

EAST 94 • 184



Resource Management Act 1991
Christchurch City Council
Application for Subdivision Consent
(Fee-simple Cross-lease Unit Title)
Circle one 5000013149219

RECEIVED 16 FEB 1994

T
Y
P
E
F

The subject property is situated in the SPREYDON ✓ Ward.

Address of Subdivision 27 NEVILLE STREET
Legal Description/s LOTS 1 & 2 DP 138A7
Applicants Name MR. F. GREENSLADE Owner Y / ~~N~~
Applicants Address 27 NEVILLE STREET

The Registered Surveyor who will prepare the survey plan will be
ELIOT SINCLAIR & PARTNERS Surveyor or Firm
P.O. BOX 4597 CHCH 371A01A Address and Telephone No.
130 869 Surveyors File Number
N/A Previous Application No.

The name(s) and address(es) of the owner and occupier other than the applicant are included in the attached report.

The following additional consents are required:

- Land use consent (Application made) ~~Has been/Has not/NA~~
- Water Permit ~~Has been/Has not/NA~~
- Discharge Permit ~~Has been/Has not/NA~~

I attach the additional information required, together with copies of the plan of the proposal showing the information in accordance with Section 219.

Assessment of Effects - ~~Attached/NA~~

Address for Service
ELIOT SINCLAIR & PARTNERS
P.O. BOX 4597 CHCH

R. E. Galido
Signature

Telephone: 379 401A

10-2-94
Date

Title Plan Received Date: 25/03/94 Title Plan Approved 5 / 4 / 94 212

NOTE: ALL applications are to be accompanied by a full report giving all necessary information to approve the application.

1

RECEIVED

2025.10.16



CONTROLLED ACTIVITY SUBDIVISION CONSENT WORKSHEET

Distribution	Date Sent	Reply	More Information
Drainage Unit			
Hazards			
Southpower			
Waterworks			
Development Control			
Valuer			
District Land Registry			
Conservation Department			
Arboriculturist			
Parks			
Area Traffic			
Area Building	17/2/94	23/2/94	
Planning			
Other			
cc RI			

Road/ROW names recd Fees \$ Recept No Date ____/____/____

To DOSLI ____/____/____ Reply ____/____/____

To NZ Post ____/____/____ Reply ____/____/____

To Community Board on ____/____/____ Approved ____/____/____

Copy to Civic ____/____/____

Notification Yes / No Date ____/____/____ Submissions Close ____/____/____

If submissions received use next form

Recommendation Approve / ~~Decline~~ SPO Murphy

Approval / ~~Decline~~ pursuant to delegated powers

Area Planner SPO Alhandisides Date 7 / 3 / 94

Senior Planner Subdivisions Date ____/____/____

Reserve Contributions \$ Recept No Date ____/____/____

Bond Received ____/____/____ Sent to Solicitors ____/____/____ Returned ____/____/____

Cond Cert Requested 10 / 5 / 94 Issued 12 / 5 / 94

File Closed ____/____/____ DP No 66429

Christchurch City Council Scheme Plan No: EAST/94/184

Address: 27 Neville Street

Plan of Subdivision of Lots 1 and 2 DP 13847

Comprised in Certificate of Title: 519/35 and 519/36

Subdivision declared to by: Roy Edmund Garside

Registered Surveyor Christchurch on 23 March 1994

In the matter of Plan 66429 and pursuant to Section 224(c) of the Resource Management Act 1991, I, Anthony Claude Handisides hereby certify that all conditions of the subdivision consent have been complied with to the satisfaction of the Christchurch City Council, and I further certify pursuant to Section 224(f) that the Christchurch City Council is satisfied on reasonable grounds that every building or part of a building shown on this plan complies with the provisions of the building code specified in Section 46(4) of the Building Act 1991.

Dated this *12th* day of May 1994

ACH.

