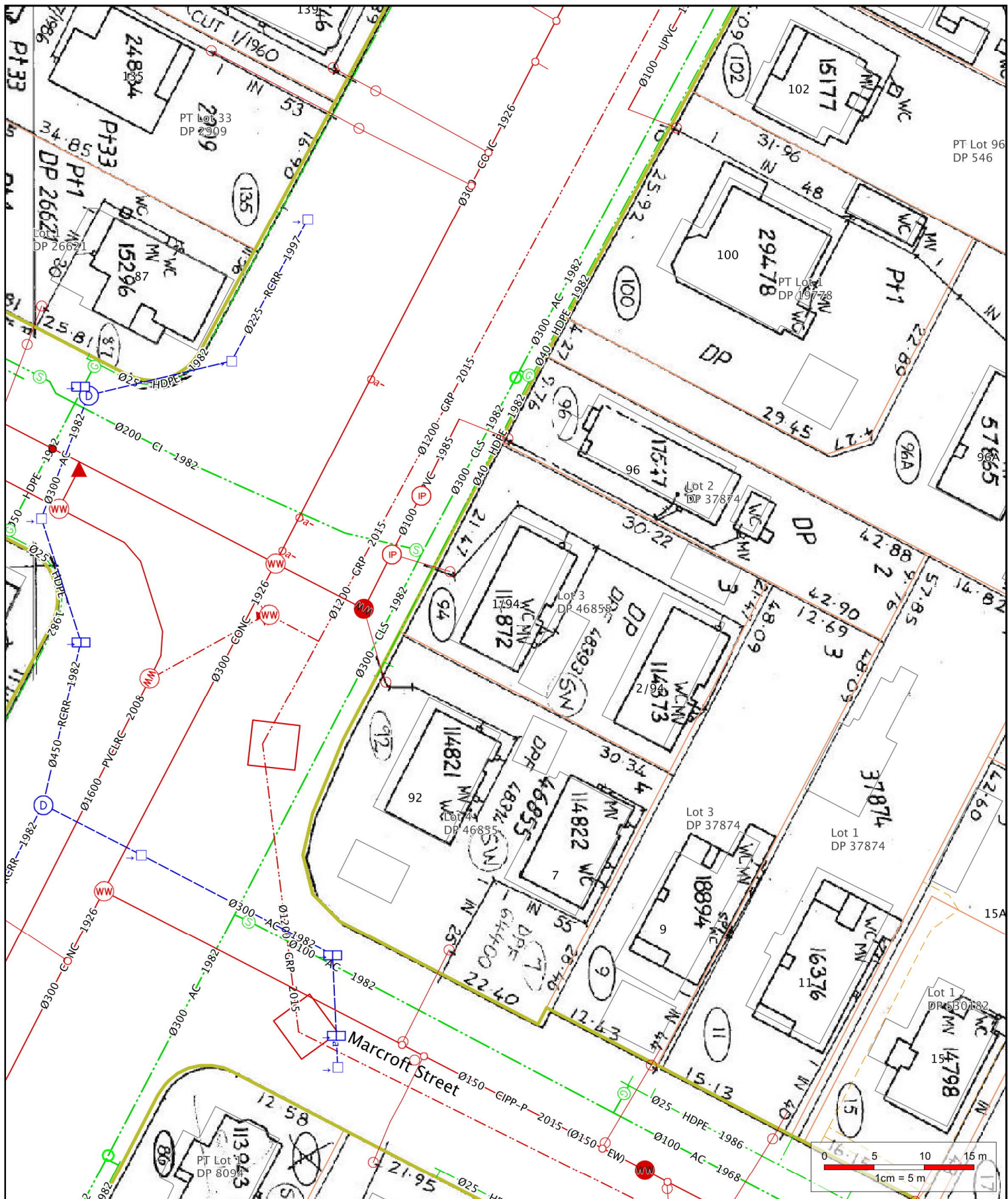
Property located in Linwood Electoral Ward

| Listed Land Use Register

Hazardous activities and industries involve the use, storage or disposal of hazardous substances. These substances can sometimes contaminate the soil. Environment Canterbury identifies land that is used or has been used for hazardous activities and industries. This information is held on a publically available database called the Listed Land Use Register (LLUR). The Christchurch City Council may not hold information that is held on the LLUR. Therefore, it is recommended that you check Environment Canterbury's online database at www.llur.ecan.govt.nz

| Spatial Query Report

A copy of the spatial query report is attached at the end of this LIM. The spatial query report lists land use resource consents that have been granted within 100 metres of this property.





