

# GRIFFIOEN.

## RECORD OF TITLE

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**RECORD OF TITLE**  
**UNDER LAND TRANSFER ACT 2017**  
**FREEHOLD**  
**Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **1207399**  
**Land Registration District** **Canterbury**  
**Date Issued** 22 January 2025

**Prior References**  
CB19B/118

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**Estate** Fee Simple  
**Area** 83 square metres more or less  
**Legal Description** Lot 6, 14 Deposited Plan 607358  
**Registered Owners**  
Fern Lindsay Limited

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**Estate** Fee Simple - 1/8 share  
**Area** 265 square metres more or less  
**Legal Description** Lot 9 Deposited Plan 607358  
**Registered Owners**  
Fern Lindsay Limited

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**Interests**

13085821.1 Mortgage to Squirrel P2P Trustee Limited - 19.8.2024 at 3:31 pm  
Subject to Section 241(2) Resource Management Act 1991 (affects DP 607358)

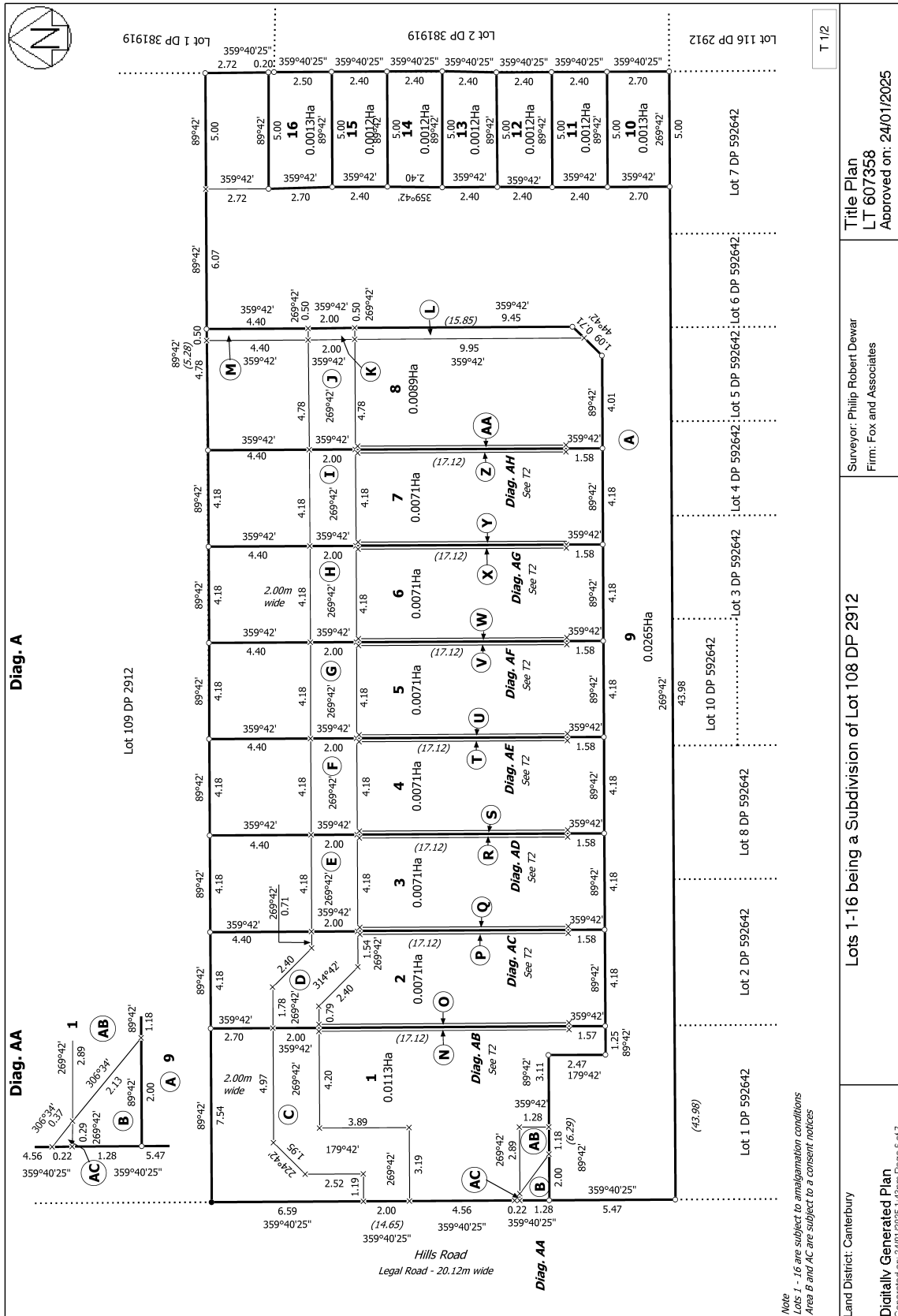
13167635.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 22.1.2025 at 3:51 pm (affects Lot 6 DP 607358)