Authorised Officer

Eliot Sinclair & Partners Limited

Consulting Surveyors
Consulting Engineers

Land and engineering surveyors. Civil and structural engineers. Land development consultants. Hydrographic and Photogrammetric surveyors. Advanced computer applications in surveying and engineering.

Temple Courts, 303 Durham Street, P.O. Box 4597, Christchurch, New Zealand,
Telephone (03) 379-4011, Fax (03) 365-2449



Memo
 Site Instruction
 Document Transfer
 Site Report
 Record of Discussion
 Record of Phone Conversation

To: Christchurch City Council
P.O. Box 237
Chch.

Reference: 130 869
Project: _____

Attention: Subdivisions
From: Roy Garside

Date: 9-5-94
Page 1 of 1 pages

Subject: Conditions Certificate

We should be pleased if you would issue a Conditions Certificate for the following flat plan:

East 94/184 F. GreenSlade

27 Neville street

Lots 1 & 2 DP 13847

CST 519/35 & 519/36

LT 66429 dated 23rd March 94

R.E. Garside

940 7839

ACH

FILE No			
REPLY	SENT	MIL	TO FOLLOW

Enclosures: Yes / No
Copies to: _____

Sent by:
 Surface Mail Courier
 Air Mail Hand
 Fax to No. _____

Directors

Marton D. Sinclair B.E. B.Sc. M.I.P.E.N.Z. M.N.Z.I.S. M.P.M.I. Reg. Eng. Reg. Surv.
Bruce E. Sinclair B.Sc. M.N.Z.I.S. M.P.M.I. Reg. Surv.

Associates

Martin Hewitt B.Surv. N.Z.C.L.S. M.N.Z.I.S. Reg.Surv.
Maurice W. Perwick Dip.Surv. M.N.Z.I.S. Reg.Surv.
Mark A. Allan B.Surv. N.Z.C.L.S. M.N.Z.I.S. Reg.Surv.

John des C. Brouard B.E. M.I.P.N.Z. Reg.Eng.
Roy E. Garside Dip.Surv. M.N.Z.I.S. Reg.Surv.

Sylvia M. Butters B.Surv. M.N.Z.I.S. Reg.Surv.
Warren J. Haynes B.Surv. M.N.Z.I.S. Reg.Surv.

Full Trial
 2 Issues (MS) Quilts

18th
 18th 2023

PKR 2023

PKR 2023
 PKR 2023
 PKR 2023

PKR 2023
 PKR 2023

PKR 2023
 PKR 2023

PKR 2023
 PKR 2023

PKR 2023
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PKR 2023
 PKR 2023

PKR 2023
 PKR 2023

PKR 2023
 PKR 2023

Full Trial
 2 Issues (MS) Quilts

ДЕЛЕГОВАНІ СРОКИ
 10 МАЯ 1984
 RECEIVED

RECEIVED
 10 MAY 1984



Resource Management Act 1991
Christchurch City Council
Request For Sealing of Title Plan

RECEIVED 25 MAR 1994

T
Y
P
E



EAST 194/18A
Application Number

From ELIOT SINCLAIR & PARTNERS Phone 379 4014
Surveying Firm

Street Address 27 NEVILLE STREET

Owner F. GREENSHADE

Signed R.E. Gaskide Date 24-3-94

Application checked against Title Plan and cleared for sealing

[Signature] Date 5-4-94
Subdivisions Planning Officer/Area Planner

①

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CHRISTCHURCH CITY COUNCIL

7 March 1994

Eliot Sinclair & Partners
P O Box 4597
CHRISTCHURCH

Dear Sirs

SUBDIVISION CONSENT APPLICATION EAST/94/184
2 FLATS - F GREENSLADE
YOUR REF: 130869

Further to your application for subdivision consent for cross lease titles at 27 Neville Street, I advise that your application was approved pursuant to Part VI and Part X of the Resource Management Act 1991 on 7 March 1994 subject to the following conditions:

1. The buildings being erected in the position shown and,
 - (a) in the case of buildings erected after 1 July 1992 being in accordance with a building consent issued pursuant to the Building Act 1991; and
 - (b) in the case of buildings existing as at 1 July 1992 complying with Section 46(4) of the Building Act 1991.

