

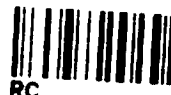


CHRISTCHURCH CITY COUNCIL

SOCKBURN SERVICE CENTRE

31 July 1995

B. Sharr
136 Halswell Junction Road
CHRISTCHURCH



Dear Sir/Madam

**CERTIFICATE OF COMPLIANCE RC 952158
RESOURCE MANAGEMENT ACT 1991**

Your application for the above certificate dated 22 June 1995 refers.

I certify that your proposal to use the land situated at 18 Downing Street and being Lot 83 DP 15581 for a 2 unit development complies with the Christchurch Section of the Transitional District Plan.

The above described property is zoned Residential 1 and the use of the site for a 2 unit development is a permitted activity, provided that:

- i) Development proceeds as per the certified plans.
- ii) Certificate is issued based on site levels shown on elevations.

The proposal described in paragraph three of this certificate was permitted on 22 June 1995 being the date of the receipt of your request by the Council.

AREA DEVELOPMENT OFFICER

DATED at Christchurch this 31 July 1995

NOTE: A Certificate of Compliance certifies that the proposal submitted complies with the provisions of the District Plan at the time the approval is given, and is valid for a period of two years in which time the proposal must be completed. This approval does not authorise any building work. A building consent must be obtained before commencing construction.
This Certificate of Compliance does not give approval for subdivision or cross-lease of the buildings on the site. Separate application must be made to the Subdivisions Section of the Council in this regard. Any approval given may impose appropriate conditions.

CONTACT

FILE

SERVICE CENTRE OFFICE • 149 MAIN SOUTH ROAD • PO BOX 11-011
CHRISTCHURCH • NEW ZEALAND • TEL (03) 348-5119 • FAX (03) 343-0914

his coupon will be returned
with search request and notes
a produced for and a 4424

Copy Requested

571 / 700

[Land and Deeds--
FORM B.

Register-book.

Vol. 571, folio 70

Folio 38

Reference: Transfer No. 368228

Order for N/C No.

NEW



ZEALAND

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the Thirtieth day of October, one thousand nine hundred and fifty-two
under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury Witnesseth that
WARWICK JOSEPH WETCH of Christchurch Clerk

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan heron bordered CEC20, be the several admeasurements a little more or less, that is to say: All that parcel of land containing THIRTY-FIVE PERCHES AND NINE-TENTHS OF A PERCH or thereabouts situated in Blocks XIV and XV of the Christchurch Survey District being Lot 83 on Deposited Plan No. 15581 part of Rural Section 220 —



Instant District Land Registrar

327102 Notice pursuant to Section 5 of the Land
Subdivision in Counties Act 1945 that the above
described land is subject to a condition as
Building Line, Entered 31 August 1929 at 11.44 a.m.

165229 Mortgage Warwick, Rhode Island
Advances Corporation, 1001 Washington Blvd., Providence 30
October 1952 at 1:58 p.m. *5-1-53*

APR 25 1964
 DISCHARGED
 PRODUCED BY [Signature]
 [Signature]

THIS REPRODUCTION (ON A REDUCED SCALE)
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 115A LAND TRANSFER ACT 1957

Henson ALB

No.617562/1 Settled under the Joint
Family Homes Act 1964 on Warwick
Joseph Weston of Christchurch,
Supervisor and Lorraine Lees Weston
his wife - 17.6.1986 at 9.02a.m.

[Signature]
FOR A.L.R.

OVER...

020714

02.01.10

571/70

Transfer 973734/1 to Patricia Avalyne
Woolhouse of Christchurch, Home Assistant -
16.1.1992 at 11.45am

well
A.L.R.

Mortgage 973734/2 to United Bank Limited -
16.1.1992 at 11.45am

DISCHARGED
12/7/1994
CHAMBERS
A.L.R.

Mortgage 973734/3 to E.T. Leburn Hodgins &
Rooney Nominees Limited - 16.1.1992 at
11.45am

DISCHARGED
12/7/1994
CHAMBERS
A.L.R.

