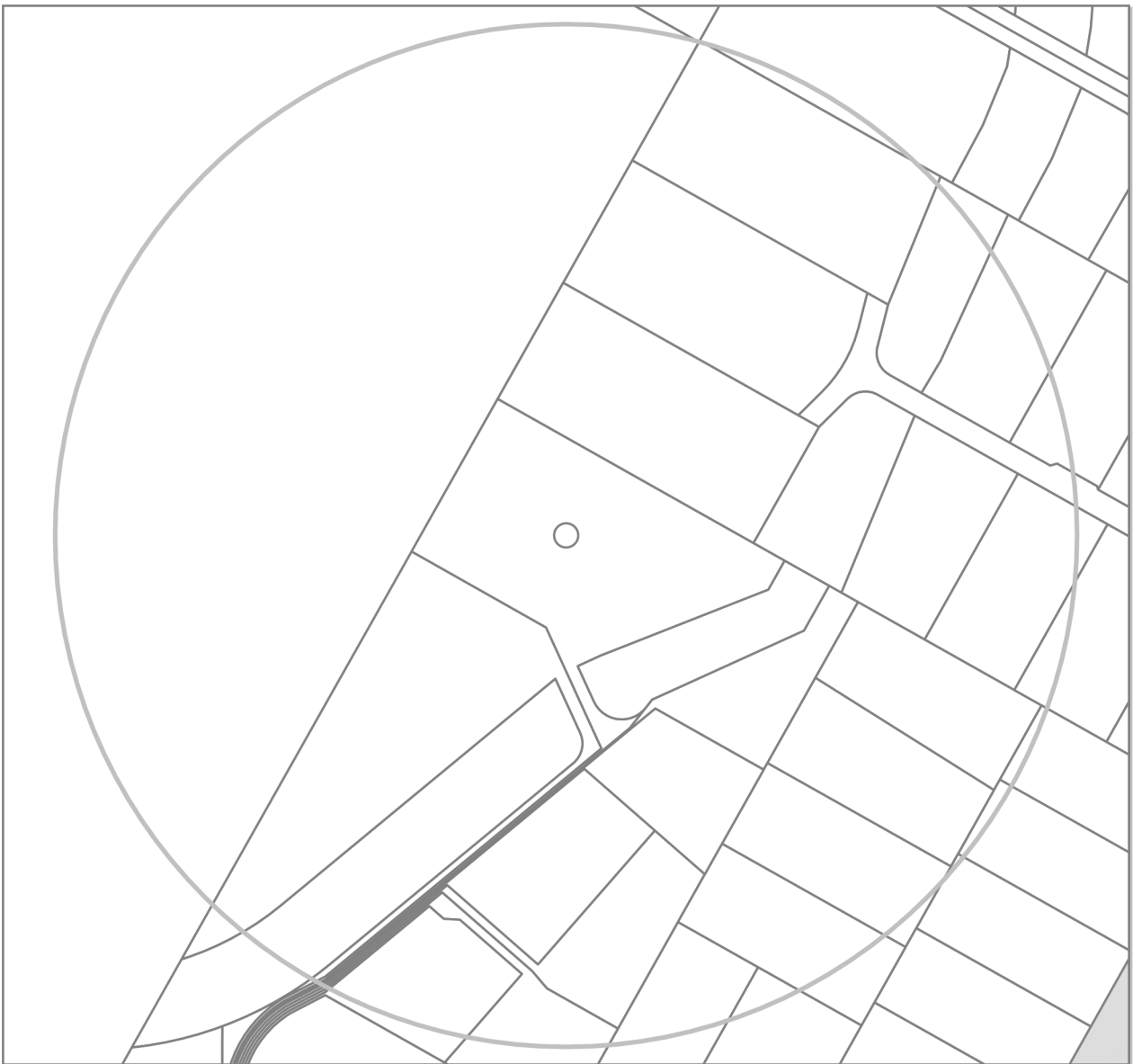


Land Information Memorandum



Property address:

21 Croftwood Lane

LIM number: H01190383

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Christchurch City Council

53 Hereford Street, PO Box 73015
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Fax 64 3 941 8984

www.ccc.govt.nz

Application details

Date issued 18 April 2023
Date received 4 April 2023

Property details

Property address 21 Croftwood Lane, Bishopdale, Christchurch
Valuation roll number 21913 79704
Valuation information Capital Value: \$1,620,000
Land Value: \$670,000
Improvements Value: \$950,000
Please note: these values are intended for Rating purposes
Legal description Lot 14 DP 302072
Existing owner David John Mercer
DJ & PJ Mercer Family Trust
21 Croftwood Lane
CHRISTCHURCH 8051

Council references

Rate account ID 73156608
LIM number H01190383
Property ID 1130188

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:

21 Croftwood Lane

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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.

- **Pool**

PoolID Number: 5197. This property has a Private In-Ground Swimming Pool which is Operational.

- **Fill**

This property is located in an area known to have been filled. The year the fill occurred is Unknown. The filling was, according to the Council's records carried out in a controlled manner and comprises Topsoil.

- **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.

Related Information

- There is attached a soil investigation report for this property.
- There are attached hazard/special site characteristics supplementary sheet/s.

Property address:

21 Croftwood Lane

LIM number: H01190383

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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 dwelling/building is shown to be served by a sewer drain and a stormwater drain.
- | The Council's records show private stormwater pipes passing through the right of way/private lane/driveway of this site.
- | The Council's records show public and private sewer pipelines passing through the right of way/private lane/driveway of this site.
- | The drainage works associated with this property have not been plotted on the Council's drainage plan. A copy of the field Inspectors pickup/approved site plan showing the drains and house outline is attached.

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.

Related Information

- The Council's records show a private water supply pipeline passing through the right of way/private lane/driveway of this site.

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: \$10,593.00

	Instalment Amount	Date Due
Instalment 1	\$2,648.17	15/09/2022
Instalment 2	\$2,648.17	15/12/2022
Instalment 3	\$2,648.17	15/03/2023
Instalment 4	\$2,648.49	15/06/2023

Rates owing as at 18/04/2023: \$ 2,648.49

(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:

21 Croftwood Lane

LIM number: H01190383

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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/2003/3124 Applied: 30/04/2003 Status: Cancelled
21 Croftwood Lane Bishopdale
Accepted for processing 30/04/2003
Application cancelled 30/03/2004
DWELLING WITH ATTACHED GARAGE/DETACHED GARAGE- Historical Reference ABA10034406
- BCN/2004/2722 Applied: 14/04/2004 Status: Completed
21 Croftwood Lane Bishopdale
Accepted for processing 14/04/2004
PIM Granted 07/05/2004
PIM Issued 07/05/2004
DWELLING WITH ATTACHED GARAGE & DETACHED GARAGE- Historical Reference ABA10044670
- BCN/2004/5980 Applied: 28/07/2004 Status: Completed
21 Croftwood Lane Bishopdale
PIM Granted 07/05/2004
PIM Issued 07/05/2004
Accepted for processing 28/07/2004
Building consent granted 25/08/2004
Building consent issued 02/09/2004
Code Compliance Certificate Granted 04/08/2005
Code Compliance Certificate Issued 04/08/2005
DWELLING WITH ATTACHED GARAGE & 1 DETACHED GARAGE- Historical Reference ABA10047790
- BCN/2005/9622 Applied: 25/11/2005 Status: Completed
21 Croftwood Lane Bishopdale
Accepted for processing 25/11/2005
Building consent granted 13/12/2005
PIM Granted 13/12/2005
PIM Issued 13/12/2005
Building consent issued 20/12/2005
Code Compliance Certificate Granted 04/08/2008
Code Compliance Certificate Issued 04/08/2008
SWIMMING POOL AND POOL FENCE- Historical Reference ABA10061114

Property address:

21 Croftwood Lane

LIM number: H01190383

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(b) Certificates

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

(c) Notices

(d) Orders

(e) Requisitions

Related Information

- Please find an electrical certificate/s attached relating to works that have been carried out on the current building/dwelling at this address.