Provided there are no applications for a review of conditions, nor any appeal to the Planning Tribunal, this resource consent is deemed to commence on 7 March 1994 and shall expire on 6 March 1996 unless a survey plan is submitted for seal prior to this date.

Yours faithfully

A C Handisides
SUBDIVISIONS PLANNING OFFICER (EAST)

ACH:JCP

CONTACT Anna McKaskell Telephone 371-1765 FILE PL/SU/4

CIVIC OFFICES • 163-173 TUAM STREET • PO BOX 237 • CHRISTCHURCH 1
NEW ZEALAND • TELEPHONE (03) 379-1660 • FAX (03) 371-1786



EAST/94/184

RECEIVED 23 FEB 1994

RESOURCE MANAGEMENT ACT 1991

UNIT TITLE/CROSS LEASE SUBDIVISION CONSENT APPLICATION WORK SHEET

FORMAT OF APPROVAL (tick appropriate development type)

New buildings as a complete development A combination of new and existing buildings

New buildings erected in stages Existing buildings as a complete development

Existing building as a staged development

PROPERTY ADDRESS: 27 NEVILLE STREET - 2 FLATS

EXISTING BUILDINGS: **BUILDING SITE FEATURES:**

	Approved	with Conditions	Declined
COMMENT: Building Control Building Suitability Site Feasibility - notable trees etc.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COMMENT: TP Resource Management/District Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COMMENT: Building Control Outfalls for sanitary sewage, stormwater, site levels etc.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COMMENT: Traffic Eng Site access and garaging requirements corner rounding.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Matters.....			

UNIT TITLE/CROSS LEASE SUBDIVISION CONSENT

Features Check	Approved	with Conditions	Declined
Satisfactory for Council Consent (Sealing)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Approval subject to:.....			
Signed: <i>J. P. Reyer</i>			Date: 22-2-94

UNIT TITLE/CROSS LEASE CONDITION CERTIFICATE

	Approved	Held Waiting for Compliance
Signed: <i>J. P. Reyer</i> Dated: 22.2.94	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBDIVISION APPLICATION CHECKLIST

EAST / 94 / 184
Application No.

(This check list is also to be used for applications for Rights of Way pursuant to Section 348, Local Government Act 1974)

No application for a resource consent is deemed to have been received until all the relevant information has been provided to the Council.

Where applicable, the following information shall be supplied by the applicant.

Type of Application: ✓

Fee simple	
Cross lease	✓
Unit title	
Right of Way	

No. of Additional Lots: _____ or Units 1

Fees for Approval:

	Office Use	
	Invoice	Date
Basic charge	\$ 250 ⁰⁰	114231 16-2-94
Lot or unit	\$ 25 ⁰⁰	114231 16-2-94
Drainage fee	\$	
Building inspection fee	\$ 51 ⁰⁰	114231 16-2-94
Road/ROW name approval	\$	
Road name plates	\$	
Other Fees (state):	\$	

Total \$ 326⁰⁰

Information required for all Applications:

All applications shall be accompanied by:

1. Surveyor's or applicant's report
2. Copy of certificate of title

Enclosed	Office Use
✓	
✓	

Where applicable, applications shall be accompanied by:

1. Valuation of allotments
2. Drainage
3. Water supply
4. Electric power
5. Land stability
6. Park's acceptance of reserve
7. Engineering design
8. Building control
9. Esplanade reserves

N/A

Eliot Sinclair & Partners Limited

Consulting Surveyors
Consulting Engineers

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Temple Courts, 303 Durham Street, PO Box 4597, Christchurch, New Zealand,
Telephone (03) 379-4014, Fax (03) 365-2449

Our reference: **130869**

10 February 1994

Christchurch City Council
Civic Service Centre
163 Tuam Street
CHRISTCHURCH

Attention: Subdivisions Section

Dear Sir

Re: Mr F. Greenslade - Proposed Cross Lease at 27 Neville Street

We submit an advance copy of the flat plan for the above property, to which further information has been added, and request Subdivision Consent under Section 105 of the Resource Management Act 1991.