Transfer A123145/3 to Jason Garry Burke of
Christchurch, Panelbeater - 12.7.1994 at
2.30pm

C. Munn
for A.L.R.

Mortgage A123145/4 to Trust Bank Canterbury
Limited - 12.7.1994 at 2.30pm

C. Munn
for A.L.R.



CHRISTCHURCH CITY COUNCIL

SOCKBURN SERVICE CENTRE

31 July 1995

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136 Halswell Junction Road
CHRISTCHURCH

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RESOURCE MANAGEMENT ACT 1991**

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V. Vahne

AREA DEVELOPMENT OFFICER

DATED at Christchurch this 31 July 1995

NOTE: A Certificate of Compliance certifies that the proposal submitted complies with the provisions of the District Plan at the time the approval is given, and is valid for a period of two years in which time the proposal must be completed. This approval does not authorise any building work. A building consent must be obtained before commencing construction.
This Certificate of Compliance does not give approval for subdivision or cross-lease of the buildings on the site. Separate application must be made to the Subdivisions Section of the Council in this regard. Any approval given may impose appropriate conditions.



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31 July 1995

TC

B. Sharr
136 Halswell Junction Road
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RESOURCE MANAGEMENT ACT 1991**

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Resource Management Act 1991
Christchurch City Council
Application for Certificate of Compliance

Form

RC952158

This form should only be used where an applicant desires certification that a particular use complies with the District Plan's rules.

Where consent is required for a resource consent application should be made on the appropriate form.

Address of Site:

18 DAWNING ST

Legal Description:

(Certificate of Title to be attached)

LOT 83 D.P 15581

Site Area:

908 m²

Name of Owner:

JASON BURKE

Present Activity of land/
or buildings:

RESIDENTIAL HOUSING

Description of proposed activity (continue on another page if necessary):

ADDITIONAL OWNERSHIP UNIT

I have supplied three copies of all necessary plans, details and calculations necessary to enable this proposal to be checked for compliance with the District Plan.

I have enclosed the required processing fee of \$175.00.

I have attached a Certificate of Title.

Name of Applicant:

B. R. SHARR

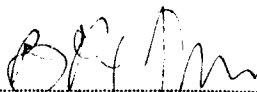
Telephone No:

3228784

Address for Service:

136 HALSWELL JUNC. RD.

CHRISTCHURCH 3


Signature of Applicant

22.6.95.
Date

NOTE:

A certificate of compliance certifies that the proposal, as submitted with this application, complies with the provisions of the District Plan at the time the approval is given, and is valid for a period of two years. This approval does not authorise any building work. A building consent must be obtained before commencing construction.

Rec NO 129497

This coupon will be returned
with copy requested or
journal search and must be
produced for any query.

H 067003

COPY 5

Copy Requested

571/70

(Land and Deeds - 4
FORM B.

Register book,

Vol. 571, folio 70

Folio 38

Reference: Transfer No. 368228

Order for N/C No.

NEW



ZEALAND

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under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury, Witnesseth that
WARWICK JOSEPH WESTON of Christchurch Clerk

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under
written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General
Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered GREEN, be the several
admeasurements a little more or less, that is to say: All that parcel of land containing THIRTY-FIVE PERCHES AND NINE-TENTHS OF A
PERCH or thereabouts situated in Blocks XIV and XV of the Christchurch Survey District being Lot 53 on
Deposited Plan No. 15581 part of Rural Section 230



A. Creeper
District Land Registrar.

327102 Notice pursuant to Section 5 of the Land
Subdivision in Counties Act 1946 that the above
described land is subject to a condition as to
Building Line. Entered 31 August 1952 at 11.40 a.m.