Property address:

21 Croftwood Lane

LIM number: H01190383

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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.

Related Information

- Under 1991 Building Act, building certifiers could issue building consents and code compliance certificates. Attached is a code compliance certificate for this property approved by a building certifier.

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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.

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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).

- **Waterway Provisions for Other Councils**

A resource consent or permit may also be required from the Canterbury Regional Council or other territorial authority, particularly with respect to water bodies managed by those authorities. Please refer to the relevant regional plan and any relevant bylaws, and contact the Christchurch City Council if you are uncertain which authority manages the water body in question.

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

(ii) Christchurch District Plan

- **Christchurch International Airport Protection Sfc.**

Property or part of property within the Christchurch International Airport Protection Surfaces overlay which is operative.

- **Sites of Ngai Tahu Cultural Significance**

Property or part of property within the Nga Wai Rivers overlay which is operative.

- **Liquefaction Management Area (LMA)**

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

- **Air Noise Boundary and Air Noise Contours**

Property or part of property affected by the 50 dB Ldn Air Noise Contour provisions which is operative.

- **Waterway Provisions**

This property or part of this property is close to at least one waterway. It may be within the setback for an Environmental Asset Waterway. Within that setback, District Plan rules apply to activities including buildings, earthworks, fences and impervious surfacing. Any part of the property within the setback will be affected by those rules.

- **District Plan Zone**

Property or part of property within the Open Space Water and Margins Zone which is operative.

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- **District Plan Zone**

Property or part of property within the Residential Suburban 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.

Property address:

21 Croftwood Lane

LIM number: H01190383

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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 Friday. Please leave your organics at the Kerbside by 6:00 a.m.
- Your recycling is collected Fortnightly on the Week 2 collection cycle on a Friday. Please leave your recycling at the Kerbside by 6:00 a.m. Your nearest recycling depot is the Styx Mill EcoDrop.
- Your refuse is collected Fortnightly on the Week 2 collection cycle on a Friday. Please leave your rubbish at the Kerbside by 6:00 a.m. Your nearest rubbish depot is the Styx Mill 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 Fendalton-Waimairi-Harewood Community Board.

• Tsunami Evacuation Zone

This property is not in a tsunami evacuation zone. It is not necessary to evacuate in a long or strong earthquake or during an official Civil Defence tsunami warning. Residents may wish to offer to open their home to family or friends who need to evacuate from a tsunami zone, and should plan with potential guests to do so in advance. More information can be found at <https://ccc.govt.nz/services/civil-defence/hazards/tsunami-evacuation-zones-and-routes/>

• Electoral Ward

Property located in Harewood 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

Property address:

21 Croftwood Lane

LIM number: H01190383

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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.

- **Pool Compliance**

Pool ID Number: 5197 Inspection Status:Current Last Inspection:Complying inspection Inspected By:Mary McIlraith
Latest Inspection Date:23/09/2021

Related Information

- Our records show that there is a residential pool on this site. Under the 2004 Building Act and New Zealand building code (F9 Restricting access to residential pools). It is the responsibility of a pool owner, pool operator, land owner or occupier of the property where the pool is situated to ensure that the pool has a physical barrier that restricts access to the pool by unsupervised children under the age of 5 years. Section 11 of this LIM provides the status of the pool on this property at the date of its last inspection. Changes may have occurred on the site which mean the swimming pool no longer complies. To confirm that the pool fencing currently complies with the New Zealand building code.
- If you have any queries or wish to arrange an inspection, please contact the Pool Inspectors in the Compliance and Investigation Team on (03) 941 8999 or email: FSPInspections@ccc.govt.nz. For further information about the New Zealand building code - F9 Restricting access to residential pools requirements click on the link <https://www.building.govt.nz/building-code-compliance/f-safety-of-users/pool-safety/>

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28 May 2004

2836/MHB

R & L Barlass
C/- Jackson & Jackson
PO Box 21155
CHRISTCHURCH

Certified by M.G. Davis
Registered Building Certifier 13
For Inspections
Ph 337 3522
or 025 386 148

Dear Sir / Madam,

**UNDERLYING GROUND CONDITIONS, LOT 14 / 21 CROFTWOOD LANE,
CHRISTCHURCH
CHRISTCHURCH CITY COUNCIL PROJECT NO: 10044670**

1.0 INTRODUCTION

Buchanan & Fletcher Ltd has been engaged by you to undertake a soil investigation to determine the underlying ground conditions for a proposed single storey dwelling at 21 Croftwood Lane.

2.0 SITE

The site is located on a private lane, off Harewood Road, in a newly subdivided area. It is a greenfield site as prepared by the developer. There are new houses to the north and east, with the adjacent lot to the south being vacant (lot 15). The west boundary of the site looks onto open grassed fields. The site is relatively flat, although along the west boundary the ground rises by approximately 300mm over 2m, where it then levels off at the adjacent farmland. The east boundary of the site (the front) opens onto a small reserve area consisting of a drainage swale, with a small amount of new native plantings.

3.0 SOIL INVESTIGATION

The soil investigation undertaken on 28/05/04 consisted of 6 Scala Penetrometer tests and 3 hand auger boreholes. The locations of these tests are shown on the attached sketch 2836 / S1, with the outline of the proposed house also shown. The results of the penetrometer tests and auger holes are given on the attached sheets.

CHRISTCHURCH CITY COUNCIL
P.I.M. APPLICATION

Rec'd 28 JUL 2004

Linwood Service Centre

PROJECT No.

7 0047790

4.0 SOIL CONDITIONS

The hand auger boreholes show a layer of dark topsoil 250 – 300mm deep overlying silts and fine sands. The boreholes were terminated at depths of 850 - 1100mm where the hardness of the silt layer made boring to further depths unpractical. Other than a slight variation in the silt content of the soil, the tests showed soil conditions across the site to be very consistent.

Penetrometer readings below the topsoil level (300mm) are consistently below 25mm/blow up to the termination depths of 1800 – 1900mm below ground level.

5.0 RECOMMENDATIONS

The site complies with "good ground" as defined by NZS3604:1999 below a foundation depth of 300mm below existing ground level (below the topsoil layer).

We recommend removal of the topsoil to a depth of at least 300mm at foundations and to a minimum of 150mm over the rest of the building platform. Foundation level should be a minimum of 300mm below ground level, or to the bottom of the topsoil layer where topsoil is deeper than 300mm. An ultimate bearing capacity of 300kPa (or 100kPa allowable bearing pressure) would then apply.