The land is zoned Residential 1 under the Christchurch City Plan.

1. Description

*ppk 317
needed*

The property is held in two Certificates of Title, 519/35 and 519/36, copies of which are enclosed. It is proposed to substitute these with a cross lease Certificate of Title for each of the two Flats as shown. *See 643 L.G. Act on title.*

Flat 1 is an existing dwelling estimated to be 40 years old. Flat 2 is under construction. Flat 1 is served by an existing double garage. A carport is to be built for Flat 2 as shown. These provisions meet the parking space requirements of the City Plan.

A complying outdoor living space is provided for each Flat.

Stormwater and sewer connections are also shown on the plan.

2. Conclusion

We consider that the proposed cross lease complies with the requirements of the District Plan, and look forward to your Subdivision Consent.

Yours faithfully
ELIOT SINCLAIR & PARTNERS LTD.

R. E. Garside

Roy Garside
reg:ldg

Encl.

Directors

Marton D. Sinclair B.E. B.Sc. M.I.P.E.N.Z. M.N.Z.I.S. M.P.M.I. Reg. Eng. Reg. Surv.
Bruce E Sinclair B.Sc. M.N.Z.I.S. M.P.M.I. Reg. Surv.

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Mark A. Allan B.Surv. N.Z.C.L.S. M.N.Z.I.S. Reg. Surv. Sylvia M. Butters B.Surv. M.N.Z.I.S. Reg. Surv.

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

F 682410

NEW ZEALAND



Form B. Register-book. Vol. 519 folio 35

Copy Requested
519/35

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

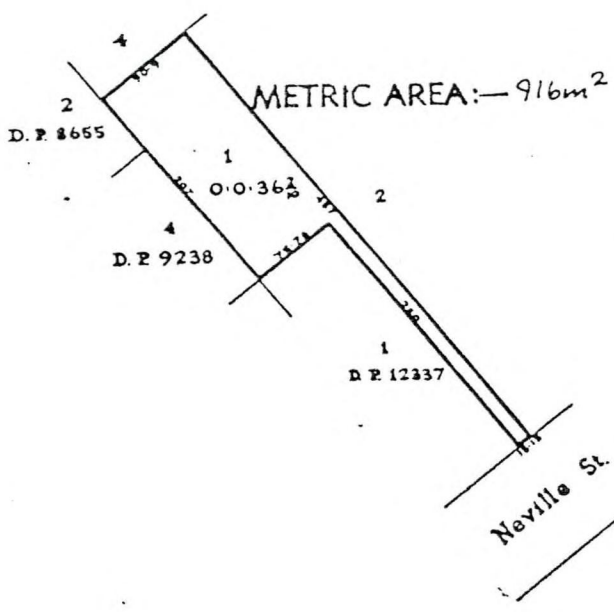
This Certificate, dated the Twentieth day of May, one thousand nine hundred and Forty-nine, under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury. Witnesseth that RONALD JACK COOPER of Christchurch Builder

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered. FENCED, be the several admeasurements a little more or less, that is to say: All that parcel of land containing THIRTY-SIX PERCHES AND TWO-TENTHS OF A PERCH or thereabouts situated in the City of Christchurch being Lot 1 on Deposited Plan No. 13847 part of Rural Section 76