368229 Mortgage Warwicks to the State
Advances Corporation. Registered 30
October 1952, at *A. Creeper*

375556 Mortgage Warwicks to the State
Advances Corporation. Registered 30
October 1952, at *A. Creeper*
PRODUCED BY *A. Creeper*

THIS REPRODUCTION (ON A REDUCED SCALE)
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 215A LAND TRANSFER ACT 1952.

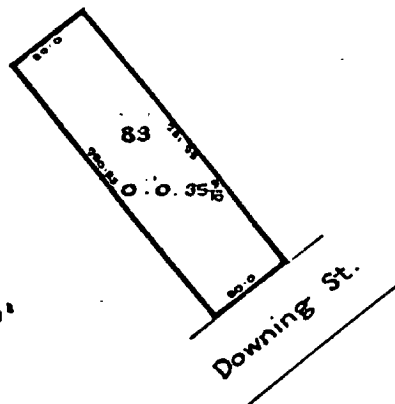
A. Creeper
A.L.R.

No. 617562/1 Settled under the Joint
Family Homes Act 1964 on Warwick
Joseph Weston of Christchurch,
Supervisor and Lorraine Lees Weston
his wife - 17.6.1986 at 9.02 a.m.

T. J. Smith
for A.L.R.

Scale: 1 chain to an inch

METRIC AREA - 908 m²



571/70

Transfer 973734/1 to Patricia Ayalne
Woolhouse of Christchurch, Home Assistant -
16.1.1992 at 11.45am

well

Mortgage 973734/2 to United Bank Limited -
16.1.1992 at 11.45am

EXCHANGED
12/7/1994
CHAMBERS

A.L.R.

Mortgage 973734/3 to ET Leburn Hodgins &
Rooney Nominees Limited - 16.1.1992 at
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DISCHARGED
12/7/1994
CHAMBERS
A.L.R.

A.L.R.

A.L.R.

Transfer A123145/3 to Jason Garry Burke of
Christchurch, Panelbeater - 12.7.1994 at
2.30pm

C. MARR

Mortgage A123145/4 to Trust Bank Canterbury
Limited - 12.7.1994 at 2.30pm

for A.L.R.

C. MARR

for A.L.R.