6.0 LIMITATIONS

The conclusions and recommendations outlined in this report are based on the soil profiles inferred from isolated test locations. If actual conditions exposed on site during excavation differ significantly from those described in this report, this office should be informed and further guidance sought.

This report has been prepared solely for the benefit of Robin and Lynne Barlass, and the Christchurch City Council. No liability is accepted by this Company or any employee with respect to its use by any other party.

Yours faithfully



D J Eaton
DIRECTOR
BUCHANAN & FLETCHER LTD

Certified by M.G. Davis
Registered Building Certifier 13
For Inspections
Ph 337 3522
or 025 386 148

Bar/gss Hc e - Job 2036 20/5/04

34.50 BOUNDARY 119'33"30"

Sketch: 2036/SK1

Buchanan & Fletcher Ltd
CONSULTING BUILDING & CIVIL ENGINEERS
PO BOX 4571
152 Oxford Terrace
Christchurch 8146
New Zealand
Phone (03) 377 4508
Fax (03) 377 4509

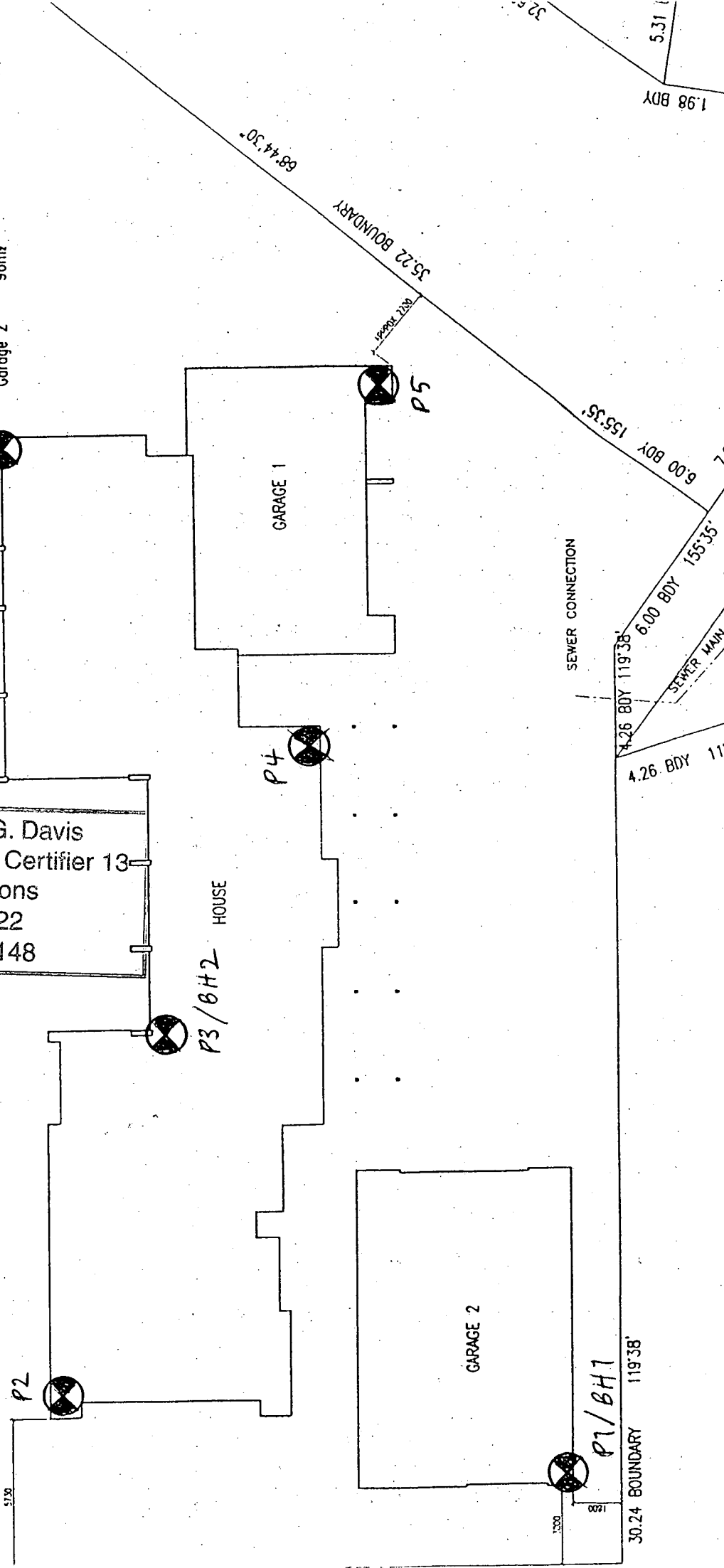
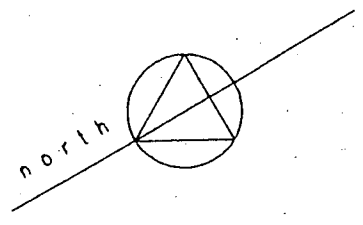
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Registered Building Certifier 13
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Ph 337 3522
or 025 386 148