Subject to a right of way, right to drain water and sewage, right to convey electricity, telecommunications and water over part Lot 9 DP 607358 marked A, right to drain water over part Lot 6 DP 607358 marked H, a party wall easement over part Lot 6 DP 607358 marked W and X all on DP 607358 created by Easement Instrument 13167635.3 - 22.1.2025 at 3:51 pm

Appurtenant to Lot 9 DP 607358 is a right to convey water, right to drain water and appurtenant to Lot 6 and Lot 14 DP 607358 is a right of way, right to drain sewage and water, right to convey electricity, telecommunications and water and appurtenant to Lot 6 DP 607358 a party wall easement created by Easement Instrument 13167635.3 - 22.1.2025 at 3:51 pm

The easements created by Easement Instrument 13167635.3 are subject to Section 243 (a) Resource Management Act 1991 Land Covenant in Covenant Instrument 13167635.5 - 22.1.2025 at 3:51 pm (affects Lot 6 DP 607358)

Subject to a right (in gross) to convey telecommunications over part Lot 9 DP 607358 marked A on DP 607358 in favour of Enable Networks Limited created by Easement Instrument 13167635.6 - 22.1.2025 at 3:51 pm





## View Instrument Details

|                               |  |
|-------------------------------|--|
| <b>Instrument No</b>          | 13167635.2   |
| <b>Status</b>                 | Registered   |
| <b>Lodged By</b>              | Parkinson, Alicia Marie                                      |
| <b>Date &amp; Time Lodged</b> | 22 Jan 2025 15:51  |
| <b>Instrument Type</b>        | Consent Notice under s221(4)(a) Resource Management Act 1991 |

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|                                  |                      |
|----------------------------------|----------------------|
| <b>Affected Records of Title</b> | <b>Land District</b> |
|----------------------------------|----------------------|

|         |            |
|---------|------------|
| 1207394 | Canterbury |
| 1207395 | Canterbury |
| 1207396 | Canterbury |
| 1207397 | Canterbury |
| 1207398 | Canterbury |
| 1207399 | Canterbury |
| 1207400 | Canterbury |
| 1207401 | Canterbury |

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|                          |                   |
|--------------------------|-------------------|
| <b>Annexure Schedule</b> | Contains 10 Pages |
|--------------------------|-------------------|

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### Signature

Signed by Mark Stuart Tutty as Territorial Authority Representative on 22/01/2025 10:21 AM

\*\*\* End of Report \*\*\*

**IN THE MATTER OF** the Resource Management Act 1991

**AND**

**IN THE MATTER OF** DP 607358 and Subdivision Consent RMA/2024/2323

**CONSENT NOTICE PURSUANT TO SECTION 221, RESOURCE MANAGEMENT ACT 1991**

To: The Registrar-General of Land  
Canterbury Land Registration District  
LAND INFORMATION NEW ZEALAND

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

**Visibility Splay - Lot 1**

The access visibility area on Lot 1 being 1.5m wide x 2.0m deep shown as areas B and AC on DP 607358 must not have any vegetation above a height of 1.0m and/or any fencing or other structures greater than 1.0m in height.