Christchurch City Council

ph: 941-8300 fax: 941-8385

Accuracy not guaranteed. Onsite verification required. Display of data scale dependent, full detail available at 1:500.

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1 : 500 on A4

11/12/2019 9:03:00 AM

Private Drainage Standard Infrastructure - Bio Gas - Condensate Trap - End Cap - Inlet - Outlet - Valve - Main - Cable Water Intake/Supply - Connector - Bellows - Connector - Hydrant	Water Intake/Supply - Inlet - Meter - Outlet - Pump - Restrictor - Valve - Air Release - Butterfly - Flow restriction - Gate - Pressure Activated - Sluice - Valve - Reservoir - Structure - Lateral - Main - Sub Main	Wastewater - End Cap - Valve - Air Gap Separator - Vent - Eye - Eye (Vertical) - Outfall - Pump - Junction - Flush Manhole - Inspection Point - Standard Manhole - Trap - Vented Manhole - Lateral - Main - Pressure Main	Wastewater - Lateral Fitting - Local Pressure - CP Control Panel - BK Boundary Kit - T Tank System - Site - V Vacuum Chamber - BU Vacuum Breather Stormwater - Bend - Change - Eye - Flow Restriction - Inlet - Dome Sump - Double Sump - Gross Debris Trap	Stormwater - Inlet - Inlet Headwall - Pipe End - Silt Trap - Single Sump - Soak Pit - Triple Sump - Junction - Standard Manhole - Outlet - Pump - Structure - Basin - Lateral - Main - Lateral Fitting - Double Sump Stormwater - Lateral Fitting - Single Sump - Soak Pit - Inspection point - Manhole All services - Pipe Protection - Abandoned - Proposed - Out of service Landbase - Easement
--	---	--	---	--

Site Plan for Garage Run MR 14
94A ADDWINS RD.

Existing
Garage.

Back unit.

Flat 2

Adjacent Owners
Consent

W. J. [Signature]

0.150m

12m

8m x 3.6
Proposed
Garage.

1.05m

DP

DP
600

100 sq M.
FT.

Flat 1

CHRISTCHURCH CITY COUNCIL

Approved Subject to the By-Laws

29 MAR 1990

For Engineer

Drive

PERMIT INFORMATION:

Description:

Address:

Owner:

File:

Builder:

Permit No:

Plumber:

Application No:

Permit Conditions; (Plumbing and Drainage only):

Fees Paid: Water Connection Charge

\$.....

Drainage Permit/Footpath opening

\$.....

PLUMBING WORK:

Plumber's Name:

Plumber's Notice No:

Date _____

Inspection

Comments

FINAL

STORMWATER WORK: (Attach Drainage Permit and Plan)

```
Drainlayer's Name:
```

Drainage Permit No:

Date _____

Inspection

Comments

FINAL

PERMIT INFORMATION:

Description:

Address:

Owner:

Builder:

Plumber:

File:

Permit No:

Application No:

Permit Conditions; (Plumbing and Drainage only):

Fees Paid: Water Connection Charge

9

Drainage Permit/Footpath opening

to

Plumber's Name:

Plumber's Notice No:

Date _____

Inspection

Comments

FINAL

```
Drainlayer's Name:
```

Drainage Permit No:

Date _____

Inspection

Comments

FINAL

Property File Reference
BU/40/ 24 / 94

Application Number:

Date:

APPLICATION FOR PERMIT FOR DRAINAGE WORK

To The Deputy General Manager (Works)
CHRISTCHURCH.

I hereby apply for a permit to install stormwater drainage at: — (please print)

Address: 11 Hildrings RD Lot No. 2

Owner's Name: L. Hume D.P. 11971

Description of Drainlaying Work: Drilling to 1/2

Plan Provided:— Yes/No

Building Permit reference (if any):— Permit No.

Name and address of registered drainlayer or other person entitled to do the work: —

Name: L. Hume Address 398 Memorial Ave

Signature: L. Hume Date: 17-12-86

Postal Address of Owner (if different to above):..... P/No.