21 CROFTWOOD LANE
LOT 14
DP 302072
2073 m2

SITE COVERAGE 24%

FLOOR AREAS

House	290m2
Garage 1	70.5m2
Garage 2	96m2



ADDRESS: 21 Craythorn Lane

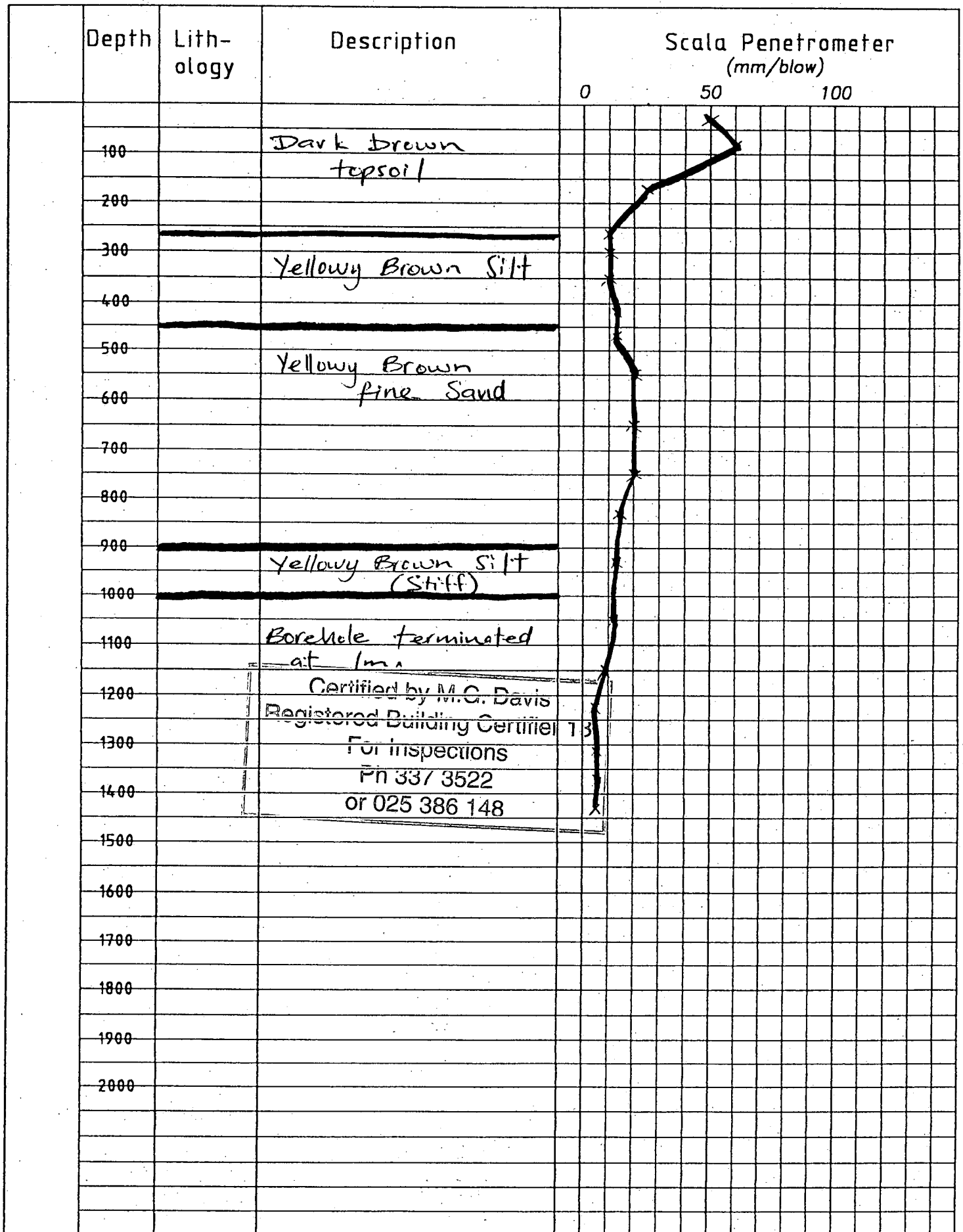
Penetrometer Log No. 1

Borehole Log No. 1

Job No. 2836

Date: 27/5/04

Buchanan & Fletcher Ltd
CONSULTING STRUCTURAL ENGINEERS
Public Trust Building 152 Oxford Tce
Christchurch N.Z. P.O. Box 4571
Phone (03) 366-0304
Fax (03) 377-4306



ADDRESS: 21 Croftwood Lane

Penetrometer Log No. 2

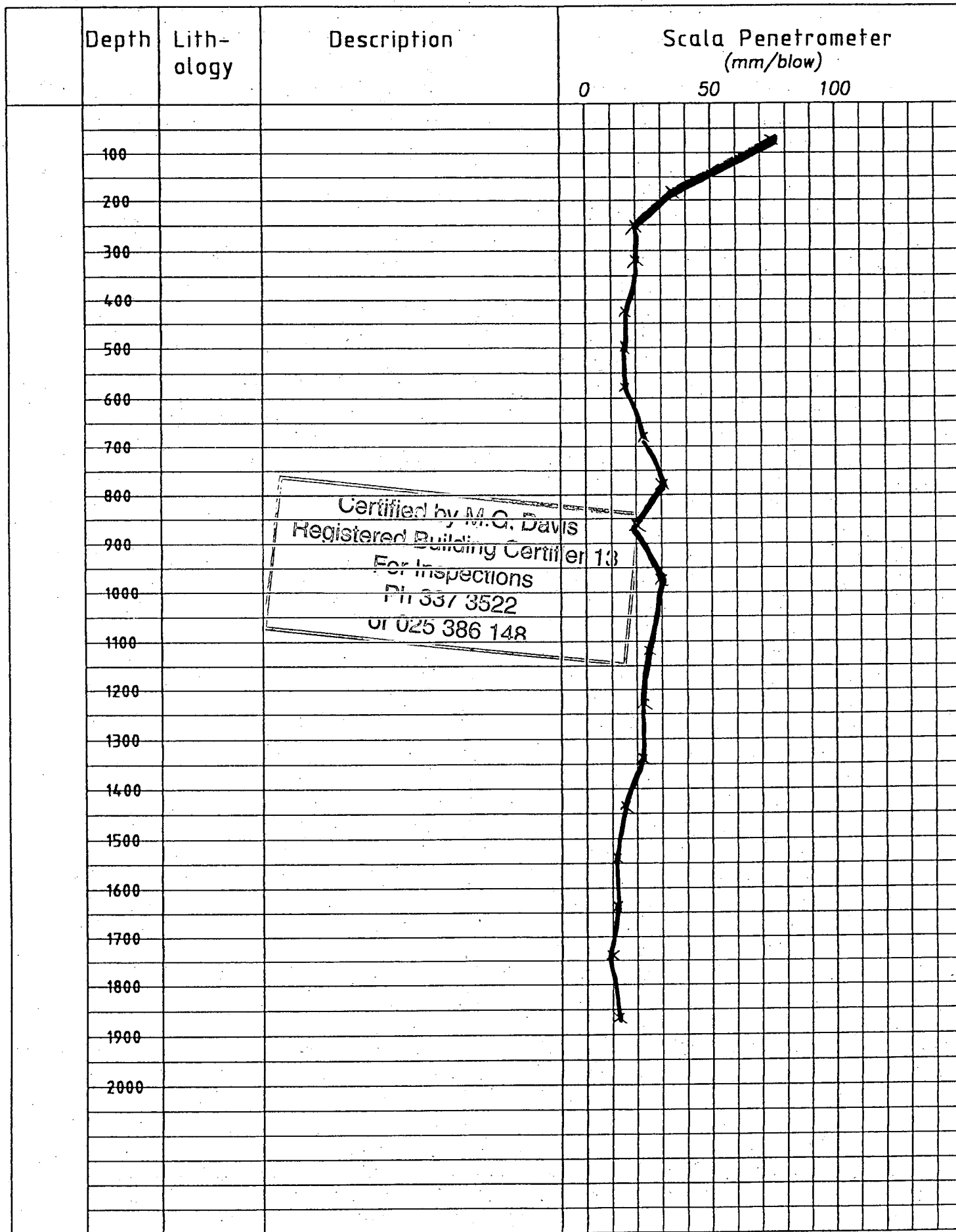
Borehole Log No. —

Job No. 2836

Date: 27/5/04

Buchanan & Fletcher Ltd

CONSULTING STRUCTURAL ENGINEERS
Public Trust Building 182 Oxford Terrace
Christchurch N.Z. P.O. Box 4571
Phone (03) 368-0304
Fax (03) 377-4308



Penetrometer Log No. 3
Borehole Log No. 2

Job No. 2836

Date: 27/5/04

Buchanan & Fletcher Ltd
CONSULTING STRUCTURAL
Public Trust Building 182 C
Christchurch N.Z. P.O.
Phone (03) 36
Fax (03)

in & tcher Ltd
CONSULTING STRUCTURAL ENGINEERS
Public Trust Building 152 Oxford Ave
Christchurch N.Z. P.O. Box 4571
Phone (03) 366-0304
Fax (03) 377-4506