**Stormwater - Lots 1 to 8**

Stormwater from all the trafficable hardstanding areas shall discharge to a proprietary stormwater treatment device located in the access. The stormwater treatment device shall be inspected, operated and maintained in accordance with the operations and maintenance manual attached hereto and held on Council's electronic TRIM records ref 24/1962291.

**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**

**ALL THOSE** parcels of land comprising:

- Lot 1 DP 607358 comprised in Record of Title 1207394
- Lot 2 DP 607358 comprised in Record of Title 1207395
- Lot 3 DP 607358 comprised in Record of Title 1207396
- Lot 4 DP 607358 comprised in Record of Title 1207397
- Lot 5 DP 607358 comprised in Record of Title 1207398
- Lot 6 DP 607358 comprised in Record of Title 1207399
- Lot 7 DP 607358 comprised in Record of Title 1207400
- Lot 8 DP 607358 comprised in Record of Title 1207401

**DATED** this 12<sup>th</sup> day of December 2024

**SIGNED** for and on behalf of  
**CHRISTCHURCH CITY COUNCIL**



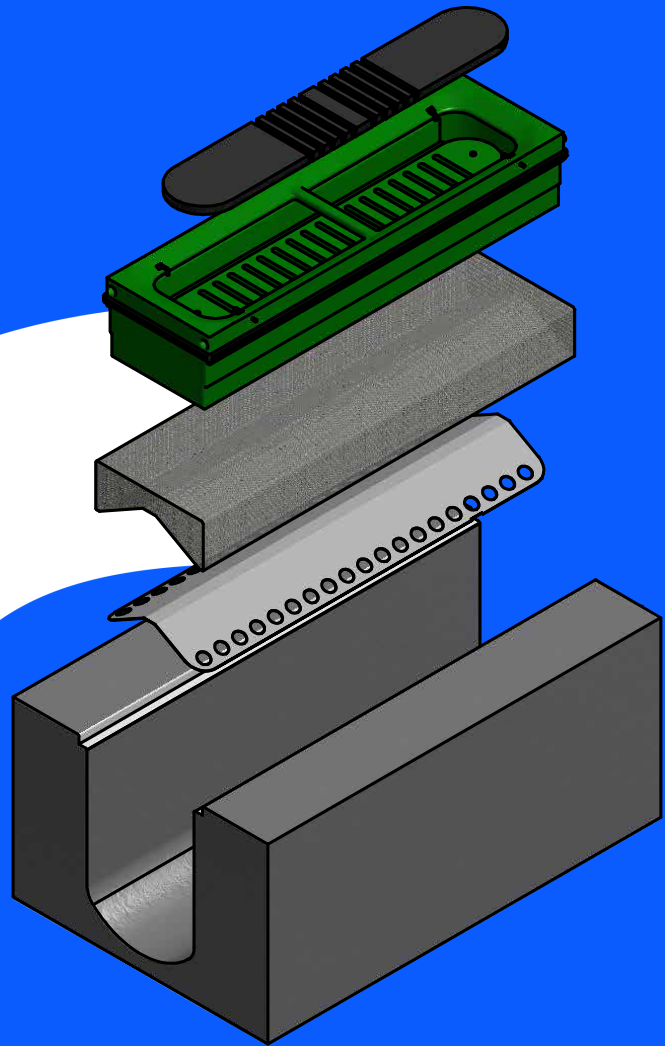
Leashelle Miller  
Planner Level 2

Authorised Officer (for the purposes of Section 221 Resource Management Act 1991)

OPERATION & MAINTENANCE MANUAL

# FlowGuard

*(Formerly Hydrochannel)*



# FEATURES

The FlowGuard (formerly Hydrochannel) is an insert that can be placed inside a channel grated drain of 300mm wide, and at least 450mm deep. It is designed for areas that would benefit from at source stormwater treatment, which would otherwise be bypassed.