Assistant District Land Registrar

City of Christchurch



Penciling covenant contained in Transfer 306310
306673 X caveat Entered 30 May 1949 at 11.20 a.m.
339580 transfer Ronald Jack Cooper to the said Ronald Jack Cooper and Bessie Jane Cooper his wife produced 8 May 1951 at 2.55 p.m. (caveats consented)
339581 transfer to the Trustee of the Christchurch and CC...
428071 Transfer Ronald Jack Cooper and Bessie Jane Cooper to Harold William Joseph of Christchurch Contractor, produced 31 October 1955 at 11.28 a.m.
428121 Mortgage to William Joseph to Bank of Australasia Limited produced 31 October 1955 at 11.45 a.m.
Transfer 558091 Harold William Joseph to William Albert Charles Turner of Christchurch Clerk produced 22.8.1961 at 11.37 a.m.
Settled under the Joint Family Homes Act 1969 on William Albert Charles Turner of 27 Neville Street and Bessie Jane Turner his wife 25/11/1967 at 12.20 p.m. Application 22353

Scale 1 chain to an inch

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

Transfer 126281/1 to Henry Gaunt Mathers of Christchurch, Company Director and Marjorie Mathers his wife - 22.4.1977 at 10.47a.m.

Beene, L.R.

No. 126281/2 Settled under the Joint Family Homes Act 1964 on Henry Gaunt Mathers and Marjorie Mathers both abovenamed - 22.4.1977 at 10.47a.m.

Mortgage 126281/3 *DISCHARGED 1/6/1984* Alexander Graham - 22.4.1977 at 10.47a.m.

Mortgage 156313/1 to *DISCHARGED 1/6/1984* New Zealand - 18.11.1977 at 10.26 am.

Transfer 227605/1 of Mortgage 126281/3 to Anthony Polson Solicitors Nominee Company Limited - 23.5.1979 at 10.26 am.

W. B. O'Neil for A.L.R.

Variation of Mortgage 126281/3 - 12.7.1983 at 9.59 am.

[Signature] for A.L.R.

Transfer 491109/3 to Murray Lloyd Jones of Christchurch, Product Manager and Susan Grace Jones his wife - 1.6.1984 at 9.27 am.

S. M. Lead for A.L.R.

Mortgage 491109/4 to Canterbury Savings Bank - 1.6.1984 at 9.27 am.

DISCHARGED 20 DEC 1983
845104/1 *S. M. Lead* for A.L.R.

No. 701579/1 Certificate pursuant to Section 643 Local Government Act 1974 that the within land will not be sold except in conjunction with Lot 2 DP 13847 (519/36) - 11.9.1987 at 9.14am

W. M. A. Min for A.L.R.

Transfer 849872/1 to Frank Robert Greenslade of Christchurch, Credit Manager and Marion Elizabeth Greenslade, his wife - 23.1.1990 at 9.25am

Frank Greenslade for A.L.R.

Mortgage 849872/2 to Post Office Bank Limited - 23.1.1990 at 9.25am

Frank Greenslade for A.L.R.