Depth	Lith-ology	Description	Scala Penetrometer (mm/blow)		
			0	50	100
100		Dark Brown Topsoil			
200					
300					
400		Yellowy Brown slightly silty fine Sand			
500					
600		(some orange streaks)			
700					
800					
900		Yellowy Brown Silt (stiff)			
1000					
1100					
1200		Borehole terminated at 1.1m.			
1300					
1400					
1500					
1600					
1700					
1800					
1900					
2000					

Penetrometer Log No. 4
Borehole Log No. —

Date: 21/5/04

Buchanan & Fletcher Ltd
CONSULTING STRUCTURAL ENGINEERS
Public Trust Building 152 Oxford Tce
Christchurch N.Z. P.O. Box 4571
Phone (03) 366-0304
Fax (03) 377-4306

Depth	Lith-ology	Description	Scala Penetrometer (mm/blow)	
			0	50 100
100				
200				
300				
400				
500				
600				
700				
800				
900				
1000				
1100				
1200				
1300				
1400				
1500				
1600				
1700				
1800				
1900				
2000				

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 For Inspections
 Ph 337 3522
 or 025 360 148

Penetrometer Log No. 5
Borehole Log No. _____

Job No. 2836

Date: 27/5/04

Buchanan & Fletcher Ltd
CONSULTING STRUCTURAL ENGINEERS
Public Trust Building 152 Oxford Tce
Christchurch N.Z. P.O. Box 4571
Phone (03) 366-0304
Fax (03) 377-4308

Depth	Lith-ology	Description	Scala Penetrometer (mm/blow)		
			0	50	100
100	1				
200					
300					
400					
500					
600					
700					
800					
900					
1000					
1100					
1200					
1300					
1400					
1500					
1600					
1700					
1800					
1900					
2000					

Certified by M. G. Davis
Registered Building Certifier 13
For Inspections
Ph 337 3522
or 025 386 148



RESOURCE MANAGEMENT ACT 1991/BUILDING ACT 1991
HAZARDS OR SPECIAL SITE CHARACTERISTICS

LOCATION: Croftwood Lane NUMBER: 21
LEGAL DESCRIPTION: LOT: 14 D.P: 302072 WARD: Waimairi
ALTERNATIVE ADDRESS:

DATE RECORDED: 28-11-2001 SEVERITY: 1 ACCURACY: A
RECORDED BY: Leo O'Loughlin COMPUTER ENTRY: MAP ENTRY: 28-11-2001
DETAILS: Fill : Topsoil filling will vary up to approximately 500mm deep

BUILDING PERMIT/CONSENT:
LOCATION OF INFORMATION: Civic Office Property File:
SOURCE OF INFORMATION: Subdivision File : WAI - 20000729. FILE NO: DATE:
Bruce Craig Subdivision Engineering Officer FILE NO: DATE: 20-11-2001

DATE RECORDED: 24-9-2002 SEVERITY: ACCURACY: A
RECORDED BY: Leo O'Loughlin COMPUTER ENTRY: MAP ENTRY: 24-9-2002
DETAILS: Protected Trees : As Consent Notice dated 10 September 2001 (see Consent Notice on back)
Tree 2 : Ribbonwood Hedge
(See Plan A on back for location)

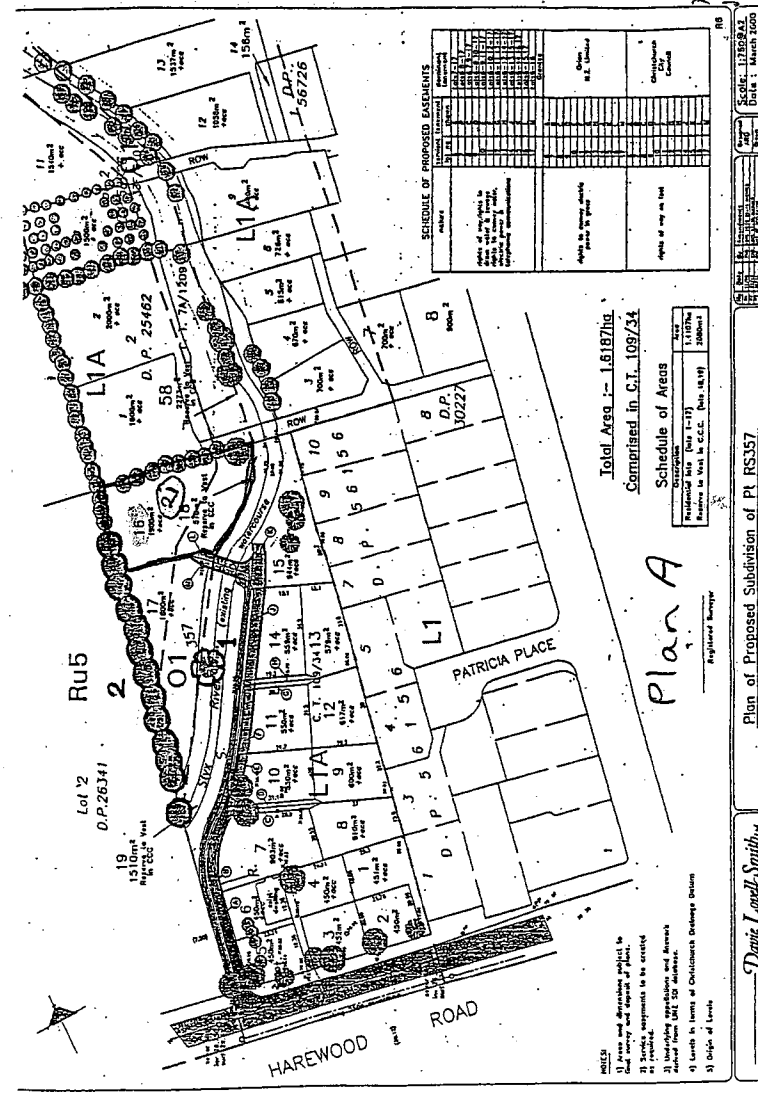
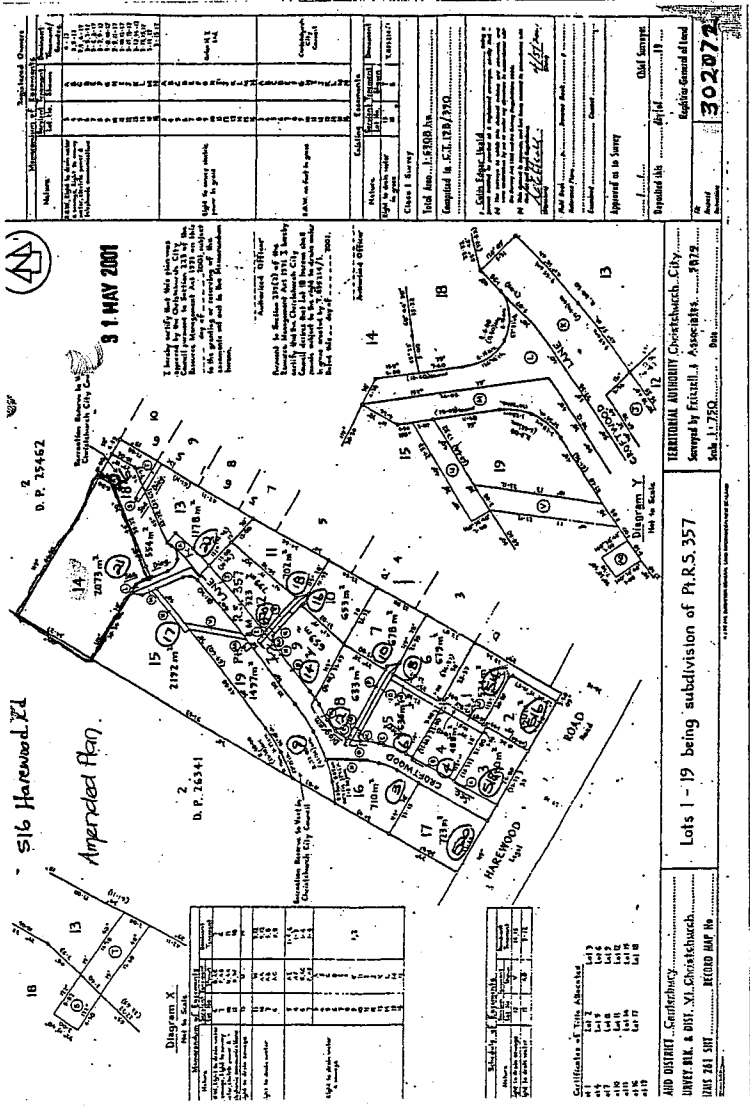
BUILDING PERMIT/CONSENT:
LOCATION OF INFORMATION: Civic Office Property File:
SOURCE OF INFORMATION: Subdivision File : WAI - 20000729
Consent Notice Pursuant to Section 221 Resource Management Act 1991

