Land information memorandum here

Statement of Passing Over: This building inspection has been supplied by the vendor in good faith. Here (Powered by Ownly Limited, Licensed REAA 2008) is merely passing over this information as supplied to us.

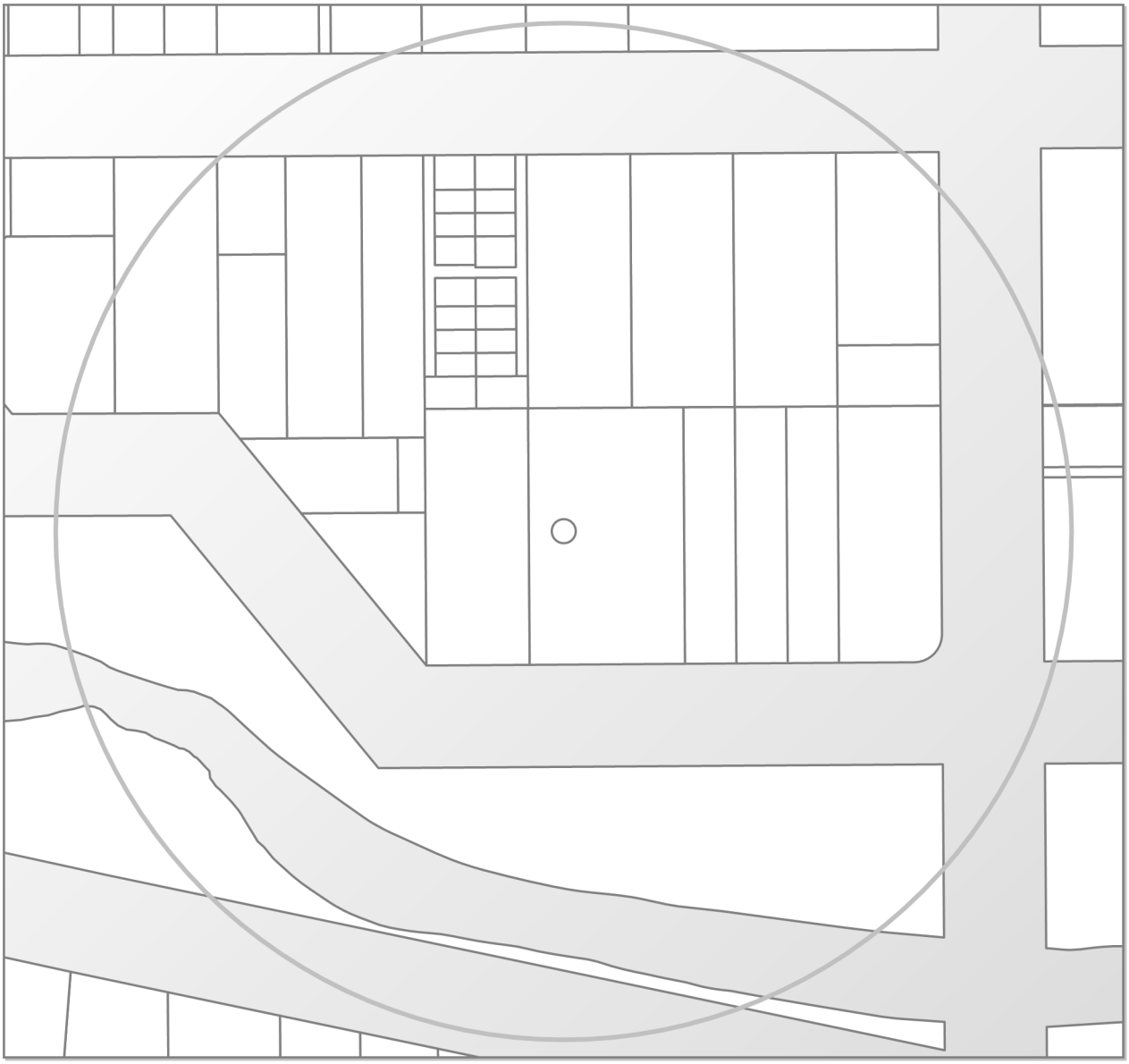
We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to seek your own advice as to the information contained in this document.

Please note this LIM report is provided for informational purposes only. There may be matters relating to pre-1992 consents or permits which may need further investigation in order to determine their relevance.

To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

Christchurch City Council

Land Information Memorandum



Property address:

26/41 Cambridge Terrace

LIM number: 1745141

Christchurch City Council

53 Hereford Street, PO Box 73015
Christchurch 8154, New Zealand
Tel 64 3 941 8999
Fax 64 3 941 8984

www.ccc.govt.nz

Land Information Memorandum

Christchurch City Council

Application details

Date issued	14 September 2026
Date received	4 September 2026

Property details

Property address	26/41 Cambridge Terrace, Central City, Christchurch
Valuation roll number	22680 70100 Z
Valuation information	Capital Value: $610,000 Land Value: $395,000 Improvements Value: $215,000 *Please note: these values are intended for Rating purposes*
Legal description	Unit 26 DP 359630 on Lot 1 DP 347393 having share in 1540 m2
Existing owner	GHP Trustees 2022 Limited Ashley Arthur Petterson Chantelle Rossouw Petterson 22 Bengal Drive Christchurch 8022

Council references

Rate account ID	73122147
LIM number	1745141
Property ID	1144327

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Land Information Memorandum

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. It is essential that the applicant undertakes their own due diligence to verify the suitability of the property for their intended use.

Under Information Privacy Principle 3A (IPP3A) of the Privacy Act 2020, if personal information is collected indirectly (from someone other than the individual concerned), the affected person should be notified. If you are submitting a request on behalf of another individual and providing personal information to Council, please ensure that they are made aware of this prior to submission.

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.

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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 44(A)(2)(aa) LGOIMA. This is information known to the Council but is not apparent from 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 the likely presence of hazardous contaminants.

☎ For enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

Natural Hazards

Section 44A(2)(a) LGOIMA. This is information known to the Council about natural hazards that is required by section 44B LGOIMA.

Council's information has primarily been obtained from external specialists with the technical expertise to carry out research, investigation or analysis. Under the Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025, the Council isn't required to:

- prepare a risk assessment of the land concerned.
- undertake any further analysis relating to the land.
- conduct additional searches or inquiries about the existence of natural hazard information.

It is the LIM recipient's responsibility to seek qualified advice about any identified natural hazard and/or the suitability of the land for its intended purpose.

This section may also include natural hazard information provided by Environment Canterbury. Christchurch City Council is required to include such information in LIMs where Environment Canterbury considers it meets the criteria under section 44C of LGOIMA.

The following statement has been provided by Environment Canterbury:

This Land Information Memorandum includes natural hazard information deemed by Environment Canterbury to be the most up to date, useful, and relevant, and is provided in accordance with the Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025. All due care has been taken to ensure current information required to be provided under the regulations is presented below.

Environment Canterbury may hold superseded or less reliable natural hazards information relating to the land that has not been included in this Land Information Memorandum. Please contact Environment Canterbury if you would like to enquire about this information.

(a) Coastal Hazards

- Regional Hazard Information: Shoreline Modelling

  Future shoreline modelling has not been completed for this area, however given the distance of the property from the coast, it will not be susceptible to coastal erosion for at least the next 100 years.

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(b) Earthquakes

- Liquefaction Assessment

  Christchurch City Council holds indicative information about liquefaction hazards for Christchurch. Information, including an interactive web tool, can be found on the Council's website at ccc.govt.nz/liquefaction
  Depending on the potential liquefaction hazard of an area that a property is in, the Council may require site-specific investigations before granting future subdivision or building consent for a property.

  Title of report: Christchurch liquefaction vulnerability study
  Purpose of report: To provide a district-wide liquefaction vulnerability assessment and to provide expected land performance for a range of potential future earthquake and groundwater scenarios. For use in land use planning, subdivision and building consenting
  Scope of report: Christchurch urban area from the Waimakariri River mouth to Godley Head, and inland to the Selwyn District boundary
  Where or how to access the report: https://ccc.govt.nz/assets/Documents/Environment/Land/CCC-Liquefaction-ReportBody.pdf
  Date of report: July 2020
  Name of person/entity that commissioned report: Christchurch City Council
  Name of person/entity that prepared the report: Tonkin & Taylor Ltd

  Title of Report: Geotechnical information on horizontal land movement due to the Canterbury earthquake sequence
  Purpose of report: Background geotechnical information about shallow ground movements as a result of the earthquake sequence
  Scope of Report: Christchurch City flat area, excluding Port Hills and Banks Peninsula
  Where or how to access the report: https://www.linz.govt.nz/resources/research/geotechnical-information-horizontal-land-movement-due-canterbury-earthquake-sequence
  Date of report: March 2015
  Name of person/entity that commissioned report: Land Information New Zealand
  The name of person/entity that prepared the report: Tonkin & Taylor Ltd

- Regional Liquefaction Information

  Areas where there was evidence of liquefaction were mapped following the 2010/11 Canterbury earthquakes by Tonkin & Taylor for the Earthquake Commission (urban areas) and by a group of researchers for Environment Canterbury (rural, commercial and industrial areas). These are available in the Christchurch Liquefaction Viewer at https://apps.canterburymaps.govt.nz/ChristchurchLiquefactionViewer/.