This allows stormwater from high traffic areas (car parks and roads), industrial areas and metal roofs to be cleaned at site level, and then discharged safely to ground or surface water bodies locally.

The Atlan FlowGuard's modular design means that the stormwater is treated in two steps:

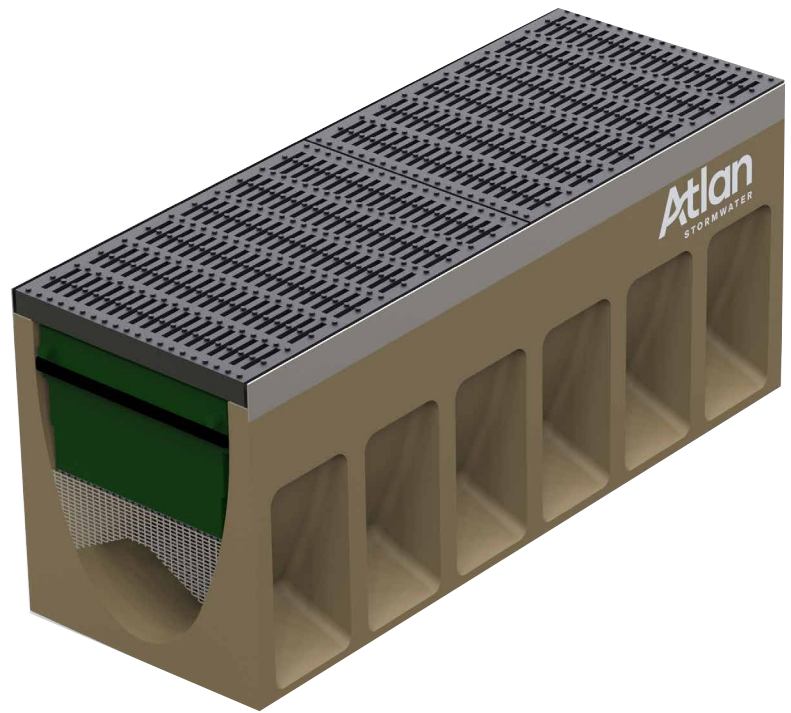
1. Solids and particulates are settled in the first step.
2. Dissolved contaminants are then absorbed in the filter matrix.

The FlowGuard filters and binds pollutants like hydrocarbons, heavy metals as well as total phosphorus (TP) and total nitrogen (TN). The pollutants can then be disposed of safely and easily.

- Stormwater treatment of surface levels.
- Gross pollutant sediment, and nutrient capture.
- Insert into 300mm wide channel drain.
- Sites with little CR flat grade.
- No underground vault for cartridges.
- Quick and easy installation and maintenance.

## Technical data

Module Length:  
1000mm  
Module Width:  
300mm  
Minimum Depth;  
450mm



## Tested Treatment Efficiencies\*

| Pollutant                    | Efficiency |
|------------------------------|------------|
| Gross Pollutants (GP)        | 100%       |
| Total Suspended Solids (TSS) | 88%        |
| Total Phosphorus (TP)        | 69%        |
| Total Nitrogen (TN)          | 67%        |
| Petroleum Hydrocarbon        | 0%         |

\*Contact Atlan to confirm approved performance for the project LGA



## TECHNICAL DATA



Figure 1. FlowGuard stormwater filter

The FlowGuard is a stormwater filtration system that is situated inside a concrete or polycrrete drainage channel (Figure 1). The treatment takes place directly below the surface covers, it is easy to inspect and maintain. There is only low head loss. Filter media is kept in bags, there is no loose material in the channel. Filter media has to be replaced after at least 10 years. Highest bearing capacities of the channel allow to install the system in nearly every situation (Figure 2).

The filter media removes pollutants including PAH, hydrocarbons and heavy metals. It also binds phosphorous and ammonium from stormwater. The two step treatment train separates solids and dissolves substances separately.