DATE RECORDED: SEVERITY: ACCURACY:
RECORDED BY: Leo O'Loughlin COMPUTER ENTRY:
DETAILS:

BUILDING PERMIT/CONSENT:
LOCATION OF INFORMATION: Civic Office Property File:
SOURCE OF INFORMATION: FILE NO: DATE:
..... FILE NO: DATE:

Certified by M.G. Davis
Registered Professional Engineer
Ph 327 2555
or 025 266 145
CHRISTCHURCH CITY COUNCIL
P.I.M. APPLICATION
Rec'd 28 JUL 2004
Linwood Service Centre
PROJECT No. 10047790

KEY Severity ☐ 1 Low ☐ 2 Moderate ☐ 3 Extreme ☐ 4 Unknown
Accuracy ☐ A Confirmed ☐ B Unconfirmed ☐ C Personal Observation



IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of Subdivision Consent Wai/20000729 and Plan 302072

CONSENT NOTICE PURSUANT TO SECTION 221 RESOURCE MANAGEMENT ACT 1991

To: The Registrar General of Lands
Canterbury Land Registration District

TAKE NOTICE that the land hereinafter described is subject to conditions in relation to a subdivision consent as follows:

The ribbonwood hedge, labelled '2', shown on Lots 16 and 17 on the attached plan (Lots 14 and 15 DP 302072) is to be protected and preserved in accordance with good arboricultural practice.

AND THAT you are hereby directed and required to register the same pursuant to Section 221 of the Resource Management Act 1991.

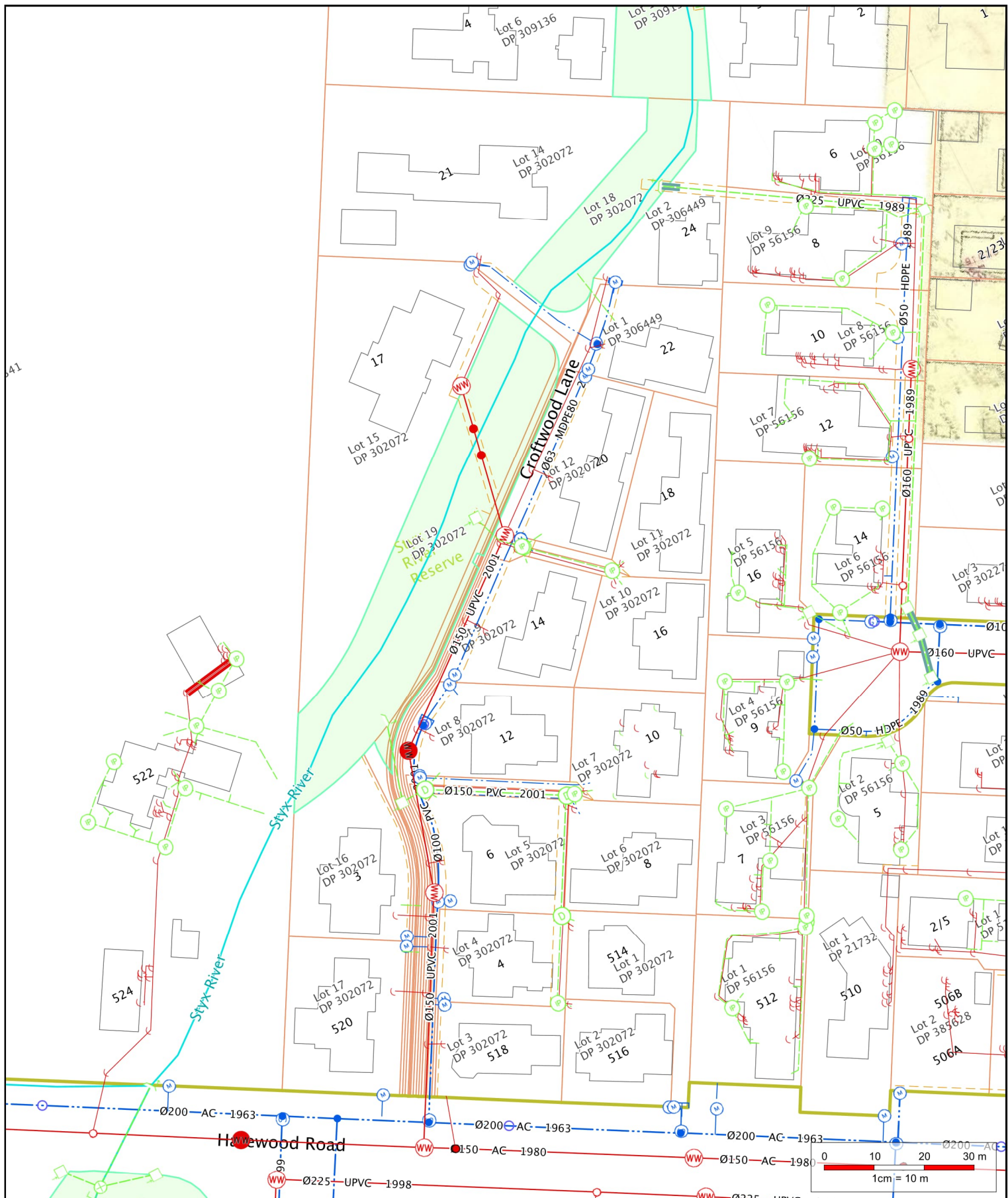
DESCRIPTION OF LAND AFFECTED BY CONSENT NOTICE

ALL THAT land being:
Lots 14 and 15 DP 302072 comprised in certificates of title

DATED this 10th day of September 2001

SIGNED for and on behalf of THE
CHRISTCHURCH CITY COUNCIL
pursuant to Section 252 of the Local Government Act 1974