SITE AREAS

FLAT 1 AREA = 415m²
FLAT 2 AREA = 394m²
+ 30m² ACCESS

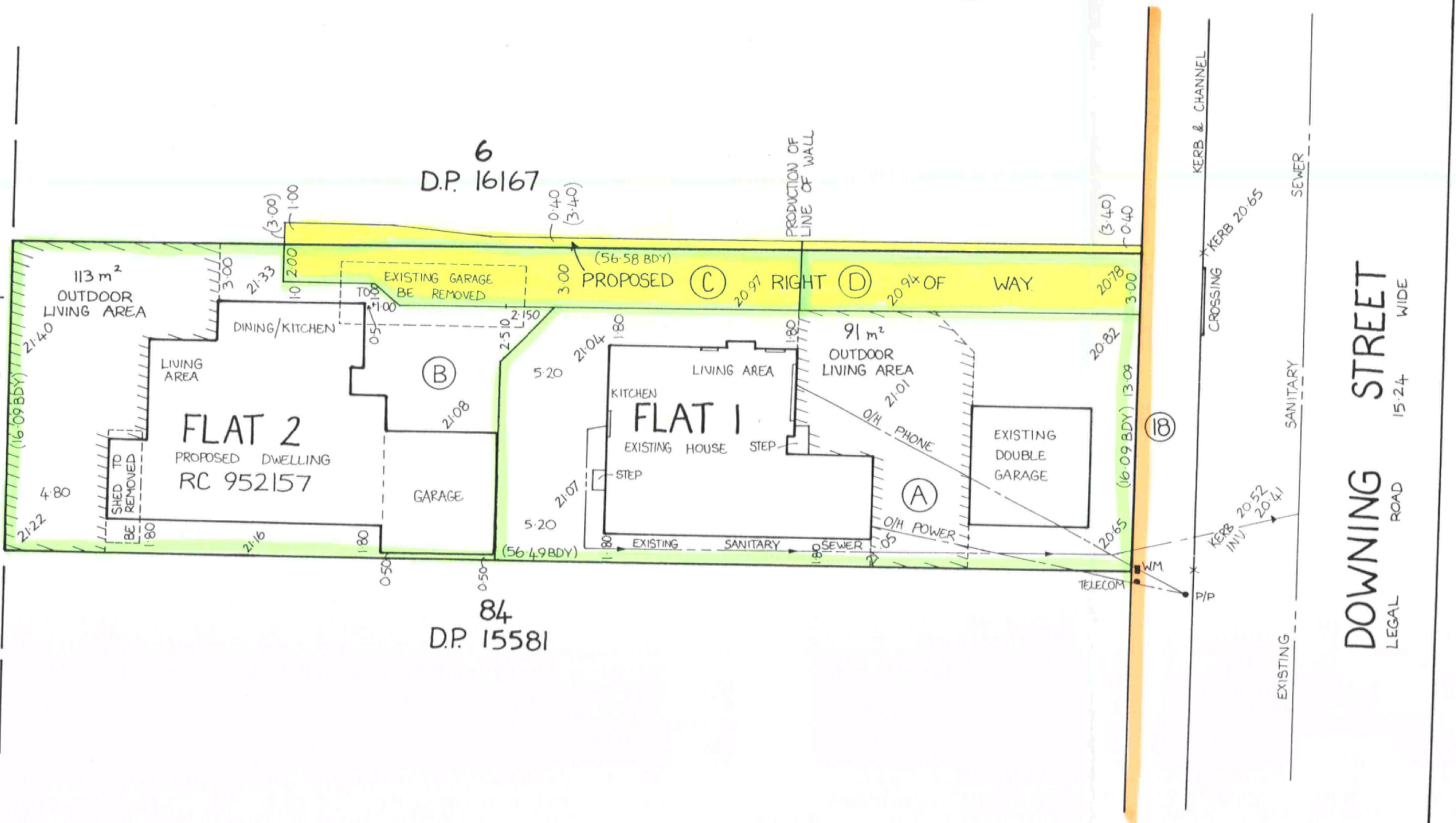
SITE COVERAGE

FLAT 1 35%
FLAT 2 40%

AREAS RESTRICTED AS TO USER

AREA A WITH FLAT 1.
AREA B WITH FLAT 2.
AREA C WITH FLAT 2.
AREA D WITH FLATS 1 & 2.

Notes:
(1) AREAS AND DIMENSIONS SUBJECT TO SURVEY
COPYRIGHT RESERVED
(2) ORIGIN OF LEVELS - SANITARY SEWER
MANHOLE INVERT - C.C.D.U. DATUM.



COMPRISED IN C.T. 571/70
TOTAL AREA 908m²
RC. 952157

LAND DISTRICT **CANTERBURY**
SURVEY BLK. & DIST. **XIV CHRISTCHURCH**
NZMS 261 SHT. **M36 - 1000/56.3**

**APPLICATION PLAN FOR CROSSLEASE
SUBDIVISION OF LOT 83 D.P. 15581**
APPLICANT - JASON BURKE - 18 DOWNING STREET

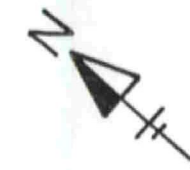
CLARK, LAND SURVEYORS		SURVEYED JI	CHECKED ☒
Unit 6, 11 Print Place P.O. Box 8177, Riccarton, Christchurch Ph 03 339-0401 Fax 03 339-0408		DRAWN LG	AMENDED LG
SCALE 1:200		Surveyor's File Reference 1831/3	

