

Land Information Memorandum

APPLICATION NUMBER: LIM0190/21

PROPERTY ADDRESS

130 Michael Street
RAKAIA

REQUESTED BY
RMF Silva Limited

16 March 2021

Land Information Memorandum

Application No.: LIM0190/21

Client Reference: 211452-1

Applicant:

RMF Silva Limited	Application Date:	09/03/2021
PO Box 22	Issue Date:	16/03/2021
ASHBURTON 7740	Telephone:	039288237
	Fax:	3089894

Property:

Valuation No.:	2442022800
Location:	130 Michael Street RAKAIA
Legal Description:	LOT 44 RAKAIA TSHIP
Owner:	Aaron James Lamport
Area (hectares):	0.101200

Latest valuation (as at 01 July 2018)

Capital Value	\$275,000.00
Improvements Value	\$143,000.00
Land Value	\$132,000.00

Rates for 2020/2021 rating year to 30 June 2021 (based on 01 July 2018 Valuation)

Rating Year	2020/2021
Annual Rates	\$2,181.13
Balance to Clear to 30/06/2021	\$545.23

Note Rates are charged in four equal instalments for the period commencing 1 July and ending 30 June each year.

The Property Currently Incurs the Following Rates

Ashburton District Council Rates	Canterbury Regional Council Rates
General Rate	Catchment Works and Services
Rakaia Amenities	Civil Defence Emergency Management
Rakaia Waste Collection	Regional General Rate
Rakaia Wastewater Connected	Regional Uniform Annual General Charge
Rakaia Water Supply Connected	
Roading Rate	
Uniform Annual General Charge	

Planning/Resource Management:

District Plan Zone: Residential C Zone

Full details of the zone requirements are found in the District Plan. Also our website <http://www.ashburtondc.govt.nz>. Refer to enclosed District Plan Map U19.

The status of the District Plan is discussed later in this report.

Land Use on Contiguous Properties

Please see map and documentation showing Resource Consents in the vicinity.

Resource Consents and Planning Permits

Consent/Permit No.	Description	Decision Date	Decision
No Resource Consents known			

Contact Council's Planning Department on (03) 3077 700 for further information.

Building Consents

Consent No.	Description	Date Issued	Final CCC
No Building Consents known			

* Please note that under the Building Act 2004, Building Permits issued prior to 1 January 1993, did not require a Code Compliance Certificate (CCC) to be issued.

Contact Council's Building Department on (03) 3077 700 for further information.

Building Permits

Permit No.	Description	Date Issued
BPJ38648	Install a Logaire logburner	05/06/91
BPH053085	Erect a garage	03/05/91
BP3233C	Drainage	09/07/85
BP6440	Erect a dwelling	12/09/84

* Please note that under the Building Act 1991, Building Permits issued prior to 1 January 1993, did not require a Code Compliance Certificate (CCC) to be issued.

Contact Council's Building Department on (03) 3077 700 for further information.

Certificate of Public Use

CPU No.	Description	Date Issued	Status
No Certificates known.			

Exemptions

Exemption No.	Description	Date Issued	Decision
No Building Exemptions known			

Building Certificate of Acceptance

Certificate No.	Description	Date Issued
No Certificates known.		

* Please note a Certificate of Acceptance cannot be issued for work carried out prior to 1 January 1993.

Compliance Schedule & Building Warrant of Fitness

CS No.	Description	Date Issued	Status
No WOFs known.			

Other Consents

Consent No.	Description	Date Issued	Status
No Other Consents known			

Sewer and Water

Sewer: Rakaia Wastewater Connected
 Water: Rakaia Water Supply Connected

Sewer/Water Notes: Connected to Rakaia water supply and Rakaia wastewater scheme - please refer to attached plans of approximate water service connection location.

Land and Building Classifications

Classification	Description	Status
Land	Refer to copy of map from the District Plan for classifications in the immediate vicinity.	N/A

Special Land Features/Information on Property

Feature Type	Description
Transport Note	No known issues.
Property Planning Details	Zoned Residential C as per the Operative District Plan. Planning Map U19. There are no Heritage Buildings or Protected Trees associated with this property listed in the Operative District Plan. There are no resource consents related to this property.
Geological and Fault Line Information	<p>Fault Line Awareness Areas in the Canterbury region have been mapped and are hosted on the Canterbury Maps website. Please visit the following link to determine whether this property sits within a Fault Awareness Area.</p> <p>https://mapviewer.canterburymaps.govt.nz/?webmap=f716b840dc434c009e8f74f644a271d6</p> <p>Ashburton District Council also has a copy of the report "General Distribution And Characteristics Of Active Faults And Folds In The Ashburton District, Mid-Canterbury" by DJA Barrell and DT Strong (GNS Science Consultancy Report; 2009/227) GNS Science, 2009.</p> <p>This report maps active faults and folds of the Ashburton District at a regional level. The level of precision is not adequate for site-specific hazard assessments. This report can be viewed or a copy obtained from Ashburton District Council.</p>

Licences/Environmental Health

Licence No.	Description	Date	Decision
No Licences known.			

Swimming Pool Information

Date:	Description
No information known.	

Network Utility Operators

Information related to the availability of supply, authorisations etc (eg, electricity or gas) can be obtained from the relevant Network Utility Operator.

Other Information

It is recommended that the Certificate of Title, which is not held by Council, be searched by the Applicant.

No title search has been done on this property.

Notes

1. The information set out in this summary is made available in good faith pursuant to the Local Government Official Information and Meetings Act 1987.
2. The information has been prepared from records held by the Ashburton District Council. The information is made available in reliance on Council's records. However, Council does not warrant that the information is correct and will not accept any liability for errors or omissions in its records or for errors or omissions in the presentation of information from those records, or if any cost damages or expenses incurred in consequence of errors or omissions or reliance on the information.
 - a) Some categories of information are based on records supplied to Council by property owners or developers or tradesmen.
 - b) In preparing the information, no inspections of the property have been undertaken.
 - c) Where the information indicates the existence of some requisition or Council interest in the land, it is the responsibility of the person seeking the information to follow up.
3. For further explanation of any of the information please contact the Council.

Environment Canterbury

Please be aware that information relevant to this property may be held by Environment Canterbury. This Land Information Memorandum does not include property information relating to compliance issues controlled by the Regional Council. This may include but is not limited to:

1. Resource Consents granted by Environment Canterbury.
2. Information on Solid Fuel Fires. Fires installed on the property may require a Regional Resource Consent and/or certain types of new fires may be restricted or prohibited. We recommend that you refer to Environment Canterbury's website for any potential implications.

Possible implications may include:

- a. Solid Fuel Heaters that must be replaced after a certain date or age.
- b. The need for a property to comply with the Canterbury Air Regional Plan at the time a property changes ownership.
- c. A ban on the use of open fires for home heating in most cases.
- d. Controls or bans on outdoor burning in certain areas.
3. Effluent Treatment – compliance of any on-site effluent treatment system (septic tank or aerated systems).
4. Contamination of Ground Water – for properties that are not serviced by a Council reticulated water supply, we advise that you check the quality of ground water to ensure that it is potable. Contamination by nitrates and at times, bacteria can occur. Council's Environmental Health Officer or Environment Canterbury can assist you with further information.
5. Rural Issues – such as discharges to land of effluent, discharges of odour and substances to air, water abstractions, vegetation clearance, tracking and earthworks.
6. Natural Hazards – Please also refer to Environment Canterbury for specific Natural Hazards Information for this site, such as flooding and soil stability.
7. Environment Canterbury Listed Land Use Register – Contamination information for properties in Ashburton District are held within the Environment Canterbury Listed Land Use Register. Information relating to specific properties can be viewed and requested at <https://www.ecan.govt.nz/your-region/your-environment/hazardous-land-use/listed-land-use-register/>

Development Planning

The District Plan contains rules with which any subdivision, new building, addition to an existing building or change in land use is required to comply. Every property is within a zone, with a different set of rules for each zone that seeks to achieve outcomes sought for that area. You may need resource consent if you are proposing one of the activities specified above on this property and you are therefore advised to check the rules for the relevant zone. To view a copy of the District Plan go to the following webpage or visit the front counter of the Council offices, 5 Baring Square West, Ashburton.

<http://www.ashburtondc.govt.nz/our-services/planning-guidance-and-resource-consents/district-plan/Pages/default.aspx>

You should carefully consider the rules in the District Plan and how it affects the property subject to this Land Information Memorandum including any use, development or subdivision of the property.

The Council's Long Term Council Community Plan includes a Development Contributions Policy and schedule of charges that are payable at Resource Consent and / or Building Consent stages; we recommend that you refer to this policy to assess any Council charges that may be payable on future development that you are considering.



Name: Sheree Dougherty

Date: 16 March 2021

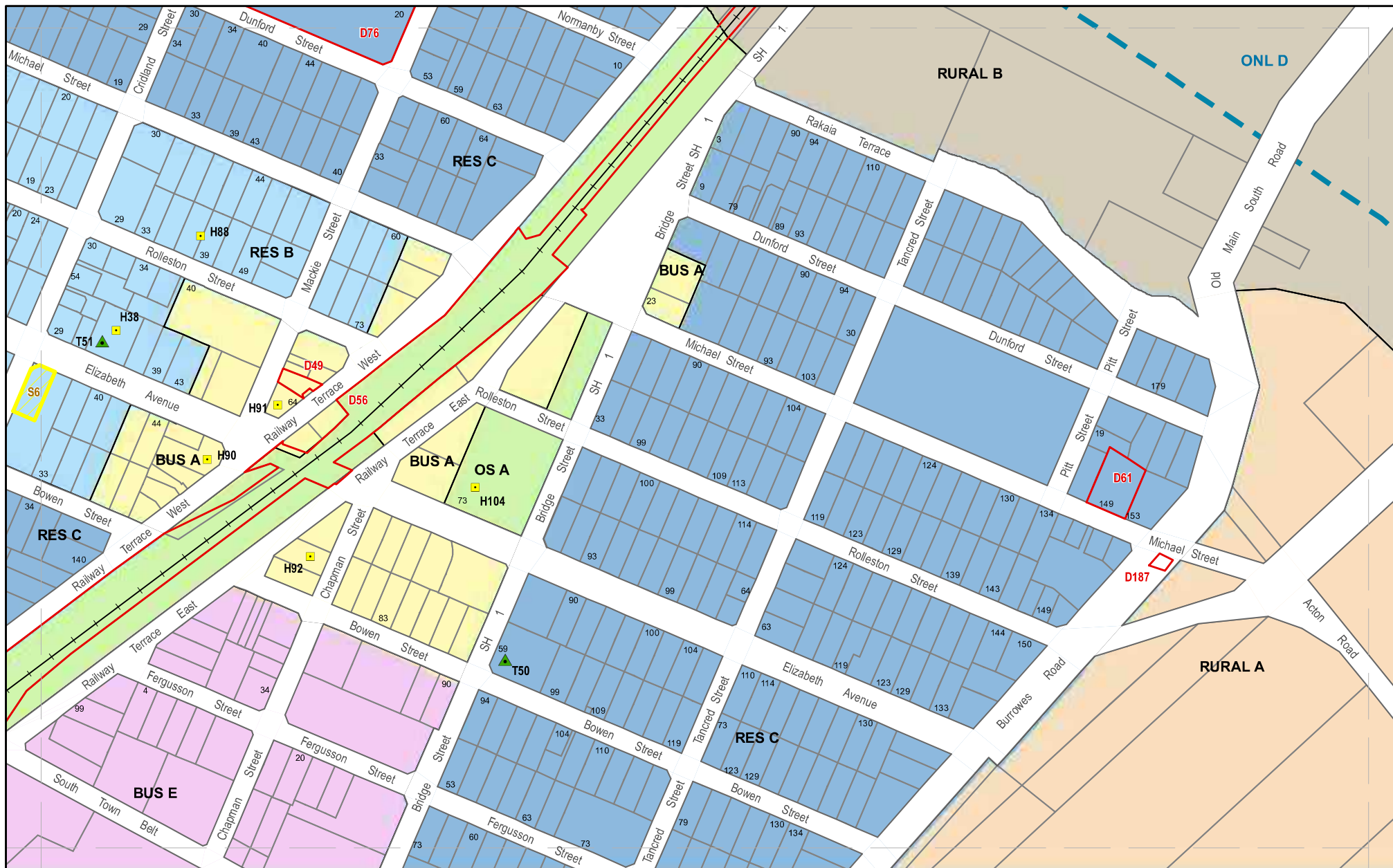
Welcome to the Ashburton District



Ashburton District Council
PO Box 94, 5 Baring Square West, Ashburton 7740, New Zealand
Telephone: +64 3 307 7700 or Fax: +64 3 308 1836
E-mail: info@adc.govt.nz