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

F 682391

Sincere Copy Requested

519/36

NEW ZEALAND

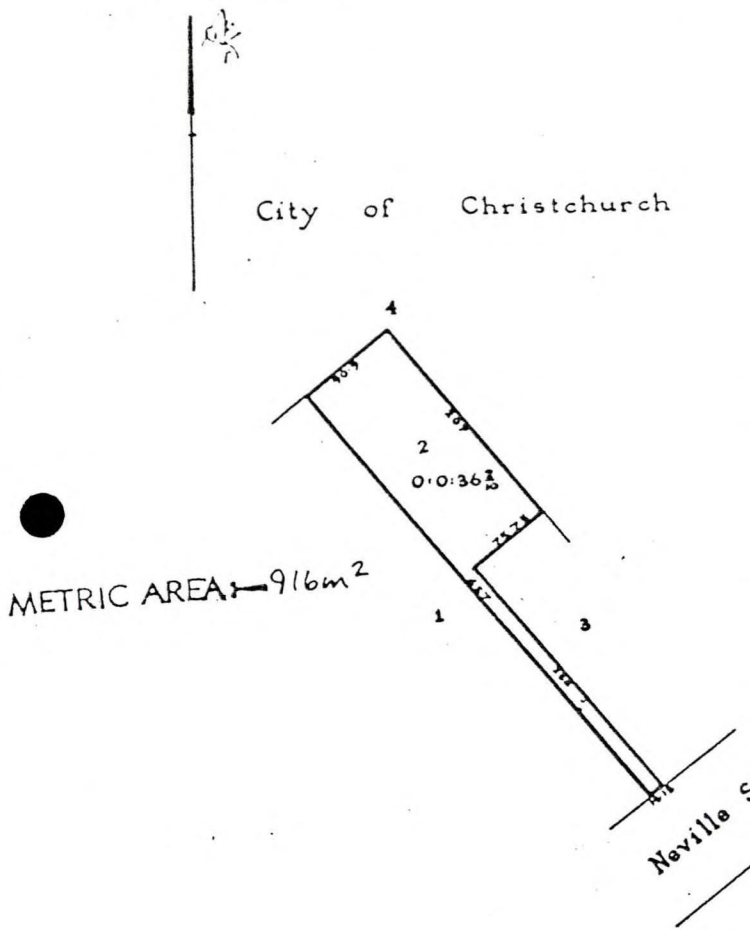


Form B. Register-book. Vol. 519, folio 36

ACT OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the Twentieth day of May, one thousand nine hundred and Forty-nine, under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury. Witnesseth that RONALD JACK COOPER of Christchurch Builder

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing THIRTY-SIX PERCHES AND TWO-TENTHS OF A PERCH or thereabouts situated in the City of Christchurch being Lot 2 on Deposited Plan No. 13247 part of Rural Section 75



Assistant District Land Registrar.

Penciling covenant contained in Transfer 306310 306673 X caveat Entered 30 May 1949 at 11.20 a.m.

339580 Transfer Ronald Jack Cooper to the said Ronald Jack Cooper and Helen Jane Cooper his wife produced 8 Aug 1951 at 2.55 pm (Canterbury Community)

339581 Mortgage of the said land to the Trustee of the said Community and the said Albert Josephine Murray, the said produced 8 Aug 1951 at 2.55 pm (Canterbury Community)

428071 Transfer Ronald Jack Cooper and Clarice Joy Cooper to Harold William Jessop of Christchurch Contractor, produced 31 October 1955 at 11.28 am

428071 Mortgage of the said land to the said Harold William Jessop to the said Albert Charles Turner of Christchurch Chemist produced 31 October 1955 at 2.47 pm

Transfer 558091 Harold William Jessop to the said Albert Charles Turner of Christchurch Chemist produced 22.7.1961 at 11.37 am

Settled under the Joint Family Homes Act 1964 on William Albert Charles Turner of 27 Neville Street and Clarice Joy Turner his wife 25/1/1967 at 12.20 pm Application 22353

METRIC AREA: 916m^2

Scale: 1 chain to an inch

THIS REPRODUCTION (ON REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 155 LAND TRANSFER ACT 1952.

Transfer 126281/1 to Henry Gaunt Mathers of Christchurch, Company Director and Marjorie Mathers his wife - 22.4.1977 at 10.47 a.m.

[Handwritten signature]
A L.R.

No. 126281/2 Settled under the Joint Family Homes Act 1964 on Henry Gaunt Mathers and Marjorie Mathers both abovenamed - 22.4.1977 at 10.47a.m.

Mortgage 126281/3 to Alexander Graham - 22.4.1977 at 10.47 a.m.

DISCHARGED
17/6/1978
[Handwritten signature]

Mortgage 156313/1 to *[illegible]* of New Zealand - 18.11.1977 at 11.50 a.m.

DISCHARGED
11/6/1978
[Handwritten signature]
A L.R.

Transfer 227605/1 of Mortgage 126281/3 to Anthony Polson Solicitors Nominee Company Limited - 23.5.1979 at 10.26 am.

[Handwritten signature]
for A.L.R.

Variation of Mortgage 126281/3 - 12.7.1983 at 9.59 am.

[Handwritten signature]
for A.L.R.

Transfer 491109/3 to Murray Lloyd Jones of Christchurch, Product Manager and Susan Grace Jones his wife - 1.6 1984 at 9.27 am.