FLAT 1 AREA = 415m^2
FLAT 2 AREA = 394m^2
+ 30m^2 ACCESS

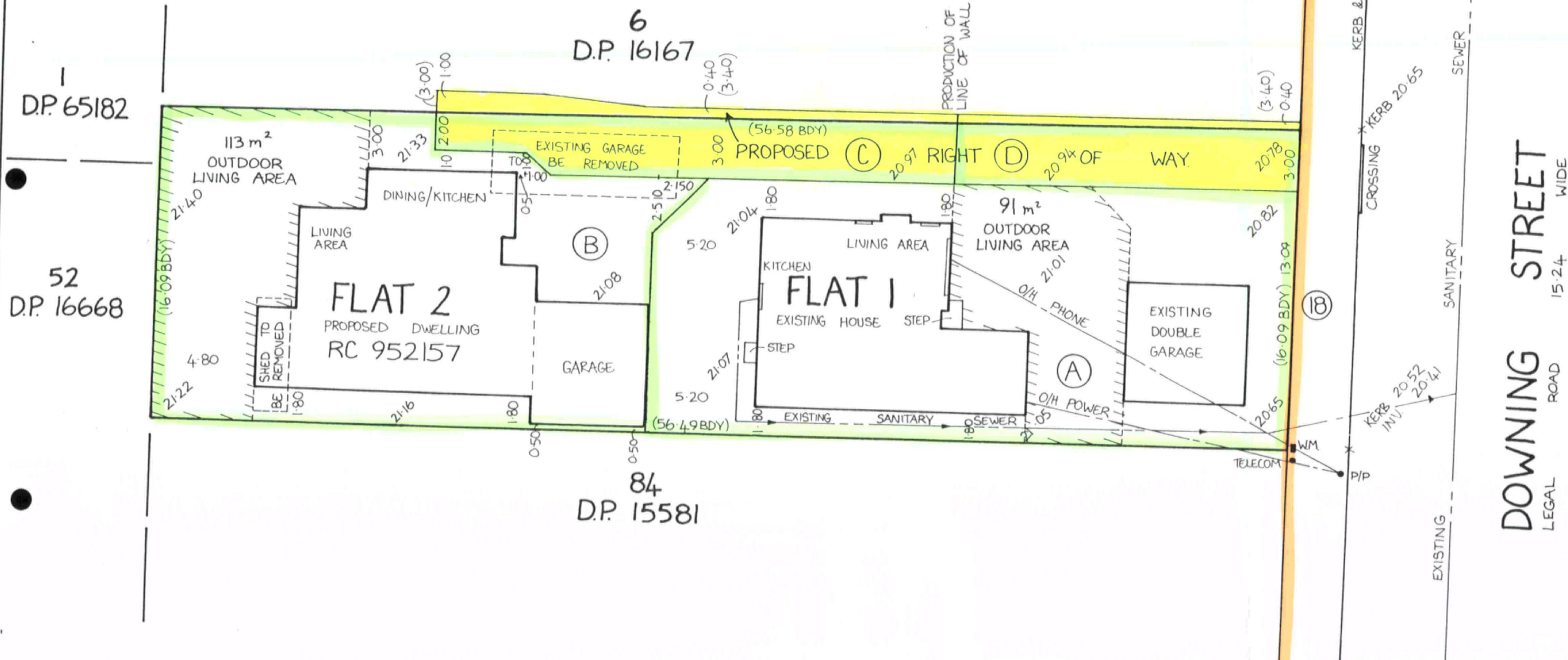
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R.C. 952157

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SURVEY BLK. & DIST. XIV CHRISTCHURCH
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CLARK, LAND SURVEYORS

Unit 6, 11 Print Place
P.O. Box 8177, Riccarton, Christchurch
Ph 03 339-0401 Fax 03 339-0408