CITY OF CHRISTCHURCH

CITY WORKS & PLANNING DEPARTMENT
P.O. BOX 237, CHRISTCHURCH, NEW ZEALAND

PERMIT FOR STORMWATER DRAINAGE

Mr L. Hume is hereby authorised to carry out the stormwater drainage work described to be completed within months of approval of stormwater permit or by the time building work is completed (whichever is sooner), strictly in accordance with the provisions of the Christchurch City Council Specification for the Laying of Stormwater Drains and on payment of the following fees:—

Footpath opening fee:

File No. 8489

Inspection fee:

Invoice No.

Total fee:

Receipt No.

Signed: R. Galbraith (Inspector)
For Deputy General Manager (Works)

Date 2-4-87

JOB RECORD

Initial Inspection:

Final Inspection:

As built plan provided:

General: 110mm PUC laid on strip to 1/2



1/94 Aldwins Road Land Use Consents





**1/94 Aldwins Road
Subdivision Consents**





1/94 Aldwins Road
Private occupation of public land



Land Use Resource Consents within 100 metres of 1/94 Aldwins Road

Note: This list does not include subdivision Consents and Certificates of Compliance issued under the Resource Management Act.

1/97 Randolph Street

RMA/1979/244

To erect a carport which extends from the dwelling to 0.15m from the boundary - Historical Reference RES9208815

Processing complete

Applied 20/03/1979

Decision issued 15/10/1979

Granted 15/10/1979

106 Aldwins Road

RMA/2007/1160

Garage relocation which intrudes on recession plane boundary - Historical Reference RMA92008413

Withdrawn

Applied 18/05/2007

135 Aldwins Road

RMA/1997/658

To construct dwelling alterations with a living room window located 1.8m from an internal boundary instead of 3m required by the Proposed City Plan. - Historical Reference RES970657

Processing complete

Applied 19/03/1997

Decision issued 11/04/1997

Granted 11/04/1997

15 Marcroft Street

RMA/2018/2087

Two Lot Fee Simple Subdivision with Land UseLT 530182

Processing complete

Applied 24/08/2018

s223 Certificate issued 14/12/2018

s224 Certificate issued 16/05/2019

Decision issued 26/09/2018

Granted 26/09/2018

15A Marcroft Street

RMA/2018/2087

Two Lot Fee Simple Subdivision with Land UseLT 530182

Processing complete

Applied 24/08/2018

s223 Certificate issued 14/12/2018

s224 Certificate issued 16/05/2019

Decision issued 26/09/2018

Granted 26/09/2018

2/99 Randolph Street

RMA/1995/1668

To erect a second dwelling unit on the rear of 781m2 where the existing house does not comply with the 1.8m setback - Historical Reference RES951880

Processing complete

Applied 21/06/1995

Decision issued 05/07/1995

Granted 05/07/1995

21 Marcroft Street

RMA/2006/2534

Erect double carport which intrudes on road boundary setback - Historical Reference RMA92006629

Processing complete

Applied 24/10/2006

Decision issued 23/11/2006

Granted 23/11/2006

RMA/2006/748

Two dwellings and attached garages with site coverage and outdoor living non compliances - Historical Reference RMA92004776

Processing complete

Applied 07/04/2006

Decision issued 17/05/2006

Granted 17/05/2006

23 Marcroft Street

RMA/2006/748

Two dwellings and attached garages with site coverage and outdoor living non compliances - Historical Reference RMA92004776

Processing complete

Applied 07/04/2006

Decision issued 17/05/2006

Granted 17/05/2006

24 Newcastle Street

RMA/2015/3386

Floor Level Certification - Historical Reference RMA92031791

Processing complete

Applied 07/12/2015

Certificate issued 08/12/2015

6 Marcroft Street

RMA/1986/1109

To relocate dwellings from 63 Buckleys Road and 56 Harrow Street to 6 Marcroft Street. - Historical Reference RES962085