Please note: - Up to date information current to the Ashburton District Council can be found on our website.

www.ashburtondc.govt.nz



Ashburton District Plan Rakaia



0 0.05 0.1 0.2 0.3 km

Scale 1: 5,000 (A4)

















[Street Index](#)
[Rural Index](#)
[Urban Index](#)
[Legend](#)












R61












Map
U19
 25-Aug-14

Zones

	Aquatic Park
	Business A
	Business B
	Business C
	Business D
	Business E
	Business F
	Open Space A
	Open Space B
	Residential A
	Residential B
	Residential C
	Residential D
	Rural A
	Rural B
	Rural C

	Transmission Line
	Railway
	District Council Boundary
	Heritage Site (Refer to Appendix 12-1)
	Protected Tree or Group of Trees (Refer to Appendix 12-4)
	Designation (Refer to Appendix 14-1)
	Irrigation Designation (Refer to Appendix 14-1)
	D84 Valetta Irrigation Co-Operative Society Ltd
	D85 Ashburton Lyndhurst Irrigation Limited
	D86 Mayfield Hinds Irrigation Limited
	Scheduled Activity (Refer to Appendix 8-1)
	Shelter Belt Areas
	Outstanding Natural Landscape (ONL) Boundary
	ONL A - Front Ranges
	ONL B - Hakatere Basin
	ONL C - Inland Mountain
	ONL D - Major Rivers
	Altitudinal Land Use

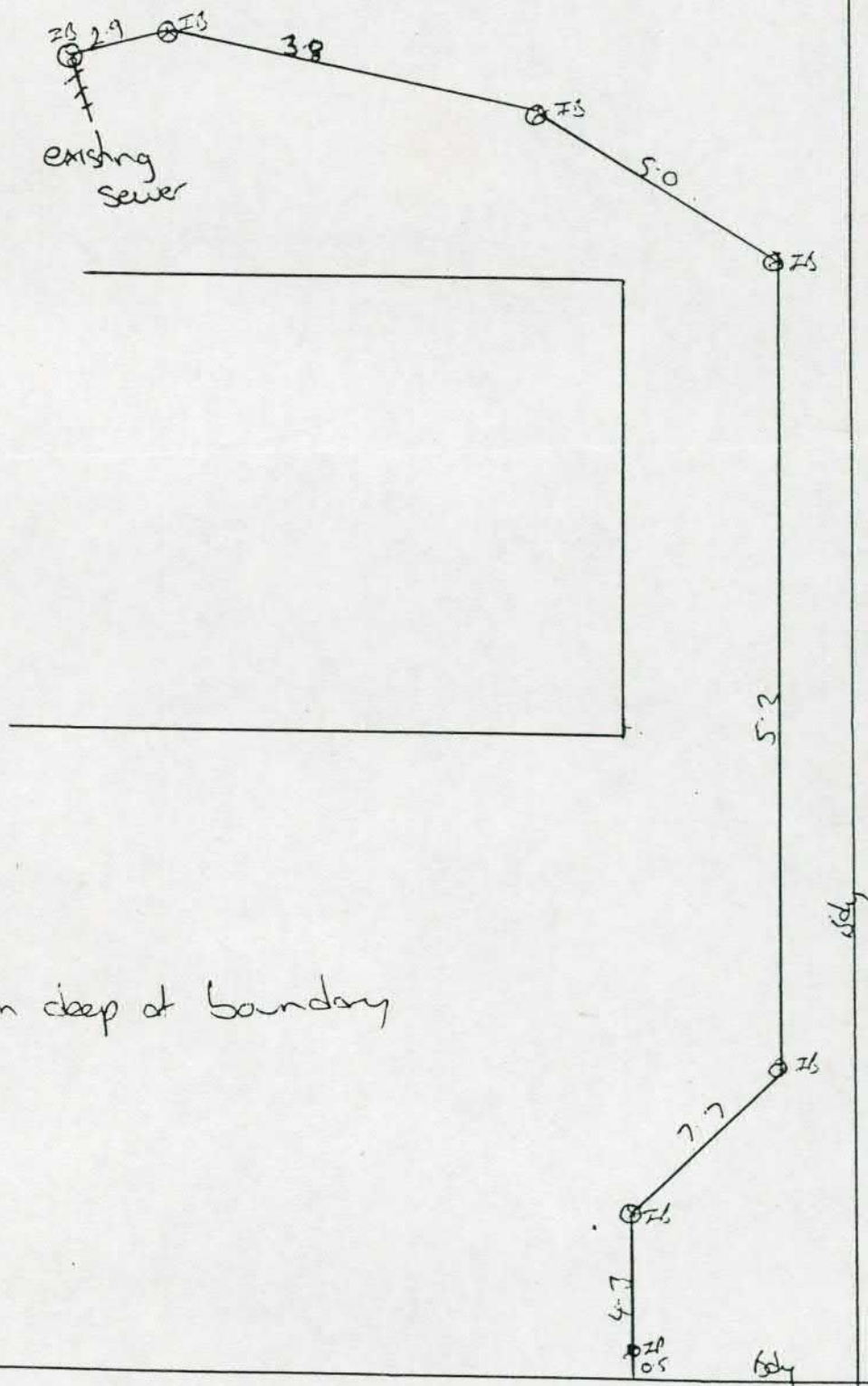
	Geoconservation Site (Refer to Appendix 3-3)
	Geoconservation Fault Line (Refer to Appendix 3-3)
	Geoconservation Area (Refer to Appendix 3-3)
	Area of Significant Nature Conservation Value (ASCV)
	ASCV Group 1 (Refer to Appendix 3-2)
	ASCV Group 2 (Refer to Appendix 3-2)
	Waterway
	Lake
	Mean High Water Springs (MHWS)
	Stopbank Locations

Ashburton District Council should be consulted before undertaking any activity in the vicinity of Mean High Water to establish the actual line of Mean High Water Springs

4-Sep-2012

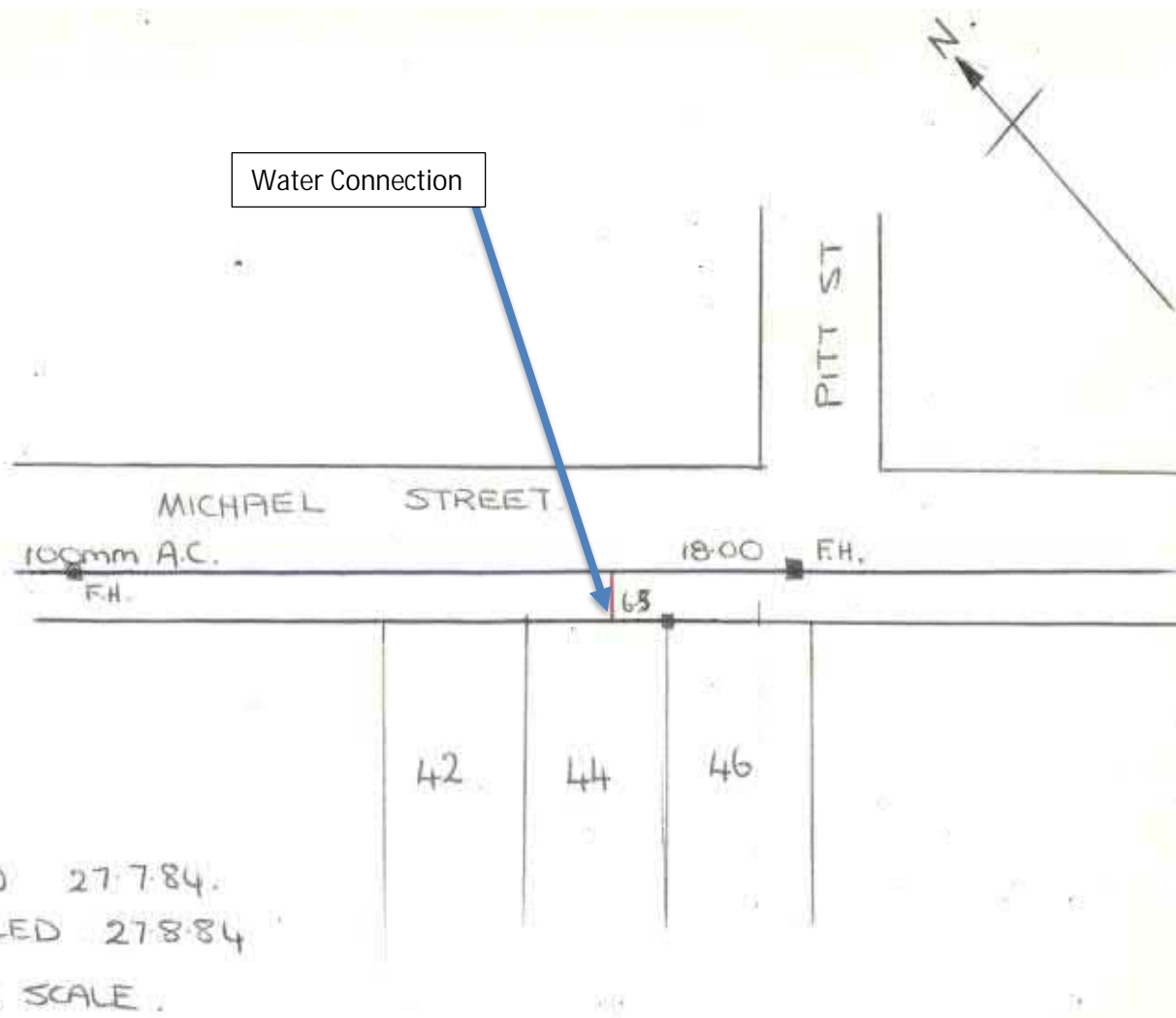
COPYRIGHT. Topographic and cadastre data sourced from Land Information New Zealand data. Crown Copyright Reserved

Ashburton District Plan - Planning Map Legend



130 Michael Str

(12.1.99)



Property Information for Property No: 2028

Address Property postal

Property Address	Alternative Address
130 Michael Street RAKAIA	130 Michael Street RAKAIA 7710

Legals from PNR Info

Land Id	P&R Legal Description	Certificate Of Ownership	Parcel Included
18251	LOT 44 RAKAIA TSHIP	CB18B/70	3347788

Owner Name(s)

Property No	Assessment No	Ownername
2028	2442022800	Aaron James Lamport

Building Consents

Consent Number	Consent Type	Lodgement Date	Decision	Bc Granted	Bc Issued	Ccc Issued	Proposed Use	Activity Description
BP3233C	BLDGCON	05/07/1985			09/07/1985			Drainage
BP6440	BLDGCON	26/07/1984			12/09/1984			Erect a dwelling
BPH053085	BLDGCON	10/04/1991			03/05/1991			Erect a garage
BPJ38648	BLDGCON	05/06/1991			05/06/1991			Install a logaire logburner

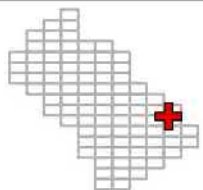
Resource Consent within 100 meters

Property No Within 100M	Consent Number	Location
22056	ResCon:LUC10/0082: 07/09/2010 GRANTED	138 Michael Street RAKAIA :relocate a 145m ² dwelling and a 36m ² garage onto Lot 11 being subdivision of Lot 20 DP 374212

About this Document	Disclaimer	Date: 16/03/2021
This map has been created for the purpose of showing basic locality information of the Ashburton District Council area. Property boundary line network data is supplied by Linz. Any error should be reported to the GIS Section, Ashburton District Council.	This map is representative of the information currently held by Ashburton District Council. While every effort has been made to ensure the accuracy of the Information, Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated.	