  Technical report information:
  Title: Review of liquefaction hazard information in eastern Canterbury, including Christchurch City and parts of Selwyn, Waimakariri and Hurunui Districts.
  Date: December 2012.
  Author: H Brackley (compiler).
  Commissioned by: Environment Canterbury.
  Purpose of report: To collate liquefaction occurrence during the 2010/11 Canterbury earthquakes, and to determine liquefaction vulnerability. For use in land use planning, subdivision and building consenting.
  Study area: Coastal Canterbury from the Waipara River mouth to the Rakaia River mouth, including Banks Peninsula, and inland to Rangiora, Aylesbury, Selwyn and Southbridge.
  Accessible at: https://www.ecan.govt.nz/document/download?uri=1702192.

- Regional Hazard Information: Earthquake fault deformation

  There are no known earthquake faults at the ground surface in Christchurch. However, it is possible there are some faults in Christchurch that are yet to be identified because they are not visible at the ground surface. More information on fault deformation is available on Environment Canterbury's fault deformation map at https://mapviewer.canterburymaps.govt.nz/?webmap=b5f859bd18ee4912828cb092bef6c449.

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(c) Flooding

- Flooding

  Flood models are used to show the probability and potential location of flooding in Christchurch. These are computer-based models, and use the data on the Council stormwater network, rainfall, topography, hydrology, soil, land-use and historic flooding. They also incorporate outputs of other modelling such as urban growth, ground water, sea level rise and climate change. Detailed reports on the modelling including its assumptions and limitations can be found at https://ccc.govt.nz/consents-and-licences/property-information-and-lims/land-information-memorandum-lim.

- Predicted 1 in 10 Year Flood Extent

  Flood modelling shows this property, or parts of this property, is within a 1-in-10-year flood extent, not including impacts of climate change and sea level rise. You can view this on the flood extent map at https://ccc.govt.nz/flood-and-floor-level-viewer.

  If changes such as land development or major infrastructure have occurred on this property, or in the surrounding area since the flood modelling, this may change the flood extent.

  Please note: The current modelling may not fully account for the water flow into some sump inlets during smaller events, which could affect the flood extent. This will be addressed in future modelling updates. Any questions about this and how this may impact this property, please email us at floorlevels@ccc.govt.nz.

  For more information, please refer to https://ccc.govt.nz/flooding-and-floor-levels.

- Predicted 1 in 50 Year Flood Extent

  Flood modelling shows this property, or parts of this property, is within a 1-in-50-year flood extent, including impacts of climate change and sea level rise. You can view this on the flood extent map at https://ccc.govt.nz/flood-and-floor-level-viewer. If changes such as land development or major infrastructure have occurred on this property, or in the surrounding area since the flood modelling, this may change the flood extent. For more information, please refer to https://ccc.govt.nz/flooding-and-floor-levels.

- Predicted 1 in 200 Year Flood Extent

  Flood modelling shows this property, or parts of this property, is within a 1-in-200-year flood extent, including impacts of climate change and sea level rise. You can view this on the flood extent map at https://ccc.govt.nz/flood-and-floor-level-viewer. If changes such as land development or major infrastructure have occurred on this property, or in the surrounding area since the flood modelling, this may change the flood extent. For more information, please refer to https://ccc.govt.nz/flooding-and-floor-levels.

- Regional Hazard Information: Flood Photographs

  Photographs showing the property during or following past flood events may be available. Flood photographs are available on Environment Canterbury's flood imagery register at https://apps.canterburymaps.govt.nz/FIR.

- Regional Hazard Information: Site Specific Flood Assessment

  A site specific flood hazard assessment may have been completed for the property by Environment Canterbury. The information contained in this assessment may now be outdated. Please contact Environment Canterbury if you would like to request a copy.

- Regional Hazard Information: Flood Assessment Request

  You can request a new site-specific flood hazard assessment for the property from Environment Canterbury at: https://www.ecan.govt.nz/do-it-online/property-information/flood-hazard-assessments.

(d) Landslides

As at the date of this LIM, Council research found no information under this heading.

(e) Subsidence

- 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.

(f) Tsunamis

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- Property located in Tsunami Risk Zone

  This property may be affected by flooding by some tsunami scenarios as shown in reports by GNS and NIWA commissioned by ECan and CCC. Links to reports can be found at https://ccc.govt.nz/tsunami-evacuation-zones-and-routes/ and on ECan's web site https://www.ecan.govt.nz by searching for the terms tsunami hazard.

  Title of Report: Multiple scenario tsunami modelling for Canterbury, GNS Science Consultancy Report 2018/198 November 2019
  Purpose of report: Modelled inundation of the southern Pegasus Bay coast and Lyttelton Harbour in multiple local, regional and distant tsunami scenarios.
  Scope of Report: Christchurch coast from Purau to Pines/Kairaki Beach
  Where or how to access the report: https://www.ecan.govt.nz/document/download?uri=3752435
  Date of report: November 2019
  Name of person/entity that commissioned report: Environment Canterbury
  The name of person/entity that prepared the report: GNS Science

  Title of Report: Multiple scenario tsunami modelling for northern Pegasus Bay and northern Banks Peninsula Bays, GNS Science Consultancy Report 2020/136 November 2020
  Purpose of report: Modelled inundation of northern Banks Peninsula coast in multiple local, regional and distant tsunami scenarios.
  Scope of Report: Banks Peninsula from Godley Head to Le Bons Bay
  Where or how to access the report: https://www.ecan.govt.nz/document/download?uri=3996252
  Date of report: November 2020
  Name of person/entity that commissioned report: Environment Canterbury
  The name of person/entity that prepared the report: GNS Science

  Title of Report: Multiple scenario tsunami modelling for the Selwyn Coastline, Kaitorete Barrier and Akaroa Harbour, GNS Science Consultancy Report 2020/47 November 2020
  Purpose of report: Modelled inundation of southern Banks Peninsula coast and Kaitorete Barrier in multiple local, regional and distant tsunami scenarios.
  Scope of Report: Banks Peninsula and Kaitorete Barrier, from Le Bons Bay to Taumutu
  Where or how to access the report: https://www.ecan.govt.nz/document/download?uri=3996251
  Date of report: November 2020
  Name of person/entity that commissioned report: Environment Canterbury
  The name of person/entity that prepared the report: GNS Science

  Title of Report: Land Drainage Recovery Programme: Tsunami Study
  Purpose of report: Modelled inundation of the Christchurch City coast in 500 and 2500 year return period tsunami scenarios.
  Scope of Report: Christchurch City from Waimakariri River Mouth to Taylors Mistake
  Where or how to access the report: https://ccc.govt.nz/assets/Documents/Environment/Water/Flooding-Land-Drainage/Tsunami-Study-Final-report-June-19.pdf
  Date of report: February 2018
  Name of person/entity that commissioned report: Christchurch City Council
  The name of person/entity that prepared the report: NIWA

  Title of Report: Tsunami inundation modelling for Lyttelton and Akaroa Harbours NIWA Client Report No: 2018111CH May 2018
  Purpose of report: Modelled inundation of Lyttelton and Akaroa Harbours in a 500 year return period tsunami scenario.
  Scope of Report: Lyttelton Harbour from Godley Head to Adderley Head and Akaroa Harbour from Timutimu Head to Akaroa Head
  Where or how to access the report: https://ccc.govt.nz/assets/Documents/Consents-and-Licences/property-information-and-lims/Tsunami-inundation-modelling-for-Lyttelton-and-Akaroa-Harbours-1-500-year-event-from-South-America-NIWA.pdf
  Date of report: May 2018
  Name of person/entity that commissioned report: Christchurch City Council
  The name of person/entity that prepared the report: NIWA

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(g) Volcanic and Geothermal Hazards

As at the date of this LIM, Council research found no information under this heading.

(h) Wind

As at the date of this LIM, Council research found no information under this heading.

(i) Any Other Natural Hazards

As at the date of this LIM, Council research found no information under this heading.

(j) District Plan Natural Hazard Information

Please refer to *Section 8. Land use and conditions* of this report for District Plan related natural hazard information.

(k) Building Notices

Please refer to *Section 5. Consents, certificates, notices, orders, or requisitions affecting the land and buildings* of this report for Building Act notice information.

Other Special Features or Characteristics of the Land

- Borelog/Engineer Report Image Available

  Borelog/Engineer Report Image Available

- 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 Councils records carried out in an uncontrolled manner and comprises Sand.

Related Information

- The latest soil investigation report for this property is attached for your information

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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

- This property is shown to be served by Christchurch City Council Sewer.
- The council plan shows no public stormwater lateral plotted to this site.
- Attached are all drainage plans that Council hold for details of private and public drainage. Not all plans provided are verified by Council, and therefore Council cannot be liable for inaccuracies. Site investigation will be required by owners to determine exact layouts.

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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.

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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 30/06/2027: $3,934.74

	Instalment Amount	Date Due
Instalment 1	$983.63	15/08/2026
Instalment 2	$983.63	15/11/2026
Instalment 3	$983.63	15/02/2027
Instalment 4	$983.85	15/05/2027

Rates owing as at 14/09/2026: $0.00

(b) Excess Water Rates

For excess water charge enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz/contact-us.

(c) Final water meter reading required at settlement?

Property settlements must ensure all water usage and outstanding debts are accurately accounted for.