[Handwritten signature]
for A.L.R.

Mortgage 491109/4 to Canterbury Savings Bank - 1.6.1984 at 9.27 am.

DISCHARGED
20 DEC 1989
[Handwritten signature]
for A.L.R.

No. 701579/1 Certificate pursuant to Section 643 Local Government Act 1974 that the within land will not be sold except in conjunction with Lot 1 DP 13847 (519/35) - 11.9.1987 at 9.14am

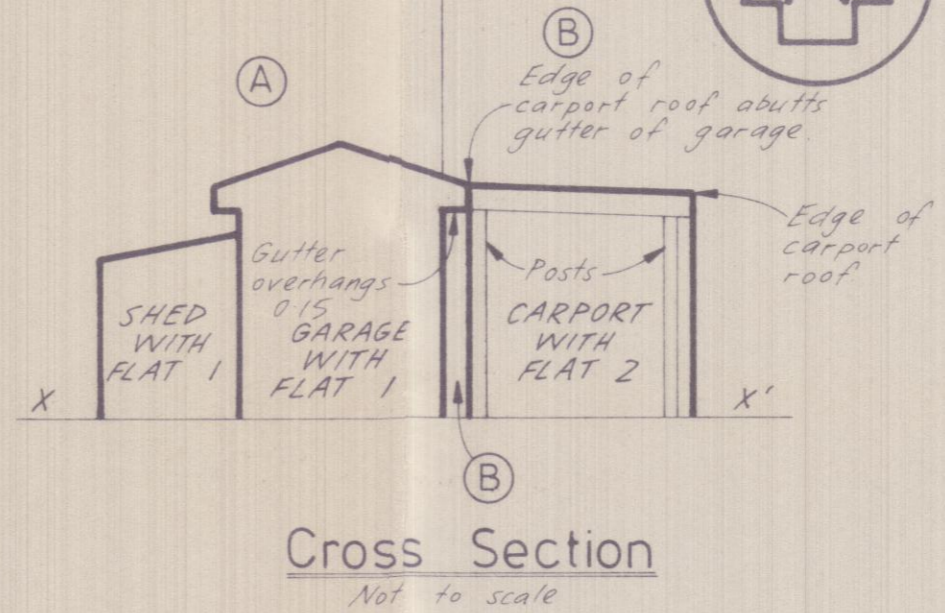
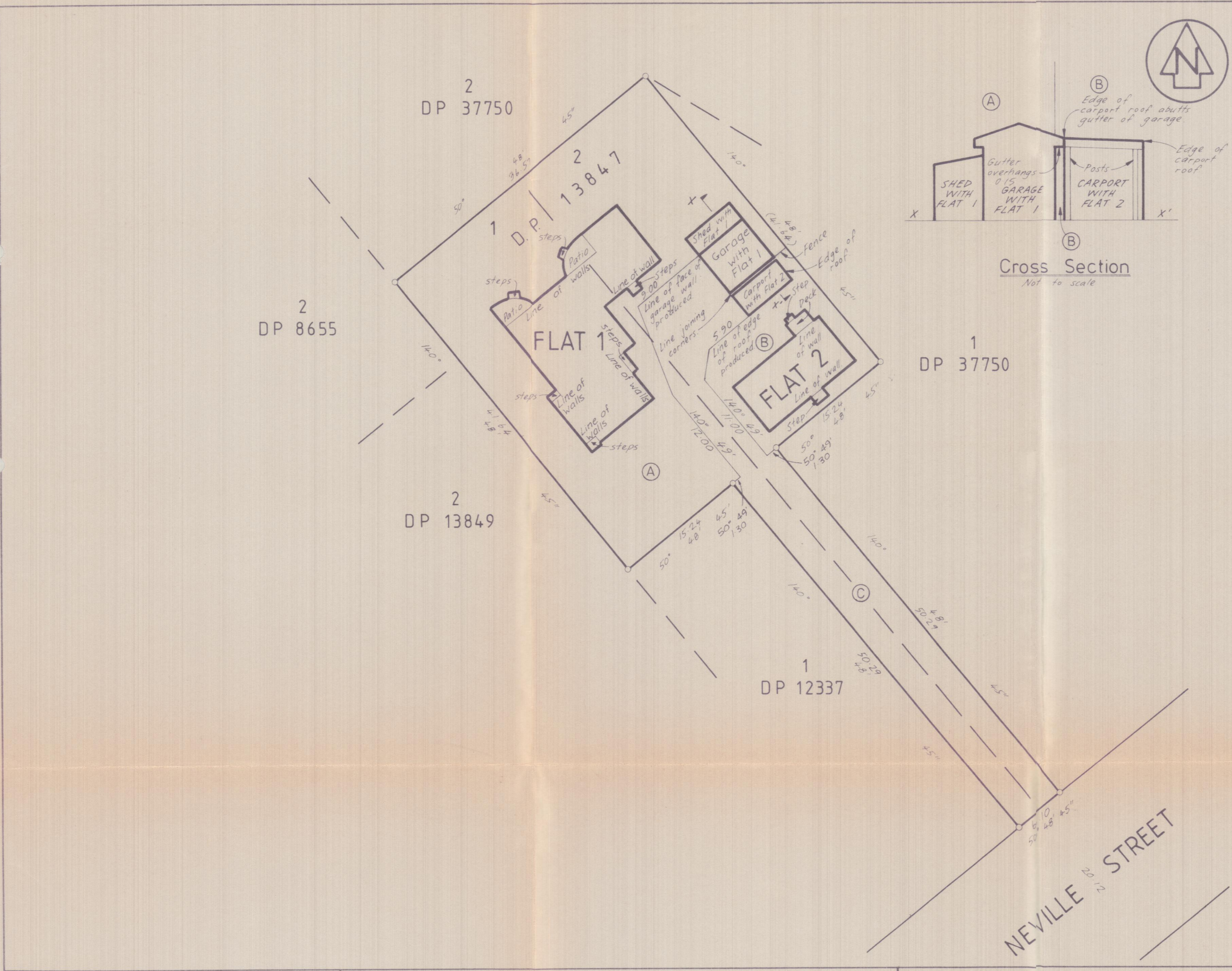
[Handwritten signature]
for A.L.R.