20842	LandUse:LUC06/0076: 14/12/2006 GRANTED	136 Michael Street RAKAIA :Proposed relocation of a building containing two flats onto proposed Lot 1 Michael Street Rakaia being an 11 lot subdivision Res1654 corner of Rolleston Street Burrowes Road and Michael Street Rakaia
20843	LandUse:LUC06/0076: 14/12/2006 GRANTED	136A Michael Street RAKAIA :Proposed relocation of a building containing two flats onto proposed Lot 1 Michael Street Rakaia being an 11 lot subdivision Res1654 corner of Rolleston Street Burrowes Road and Michael Street Rakaia
20399	Subdiv:SUB06/0043: 29/06/2006 S224 Grant	148 Michael Street RAKAIA :Proposed subdivision at 136 Michael Street Rakaia. RES 1654.
20842	ResCon:SUB08/0073: 27/06/2008 S224 Grant	136 Michael Street RAKAIA :proposed two lot subdivision of Lot 1 DP 374212 136 Michael Street Rakaia
20843	ResCon:SUB08/0073: 27/06/2008 S224 Grant	136A Michael Street RAKAIA :proposed two lot subdivision of Lot 1 DP 374212 136 Michael Street Rakaia
20402	Subdiv:SUB06/0043: 29/06/2006 S224 Grant	151 Rolleston Street RAKAIA :Proposed subdivision at 136 Michael Street Rakaia. RES 1654.
20403	Subdiv:SUB06/0043: 29/06/2006 S224 Grant	149 Rolleston Street RAKAIA :Proposed subdivision at 136 Michael Street Rakaia. RES 1654.
20404	Subdiv:SUB06/0043: 29/06/2006 S224 Grant	147 Rolleston Street RAKAIA :Proposed subdivision at 136 Michael Street Rakaia. RES 1654.
20404	LandUse:LUC06/0033: 30/06/2006 GRANTED	147 Rolleston Street RAKAIA :Proposed relocated dwelling and garage at Rolleston Street Rakaia. Res 1654 and Lots 50-55 TOWN of RAKAIA.
16818	ResCon:LUC11/0093: 28/10/2011 GRANTED	141 Rolleston Street RAKAIA :application to relocate a dwelling to 141 Rolleston Street Rakaia being legally described as Section 45 Town of Rakaia Val. Ref. 2442021020
23311	LandUse:RC870033: 24/04/1987 Granted	137 Rolleston Street RAKAIA :Resite Wooden Garage from N Allens to Rolleston St, Rakaia
22530	ResCon:SUB13/0021: 14/05/2013 S224 Grant	131 Rolleston Street RAKAIA :the subdivision of 135 Rolleston Street (Section 39 Town of Rakaia) into two residential allotments
22531	ResCon:SUB13/0021: 14/05/2013 S224 Grant	135 Rolleston Street RAKAIA :the subdivision of 135 Rolleston Street (Section 39 Town of Rakaia) into two residential allotments

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Report for Property No: 2028



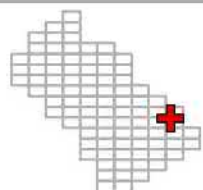
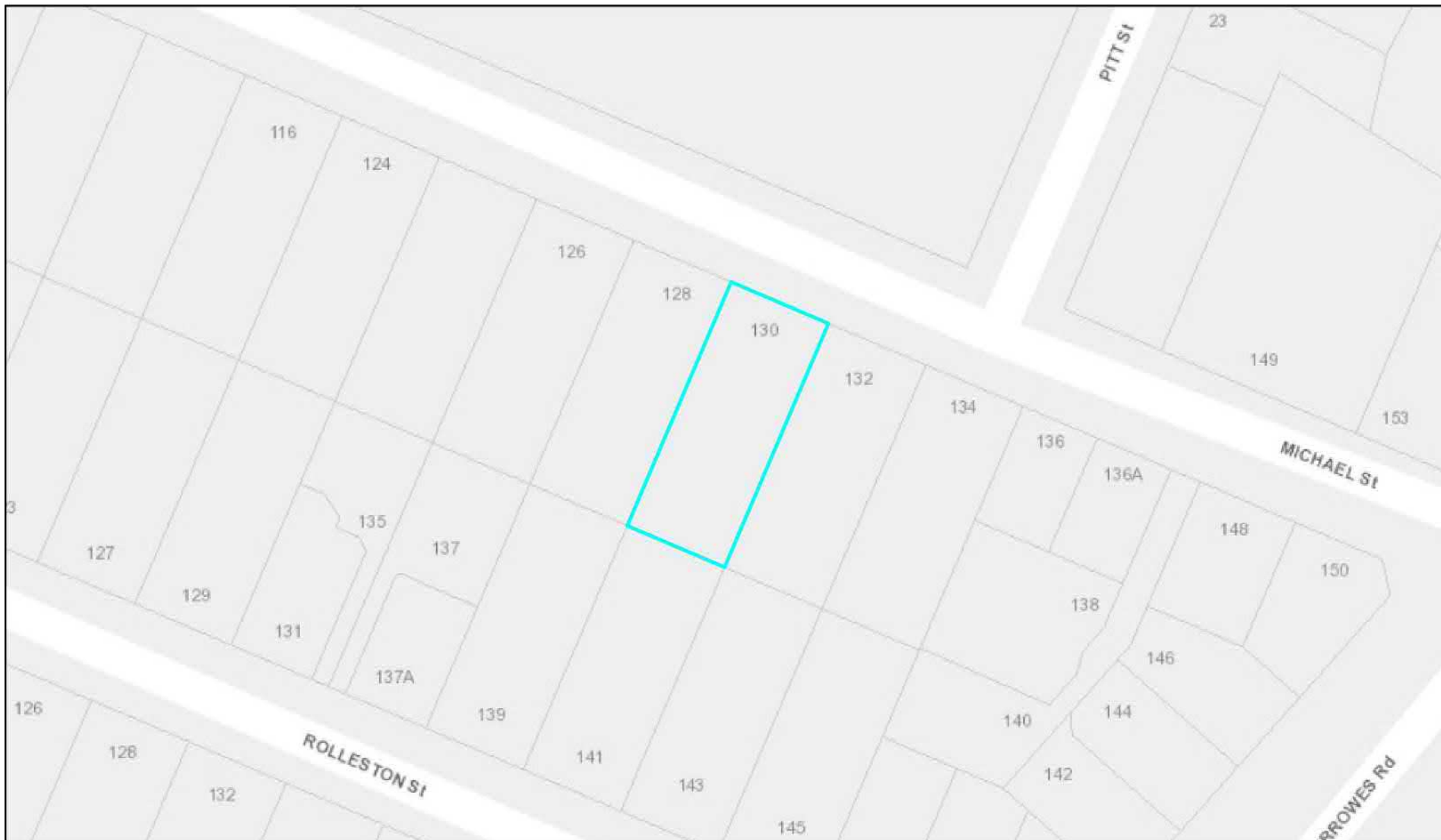
0 5 10 20 30 40 Meters

Scale: 1:749 (Printed at A4)

R46		
R53	R54	
R60	R61	
R66	R67	R68



16-Mar-21



Report for Property No: 2028



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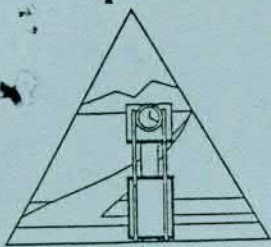
R46		
R53	R54	
R60	R61	
R66	R67	R68



16-Mar-21

BUILDING CONSENTS

BUILDING PERMITS



ASHBURTON DISTRICT COUNCIL

Corner Havelock Street and Baring Square West, Ashburton, New Zealand

P.O. BOX 94, ASHBURTON
NEW ZEALAND

Telephone (053) 85-139

Facsimile (053) 81-836

Telephone (03) 308-5139

Facsimile (03) 308-1836

Inspectors Department

PERMIT APPLICATION

FOR INSTALLATION OF A HEATING APPLIANCE

I hereby apply for permission to install a

Hogaire - Micros Fire freestanding
.....
(Make and Type of Unit)

Wet back? Yes/No

Name of Plumber R. Lambert.....

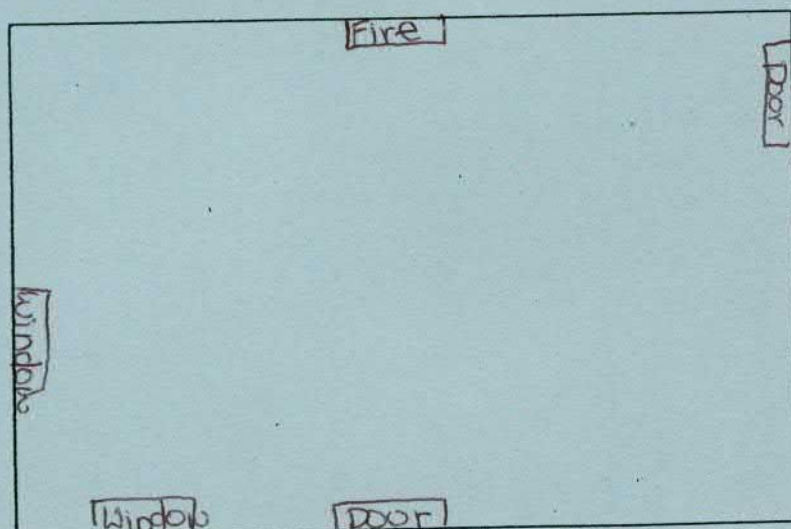
For A. K. Sutherland.....
(Name of Owner)

at 130 Michael Street Rakaia.....
(Address)

I agree to install as per the manufacturers requirements and will advise your office giving 24 hours notice prior to fixing the ceiling plate.

Value of Unit and Installation \$ 1,600..... Date 3.6.91.....

Signed A. Sutherland..... Address 130 Michael St Rakaia.....



Sketch of
← Position of
Unit in Room

OFFICE USE ONLY

Permit Fee \$ 55..... Receipt No 49188..... Date 5.6.91.....

Lot 44..... D.P. T.S. Valuation NO 2442/228

Permit No. 138648..... Date 5.6.91..... File No 9644

Inspector: M _____ File No. _____

Receipt No. 49188

Date Permit Issued 5 / 6 / 91

OWNER	
Name	A K Sutherland
Mailing Address	130 Michael St Rakaia

BUILDER	
Name	R Lambert
Mailing Address	149 Cameron St Ashburton

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE	
Street No.	130
Street Name	Michael
Town/District	Rakaia
Riding	

LEGAL DESCRIPTION	
Valuation Roll No.	2442/228
Lot	44
D.P.	
Section	
Block	
Survey District	

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Install a logaire, logburner, freestanding
--

FLOOR AREA		DWELLING UNITS	
Whole Sq. Metres		Number Erected	
ESTIMATED VALUES \$	Building } 1,600		00
	Plumbing }		
	Drainage }		
	G.S.T. }		
	TOTAL	1,600	00

NATURE OF PERMIT (TICK BOX)	
<input type="checkbox"/>	NEW BUILDING — exclude domestic garages and domestic outbuildings
<input type="checkbox"/>	FOUNDATIONS ONLY
<input checked="" type="checkbox"/>	ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED — include installation of heating appliances
<input type="checkbox"/>	NEW CONSTRUCTION OTHER THAN BUILDINGS — include demolitions
<input type="checkbox"/>	DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	\$ 55	00	Water Connection	\$	
Street Damage Deposit	\$			\$	
Building Research Levy	\$			\$	
Plumbing	\$			\$	
Drainage	\$			\$	
Sewer Connection	\$			\$	
Vehicle Crossing Levy	\$		G.S.T.	\$	
M.S. Plumbing	\$		TOTAL:	\$ 55	00

Receipt No. 49188

Date of Payment 5 / 6 / 91

Authorised Officer P J Hart

Special Conditions: _____

This permit is conditional on that the appliance is installed in accordance with the manufacturers approved installation instructions.