To advise of a property settlement, please complete the request for settlement information form at www.ccc.govt.nz/services/rates-and-valuations/solicitors-request.
A settlement statement of accounts will be provided on the expected settlement date advised.

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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.

The building consents recorded in this LIM are only those that the Council has issued or been notified of by a stand-alone BCA. There may be others if a stand-alone BCA has issued consents without notifying the Council.

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.

Sections 71 to 74 of the Building Act 2004 require the Building Consent Authority to consider natural hazards when it receives a building consent application for the construction or major alteration of a building on land that is subject to, or likely to be subject to, a natural hazard. A building consent for this property may have been issued subject to a section 72 or 73 notice. This means at the time of building consent the Building Consent Authority was not satisfied that adequate provision would be made to protect the building and land from the natural hazard and was subsequently required to notify the Registrar-General of Land to record the natural hazard on the Record of Title. The Building Act 2004 defines natural hazards as erosion (including coastal erosion, bank erosion, and sheet erosion), falling debris (including soil, rock, snow, and ice), subsidence, inundation (including flooding, overland flow, storm surge, tidal effects, and ponding), and slippage.

If your property contains a notice under s73 of the Building Act 2004, this will be identified on the building consent decision below (decision under s72 of the Building Act 2004) and on the properties' Record of Title. The Record of Title may also record this as a s36 notice under the Building Act 1991, or a s641A notice under the Local Government Act 1974.

☎ For building enquiries, please phone (03) 941 8999, email EPADutyBCO@ccc.govt.nz or visit www.ccc.govt.nz.

(a) Consents

- BCN/1956/805 Applied: 13/02/1956 Status: Completed
  1/41 Cambridge Terrace Central City
  Permit issued 24/07/1956
  ADDITIONS- No plans and/or further information is available - Historical Reference PER56700562
- BCN/1960/1942 Applied: 01/04/1960 Status: Completed
  1/41 Cambridge Terrace Central City
  Permit issued 09/05/1960
  GLASS VERANDAH- No plans and/or further information is available - Historical Reference PER60000770
- BCN/1965/3452 Applied: 01/07/1965 Status: Completed
  1/41 Cambridge Terrace Central City
  Permit issued 08/07/1965
  CONVERSION OF 2 STOREY HOUSE TO 3 FLATS- No plans and/or further information is available - Historical Reference PER65600572
- BCN/2003/10623 Applied: 16/12/2003 Status: Completed
  1/41 Cambridge Terrace Central City
  Accepted for processing 16/12/2003
  PIM Granted 19/12/2003
  PIM Issued 19/12/2003

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Building consent granted 23/02/2004
Building consent issued 22/04/2004
Code Compliance Certificate Granted 04/11/2005
Code Compliance Certificate Issued 04/11/2005
STAGE 1 OF 2: CONSTRUCT STRUCTURE - BASEMENT UP TO GROUND FLOOR SLAB, SUBJECT TO WAIVER TO BUILDING CODE SECTION 37(2) NOTICE APPLIES- Historical Reference ABA10041687

- BCN/2004/1024 Applied: 13/02/2004 Status: Completed
  1/41 Cambridge Terrace Central City
  PIM Granted 19/12/2003
  PIM Issued 19/12/2003
  Accepted for processing 13/02/2004
  Building consent granted 26/08/2004
  Building consent issued 15/09/2004
  Code Compliance Certificate Granted 04/11/2005
  Code Compliance Certificate Issued 04/11/2005
  STAGE 2 OF 2:CONSTRUCT STRUCTURE ABOVE GROUND FLOOR SLAB - 4 STOREY 29 APARTMENT COMPLEX WITH BASEMENT CARPARK- Historical Reference ABA12041687
- BCN/2004/1227 Applied: 23/02/2004 Status: Completed
  1/41 Cambridge Terrace Central City
  Accepted for processing 23/02/2004
  Building consent granted 23/02/2004
  Building consent issued 23/02/2004
  PIM Granted 23/02/2004
  PIM Issued 23/02/2004
  Code Compliance Certificate Granted 28/07/2004
  Code Compliance Certificate Issued 28/07/2004
  DEMOLISH TWO HOUSES ON ADJOINING SITES 41 & 43 Cambridge Terrace- Historical Reference ABA10043242
- BCN/2018/4300 Applied: 29/06/2018 Status: Completed
  29/41 Cambridge Terrace Central City
  Accepted for processing 02/07/2018
  Building consent granted 08/08/2018
  Building consent issued 17/08/2018
  Code Compliance Certificate Issued 30/10/2019
  Alterations to apartment complex - earthquake repairs and structural strengthening to 67% NBS

(b) Certificates

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

(c) Notices

- Placards issued under the Civil Defence Emergency Management Act 2002 as a result of the 4 September 2010 and 22 February 2011 earthquakes have now expired (by 12 July 2011 if not before). Some civil defence placards were replaced with dangerous building notices issued under section 124 Building Act 2004, and where this has happened the section 124 notice is separately recorded. Many other buildings, although not issued with a section 124 notice, may require structural work or other repairs before they can be occupied again. It is the building owners responsibility to make sure the building is safe for any occupier or visitor. Detailed structural engineering assessments may still be required to be carried out.
- CDB75086759 02/08/2011 7/41 Cambridge Terrace

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Building Evaluation - Unit 7 : Building Inspected Under Civil Defence Emergency , Green Placard Issued (a deemed Building Act notice)

- CDB75086759 07/09/2011 7/41 Cambridge Terrace
  Building Evaluation - Unit 7 : Make Safe Approval National Controller
- CDB75086759 27/07/2011 7/41 Cambridge Terrace
  Building Evaluation - Unit 7 : Make Safe Approval National Controller
- CDB75086739 02/08/2011 17/41 Cambridge Terrace
  Building Evaluation - Unit 17 : Building Inspected Under Civil Defence Emergency , Green Placard Issued (a deemed Building Act notice)
- CDB75086739 07/09/2011 17/41 Cambridge Terrace
  Building Evaluation - Unit 17 : Make Safe Approval National Controller
- CDB75086739 27/07/2011 17/41 Cambridge Terrace
  Building Evaluation - Unit 17 : Make Safe Approval National Controller
- CDB75086741 02/08/2011 18/41 Cambridge Terrace
  Building Evaluation - Unit 18 : Building Inspected Under Civil Defence Emergency , Green Placard Issued (a deemed Building Act notice)
- CDB75086741 07/09/2011 18/41 Cambridge Terrace
  Building Evaluation - Unit 18 : Make Safe Approval National Controller
- CDB75086741 27/07/2011 18/41 Cambridge Terrace
  Building Evaluation - Unit 18 : Make Safe Approval National Controller
- CDB75086751 02/08/2011 26/41 Cambridge Terrace
  Building Evaluation - Unit 26 : Building Inspected Under Civil Defence Emergency , Green Placard Issued (a deemed Building Act notice)
- CDB75086751 07/09/2011 26/41 Cambridge Terrace
  Building Evaluation - Unit 26 : Make Safe Approval National Controller
- CDB75086751 27/07/2011 26/41 Cambridge Terrace
  Building Evaluation - Unit 26 : Make Safe Approval National Controller
- WOF/2020/2940 Expires: 01/12/2026
  Compliance schedule TA issued 22/03/2024

(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.

Christchurch City Council

53 Hereford Street, PO Box 73015
Christchurch 8154, New Zealand
Tel 64 3 941 8999
Fax 64 3 941 8984

www.ccc.govt.nz

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.

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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 maybe 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).

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

- **Noise Regulations**

  The property is within the Central City, which includes District Plan zones that generally permit and support residential and commercial activities including nightclubs and music venues. The Central City amenity will be different to that expected in a suburban residential environment. The District Plan permits a Central City night-time economy with higher levels of noise, traffic and gatherings of people during night-time hours. These permitted effects are a normal and anticipated aspect of living in, or close to, Central City zones.

(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.

- **Precinct**

  Property or part of property within the Central City Residential Precinct precinct, which is operative

- **Liquefaction Management Area (LMA)**

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

- **Central City Noise Restriction**

  Property or part of property within the Category 3: Lower Noise Level Area Overlay, which has been publicly notified.

- **Central City Noise Restriction**

  Property or part of property within the Category 3: Lower Noise Level Area Overlay, which is operative.

- **Central City Inner and Outer Zones**

  Property or part of property within the Central City Inner Zone Overlay, which is operative.

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- **District Plan Zone**

  Property or part of property within the High density residential zone, which is operative.

- **Flood Management Area**

  Property or part of property within the Flood Management Area (FMA) Overlay 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.