SURVEYED	JI
----------	----

DRAWN	LG
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SCALE 1:200

CHECKED 

AMENDED LG

Surveyor's
File
Reference

1831/4

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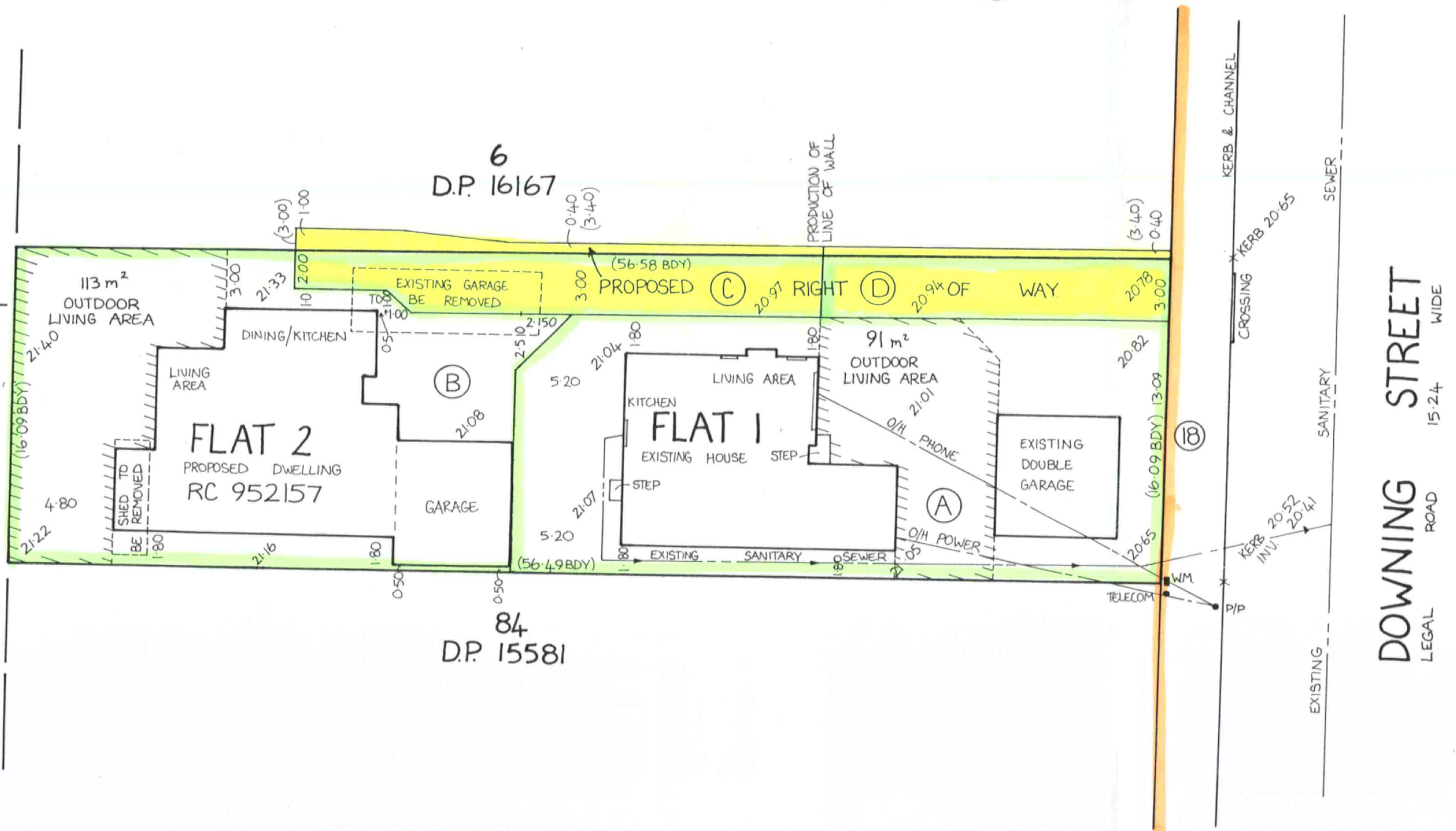
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MANHOLE INVERT - C.C.D.U. DATUM.