See attached notice

Date Inspected REMARKS (e.g. stage reached with work)

15 - 8 - 91 OK [Signature]

Date Inspected

COMPLETED (Signature)

MS Donnelly

Date

15 AUG 1991

ASHBURTON DISTRICT COUNCIL

P.O. Box 94
ASHBURTON

BUILDING PERMIT APPLICATION FORM

Owner

Name A.K. J.A. SutherlandAddress 130 Michael St
Rakaia.

Builder

Name Neville CarterMailing address 28 Broad StreetSouthbridgeCanterbury

Property on which building to be erected / demolished

Site

Street N^o 130Street name MichaelTown / district RakaiaSection area 1011 sq.m.

Legal description

Valuation N^o 24420 - 22800Lot No 44 D.P. _____Town section RAKAIATSHIP.

Survey district _____

Ward _____

I Hereby apply for permission to—

ERECT A

~~ALTER A~~~~ADD TO~~car garage

According to locality plans, detailed plans, cross sections and specifications of building deposited herewith

Proposed use of building Store Boat & two cars & workshop storeParticulars of building Foundations Concrete reinforced & 100mm Concrete FloorWalls 100 x 50 studs covered by HardiplankRoof Corrugated IronArea of ground floor 66 sq.m. Area of outbuildings — sq.m.Signature of applicant _____ Name of plumber —Has building site been filled? yes/no

Estimated values

Building 15,000.00Plumbing —Drainage —Total 15,000.00

Fees applicable

Account N ^o		
90270	Building permit	\$ <u>120 00</u>
90400	Street damage deposit	\$ _____
90330	Building research levy	\$ _____
90280	Plumbing and drainage	\$ _____
	Combined sewer	\$ _____
90390	Sewer connection	\$ _____
90380	Water connection	\$ _____
90350	Vehicle crossing levy	\$ _____
90370	Stormwater connection	\$ _____
90391	Sewer connection - Methven	\$ _____
90381	Water connection -	\$ _____
	TOTAL	\$ <u>120 00</u>

Receipt N^o 38462Date paid 10.4.91.

Authorised Officer

Pg Hart

Date issued

3.5.91.Permit N^oH053085File N^o9451

Building Inspector

TOWN AND COUNTRY PLANNING ACT 1977APPLICATION FOR PLANNING CONSENT(Dispensations, Waivers, Controlled Uses, Conditional Uses,
Specified departures)NON - NOTIFIEDBefore completing this form please read thoroughly, then provide
all details relevant to the proposal.

1. To the
- ASHBURTON DISTRICT
- Council.

Details of Applicant, Owners and Occupiers:

2. Full name of Applicant AK & J.A. Sutherland
 3. Postal address of Applicant 130 MICHAEL STREET
RAKATA
 4. Applicant is the OWNER of the property (state whether
owner/lessee/etc)
 5. Name and address of the Owner SAME AS ABOVE
 6. Name and address of the Occupier SAME AS ABOVE

Details of the Property Concerned:

7. Address of the property 130 MICHAEL STREET RAKATA
 8. Legal Description LOT NO. 44
 9. Certificate of Title references
 10. Valuation Roll No. 24420-22800

Details of ProposalThe following sections are to enable the applicant to give a full
description of what is proposed. Additional information may
also be necessary for others to understand the proposal. A
separate report may be attached if necessary.

11. A general description of what is proposed is TO START
HOUSE BOAT & CARS
 12. The reasons for the application and for choosing this site
are NEAR HOUSE & EASE OF ACCESS FOR BOAT & CARS
 13. The following is a full description of the proposed use of
every building SAME AS ABOVE PLUS STORE LAWN
mower and gear
 14. The following is a full description of all activities
proposed to be carried out on the site outside of the
buildings. NORMAL HOUSE HOLD ACTIVITIES

15. The following manufacturing processes are proposed (fully describe)
16. The proposed days and hours of operation per week are (indicating any seasonal variations)
17. people full-time and people part-time, will be employed.
18. Regular traffic movements are likely to be at the rate of Two cars and trucks per day/~~week~~ (delete as appropriate).
19. The following methods of water supply, energy supply, rubbish disposal, stormwater disposal, sewage treatment and disposal are proposed... STORMWATER... SOAK HOLES.....
20. The following materials are to be used on the property which may affect or be offensive to the neighbours.
21. The following noise levels are likely to be reached on the property.
22. Details of the landscaping proposed are
23. Drawings (drawn to scale with the scale shown on the plan), showing the following information, are attached:
- a) Site Plan showing:
 - (i) Location of all existing and proposed buildings and distances to boundaries (indicate those to which the application relates)
 - (ii) Selected ground heights and/or land contours
 - (iii) Location of trees, streams drains and other topographical features.
 - (iv) Existing and proposed access points and internal roading.
 - (v) Existing and proposed carparking areas.
 - (vi) Location of archaeological sites on the property.
 - (vii) Location of existing septic tanks and effluent drainage lines.
 - (viii) Details of proposed landscaping
 - (ix) Location of existing and proposed signs.
 - (x) Areas and dimensions of property
 - (xi) Roads on to which the property has frontage
 - (xii) Present use of adjoining properties
 - b) Floor plan of all buildings relating to the application
 - c) Elevations of all new buildings to show external appearance
 - d) Size and design of advertising signs

Dated at 8-4-91..... thisday of 1991..

Address for Service

130 Michael St
Rakai

Signature J. A. Sutherland
(to be signed by or on
behalf of the applicant)

Telephone No. 3029509.....

Application Fee of \$50-00

Paid on 10.4.91

Receipt no. 38462

6/1/3

M.A. SINGLETON

19 April 1991

A.K. & J.A. Sutherland,
130 Michael Street,
RAKAIA.

Dear Sir/Madam,

NON-NOTIFIED PLANNING APPLICATION - CONSENT TO ERECT OVERLENGTH
GARAGE

Your application to erect a twelve metre long garage on your property has been considered and approved.

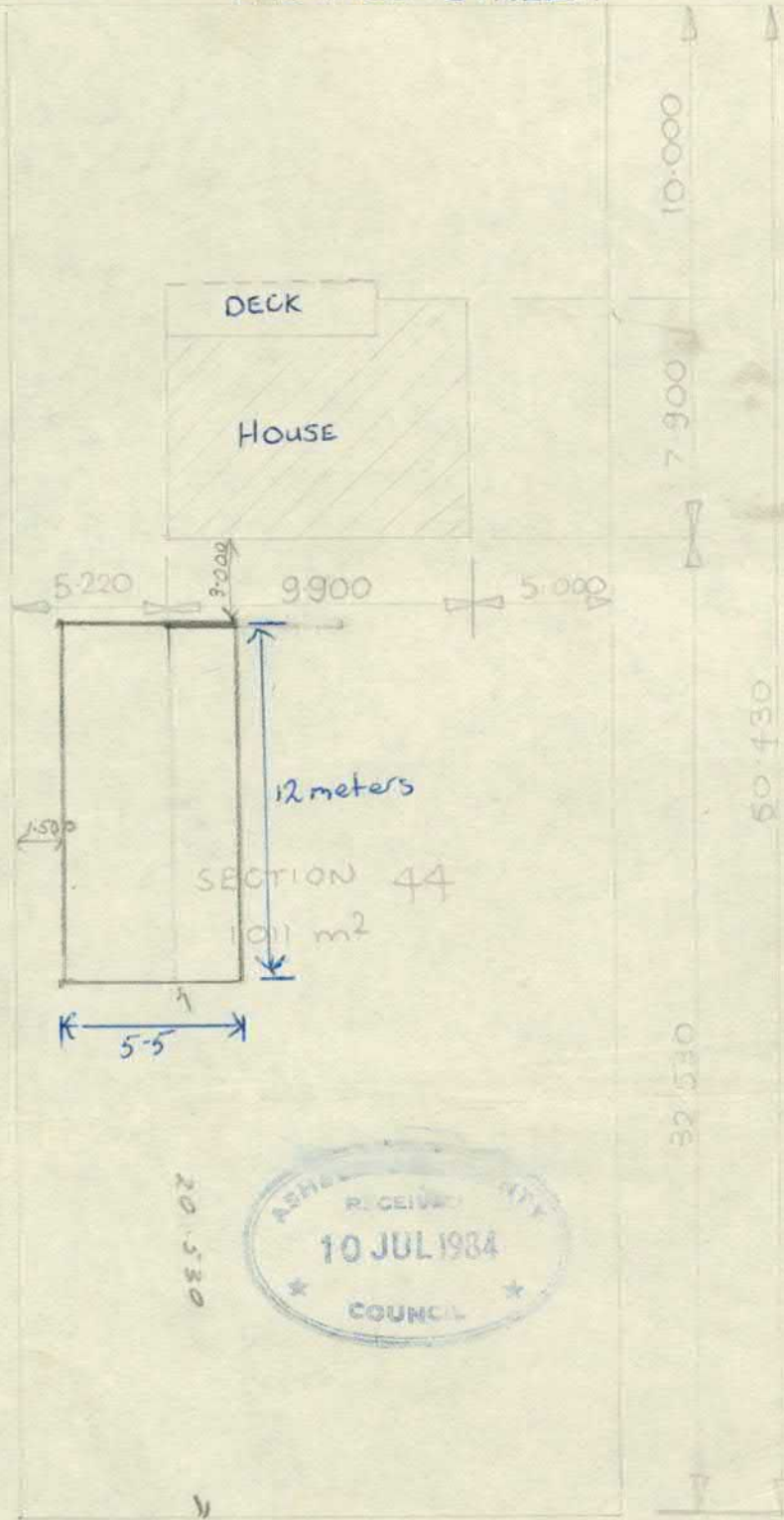
The consent is conditional upon the building being erected in accordance with the site plan submitted with your application, and you are advised that the use of the building is to be in conformity with the district scheme ordinances for residential zones.