- RMA/2005/1102 - Subdivision Consent
  Unit Title subdivision - 29 Units - Historical Reference RMA20019954
  Status: Processing complete
  Applied 12/05/2005
  Granted 08/06/2005
  Decision issued 08/06/2005

- RMA/2003/1874 - Land Use Consent
  1/41 Cambridge Terrace Central City
  To build 29 residential apartments, in 4 blocks, includ es basement carparking and 4 residential levels above g round with various non compliances. - Historical Reference RMA20014179
  Status: Processing complete
  Applied 21/07/2003
  Granted 05/11/2003
  Decision issued 05/11/2003

- RMA/2004/840 - Land Use Consent
  1/41 Cambridge Terrace Central City
  To extend two balconies on a previously approved apartm ent building. The balconies would intrude the required set back from the internal boundary. - Historical Reference RMA20016428
  Status: Processing complete
  Applied 24/03/2004
  Declined 30/06/2004
  Decision issued 30/06/2004

- RMA/2004/1036 - s127 Change / cancellation of condition(s)
  1/41 Cambridge Terrace Central City
  Variation of condition 10 for resource consent rma20014179 - Historical Reference RMA20016630
  Status: Processing complete
  Applied 20/04/2004
  Granted 22/04/2004
  Decision issued 22/04/2004

- RMA/2004/3253 - Land Use Consent
  1/41 Cambridge Terrace Central City
  Screening along boundary which breeches sunlight rules seperation from neighbours/external appearances - Historical Reference RMA20018919
  Status: Withdrawn
  Applied 23/12/2004

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(c) Resource Consents Natural Hazard Information

Christchurch City Council
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Tel 64 3 941 8999
Fax 64 3 941 8984

www.ccc.govt.nz

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

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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**

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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 Tuesday. 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 Tuesday. Please leave your recycling at the Kerbside by 6:00 a.m. Your nearest recycling depot is the Parkhouse Road EcoDrop.
- Your refuse is collected Fortnightly on the Week 2 collection cycle on a Tuesday. Please leave your rubbish at the Kerbside by 6:00 a.m. Your nearest rubbish depot is the Parkhouse Road EcoDrop.

(b) Other

- **Floor Levels Information**

  Council holds a variety of information on requirements for building or property development. This includes:
  • required minimum finished floor levels, which 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 property, you can view it online at https://ccc.govt.nz/flooding-and-floor-levels.
  Otherwise, if you are building or developing on this land, you can request a calculation on required finished floor levels for your proposed building by emailing us at 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 Papanui-Innes-Central 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 Central 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

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- **Spatial Query Report**

  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.

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ELECTRICAL WORKERS REGISTRATION BOARD
Safety • Competency

EWRB 551

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. 1967786

No. of attachments 0

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer: Rapaki Property Group Phone: 03 3653756

Address of installation: Apartment 25 41-43 Cambridge Tce

Postal address of customer (if not as above): Level 5 Insignia House 192 Castel St P.O Box 1986 Ch Ch.

WORK DETAILS

18	No. of lighting outlets	1	No. of ranges
15	No. of socket outlets	1	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 lines

Description: New Installation part of 29
1 x 2kw Heater 2 x 1kw Heaters
18 Light 15 Socket outlets.
Washer disposal, dishwasher, towel Rail
and mirror demister thermostatically
connected
Smoke Detector and Fan Cabling Not included
in this Compliance Airtec & HP Responsible.

If necessary attach any pages with sketches of work done

It is recommended that test results be recorded here:

Visual Examination	✓	
Earth Continuity	✓	
Bonding	✓	0.19
Polarity	✓	0.22
Insulation Resistance	299	Mohm
Other	RCD ✓	

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	Andrew Waglern.
Registration no.	E19569
Company	Multimedia Communications
Signature	
Date	12/9/05
Contact Ph No.	02927 77745

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	R A. Withers	Registration no.	I3040
Signature		Date	13/09/05
		Contact Ph No.	339452

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

This form is approved by the Electrical Workers Registration Board (PO Box 10-156, Wellington. Freephone 0800 66-1000) for the purposes of the Electricity Regulations 1997.

EWRB 551

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. 1967784

No. of attachments 0

This form is approved by the Electrical Workers Registration Board (PO Box 10-156, Wellington. Freephone 0800 66-1000) for the purposes of the Electricity Regulations 1997.

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer: Rapaki Property Group. Phone: 03 365 7754

Address of installation: Landlords 41-43 Cambridge Tce

Postal address of customer (if not as above): Level 5 Insignis House 192 Cashel St P.O 1986 Ch Ch.

WORK DETAILS

128	No. of lighting outlets	0	No. of ranges
12	No. of socket outlets	0	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 lines

Description: Basement and External Area of 29 Apartments. 46 Basement Flats, 2x Ramp lights, 4x Exterior Entrance. 9x Foyer lights, 5x Exit lights, 10x Step lights courtyard 4x tree uplighters, 19 Internal Stair light 29 External Stair lights 3x basement PIRS 23 stair PIRS 4 cleaner sockets. Stairwells 8x basement sockets. 1 x Roller Door 1x Sump Pump 2x traffic lights.

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	7200 Ω Mohm
Other	

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	Andrew Waghorn
Registration no.	E19569
Company	Multimedia Communications.
Signature	
Date	12/9/05.
Contact Ph No.	0297777745.

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	R A Withers	Registration no.	I3040
Signature		Date	12/09/05
		Contact Ph No.	3394152

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

CALTEC ELECTRICAL & AV LTD

ELECTRICAL CERTIFICATE OF COMPLIANCE AND ELECTRICAL SAFETY CERTIFICATE

Reference/Certificate ID No: 5239 - EM Lights

This form has been designed to be used by licensed electrical workers to certify that installations or Part installations under Part 1 or Part 2 of AS/NZS 3000 are safe to be connected to the specified system of electrical supply.

Location Details: Cambridge Apartments - 43 Cambridge Toe

Contact Details: (Name and address) Simon Construction Limited

Name of Electrical worker: Daniel Jaques **Registration/Practising licence number:** E241397

Organisation/company: Caltec Electrical & AV Limited

Phone and email: 021 162 7886 info@caltec.co.nz

Name of person(s) supervised: Liam Camillire

CoC

Type of work: ☐ Additions ☑ Alterations ☐ New work

The prescribed electrical work is: ☐ Low risk ☐ General ☐ High risk (Specify):

Reference Standards: ☐ Part 1 of AS/NZS 3000 ☑ Part 2 of AS/NZS 3000 ☐ Additional Standards:

Description of Work: (including date/s of work and type of supply system)

Emergency lighting disconnection and reconnection. replace the fittings as required and test and commission

I certify that the completed prescribed electrical work to which this Certificate of Compliance applies has been done lawfully and safely, and the information in the certificate is correct in that the installation, or part of the installation:

Select those that apply:

- ☐ Has been installed in accordance with the specified certified design[1]
- ☑ Has an earthing system that is correctly rated (where applicable)
- ☑ Contains fittings that are safe to connect to a power supply
- ☐ Relies on a supplier Declaration of Conformity[1]
- ☐ Relies on a manufacturer's instructions[1]
- ☑ Has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010
- ☑ Is safe to connect

Test Results	
Polarity (independent earth):	
Insulation resistance:	
Earth Continuity:	
Bonding:	
Fault Loop impedance	
Other (specify):	

Electronic/Other reference: www.idesl.co.nz

Certifier's signature: [signature]

Date: 7/8/19

1 Attach or reference. If it is impractical to attach a copy of a particular manufacturer's instructions, or of any certified design or supplier declaration of conformity, provide a reference to where the documents can be found, in a readily accessible format, by electronic means.

ESC

I certify that the installation, or part of the installation, to which this Electrical Safety Certificate applies is connected to a power supply and is safe to use.

Certifier's name: Daniel Jaques **Registration/Practising licence number:** E241397

Certifier's signature: [signature] **Certificate Issue Date:** 7/8/19 **Connection Date:** 7/8/19

CUSTOMER COPY – THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED FOR A MINIMUM OF 7 YEARS

This certificate also confirms that the electrical work complies with the building code for the purposes of Section 19(1)(e) of the Building Act 2004.

Rapaki Property Group Ltd

41 – 43 Cambridge Terrace

Christchurch

Geotechnical Report

Reference 2408

Date: 2 May 2003

GEOTECH CONSULTING LTD

Summary

This report outlines the geotechnical issues for the redevelopment of the site at 42 – 43 Cambridge Terrace, Christchurch. A site investigation including a cable tool borehole and four machine auger boreholes has been carried out to confirm the subsurface conditions interpolated from nearby sites.

The site underlain with between 0.5 and 1.5m of sandy soils overlying sandy gravel. The gravel probably extends to about 7 - 9m depth, overlying sand with some silt lenses. The sand is expected to be dense to very dense below about 15m. Siltier material is probably present from about 19m to 22m, over the first artesian aquifer.

The proposed building can be constructed on shallow foundations bearing on the gravel layer. Bearing pressures for shallow footings are provided.

Basement excavation should be straight forward, although retention systems may be needed to prevent ground movement on adjacent properties. The basement construction will require dewatering only if it is deeper than about 2.2m.

Rapaki Property Group Limited

41-43 Cambridge Terrace

Geotechnical Report

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Appendix

Borelogs

Location Plan for Boreholes

Cable Tool Borehole	BH1
Machine Auger Boreholes	MA1 – 4
Hand Auger Borehole	HA1 – HA3

1 Introduction

This report outlines the site investigation and geotechnical issues for the redevelopment of the site at 41-43 Cambridge Terrace, Christchurch. It is understood that the proposed redevelopment is an apartment complex, probably with 3-4 storey buildings, and with a basement on at least part of the site.

2 Site

The site is approximately 50m by 30m in dimensions and covers two existing properties. Both have two storey timber houses on them, with front yards partially landscaped with low concrete walls, concrete paths and paving. The rear of both properties is currently used as a car park and covered with fine gravel.