The system is ideal for car parks (Figure 3), roads, industrial areas and airports. Highest pollutant levels in stormwater runoff can be reduced to acceptable loads for groundwater and surface waters. The modular design allows the adaption to nearly every site condition.



Figure 3. Groundwater infiltration using a FlowGuard to treat stormwater runoff



Figure 2. FlowGuard installation

- Length of a standard unit: 1.0 m (3.28 ft)
- Inner channel diameter: 0.30 m (0.98 ft)
- Connectable area: 269 ft<sup>2</sup>/m to 1076 ft<sup>2</sup>/m (25 m<sup>2</sup>/m to 100 m<sup>2</sup>/m) according to site conditions and water quality aims.

### THE MODULAR INTERIOR OF THE HYDROSYSTEM FILTER CHANNEL (Figure 4)

- Purpose build concrete or polycrrete parts for the system provide maximum safety and optimum handling.
- The bags with the filter media are placed on a specific baffle.
- The sedimentation box is fixed with four brackets to guarantee a horizontal position.

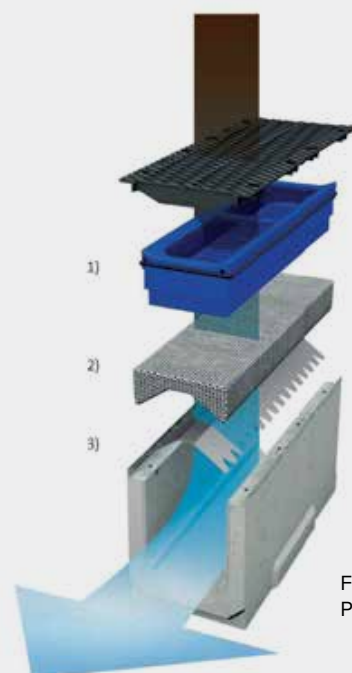


Figure 4.  
Parts of the system

# MAINTENANCE

## WORKING PRINCIPLE (Figure 5):

1. Water enters the system from both sides of the channel
2. The sedimentation box removes coarse solids such as sand, leaves etc.. A rubber seal prevents a bypass directly to the filter bag.
3. The pre-treated water flows through a granulate filter media. Dissolved pollutants are removed by adsorption and precipitation.
4. The cleaned water passes to the bottom section of the channel and can be discharged to groundwater or surface waters.

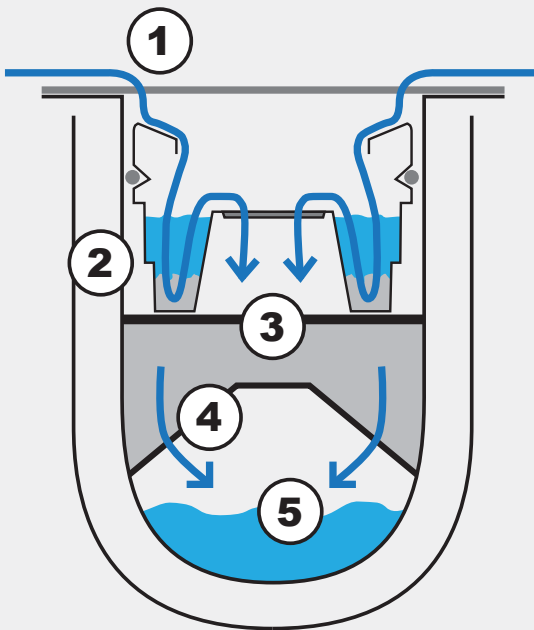


Figure 5. Working Principle of the FlowGuard

Because of the pollutants and harmful substances within the stormwater systems have to be controlled and cleaned in regular intervals.

A detailed maintenance manual is supplied by the manufacturer for each installation.

The following maintenance is necessary for the FlowGuard:

## ANNUAL CONTROLS

- Visual inspection of the system: after opening the cover (Figure 6) it has to be checked that all functional components are present and that they are in the correct condition (plastic body and filter pad).
- The height of the mud in the sedimentation box has to be checked (Figure 7).