Processing complete

Applied 02/04/1986

Decision issued 20/05/1986

Granted 20/05/1986

82 Harrow Street

RMA/1968/134

Establish used car yard - Historical Reference RES952641

Processing complete

Applied 01/10/1968

Decision issued 11/11/1968

Declined 11/11/1968

85 Aldwins Road

RMA/1973/257

Cant ed board wish to bld new block at Linwood H/ S.Single storey building to be sited 22`0`` from western boundary - instead of the required 35`0`` - Historical Reference RES9218379

Processing complete

Applied 09/07/1973

Decision issued 18/07/1973

Granted 18/07/1973

RMA/1999/4733

Outline plan for the erection of a single storey addition for supplementary storage, utility and office space at Linwood High School. - Historical Reference RMA20000192

Processing complete

Applied 08/12/1999

Decision issued 13/12/1999

Outline plan accepted 13/12/1999

RMA/2000/2468

Outline plan for 3 space bus garage alterations to two classrooms. - Historical Reference RMA20003219

Processing complete

Applied 29/09/2000

Decision issued 16/10/2000

Outline plan accepted 13/10/2000

RMA/2001/2783

Outline plan for new toilet block between two existing buildings. - Historical Reference RMA20008707

Processing complete

Applied 13/11/2001

Decision issued 04/12/2001

Outline plan accepted 03/12/2001

RMA/2002/1067

Outline plan for two bridges over Bell Creek to access a new car park. - Historical Reference RMA20010058

Processing complete

Applied 10/05/2002

Decision issued 11/06/2002

Outline plan accepted 10/06/2002

RMA/2002/3288

Outline plan for new automotive workshop. - Historical Reference RMA20012345

Processing complete

Applied 23/12/2002

Decision issued 03/01/2003

Outline plan accepted 31/12/2002

RMA/2003/2703

Outline plan for Linwood college - Historical Reference RMA20015038

Processing complete

Applied 14/10/2003

Decision issued 10/11/2003

Outline plan accepted 07/11/2003

RMA/2003/3074

Outline plan for proposed shed - Historical Reference RMA20015420

Processing complete

Applied 25/11/2003

Decision issued 03/12/2003

Outline plan accepted 02/12/2003

RMA/2005/1888

Outline Plan Waiver to extend the storeroom in the Music Block of Linwood College. - Historical Reference RMA20020763

Processing complete

Applied 18/08/2005

Decision issued 14/09/2005

Outline plan accepted 14/09/2005

RMA/2007/3149

Outline plane waiver to remove two classrooms to Casebrook intermediate - Historical Reference RMA92010511

Processing complete

Applied 27/11/2007

Decision issued 11/01/2008

Outline plan accepted 11/01/2008

RMA/2013/1441

Outline Plan - Historical Reference RMA92023112

Consent issued

Applied 30/07/2013

Decision issued 02/08/2013

Outline plan accepted 02/08/2013

RMA/2017/1809

Minimum Floor Level Certificate

Processing complete

Applied 02/08/2017

Certificate issued 07/08/2017

RMA/2018/3141

Re-development of Linwood College

Processing complete

Applied 20/12/2018

Decision issued 06/05/2019

Outline plan accepted 06/05/2019

87 Harrow Street

RMA/2003/1236

garage exceeding 9m within 1.8m of the internal boundary and intruding the recession plane. - Historical Reference RMA20013525

Processing complete

Applied 12/05/2003

Decision issued 09/06/2003

Granted 06/06/2003

9 Marcroft Street

RMA/1996/954

To erect a garage within the 4.5m Road boundary setback. (2m) - Historical Reference RES961120

Processing complete

Applied 14/05/1996

Decision issued 06/08/1996

Granted 06/08/1996

93 Randolph Street

RMA/1998/2596

2 Lot subdivision with various non compliances - Historical Reference RES982968

Processing complete

Applied 03/11/1998

Decision issued 06/11/1998

Granted 06/11/1998

93A Randolph Street

RMA/1998/2596

2 Lot subdivision with various non compliances - Historical Reference RES982968

Processing complete

Applied 03/11/1998

Decision issued 06/11/1998

Granted 06/11/1998

Data Quality Statement

Land Use Consents

All resource consents are shown for sites that have been labelled 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 radius. If there are such sites and you would like them 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 are current, may in fact be notified resource consents that have not yet been through the notification process. If in doubt. Please phone (03)941 8999.

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 the sites that have been labelled with 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 radius. If there are such sites and you would like them 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 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