DOWNING STREET
LEGAL ROAD 15.24 WIDE

COMPRISED IN C.T. 571/70
TOTAL AREA 908m²

RC 952157

LAND DISTRICT **CANTERBURY**
SURVEY BLK. & DIST. **XIV CHRISTCHURCH**
NZMS 261 SHT. **M36 - 1000/56.3**

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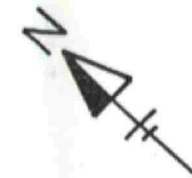
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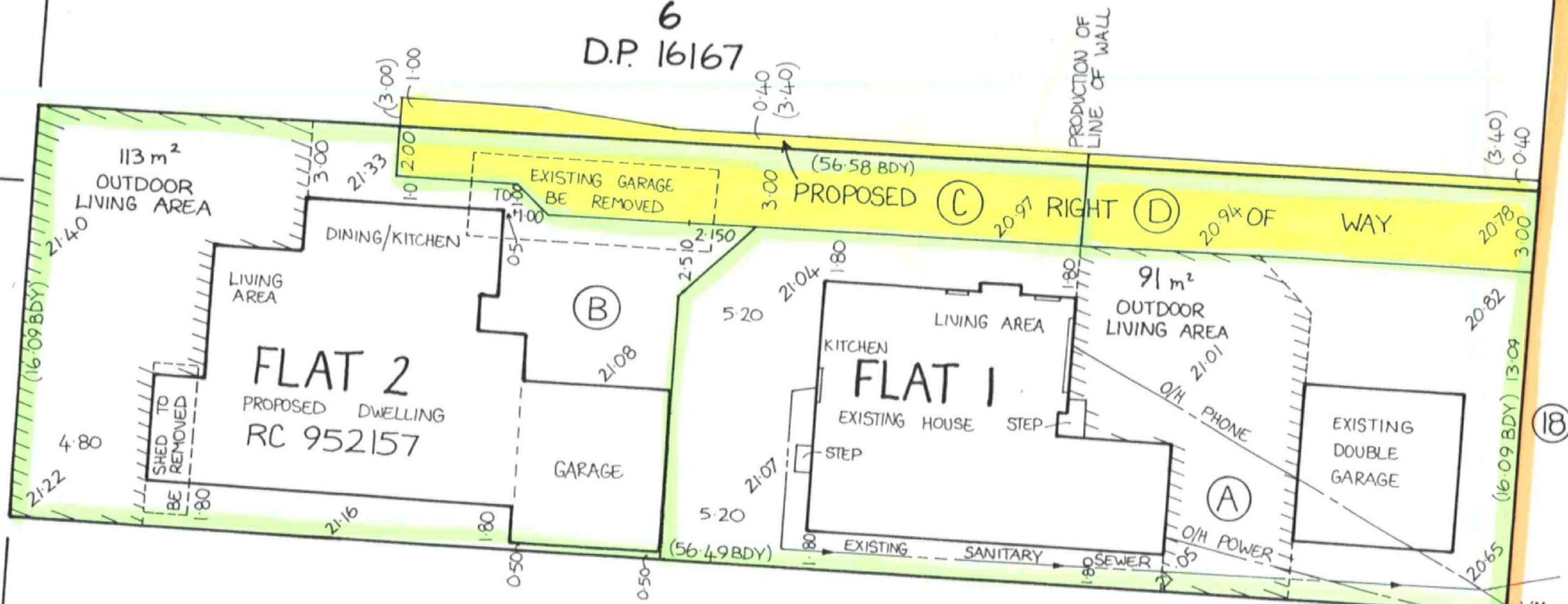


DP 65182

6
D.P. 16167

52
D.P. 16668

84
D.P. 15581



KERB & CHANNEL

CROSSING * KERB 20.65

SEWER

SANITARY

DOWNING STREET
 LEGAL ROAD 15.24 WIDE

EMPRISED IN C.T. 571/70
 TOTAL AREA 908m²

RC. 952157

AND DISTRICT... CANTERBURY
 SURVEY BLK. & DIST. XIV CHRISTCHURCH
 MS 261 SHT. M36 - 1000/56.3

APPLICATION PLAN FOR CROSSLEASE
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 APPLICANT - JASON BURKE - 18 DOWNING STREET

