

CITY OF CHRISTCHURCH

CITY WORKS AND PLANNING DEPARTMENT

P.O. BOX 237, CHRISTCHURCH, NEW ZEALAND



BC

S Mitchell

12 June

1987

1/319 Barrington Street

CHRISTCHURCH

re Building Application No. 4273 BU/40/25/161
Mr D Greig

Dear Sir/Madam, your application for permission to

Erect a townhouse unit (stage two) at 161 Hoon Hay Road

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

Water Connection Charge	\$ 50.00
Subdivision Fee	429.00
Building Permit Fee	79.20
Building Research Levy	
Vehicle Crossing	
Drainage Permit/ Footpath Opening Fee	

Indemnity required
558.20

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.
2. Compliance with the amendments shown on the plans.
3. No supply pipes are to be embedded in or buried under concrete floors or fitted in block walls unless approved by the Engineer. Where such approval is given they shall be fitted in approved chases or sleeves.
4. A separate drainage permit is to be obtained from this office and an approved stormwater disposal system is to be installed within twenty eight days of the roof being fitted.

N.B. Your attention is drawn to the Christchurch Drainage Board's requirements attached to the plans.

NOTE:

A Reserve Contribution levy of \$715 GST Inclusive for a development application is to be paid before the permit can be issued.

87-887

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

Yours faithfully

SHEET 1

M Drake
For City Engineer

BUILDING PERMIT APPLICATION **A 4273**To: The City Engineer,
Christchurch City CouncilDate **25 FEB** 19**87**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: **24** 86

OWNER OF SITE

Name: **G. MITCHELL**
Address: **Flat 1 310 BARRINGTON**

BUILDER

Name: **G. MITCHELL**
Address:EMPLOYER FOR WHOM WORK IS BEING
CARRIED OUTName: **S. MITCHELL**
Address:

DESIGNER

Name: **HENDERSON DESIGN LTD.**
Address: **82 ROSE ST**Contact Phone No. **371-091**

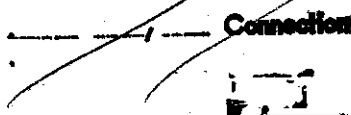
SITE AND LEGAL DESCRIPTION

Street Address: **161 Moor Hay Rd.**
Lot No. **1** DP No. **4.8.6.6.9**
Site Area **1108 m²** CT No.FLOOR AREA (M²)New Building: **85.8** Additions:Estimated Value **\$72,000**

DESCRIPTION OF WORK AND MAIN PURPOSE OF USE:

ERECTION OF TOWNHOUSE UNIT, AS STAGE TWO DEVELOPMENT

WATER CHARGE



Signature of Applicant:

Name of Applicant: **HENDERSON DESIGN LTD**

P.W.A. Ltd 34554

14 MAR 1987

OFF	PLAN ROOM	WWI	CDB	TP	TE	SW	STR	EGR	DES	HI	P & R	SUR	DBI	CBI
R	3/2	DSP 27/2/87	HAHO 18/2/87	R	HAHO 18/2/87	HAHO 18/2/87	HAHO 18/2/87					HAHO 18/2/87		

1 27/2

3 units / 2/1

Planning application
HeldO's?
Paging Cert. on
earlier app. - copy
attached

OK TP

57.3

CHRISTCHURCH
DRAINAGE
BOARD
BOX 13006

DISTRICT No.	BOOK No.
7	III

0093

Foul Water Drainage	✓	Block Plan	HH.40.
Stormwater Drainage	? CCC	J.H.S.	
Sanitary Plumbing	✓	Letter Ref.	

INSPECTOR

W. Cook

DATE 2-5-77.

CCC 4273.

Mr. S. Mitchell.

Lived a town house

stage two of development.

161 Moon Hill Road.

*Foul water may have to be
required pumped to an
inspection chamber in the
existing unit.*

By Law - L.H.



Christchurch City Council
BUILDING PERMIT APPLICATION ADDENDUM
GENERAL FEATURES SUMMARY

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

Tick appropriate

Front ☐	Rear ☒	Corner ☐	APP NO. <u>4273</u> ZONE _____
Street Number	OK ☒	Check ☒	
ROW Access	Yes ☒	No ☐	
C/T Attached	☐	Letter Sent	
Pegging Cert	Required ☐		

BUILDING INSPECTORS CHECK

Topography	Sloping ☒	Flat ☐	Fire Zone Siting Light. & Vent. Room & Stud Heat & Store WC & Laundry Insulation Stormwater Levels
Site Coverage	OK ☐	Check ☐	
Crossing - Existing	OK ☒	Length m	
	Required ☐	Position <u>indicate</u>	
Street Poles/Manholes	☐	Position <u>indicate</u>	
Sealed Areas - Existing	☐	Required ☐	
Vehicle Barriers - Existing	☐	Required ☐	
Landscaping - Existing	☐	Required ☐	
Trees - Site	Street OK ☐	Refer to TP ☐	