Yours faithfully,

M.A. SINGLETON
Planning Officer

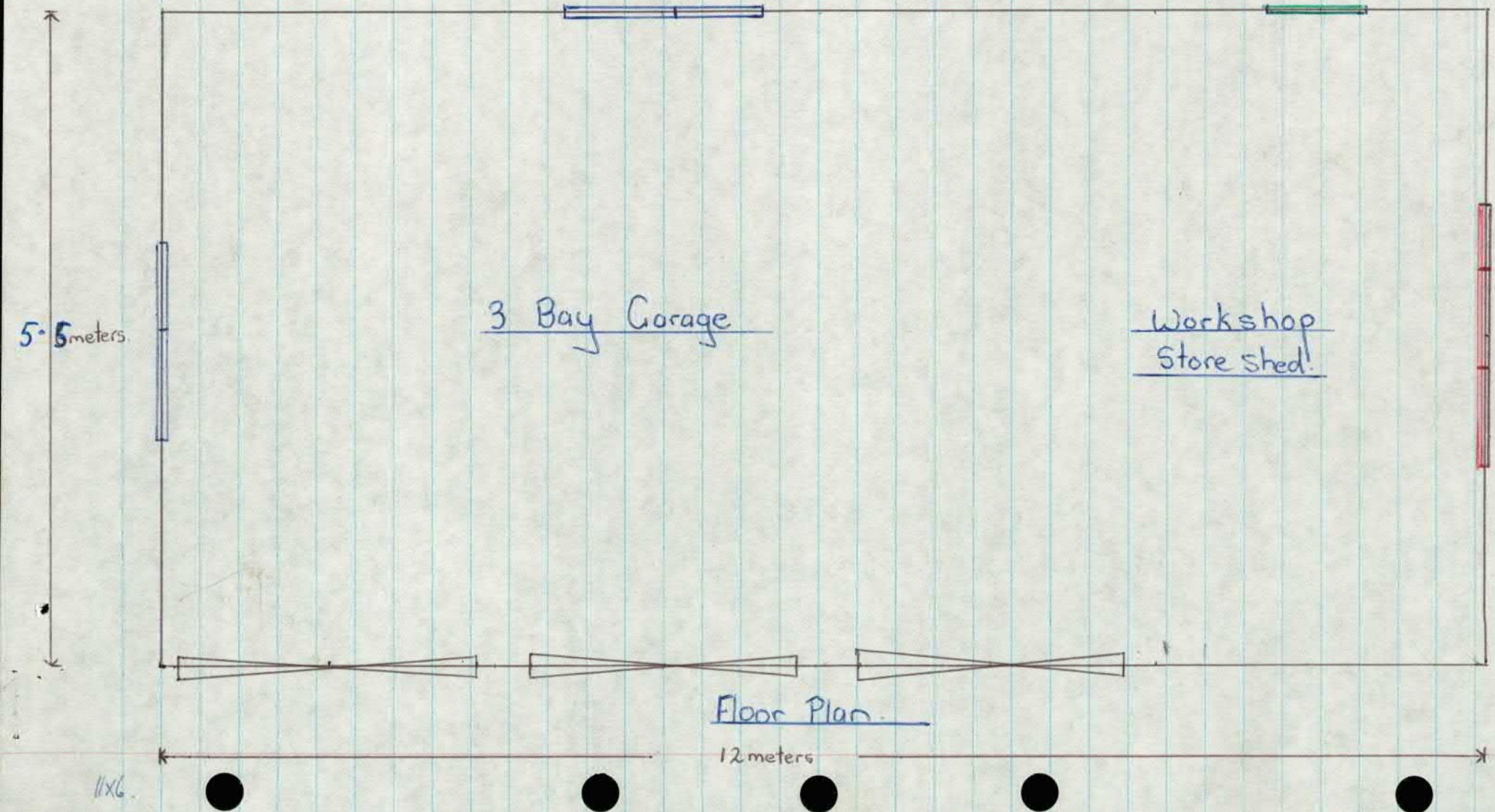
MS:pc

PROPOSED HOUSE FOR MR + MRS A. K. SUTHERLAND
BLOCK XIII SELWYN SURVEY DISTRICT
SECTION 44 TOWN OF RAKAIA
SITE PLAN
MICHAEL STREET.
SCALE 1:25

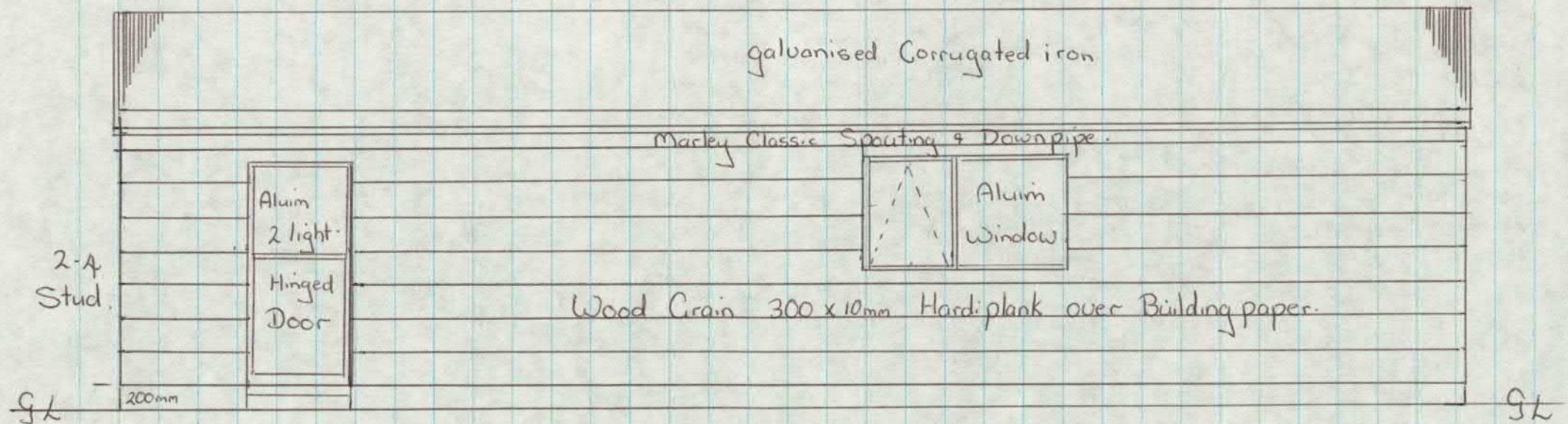


Proposed Garage + Workshop for Mr + Mrs
Sutherland At Rakaiia

Scale 1/50



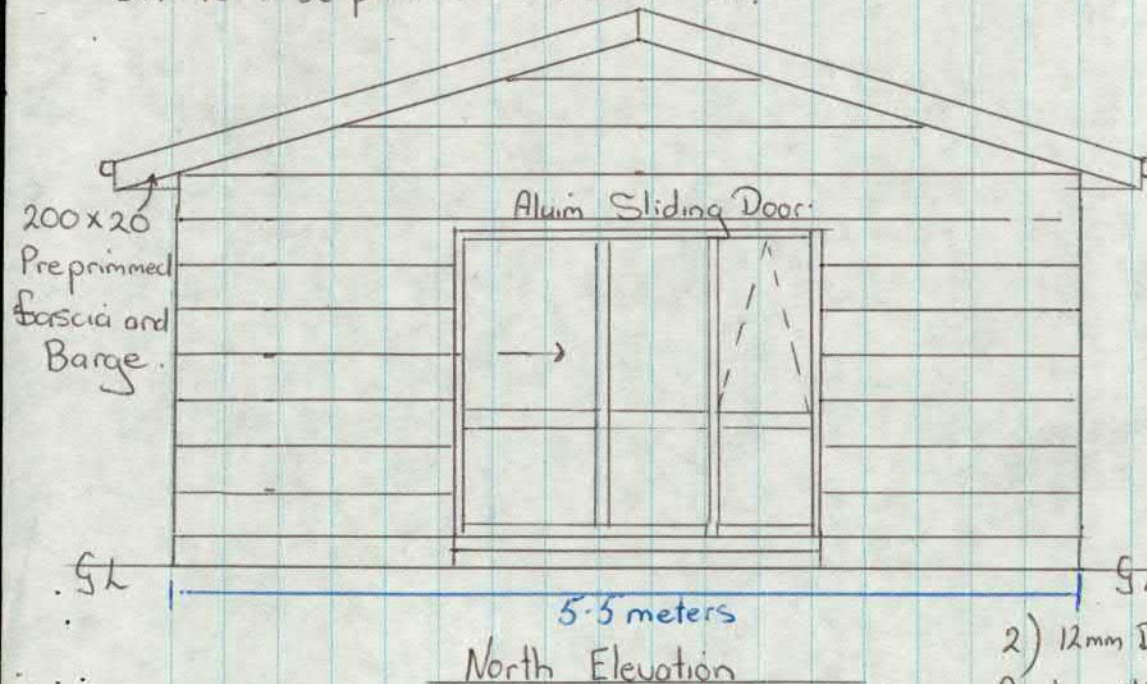
Proposed Garage For Mr & Mrs Sutherland



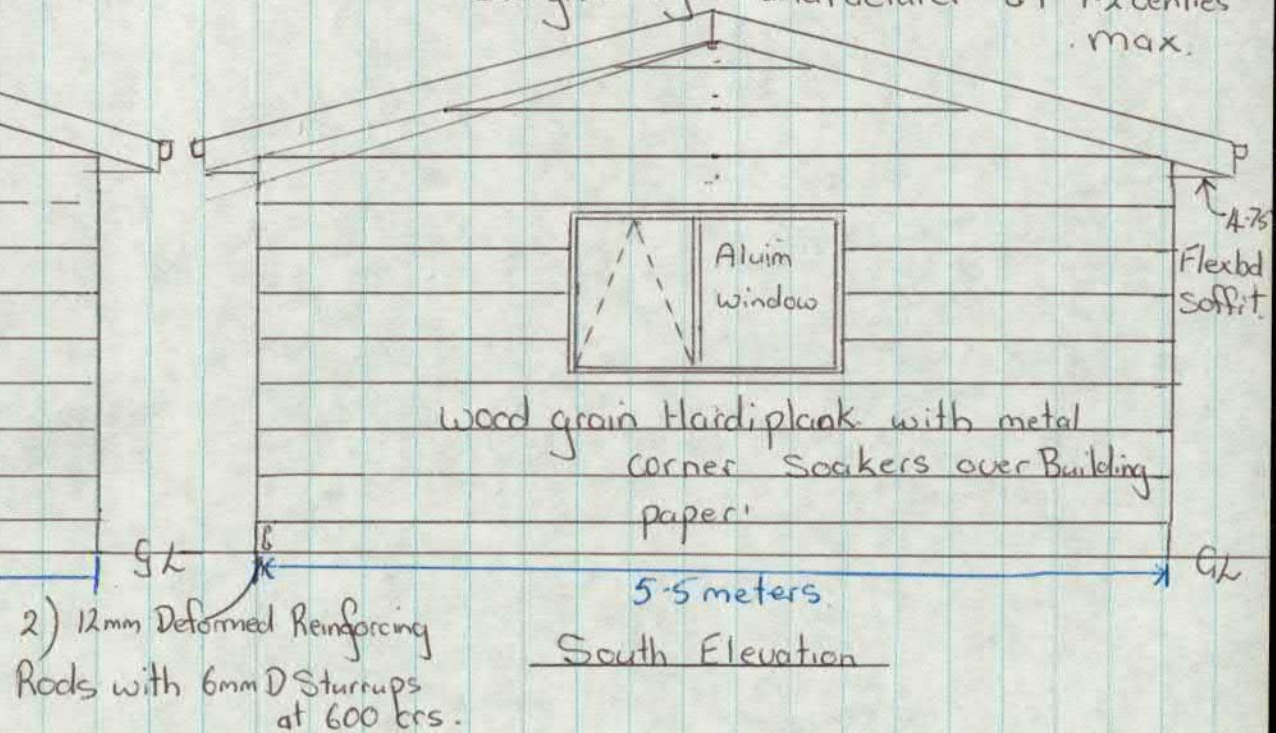
West Elevation Scale 1:50

Proposed Garage for Mr & Mrs Sutherland

Galvanised Corrugated iron
over Building paper and netting
on 100x50 purlins at 120 centres.

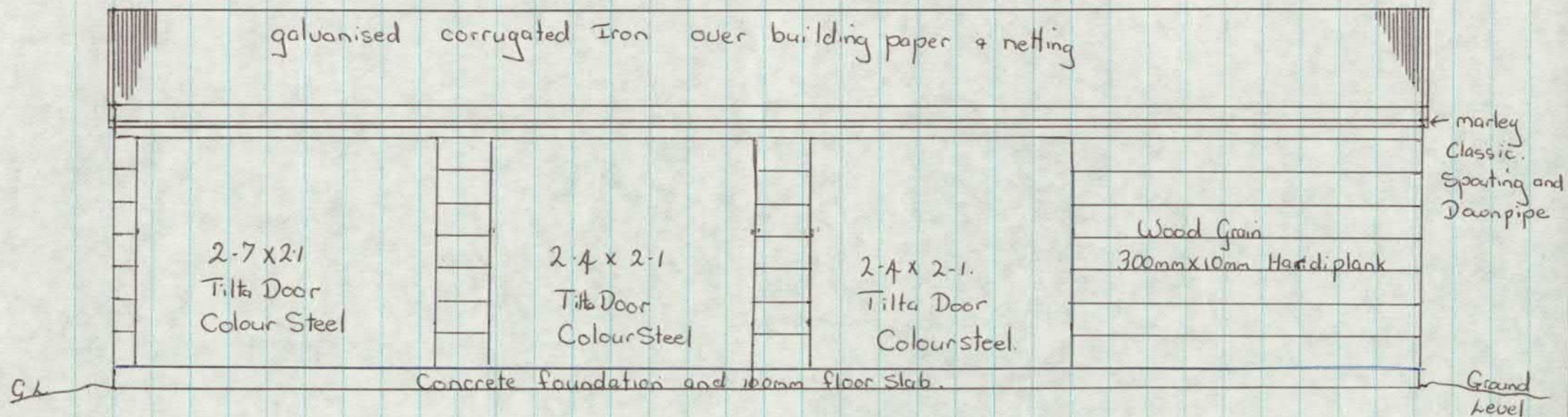


Prefabricated nailplate roof trusses,
designed by manufacturer at 1.2 centres
max.