The site overlooks the Avon Rover to the south. The front of the site is about 1.8m above normal river water level, and the site slopes a further 0.8 to 1.0m to the northern boundary at the rear. Ground levels immediately over the northern boundary are about 0.4m higher again, or about 1.4-1.5m above the footpath level in Cambridge Terrace. It is unclear whether the rear of the site has been excavated or adjoining land filled to give the step in levels.

Adjoining properties are all developed with the six storey Rolleston Courts to the west, a three storey masonry building to the north and two storey timber houses to the east.



Plate 1: Site from the river bank, March 2003

3 Site investigation

A preliminary site investigation was carried out in July 2002, when three hand auger boreholes were attempted. Gravels limited peneration to 1.2, 0.6 and 0.3m depths in HA1, HA2, and HA3 respectively.

A second investigation was carried out in April 2003, and consisted of four machine auger boreholes to between 2.1 and 3.0m depth, and cable-tool borehole to 12m depth. The drilling was carried out by Texco Drilling Company and included Standard Penetration Testing (SPT) and sampling. A standpipe was placed in the cable tool hole to allow water table monitoring.

The locations of the investigation boreholes are shown on the site plan, appended. The borelogs for all the holes (HA1-3, MA1-4, BH1) are appended. The borehole positions have been levelled and ground levels relative to an assumed datum on the Cambridge Terrace kerb are shown on the site plan.

In addition to the investigation on the site, borelog information from other sites in the vicinity has been reviewed.

4 Subsurface Conditions

4.1 Soil Profile

The investigation and information from nearby indicates reasonably consistent conditions over the site. Below the surfacing materials (gravel, etc) there is a layer of topsoil and then a fine grained soil, varying from a sandy silt to sand. This layer appears to be thicker at the street frontage (to 1.5m depth at MA3 & 4) and shallower to the north (to 0.8m at BH1, 0.4m at MA2), although the first gravel was at 1.2m depth in MA1.

The sandy layer overlies a sandy gravel. The gravel extends to 7.4m depth at BH1 at the center of the site, consistent with depths elsewhere in the area, although it tends to be deeper to the east (8.5m near Cashel Street) and southeast (over 12m east of Montreal Street near Tuam Street). There is some variation within the gravel layer with a metre of gravely sand in MA1, and zones of different grading noted in the other holes. The soils are variable in density with SPT results indicating loose to dense conditions at different depths.

Below the gravel, BH1 encountered sands to the maximum depth of 12m drilled. Other borelogs in the area indicate the sands will continue to about 18-19m depth, overlying a dense silt capping the first artesian gravel at about 21-22m

Table 1 Typical Soil Profile

Depth	Soil Layer	Comment
0	Surfacing	Gravel and concrete
0 – 1	Sandy silt - sand	Loose to moderately dense, varies in thickness from 0.3m to 1.5m
1 – 7.5	Sandy Gravel	Moderately dense to loose, grading will be variable with lenses of sand and gravel with little or no sand.
7.5 – 12	Sand, with lenses of gravel, silt	Sand may be loose to medium dense. Timber in pl;aces and lenses of organics possible
12 – 19	Sand	Dense to very dense
19 - 22	Silt, some sand and peat	Medium dense
22 - >30m	Sandy Gravel	First artesian aquifer

The boundaries between layers could well vary by about 2m across the site. It must also be recognised that only a small number of boreholes were drilled. It is possible that there is a greater variability in the shallow fill and soils than indicated by the boreholes on the site. Variations may include areas of deeper or much poorer quality fill, more extensive and deeper sand, and large foundations remaining from previous buildings on the site.

The soil profile is not liquefiable, except for the possibility of lenses of loose sand immediately under the gravel at about 8m depth. Borelog and Standard penetration test data vary, but it appears that some lenses within this layer are loose enough to liquefy with strong seismic shaking. However, the depth and confinement provided by the gravel overlying the sand is expected to moderate any effects of liquefaction and surface expression is likely to be muted and confined to differential settlement.

5.2 Soil Properties

The soils are essentially cohesionless sands and gravels. Soil properties suitable for design are shown below in Table 2 These values are likely to be conservative.

Table 2: Soil Properties

	Density (kN/m3)	Angle of internal friction	Cohesion (kPa)
Sandy soils at surface	18	30	0
Sandy gravel 1 – 8m	20	35	0
Sand and silt 10 – 12m	18	30	0
Sand below 12m	18	35 - 40	0

5.3 Groundwater

Groundwater levels at the time of drilling on 11 April are shown in Table 3. The water level in the standpipe was RL 8.4 when measured two weeks after drilling on 27 April.

Table 3 Groundwater Levels at time of drilling, 11 April 2003

	Depth below GL	Approx. GL	Approx. RL of Water Table
MA1	2.6	10.8	8.2
MA2	>2.1	11.0	<8.9
MA3	>2.1	10.2	<8.1
MA4	2.25	10.3	8.05
BH1 standpipe	2.5	10.9	8.4
River level	-	-	8.2

The water level therefore appears to be between 2.2 and 2.6m depth. There is no clear pattern across the site, but it is generally close to water level in the river, without a pronounced gradient to the river. The excavation on the northwest corner of Montreal/Cashel Streets intersection was dry to 3m depth and reported water table at 3.5m depth. As the ground level here is probably higher, this suggests a nearly flat ground water level.

There is a potential for the water table to rise, particularly if the river is in flood for several days. A ground water level 0.5m higher than that recorded is possible on an annual basis, and under more extreme occasions, at least 1m higher.

6 Shallow Foundations

6.1 General

The near surface gravel layer provides good bearing for shallow foundations. It is of sufficient thickness and density to act effectively as a raft which will spread variability in loadings from individual pad footings and minimize any potential for differential settlement in the underlying sands or soft silt lenses.

It is recommended that shallow footings be founded directly on the gravels. Where there is a basement this will occur anyway, but for any footings to the major three to four storey buildings outside the basement line, the surface silts and sands should be excavated, and the footings founded either directly on the natural gravel, or on well compacted gravel backfill to the excavation. This is recommended to reduce the possibility of any differential settlement between pads.

6.1 Bearing Capacities

Shallow strip and pad footings can be used, bearing directly onto the gravel. Under the basement, or on the surface sands for any footings outside the basement line. There may be some unsuitable fill or old building foundations below the footing level in places. If necessary the unsuitable material should be excavated and the over-excavation backfilled with well compacted gravel.

Ultimate bearing pressures as determined from the bearing capacity of the soil, are shown on Figure 1 for foundations bearing directly on the gravel under the basement and Figure 2 for footings on the surface sands. These ultimate stresses should be reduced by a capacity reduction factor to give values of "allowable ultimate" bearing stresses to be used with fully factored loads in accordance with NZS 4203:1992. A capacity reduction factor of 0.5 should be used for all load combinations except those including earthquake overstrength when a value of 0.8 is applicable.

Figure 1 is for footings under the basement, and assumes fully saturated soil. Note that the depth of footing is essentially from the underside of the basement floor slab, as uplift water pressures on the slab are likely to negate any surcharge effect of the slab weight.

Figure 2 is for footings outside the basement area, and assumes bearing onto natural silty sand. The depth of footing is from the lowest adjacent ground or floor level.