CLARK, LAND SURVEYORS
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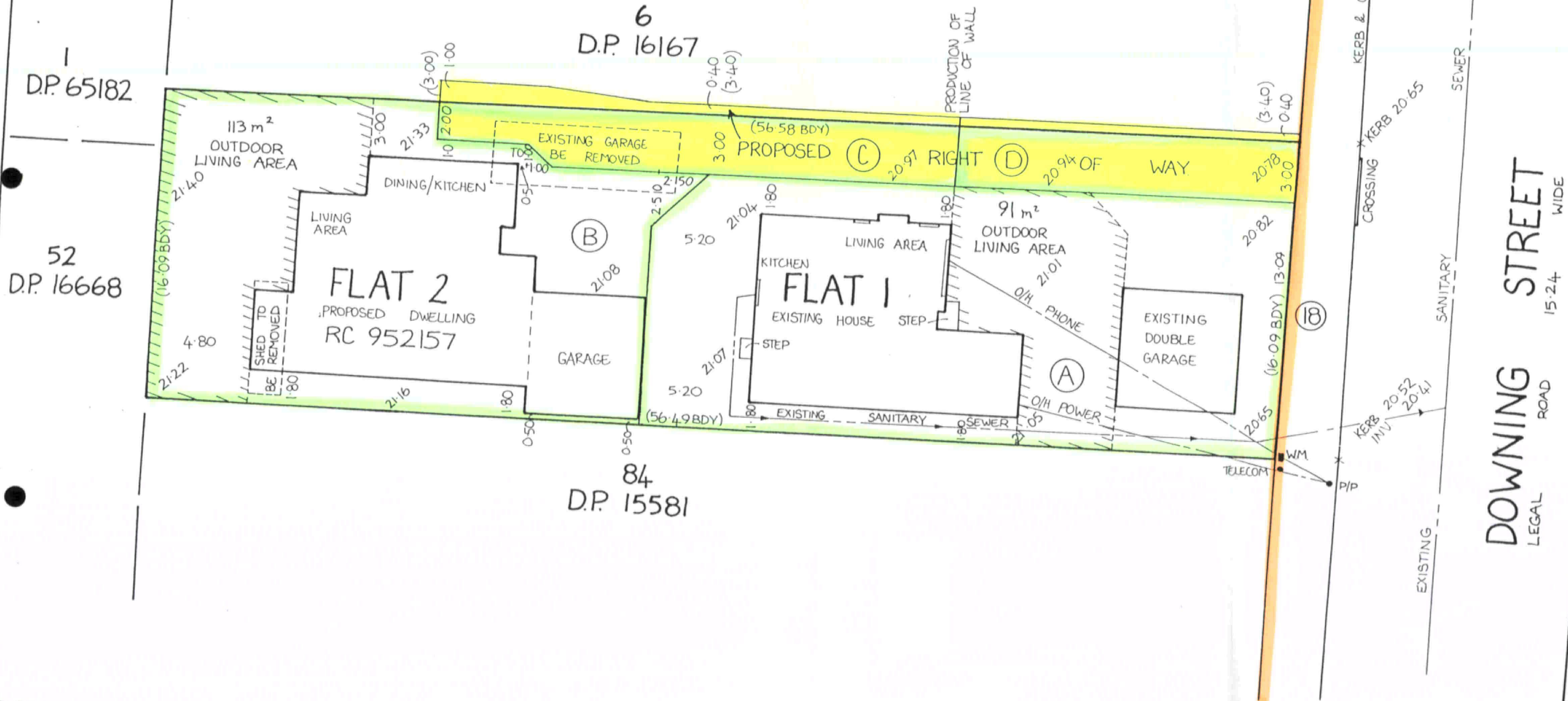
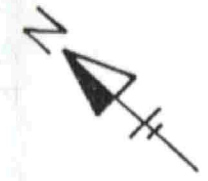
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