Edwara John BARRETT
Principal Administrative Officer for the purpose of
Section 221 of the Resource Management Act 1991



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
- a - Abandoned
- p - Proposed
- os - Out of service
- Landbase**
- Easement



21 CROFTWOOD LANE
LOT 14
DP 302072
2073 m2

SITE COVERAGE 24%

FLOOR AREAS
House 290m2
Garage 1 70.5m2
Garage 2 96m2

HOUSE

GARAGE 1

GARAGE 2

90 dia stormwater

110 dia sewer

90 dia stormwater

connect new sewer to existing sewer connection (approx location site verify)

approx 2700

90 dia stormwater discharge to swale

RESERVE

CROFTWOOD LANE

64.50 BOUNDARY 119°33'30"

10.00 BDY 119°33'30"

6.49 BDY

4.00 BDY 2.50 BDY 29°33'

17.00 BDY 29°33'

35.22 BOUNDARY 68°44'30"

32.85 BOUNDARY 65°46'

5.31 BDY

1.98 BDY

6.00 BDY 155°35'

7.60 BDY 155°35'

6.00 BDY 155°35'

6.00 BDY 119°38'

4.26 BDY 113°32'

64.50 BOUNDARY 119°33'30"

(18.09) BDY 155°35'

R 6.00 (12.30 arc)

existing sewer man approx location

30.24 BOUNDARY 119°38'

3000

1800

5730

29°38'00"

34.27 BOUNDARY

SITE PLAN

JACKSON + JACKSON

Certified by M.G. Davis
Registered Building Certifier 13
For Inspections
Ph 337 3522
or 025 386 148

Scale 1:200
Date March 04
File 04408
Design S.J.J

TENDER ISSUE 14/6/4
COPYRIGHT OF THIS DOCUMENT IS OWNED BY JACKSON & JACKSON ARCHITECTURAL DESIGN. IT SHALL NOT BE USED OR REPRODUCED WITHOUT THE CONSENT OF THE AUTHOR
CONTRACTOR shall verify all dimensions and levels on site before commencing work

3/11/04 1 of 4



Electrical Certificate of Compliance

for prescribed electrical work that is carried out on electrical installations and involves the placing or positioning or the replacing or repositioning of conductors (including fittings attached to those conductors).
To be completed whether or not an inspection is required.

No. 1696231

No. of attachments

CUSTOMER INFORMATION - PLEASE PRINT CLEARLYName of customer **ROBIN BARLASS**

Phone

Address of installation **21 CROFTWOOD LANE CHICK**

Postal address of customer (if not as above)

WORK DETAILSNo. of lighting outlets **100** No. of rangesNo. of socket outlets **61** No. of water heaters

Was any installation work carried out by the homeowner?

Yes ☒ No

Please tick (✓) as appropriate where work includes:

☒ Mains☒ Main earthing system☒ Switchboard☐ Electric linesDescription **ELECTRICAL INSTALLATION****OF LIGHTING & POWER TO
NEW HOUSE, POOL.****ALL LIGHT FITTINGS SUPPLIED
BY OWNER.****INSULAB PURC'S FOR UNDERFLOOR
HEATING INSTALLED & TESTED BY
DEVI. INSTALLATION OF FEEDS
TO COLD TAPS BY US.**

If necessary attach any pages with sketches of work done

It is recommended that test results be recorded here:

Visual Examination ☒Earth Continuity ☒Bonding ☒Polarity ☒

Insulation Resistance

Mohm

Other **ALL TESTING CARRIED****CUT ACCORDING TO
REGULATIONS****CERTIFICATION OF WORK**

I certify that the above electrical work has been carried out in accordance with the requirements of the Electricity Act 1992 and Electricity Regulations 1997

ELECTRICAL WORKER DETAILS

Name

JASON CANNON

Registration no.

E12462

Company

S.T.S.

Signature

[Signature]

Date

2-8-05

Contact Ph No.

0275 460 153**CERTIFICATION OF ELECTRIC LINES**

(to be completed where a separate electrical worker has installed the electric line portion of the mains)

Name

Registration no.

Company

Signature

Date

Contact Ph No.

INSPECTION DETAILS Electrical work requiring inspection by a registered electrical inspector☐ New mains☐ Switchboard☐ Earthing system☐ Installation work in hazardous areas

I certify that the inspection has been carried out in accordance with the requirements of regulation 41 of the Electricity Regulations 1997

Name

Registration no.

Signature

Date

Contact Ph No.

CUSTOMER COPY - THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED

BUILDING CERTIFICATE No :04/1662.

Issued under section 56 (3) Building Act 1991

Issued By Malcolm Davis.

Currently Approved and Registered as a Building Certifier.

To :- CHRISTCHURCH CITY COUNCIL

PROJECT No 10047790.

PROJECT

New Dwelling & Attached Garage ✓

Relocated building ☐,
Additions & Alterations. ☐

Intended Use(s) Residential.

Intended Life :- Indefinite but not less
than 50 years. ✓

Specified as ---- years. ☐

Demolition Yes ☐ No ✓

PROJECT LOCATION

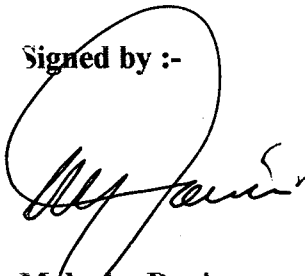
Street Address 21 Croftwood Lane.

Legal Description: Lot 14
DP 302072
Other

This is to certify that the building certifier is satisfied on reasonable grounds that :-

1. The building work complied with the listed provisions of the building code at date of certification.(Excludes E2 work outside certifiers scope) ✓
2. Excludes all other work not covered by Building Certifiers Inspection Reports. ✓

Signed by :-



Malcolm Davis.