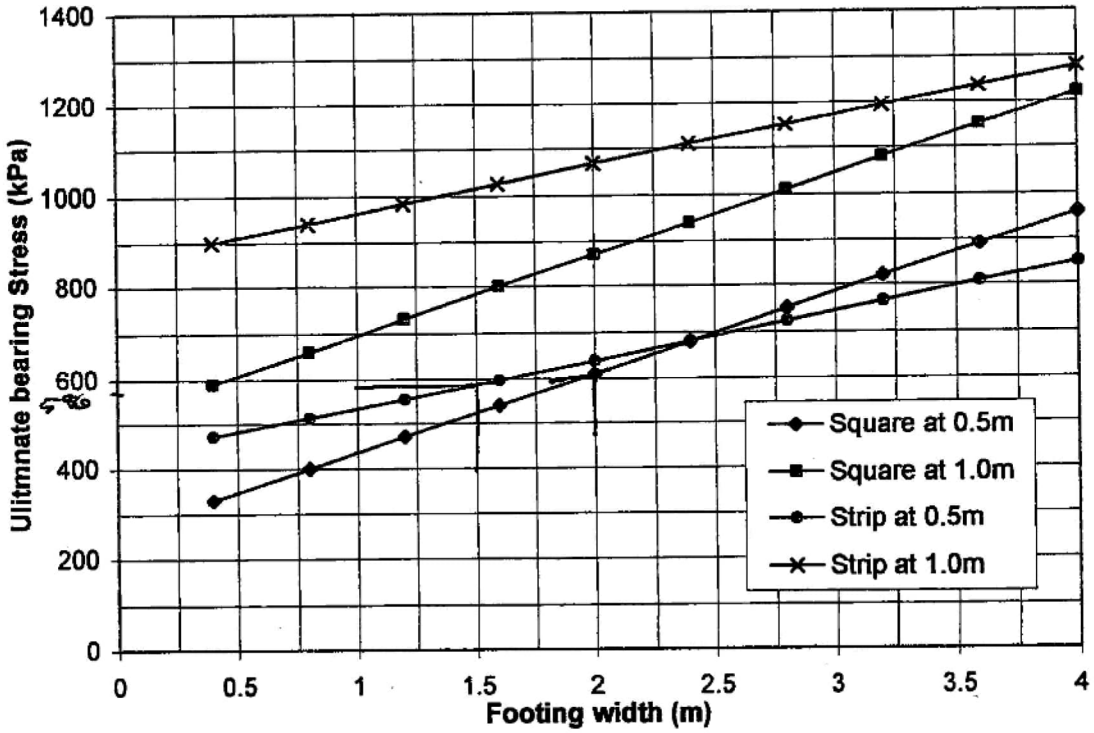


Figure 1 Ultimate Bearing capacities for Shallow footings on Gravel

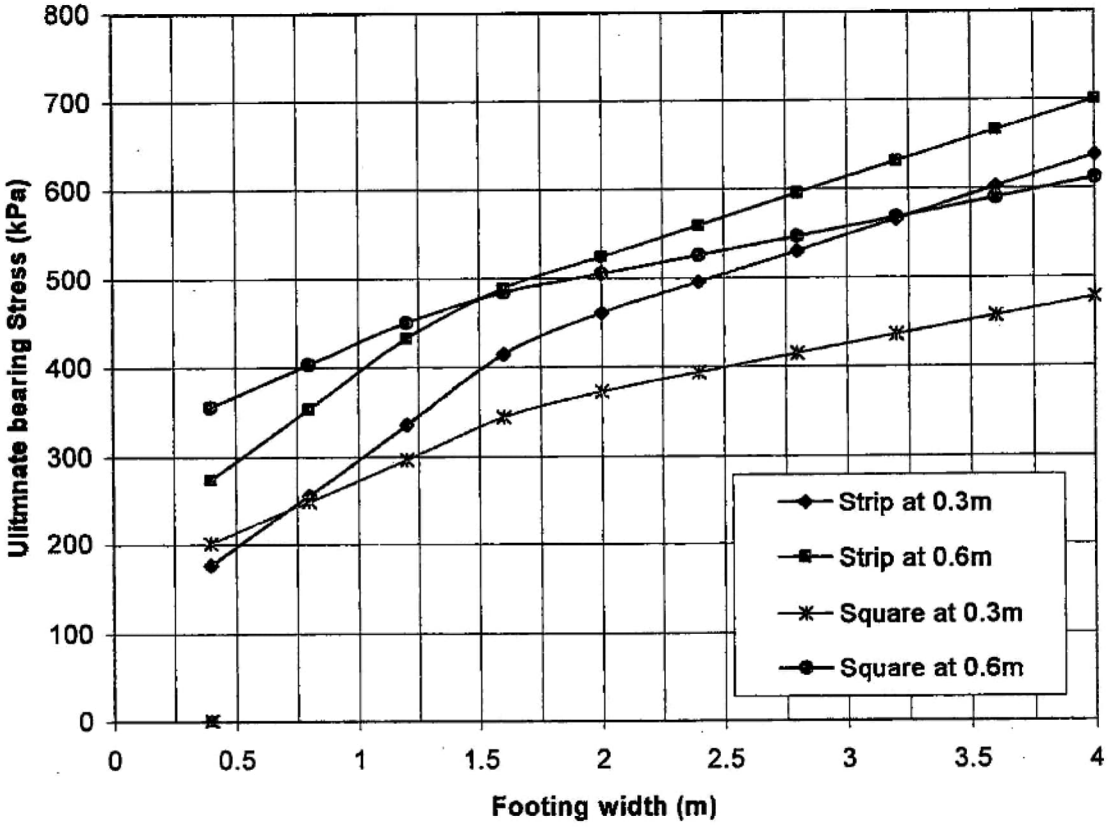


Figure 2 Ultimate Bearing capacities for Shallow footings on Surface Sand

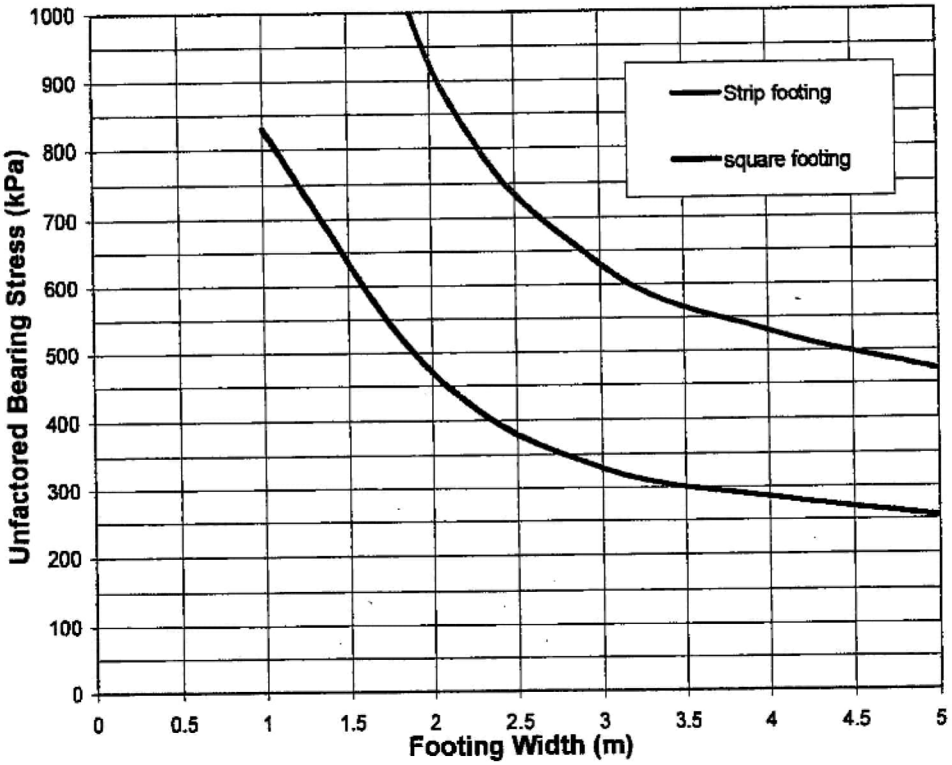


Figure 3 **Bearing Pressures to Limit Settlement of footings on Gravel**

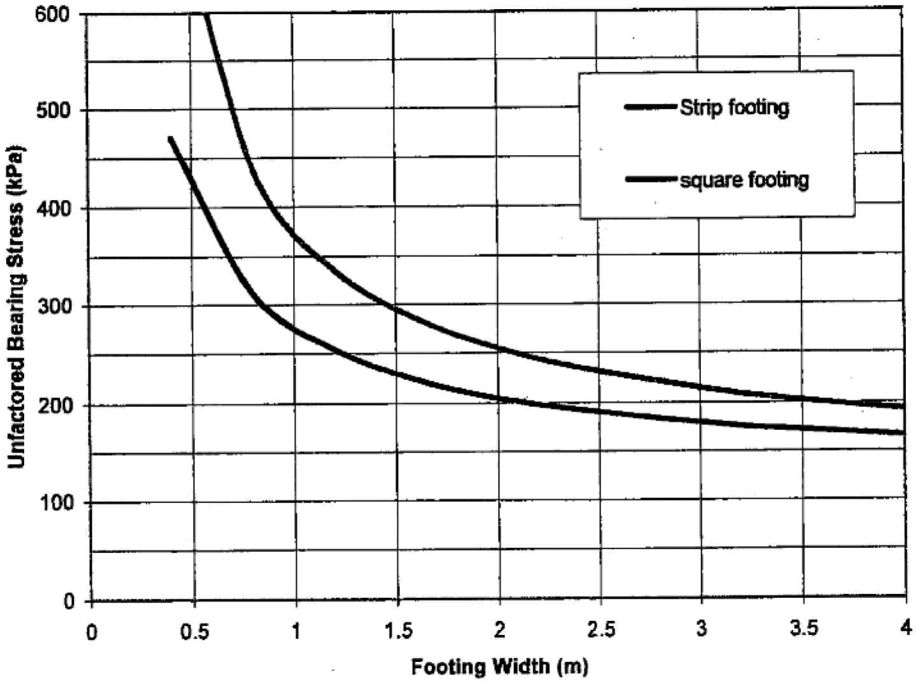


Figure 4 **Bearing Pressures to Limit Settlement of footings on Sand**

6.2 Settlement

Application of load will lead to settlement under footings. Bearing stresses calculated from unfactored load combinations should generally be limited to less than the values shown in Figures 3 (footings on gravel) and 4 (footings on more than 1m of sand outside the basement area.

Figure 3 can be used for footings bearing directly onto the gravel, both outside and under the basement, except that the stresses for footings inside the basement can be increased by 50kPa to allow for the reduction in stress from the basement excavation. These values should limit settlement to less than 25mm for strip and square footings. Stresses to limit settlement to values other than 25mm can be estimated by multiplying the values from the figures by the ratio of the settlement to 25mm.

The cohesionless nature of the soils under the site means that settlement for strip and pad footings should occur within a short time of the load being applied. Monitoring of the buildings on similar soil profiles have shown that some settlement occurred up to 3 months after the load was applied, but this was for a 25m square raft foundation with increased soil stress in the silt layers at 10 and 20m depth under that site. Settlement at this site can be expected to occur more rapidly.