Scale 1:50

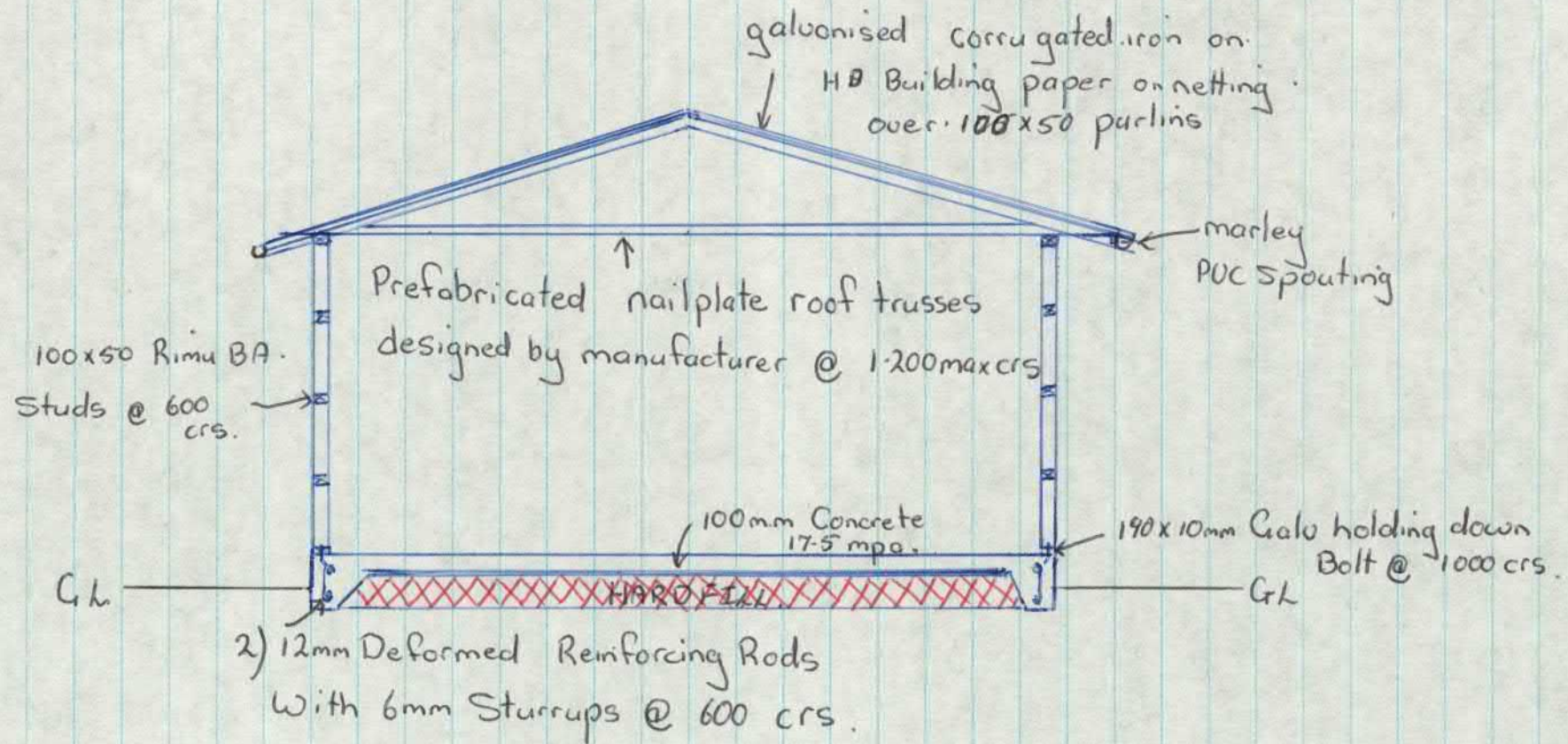
Proposed Garage and workshop



East Elevation. Scale 1:50

Scale 1:50

Cross Section of Proposed 5.5 x 12 meter Garage
for Mr + Mrs Sutherland at Rakaia



Inspector: M _____

File No. _____

Receipt No. 38462

Date Permit Issued 3 / 5 / 91

OWNER	
Name	A. K. + J. A. Sutherland
Mailing Address	130 Michael St Rakia

BUILDER	
Name	H. Carter
Mailing Address	28 Broad St Southbridge

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE	
Street No.	130
Street Name	Michael
Town/District	Rakia
Riding	

LEGAL DESCRIPTION	
Valuation Roll No.	2442 / 228
Lot	44
D.P.	
Section	
Block	
Survey District	

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Erect a car garage

FLOOR AREA		DWELLING UNITS	
Whole Sq. Metres		Number Erected	
ESTIMATED VALUES			
	Building	15,000	00
	Plumbing		
	Drainage		
	G.S.T.		
	TOTAL	15,000	00

NATURE OF PERMIT (TICK BOX)	
<input type="checkbox"/>	NEW BUILDING - exclude domestic garages and domestic outbuildings
<input type="checkbox"/>	FOUNDATIONS ONLY
<input type="checkbox"/>	ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED - include installation of heating appliances
<input type="checkbox"/>	NEW CONSTRUCTION OTHER THAN BUILDINGS - include demolitions
<input checked="" type="checkbox"/>	DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	\$ 120.00	Water Connection	\$
Street Damage Deposit	\$		\$
Building Research Levy	\$		\$
Plumbing	\$		\$
Drainage	\$		\$
Sewer Connection	\$		\$
Vehicle Crossing Levy	\$	G.S.T.	\$
M.S. Plumbing	\$	TOTAL:	\$ 120.00

Receipt No. 38462
Date of Payment 10 / 4 / 91
Authorised Officer P. J. Hart

Special Conditions: _____

At least 24 hours notice to be given so that foundations may be inspected immediately prior to pouring of concrete.

Date Inspected REMARKS (e.g. stage reached with work)

15. 7. 91 OK [Signature]

Date Inspected

COMPLETED (Signature) *J. L. Donahue* Date 5 AUG 1991

COUNTY OF ASHBURTON

APPLICATION FOR PERMIT TO INSTALL DRAINAGE WORK

To: The County Engineer
Ashburton County Council
P.O.Box 43
ASHBURTON

I, the undersigned A Sutherland [Name in Full]
of School Road Tai Tapu [Address in Full]
holding a current licence as a Registered Drainlayer _____ [Licence Number]
hereby apply for a permit for the work described [as shown on the sketch
on the reverse side of this form] to be carried out in the premises at
130 Michael St [Road number and name] Rakaia [District]

[Name and address of person for whom work is being carried out]

Nature of Work Install Septic Tank, Soak Hole - Sewer Line

The value of labour is \$ _____

Fee to be paid at time of application \$ 30

SCALE OF FEES:

\$2.00 per hundred dollars or part thereof with minimum of \$20.00

\$10.00 per septic tank

Additional inspections necessitated by
unsatisfactory work \$20.00

Signed _____

Date _____

Registered Drainlayer

WORK MUST NOT COMMENCE PRIOR TO ISSUE OF PERMIT

FOR OFFICE USE

Approved DMS

Date 9/7/85

Permit No: 3233

Date 5/7/85

APPLICATION FOR PERMIT FOR DRAINAGE WORK

Property File Reference
BU/40/ 1

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: 130 Michael St Rakaiia Lot No.

Owner's Name: A SUTHERLAND D. D.P.

Description of Drainlaying Work: TO INSTALL SEPTIC TANK;
SOAK HOLE - SEWER LINE;

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: P.G. SUTHERLAND Address: 56 MIDDOCK PARK RD.
Signature: P.G. Sutherland Date: 4/6/85

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

No: 6440

TO: The Ashburton County Council
Building Inspector
P.O.Box 43
ASHBURTON

Date: 26.7.84

BUILDING PERMIT APPLICATION FORM

Sir, I hereby apply for permission to ~~erect a~~ alter a HOUSE
~~convert a~~
~~reinstate a~~
~~demolish a~~
~~add to~~

for MRS J.A & MR A.K. SUTHERLAND, 38 SCHOOL RD TAITAPU
[Owner] [Owner's address]

according to locality plans, detailed plans, cross sections and specifications
of building deposited herewith IN DUPLICATE

Particulars of Land [Legal Description] BOOK XIII SOUTHERN
SURVEY DISTRICT, SECTION 44, RAKAIA TOWNSHIP

in Street/Road Number [or fire number if applicable] MICHAEL STREET
SECTION 44.

Locality RAKAA TOWNSHIP

Where power lines are adjacent to the proposed building these must be shown on plans.

PARTICULARS OF BUILDING

Foundations: R-C & PILES Walls: HARD PLANK Roof: Galvanised Iron
TIMBER FRAMING

Area: 69.67 m square metres

Estimated Value: Building \$ 15,000 Plumbing and Drainage \$ 1200

Permit Fee \$ 80.00

Building Research Levy: \$ 32

Water Connection Fee 100.00

212.00

Purpose for which building is to be used: RESIDENTIAL DWELLING

Builder A.K. SUTHERLAND

Address 38 SCHOOL ROAD

P.O BOX 53, TAITAPU

Signature of Builder: A.K. Sutherland

FOR OFFICE USE ONLY

Permit No: _____

Valuation No: 2442/28

District Planning Scheme: Res

Plumbing and Drainage Record.