Transfer 849872/1 to Frank Robert Greenslade of Christchurch, Credit Manager and Marion Elizabeth Greenslade, his wife - 23.1.1990 at 9.25am

[Handwritten signature]
for A.L.R.

Mortgage 849872/2 to Post Office Bank Limited - 23.1.1990 at 9.25am

[Handwritten signature]
for A.L.R.



Approvals
Registered Proprietors

Sealing Copy
2/2

Areas Restricted as to User
Area A with Flat 1
Area B with Flat 2
Area C with Flats 1 & 2

I hereby certify that the buildings shown hereon are erected in the positions shown and are situated within the boundaries of Cst 519/35 & 519/36
R.E. Garside
Registered Surveyor 23-3-94

Total Area

Comprised in Cst 519/35 & 519/36

I, Roy Edmund Garside of Christchurch Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
Dated at Christchurch this 23rd day of March 19 94 Signature R.E. Garside

Field Book p. Traverse Book p.
Reference Plans D.P.s. 8655, 12337, 13849, 37750
Examined Correct

Approved as to Survey
...../...../..... Chief Surveyor

Deposited this day of 19

District Land Registrar
File
Received
Instructions

LAND DISTRICT CANTERBURY
SURVEY BLK. & DIST. XV CHRISTCHURCH
NZMS 261 SHT M36 - 1000/56-2

FLATS ERECTED ON LOTS 1 & 2 D.P. 13847

TERRITORIAL AUTHORITY CHRISTCHURCH CITY
130869
Surveyed by ELIOT SINCLAIR & PARTNERS LTD.
Scale 1:300 Date MARCH 1994