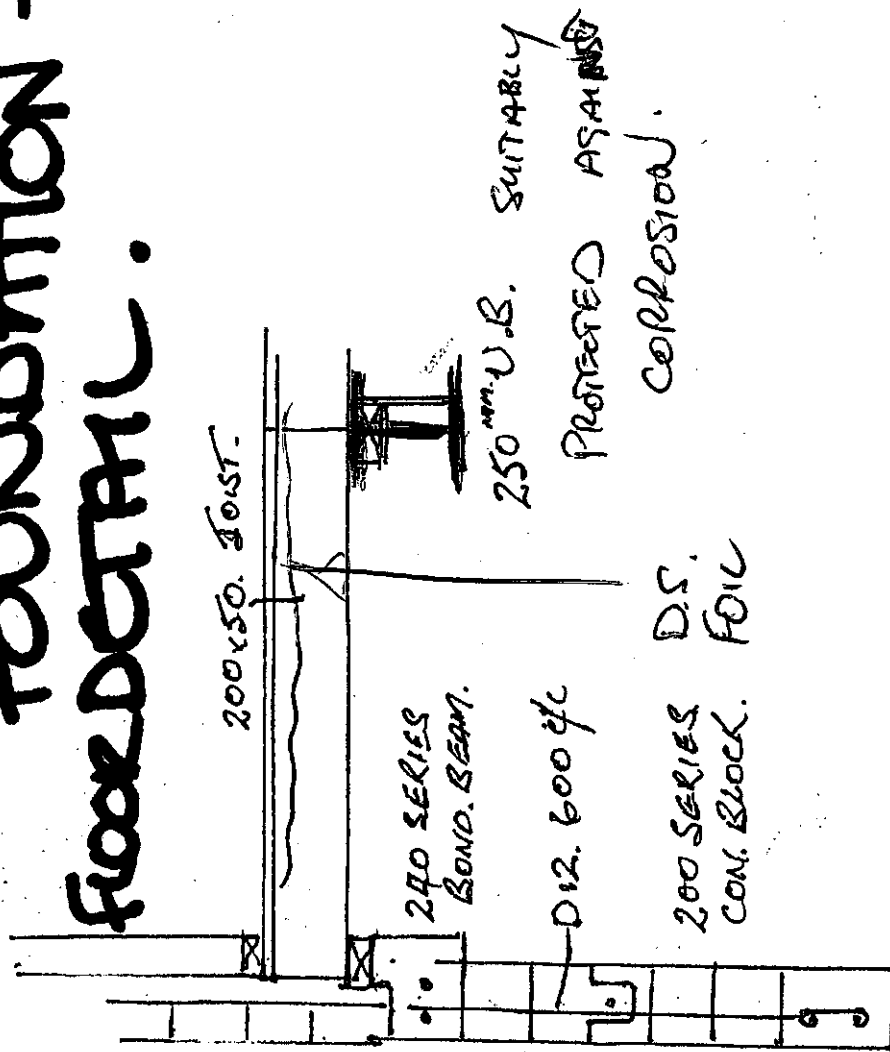
Commercial

Boundary Pegs -	Yes ☒	No ☐	Entrance level Projections/St Verandahs Hoardings Structural Stab. Egress
Earthworks Permit -	Yes ☐	No ☒	
Site Levels	OK ☒	Low ☐	
Ground Conditions -	OK ☒	Suspect ☐	
Stormwater	CDB ☐	Soak Pit ☐	
Under/channel	To side channel ☐	Via existing (Ind) ☒	

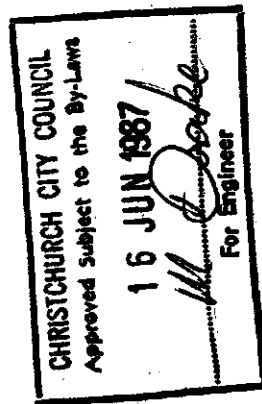
BI	<i>Subject to</i> 1 - 2 2 - 4 3 - 37 4 - 41 5 - 34	
TP		
TE		
WWI		
\$650 C.S. 1865 <i>To pay</i>		

32 41

AMENDED FOUNDATION - FLOOR DETAIL.