Council Approval: _____

Application approved subject to the following conditions: 1, 2, 3

Date: 12-9-84
12-9-84

[Signature]
BUILDING INSPECTOR

PROPOSED HOUSE FOR MR & MRS A.K SUTHERLAND

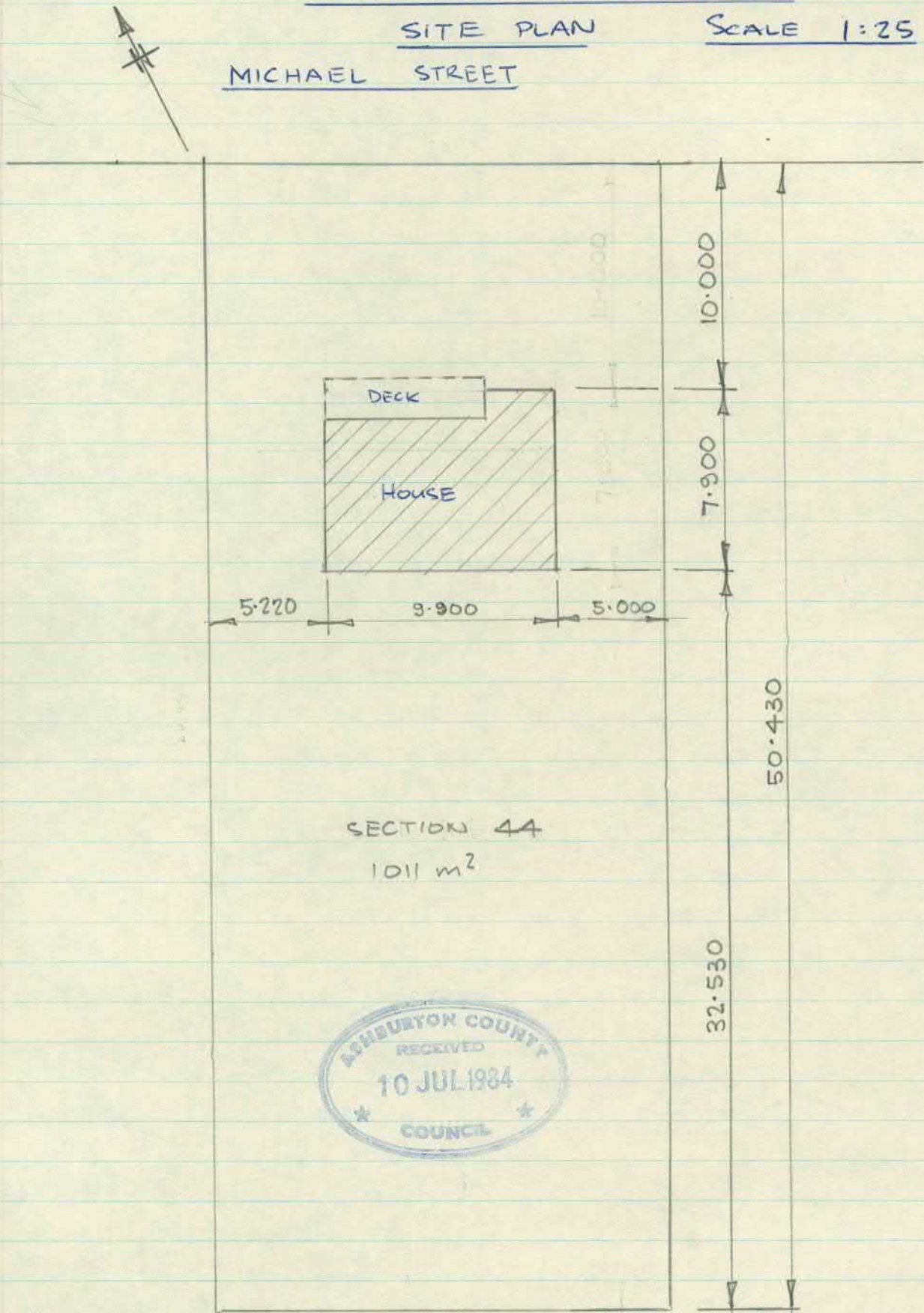
BLOCK XIII SELWYN SURVEY DISTRICT

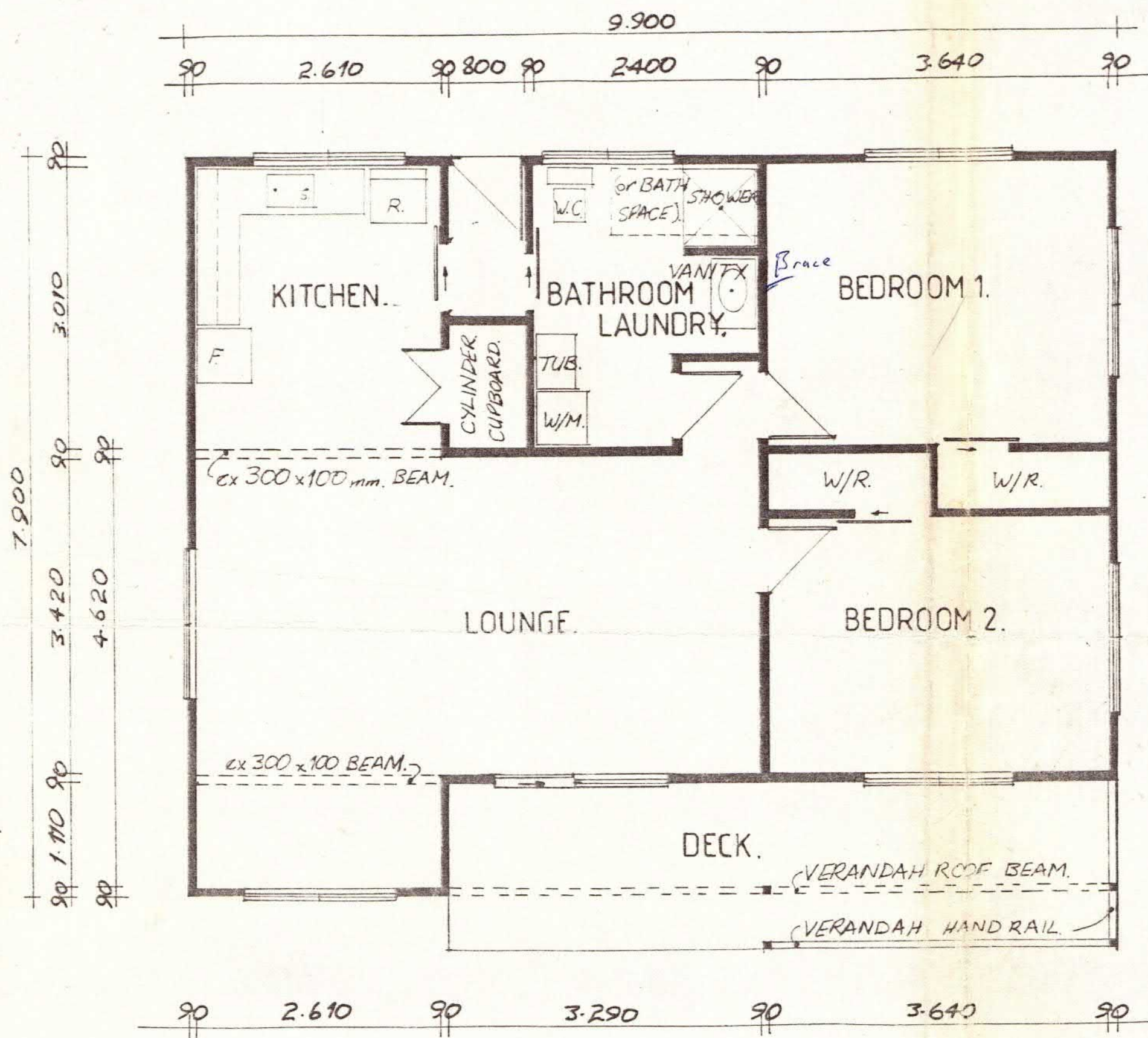
SECTION 44 TOWN OF RAKAIA

SITE PLAN

SCALE 1:25

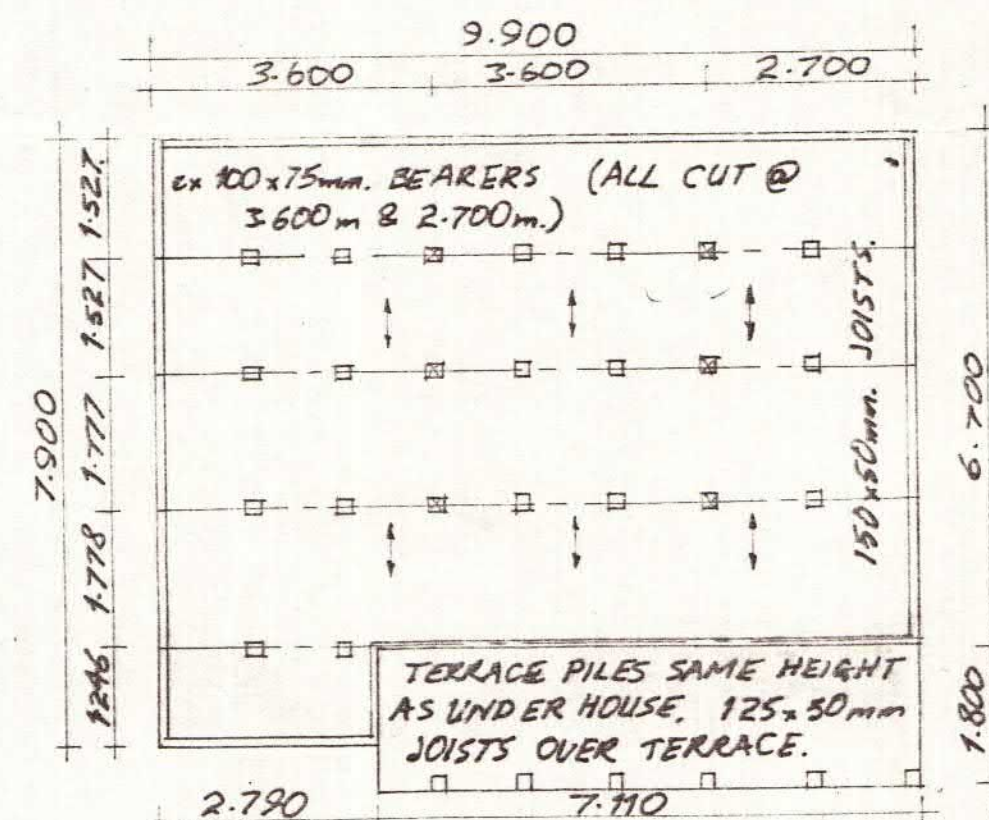
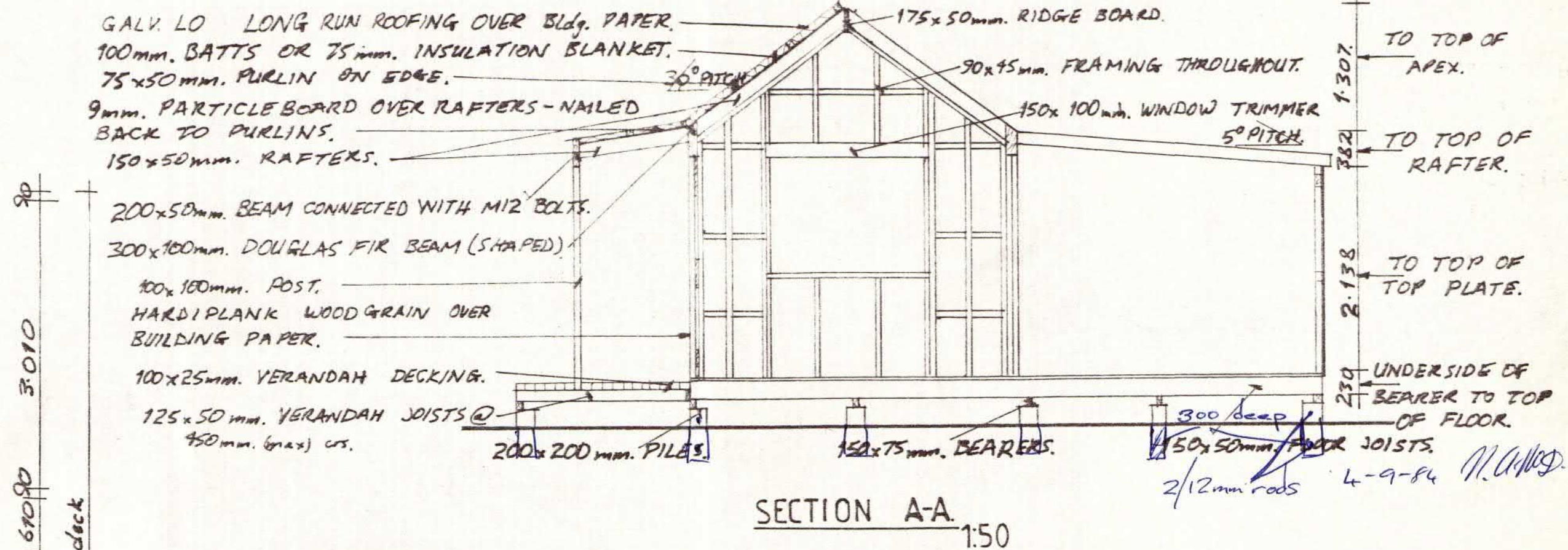
MICHAEL STREET





FLOOR PLAN 1:50

FLOOR AREA - 69.670 SQ. M. (750 SQ.')