Figure 6. Opening of the covers

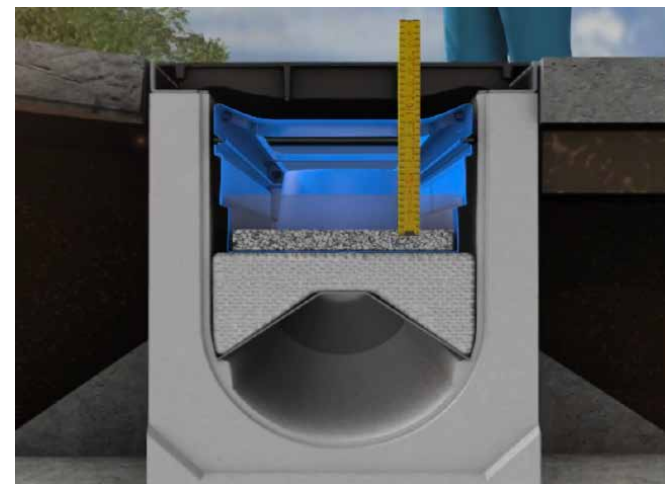


Figure 7. Checking the height of the sediment

## EMPTYING THE SEDIMENTATION BOX

- At intervals of four months, the sedimentation box should be emptied.
- For this purpose the plastic part must be lifted out of the channel and the collected sediment and the leaves must be emptied or sucked out with a suction device suitable for this purpose. Therefore first the cap has to be opened and the water has to be discharged onto the filter pad (Figures 8 and 9).



Figure 8. The cap has to be removed to pore out the water



Figure 9. The remaining water is discharged onto the filter pad

- Leaves and sediments have to be emptied into a waste bin (Figure 10).
- In the case of channels with untypical low or high solid loads the periods for emptying the sedimentation box may differ.



Figure 10. The sediment has to be emptied into a waste bin

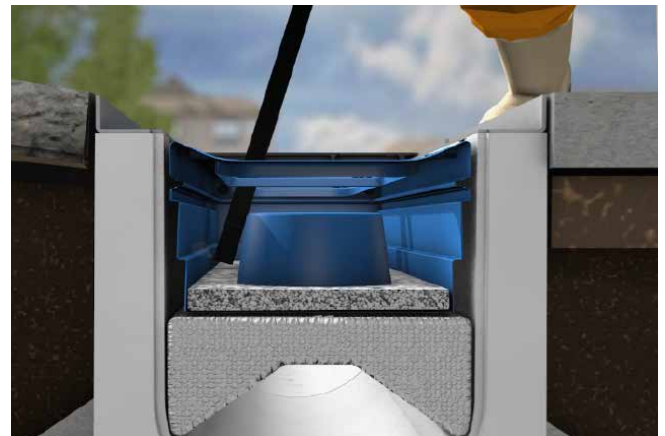


Figure 11. The sedimentation box can be also cleaned by a vacuum cleaner



Figure 12. The sedimentation box has to be re-installed





Figure 13. The covers have to be closed and fixed



Figure 14. Exchanging the filter bag

### CHANGE OF THE FILTER UNIT

- At the latest after one year of operation, the filter pads must be replaced. To do this, the old pads have to be replaced by new ones (Figure 14). The exchange takes place alternately. The old filter pads are to be returned to the manufacturer where the filter material is disposed of properly.

### Please note:

- The water pumped from the sedimentation box may only be directed into a combined or wastewater sewer. In general, the water must not be discharged into surface waters, a storm sewer or an groundwater infiltration system.









- Note:
1. All stormwater laterals to be Ø100mm uPVC SN8 @0.83% minimum, unless otherwise stated.
  2. All wastewater laterals to be Ø100mm uPVC SN8 @1.67% minimum, unless otherwise stated.
  3. The drawing must be read in conjunction with hydraulic and architectural design drawings. ORG/GT locations must be supplied by the hydraulic engineer and/or the architect.