AMENDED FOUNDATION - FLOOR DETAIL



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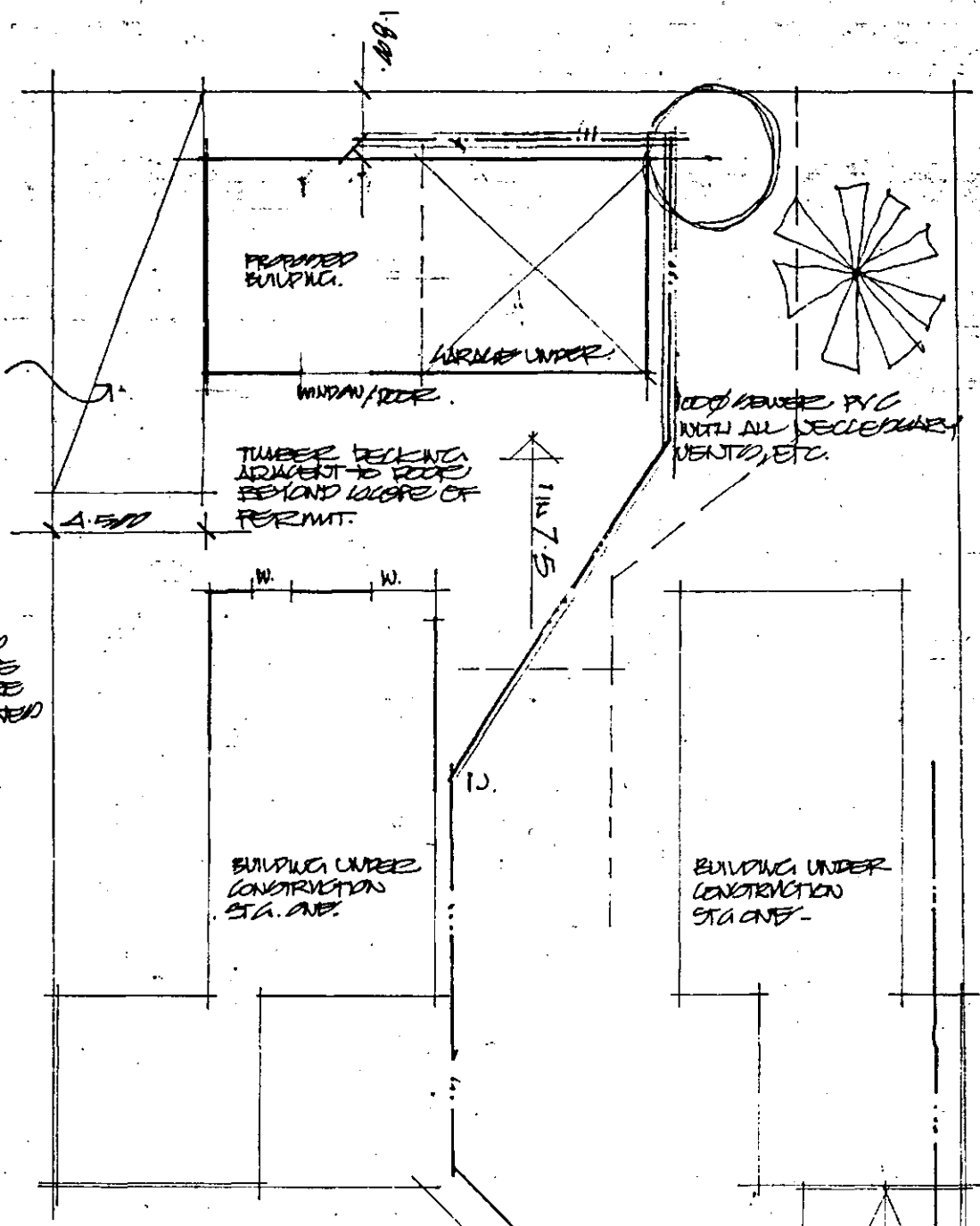
200M
BLOCK

REBA
FOR T
DOOR

etc

YARD GRAVE 4.5x
12.2 = 55 m²

LINE REPRESENTATION USED
THAN 0.100. HEAVY LINE
INDICATES WALL, WHERE
AS LIGHT LINE INDICATES
WINDOW.



NOTE:
ALTHOUGH THE PROPOSED UNIT
IS COME 1.200 BELON EXISTING
UNIT, IT IS POSSIBLE TO ADD TO
SEWER, BECAUSE OF THE INVERT,
TO SEWER IN HOON HAY ROAD.

EXISTING BUILDING AREA	226 m ²
PROPOSED BUILDING	55.5
NEW BUILDING	311.8 m ²
TOTAL AREA	1172 m ²
SITE COVERAGE	26.9%

CHRISTCHURCH CITY COUNCIL
Approved Subject to the By-Laws
1.1 JUN 1987
For Engineer

CHRISTCHURCH CITY COUNCIL
Approved Subject to the By-Laws
11 JUN 1987
For Engineer

LOT 1. OF 267/07
ADDRESS 61 HOON HAY ROAD
SCALE: 1:200

Property File Reference
BU/40/ 25 1161

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: 161 Horn Harg Rd. Lot No.