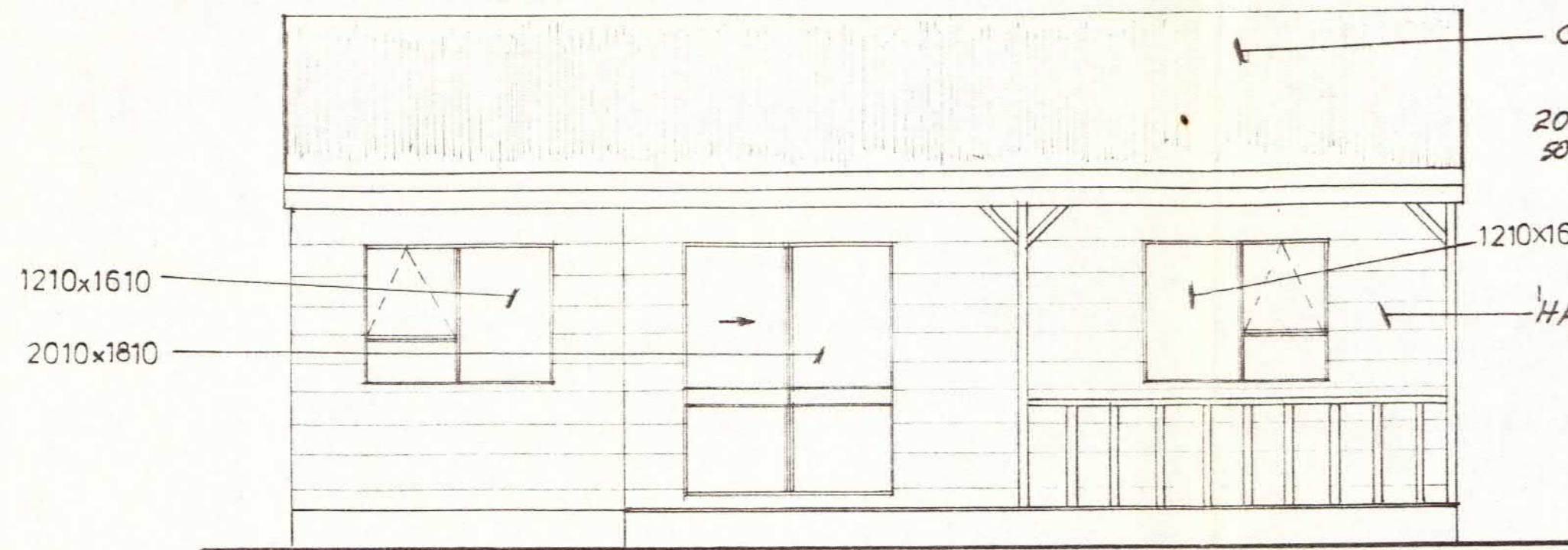
FOUNDATION PLAN 1:100

M^CRaeway 'SUPER COTTAGE'



I. R. McRae Ltd.

P.O. Box 581, Timaru, New Zealand. Phone 84-700 -- A.H. 44-506
M. Raeway Homes - Railway Street, Timaru

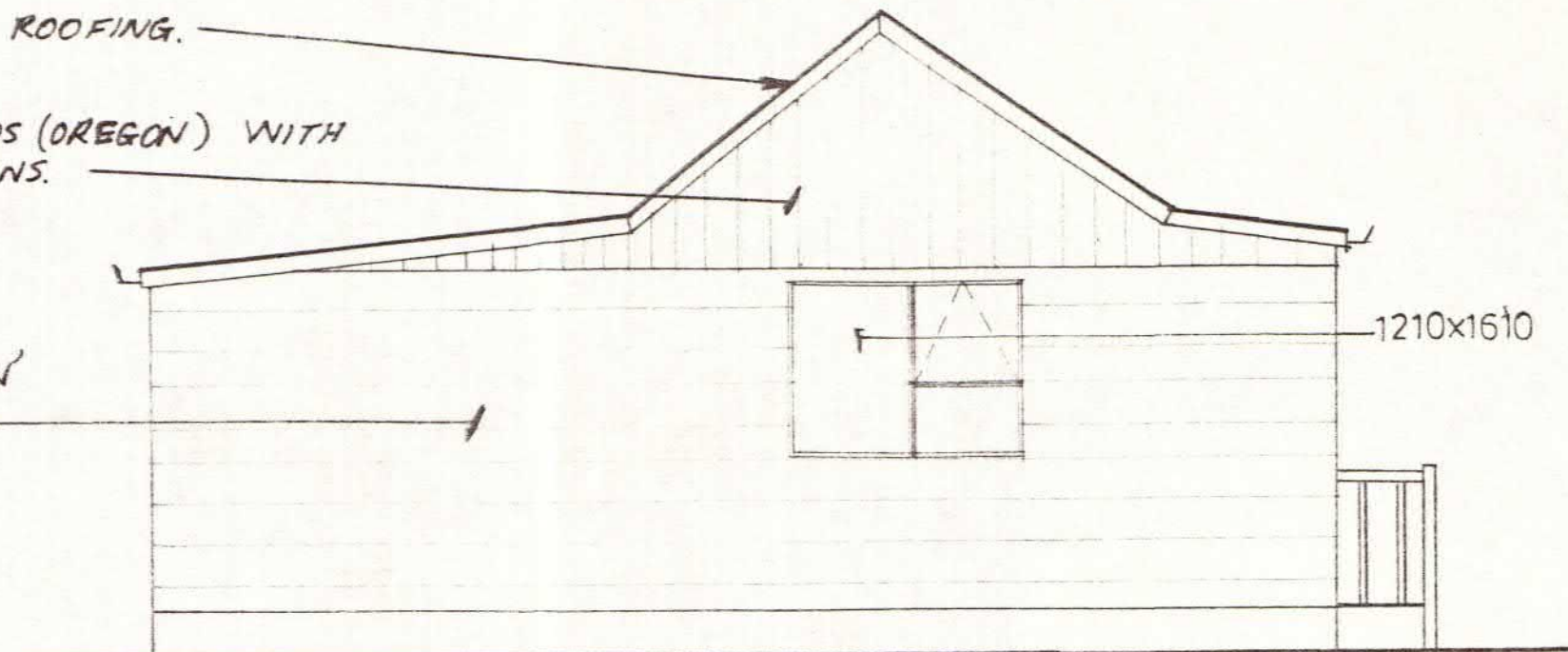


FRONT ELEVATION. 1:50

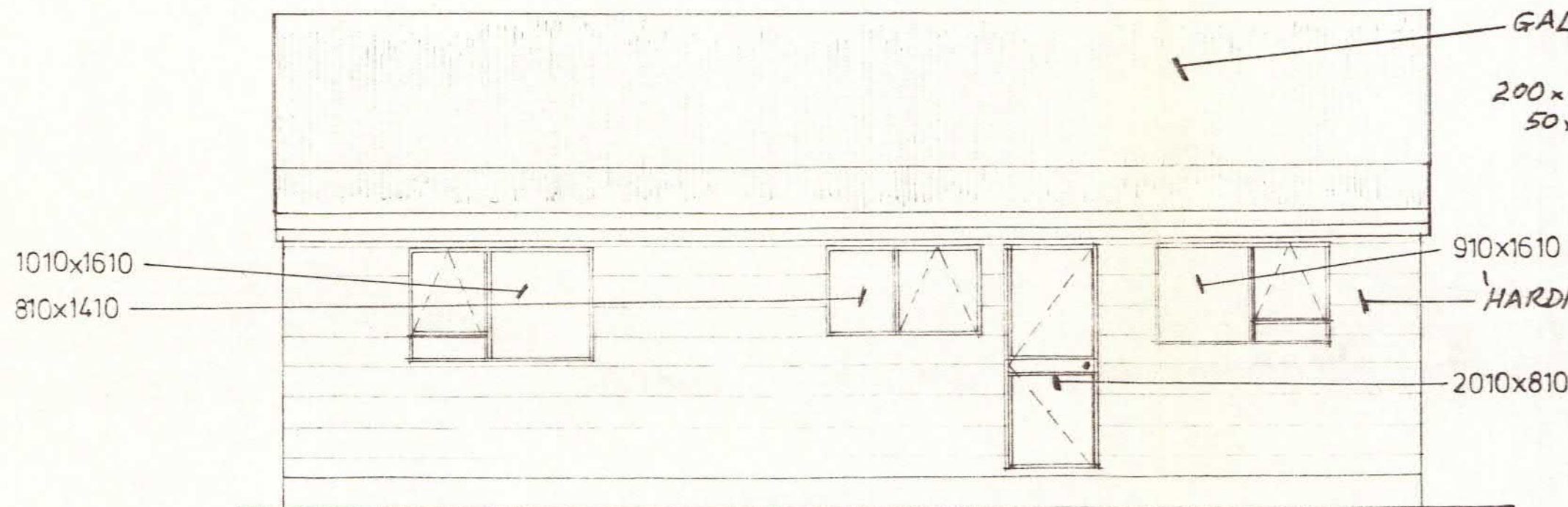
GALV. IRON LONG RUN ROOFING.

200x25mm. WEATHERBOARDS (OREGON) WITH
50x25mm. COVER BATTENS.

'HARDIPLANK WOODGRAIN'
CLADDING.



KITCHEN SIDE ELEVATION. 1:50

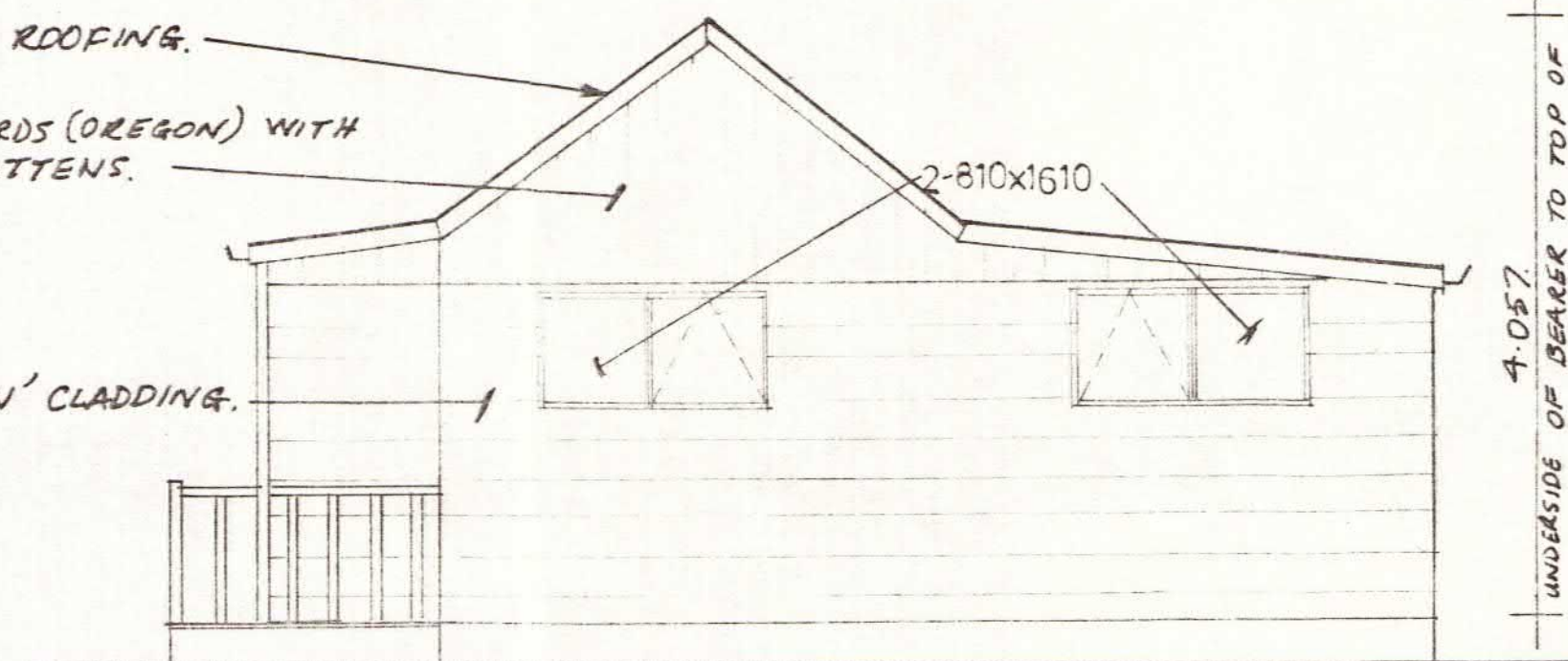


BACK ELEVATION. 1:50

GALV. IRON LONG RUN ROOFING.

200x25mm. WEATHERBOARDS (OREGON) WITH
50x25mm. COVER BATTENS.

'HARDIPLANK WOODGRAIN' CLADDING.



BEDROOM SIDE ELEVATION. 1:50

McRaeway 'SUPER COTTAGE'



I. R. McRae Ltd.

P.O. Box 581, Timaru, New Zealand. Phone 84-700 — A.H. 44-506

"McRaeway Homes" Rotherwell Street, Timaru