6.3 Modulus of Subgrade reaction

The modulus of subgrade reaction for use with elastic deformation models of foundation design has been estimated for shallow foundations bearing directly onto the gravels. A number of methods have been used for the estimate, giving a range of values. These are given in Table 4, together with a recommended value for both a 2m and 25m square foundation.

Table 4: Modulus of Subgrade Reaction (MPa/m)

Width of Square Footings	2m	25m
Range in Estimates	4 - 35	4 – 10.5
Recommended Value	30	10

7 Basement.

7.1 Construction

The basement will require excavation through the surface silty sand into the sandy gravel. There is likely to be enough fines in the soil to allow it to be free standing at steep batters (3 vertical to 2 horizontal) for temporary cuts, provided that seepage through the face does not occur. However, there may be zones within the gravel that

are poorly graded with few fines and these may collapse to repose angles of 30 to 33 degrees. If the excavation comes close to any boundaries, shoring of the sides is probably needed. Sheetpiling can be used, but penetration far enough into the underlying gravel may be difficult and cause considerable vibration of the site. Soldier piles placed and driven from bored holes are an alternative.

7.2 Dewatering

Dewatering may be needed if the basement floor level will be below the water table estimated at about 2.2 - 2.5m depth. For only shallow excavation occurs below the water table, surface drains and sumps may be adequate, but for deeper excavation dewatering from one or more wells will be needed. Dewatering flows may be significant because of the high permeability of the gravel (probably about 10^{-3} m/s), and flows could be as much as about 50l/s. However experience at two sites in the city on similar soil profiles, but also further from the river, was that once the water table was pulled down the steady state flow was relatively low, possibly as this gravel layer is surrounded by lower permeability soils that slow recharge.

Dewatering will increase effective stresses in the underlying soils and this may induce some consolidation. However, as the soils are mainly stiff cohesionless sand and gravel, the magnitude is expected to be very small. As the drawdown cone is likely to be relatively flat given the permeability of the gravel, differential settlement should be spread over a sufficient distance to avoid damage to either new construction or adjacent properties. However. it is recommended that adjacent buildings are monitored for settlement and damage.

7.3 Lateral Earth Pressures

Basement walls should be designed for lateral earth pressures plus surcharges for any adjacent building and traffic loads. The walls should be designed for at rest earth pressures using the at rest earth pressure coefficient Ko = 0.5. The basement walls will also need to be designed for the full hydrostatic load from external groundwater. Where wall rotation will not, or might not, occur, at rest pressures with Ko = 0.5 should be used.

8 Limitations

This report, and the interpretations therein, are based on subsurface conditions inferred from shallow boreholes carried out on the site and borehole records from nearby sites. These borelogs are an engineering/geological interpretation of the subsurface conditions dependent on the method and frequency of sampling and testing and are subject to the limitations of the investigation methods. The borelogs represent only a very small sample of the total subsurface soils. As the deeper borelogs are located some distance

from the site the interpretation of the information and its application must allow for the possibility of variations in soils between these boreholes and under the study site.

While care has been taken with the report as it relates to interpretation of subsurface conditions, discussion of geotechnical aspects and recommendations or suggestions for design and construction, Geotech Consulting Ltd cannot anticipate or assume responsibility for unexpected variations in ground conditions or the actions of contractors. If conditions encountered on site during construction appear to vary from those, which can be expected from the information, contained in this report, Geotech Consulting Ltd requests that it be notified immediately.

This report has been prepared for the proposal as outlined in the introduction and the information and interpretation may not be relevant if the proposed development is changed. If the form and details of the proposed development are changed, Geotech Consulting Ltd will be pleased to review the report and the sufficiency of the investigation and appropriateness of the recommendations.

This report has been prepared solely for the benefit of Rapaki Property Group Ltd and the Christchurch City Council. No liability is accepted by this Company or any employee or sub-consultant of this company with respect to its use by any other person. This disclaimer shall apply notwithstanding that the report may be made available to other persons for an application for permission or approval or to fulfil a legal requirement.

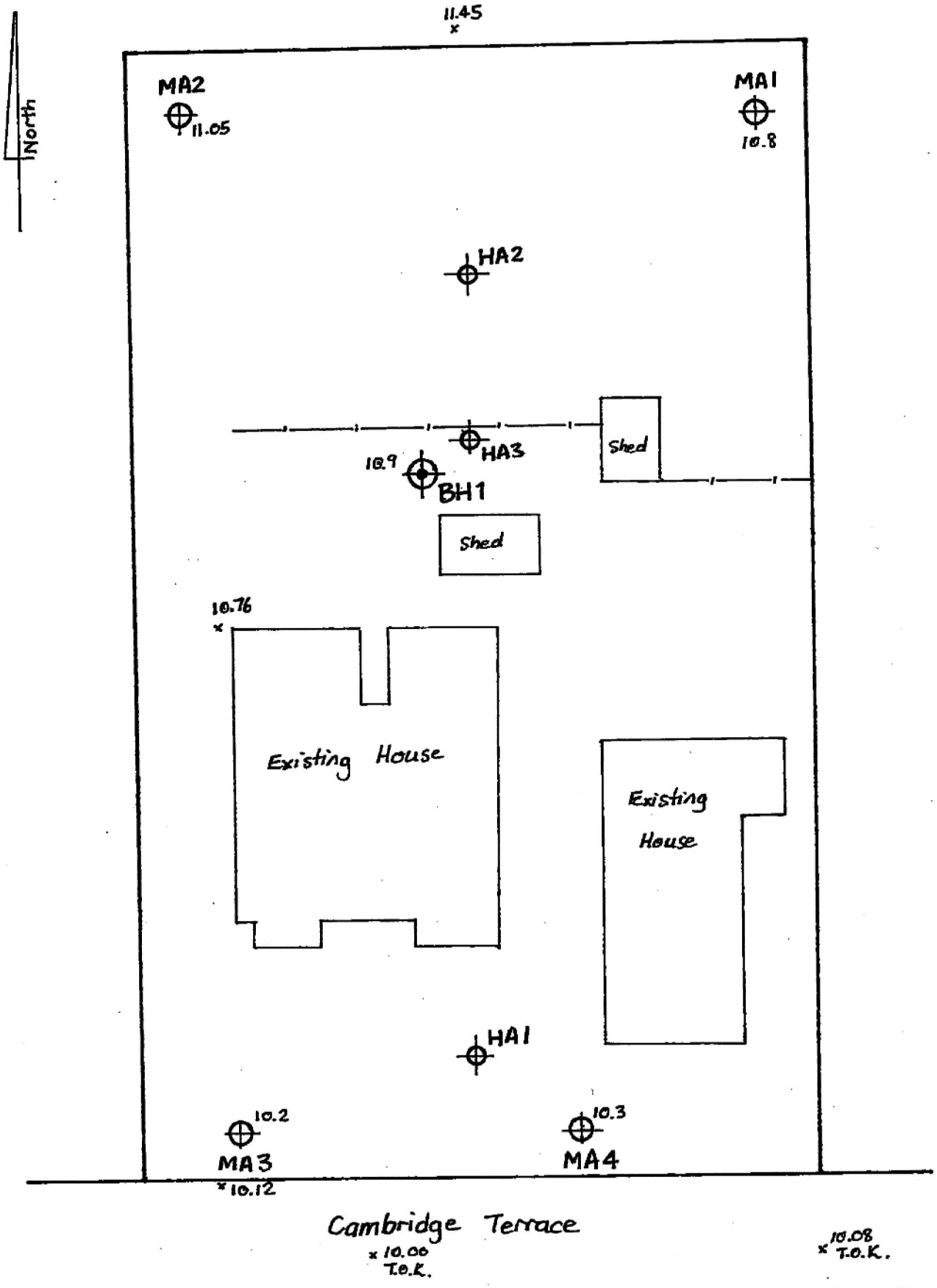


Ian McCahon
Geotech Consulting Ltd
2 May 2003

Appendix

Borelogs

Site and Location Plan for Boreholes	
Cable Tool Borehole	BH1
Machine Auger Borehole	MA1
Machine Auger Borehole	MA2
Machine Auger Borehole	MA3
Machine Auger Borehole	MA4
Machine Auger Borehole	MA5
Hand auger borehole	HA1
Hand auger borehole	HA2
Hand auger borehole	HA3



Scale 1: 250

GEOTECH consulting ltd

Rapaki Property Group
41 – 43 Cambridge Terrace
Site Investigation Plan

2 May 2003

Figure 2408 - 1

GEOTECH

DRILLHOLE BORELOG

Hole ID:	BH1
Sheet:	1 of 2
Date:	APRIL/2003

Project No:	2408	Equipment:	Cable Tool	G.L. R.L.:		Logged by:	R Wise
Project:	Cambridge Tce 41-43	Drilling Co:	Texco	Max Depth:	12m	Checked by:	I McCahon
Client:	Rapaki Property Group	Operator:	Alan	Location:	Refer site plan		