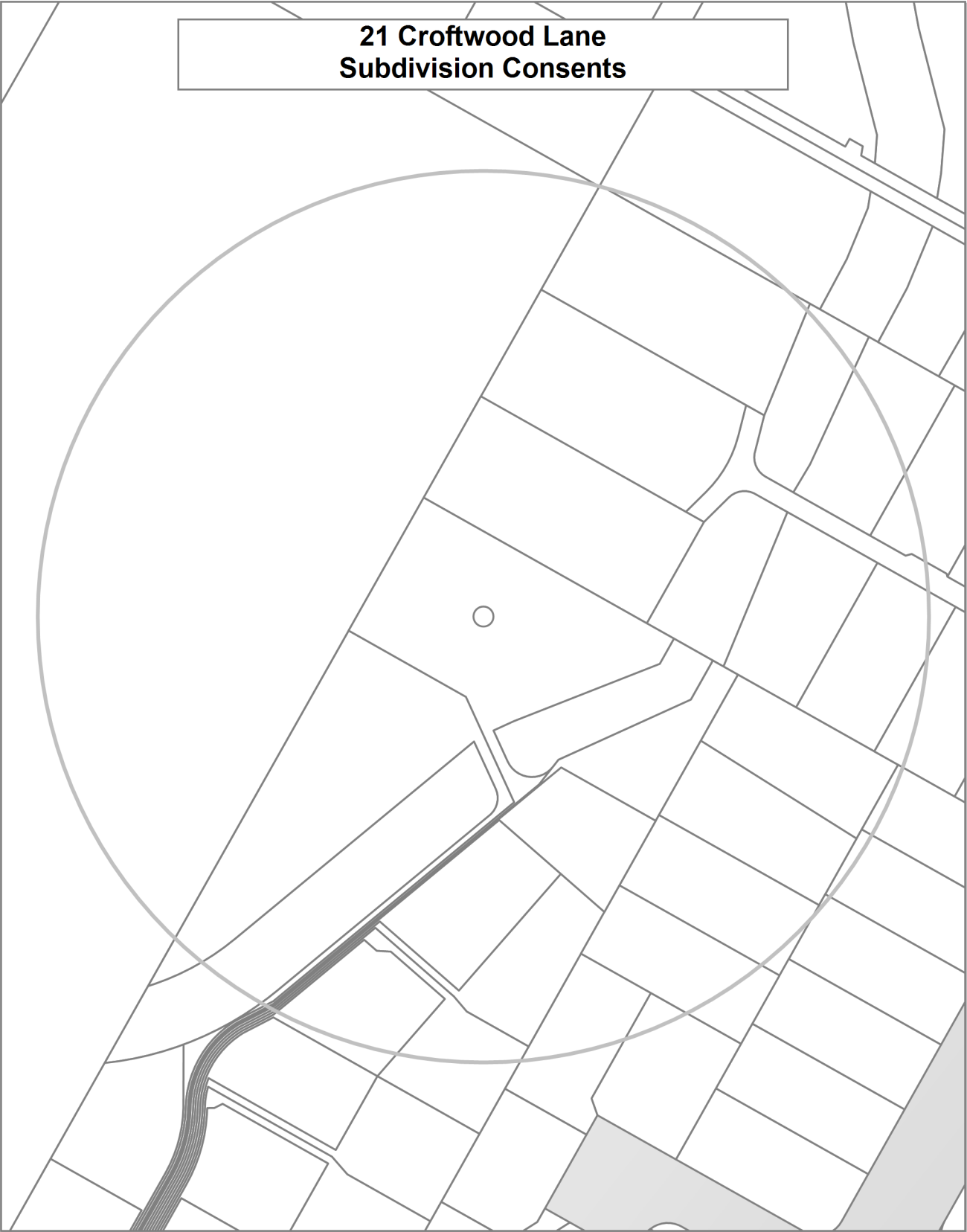
Building Certifier No 13.

17/03/04 File 041662C

21 Croftwood Lane Land Use Consents



**21 Croftwood Lane
Subdivision Consents**



Land Use Resource Consents within 100 metres of 21 Croftwood Lane

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

1 Leabridge Mews

RMA/2003/168

Erect a new dwelling and attached garage that intrudes the recession plane on the southern boundary. - Historical Reference RMA20012414

Processing complete

Applied 08/01/2003

Decision issued 15/01/2003

Granted 15/01/2003

16 Patricia Place

RMA/1994/624

To waive the noise insulation requirement - Historical Reference RES94001270

Processing complete

Applied 31/01/1994

Decision issued 17/02/1994

Granted 17/02/1994

17 Croftwood Lane

RMA/2005/1574

To build a new house and garage which breaches the required set back from the waterway, the south recession plane and continuous wall length. - Historical Reference RMA20020439

Processing complete

Applied 11/07/2005

Decision issued 15/08/2005

Granted 15/08/2005

RMA/2018/329

To erect a stand-alone double garage

Processing complete

Applied 15/02/2018

Decision issued 05/04/2018

Granted 05/04/2018

2 Leabridge Mews

RMA/2005/758

Erect new dwelling on site which encroaches into the sunlight and outlook recession plane - Historical Reference RMA20019599

Processing complete

Applied 31/03/2005

Decision issued 27/04/2005

Granted 27/04/2005

21 Crofton Road

RMA/1988/660

Additions to dwelling intruding into the 38 degree recession plane by 400mm. Neighbours consent - Historical Reference RES9214929

Processing complete

Applied 11/08/1988

Decision issued 15/08/1988

Granted 15/08/1988

24 Croftwood Lane

RMA/2002/2634

New house and garage. - Historical Reference RMA20011678

Processing complete

Applied 16/10/2002

Decision issued 11/11/2002

Granted 08/11/2002

RMA/2014/1269

Dwelling Extension - Historical Reference RMA92025916

Processing complete

Applied 27/05/2014

Decision issued 06/06/2014

Granted 05/06/2014

25 Crofton Road

RMA/1985/797

Consent to erect a garage which intrudes into the 55 degree (north) and 45deg (west) recession planes. Neighbours consent - Historical Reference RES9214931

Processing complete

Applied 11/03/1985

Decision issued 12/03/1985

Granted 12/03/1985

35 Crofton Road

RMA/2011/722

Application for landuse to erect a dwelling on an undersized rural site - Historical Reference RMA92018269

Withdrawn

Applied 05/03/2011

RMA/2011/935

PERMITTED TEMPORARY ACCOMMODATION - DWELLING - Historical Reference RMA92018487

Processing complete

Applied 20/07/2011

Decision issued 22/07/2011

Granted 22/07/2011

RMA/2012/1437

Objection to Additional Fees to RMA92015795 and RMA92018269 - Historical Reference RMA92020839

Processing complete

Applied 11/09/2012

Decision issued 12/03/2014

Granted 12/03/2014

RMA/2013/1861

RETROSPECTIVE s.357 - OBJECTION TO COSTS TO RMA92018269 - Historical Reference RMA92023565

Processing complete

Applied 16/09/2013

Decision issued 11/03/2014

Granted in part 11/03/2014

4 Leabridge Mews

RMA/2003/1995

Restrospective consent for an existing garage. - Historical Reference RMA20014304

Processing complete

Applied 04/08/2003

Decision issued 23/12/2004

Granted 22/12/2004

5 Leabridge Mews

RMA/2002/502

Create 10 new residential sites and required access. To allow residential dwellings to be erected on Lots 4-10 and construct a bridge across the Styx River. - Historical Reference RMA20009478

Processing complete

Applied 28/02/2002

Decision issued 04/06/2002

Granted 31/05/2002

522 Harewood Road

RMA/1986/673

Advertised 2-9-86. consent to occupy a new dwellinghouse on the site prior to the removal of the existing dwellinghouse. - Historical Reference RES9212327

Processing complete

Applied 28/07/1986

Decision issued 04/12/1986

Granted 04/12/1986

6 Leabridge Mews

RMA/2002/753

Erect a new dwelling with attached garage that fails to comply with continuous building length, site area and erect a dwelling in Open Space 1 zone. - Historical Reference RMA20009734

Processing complete

Applied 03/04/2002

Decision issued 06/06/2002

Granted 05/06/2002

RMA/2021/3494

Construct new freestanding garage and tennis court

Processing complete

Applied 18/10/2021

Decision issued 15/12/2021

Granted 15/12/2021

8 Leabridge Mews

RMA/2002/1628

Application to erect a dwelling with an attached garage - Historical Reference RMA20010639

Processing complete

Applied 05/07/2002

Decision issued 12/07/2002

Granted 12/07/2002

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