Owner's Name: Mitchell D.P.

Description of Draining Work: S/W to 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: Address:

Signature: A. E. Kock 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. R. E. Kock is hereby authorised to carry out the stormwater drainage work described to be completed within 6 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. 8472

Inspection fee:

Invoice No.

Total fee:

Receipt No. W.

Signed: [Signature] (Inspector)
For Deputy General Manager (Works)

Date 27/3/87

JOB RECORD

Initial Inspection:

Final Inspection:

As built plan provided:

General: 110 mm PVC on chip to existing

SEARCH
22 DEC 1986
COPY

Vol. 516, Folio 100
Reference: Transfer No. 370416
Order for M/C No.

NEW



ZEALAND

Register-book,

Vol. 567, Folio 97

(Land and Deeds - 4
FORM B)

CANCELLED

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

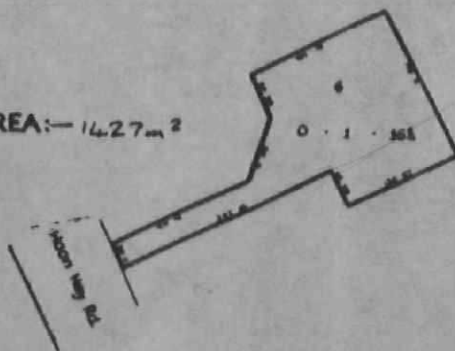
This Certificate, dated the Tenth day of December, one thousand nine hundred and fifty-two, under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury, witnesseth that L. E. WELBY LIMITED a duly incorporated company having its registered office at Christchurch

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 hereto bordered, ETC, be the several admeasurements a little more or less, that is to say: All that parcel of land containing ONE HUNDRED SIXTYE PERCHES AND FOUR-TENTHS OF A PERCH of hereinafter situated in Block IV of the Christchurch Survey District being Lot 6 as Deposited Plan No. 16124 part of Rural Section 221



Instant District Land Registrar.

METRIC AREA:— 14.27 m²



Scale: 1 chain to an inch

210417 Mortgage E. E. Jones Limited to The State
Advances Corporation, 1952, not produced to
December 1952
410467 Mortgage E. E. Jones Limited to
Worfield Street, 1952, not produced to
at 2.22 p.m.
439861 Mortgage E. E. Jones Limited to
Queen Mary, 1952, not produced to
June, 1952
Mortgage E. E. Jones Limited to E. E. Jones, 1952, not produced to
Subsidiary Mortgage E. E. Jones Limited to E. E. Jones, 1952, not produced to
Mortgage E. E. Jones Limited to E. E. Jones, 1952, not produced to
at 10.11.1952

IS RETURNED TO THE REGISTRAR
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 215A LAND TRANSFER ACT 1952
A. I. R.

The above discharge of Mortgage 201245 has not been endorsed on the outstanding copy of Mortgage 201245 production of the same having been dispensed with in terms of Section 111 Land Transfer Act 1952

In connection with

NOTE: Certificate

This certificate approved. Please possible to avoid

1. INTEREST 1952

that the boundary

(street) show H.

lot 1 D.P.

are in their corner

DATED this 1

BOUNDARY PEG CERTIFICATE
FOR UNIT TITLES
OF OWNER-OCUPPIER

In connection with Building Permit Application No. 3738

Application Date / /

NOTE: Certification date is required to be after the date of application.

This certification is required before the Building Permit can be approved. Please complete and return to this office as soon as possible to avoid any delay.

CERTIFICATE

I HERBERT WILSON BARNARD CREIG Registered Surveyor, hereby certify that the boundary pegs which define the property situated at No. 161, (street) HOON HAY ROAD, more particularly described as Lot 1 D.P. 40669 C.T. 291/486, have been checked and are in their correct positions. 485

DATED this 12th day of January 1987

Herbert Wilson Barnard Creig
Registered Surveyor



Davis Ogilvie & Partners

File No. 13048

19th December 1986

The Chief Building Inspector,
Christchurch City Council,
P.O. Box 237,
CHRISTCHURCH.

Dear Sir,

Re: S.J. Mitchell - 161 Hoon Hay Road.

Please find herewith our pegging certificate in re above property to enable a building permit to be r

Yours faithfully,

G.R. Garmahy H.W. & Garmahy
DAVIS OGILVIE & PARTNERS

Enc.

■ LAND DEVELOPMENT ■ SKI RESORTS ■ DESIGN ■ ENERGY CONSERVATION ■ FOUNDATION INVESTIGATION ■ FMC
■ FEASIBILITY STUDIES ■ HEAT PUMPS ■ INSURANCE VALUATIONS ■ TOURIST DEVELOPMENT ■ TIMBER CRYING ■ CC