Geological Formation	STRATA DESCRIPTION	Graphic Log	Depth	Piezometer and Water Levels	COMMENTS	Drill method	Samples	Tests	SPT blows/mm
	Dark brown organic SILT TOPSOIL.		0.0						
	Light brown fine SANDY SILT								
	Light brown fine SANDY SILTY fine to very coarse GRAVEL		1.0						
	Grey fine to very coarse GRAVEL with some fine to coarse SAND. - rounded greywacke gravel - apparently less sand with depth		2.0	2.5m, 11/04/03				1.5 SPT	3, 16, 22 38/300mm
	- 2.5m, sandier at depth								
			3.0			CABLE TOOL		3.0 SPT	9, 23, 26 49/300mm
	- 3.0 - 6.5m, apparently less sand at depth		4.0					4.5 SPT	11, 7, 2 9/300mm
	- 5.0m, grey plastic silt lense		5.0						
			6.0					6.0 SPT	6, 12, 17 29/300mm
	- 7.0m, sandier with depth		7.0						
	Dark grey fine to medium SAND with minor gravel and trace of coarse timber fragments, moist.					CABLE TOOL		7.5 SPT	3, 7, 13 20/300mm
	- 9.0m, less gravel and timber (nil) with depth		8.0						
	- 9.5m, some woody organics (possible lense or large piece of timber		9.0					9.0 SPT	3, 4, 2 6/300mm
			10.0						

GEOTECH

DRILLHOLE BORELOG

Hole ID:	BH1
Sheet:	2 of 2
Date:	APRIL/2003

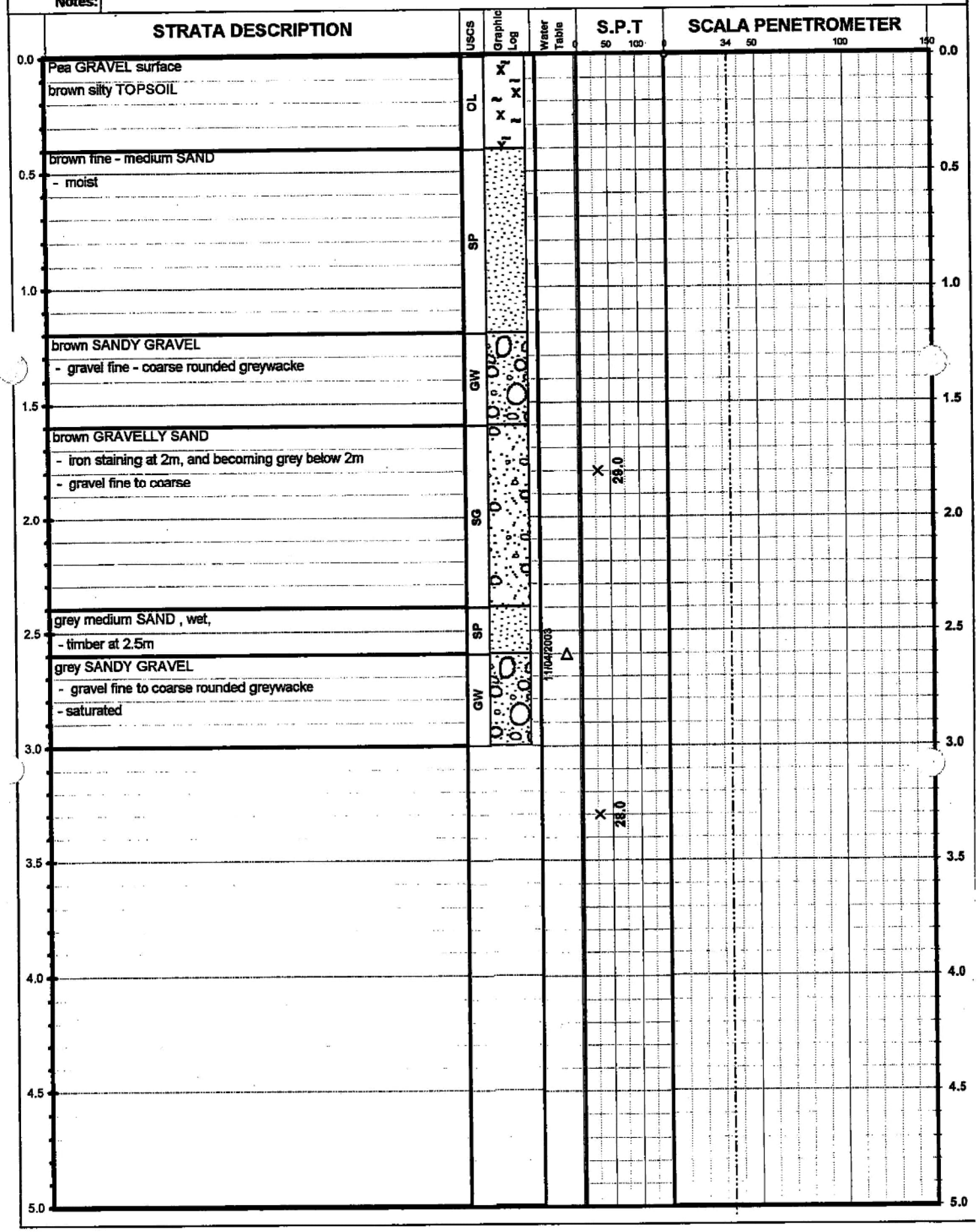
Project No:	2408	Equipment:	Cable Tool	G.L. R.L.:		Logged by:	R Wise
Project:	Cambridge Tce 41-43	Drilling Co:	Texco	Max Depth:	12m	Checked by:	I McCahon
Client:	Rapaki Property Group	Operator:	Alan	Location:	Refer site plan		

Geological Formation	STRATA DESCRIPTION	Graphic Log	Depth	Piezometer and Water Levels	COMMENTS	Drill method	Samples	Tests	SPT blows/mm
	SOIL DESCRIPTION Major colour, second colour, Subordinate fraction, minor fractions, - plasticity, bedding, moisture, structures **ROCK DESCRIPTION** Colour, fabric, rock name								20 40 60 80
	Grey fine to medium SANDY fine to coarse GRAVEL. - rounded greywacke gravel		10.0			CABLE TOOL		10.5 SPT	5, 10, 11 — 21/300mm
	Grey fine to medium SAND with trace of fine to medium gravel		11.0						
			12.0					12.0 SPT	6, 11, 9 — 20/300mm
			13.0						
			14.0						
			15.0						
			16.0						
			17.0						
			18.0						
			19.0						
			20.0						

GEOTECH

SHALLOW BOREHOLE LOG
GEOTECH CONSULTING LTD

Project:	Cambridge Terrace 41 - 43					Hole No:	MA1
Client:	Rapaki Property Group Ltd					Job No:	2408
Hole location:	north east corner					Logged by:	IMcC
Driller: Mike	Contractor: Texco Drilling Co	Equipment:	Machine Auger	R.L:	10.8	Date drilled:	11/04/2003
Notes:						Checked by:	
						Date checked:	
						Max depth:	3.00



GEOTECH

SHALLOW BOREHOLE LOG
GEOTECH CONSULTING LTD

Hole No:	MA2
Job No:	2408
Logged by:	IMcC
Date drilled:	11/04/2003
Checked by:	
Date checked:	
Max depth:	2.10

Project:	Cambridge Terrace 41 - 43						
Client:	Rapaki Property Group Ltd						
Hole location:	north west corner						
Driller:	Mike	Contractor:	Texco Drilling Co	Equipment:	Machine Auger	R.L.:	11.1
Notes:							

Depth	STRATA DESCRIPTION	USCS	Graphic Log	Water Table	S.P.T (0, 50, 100)	SCALA PENETROMETER (0, 34, 50, 100, 150)
0.0	Pea GRAVEL surface brown silty TOPSOIL, some gravel	OL				
0.5	brownish grey SANDY GRAVEL - gravel fine to medium, round - subround greywacke - moist	GW				
1.0						
1.5	brownish grey SANDY GRAVEL - gravel fine - medium rounded greywacke - moist	GW				
	grey SANDY GRAVEL - gravel fine to coarse round - subround greywacke	GW			39.0	
2.0	EOH 2.1m, sides caving from below 1.6m No water table					
2.5						
3.0						
3.5						
4.0						
4.5						
5.0						

GEOTECH

SHALLOW BOREHOLE LOG
GEOTECH CONSULTING LTD

Project:	Cambridge Terrace 41 - 43					Hole No:	MA3
Client:	Rapaki Property Group Ltd					Job No:	2408
Hole location:	south west corner					Logged by:	IMcC
Driller:	Mike	Contractor:	Texco Drilling Co	Equipment:	Machine Auger	Date drilled:	11/04/2003
Notes:				R.L.:	10.2	Checked by:	
						Date checked:	
						Max depth:	2.10

STRATA DESCRIPTION	USCS	Graphic Log	Water Table	S.P.T	SCALA PENETROMETER
0.0 Crushed GRAVEL surface					
brown silty TOPSOIL	OL				
grey mottled orange SILTY fine SAND					
- moist	SM				
0.5					
1.0					
brown mottled orange fine - medium SAND, trace of silt					
- moist	SP				
1.5 brown SANDY GRAVEL					
- gravel fine to coarse round - subround greywacke					
- less sand at 1.8m, gravel fine to medium, trace silt, wet	GW			21.0	
2.0 - greyer at 2m, saturated					
EOH 2.1m, sides caving from below 1.7m					
No free water table					
2.5					
3.0					
3.5					
4.0					
4.5					
5.0					

S.P.T: 0, 50, 100

SCALA PENETROMETER: 0, 34, 50, 100, 150

GEOTECH

SHALLOW BOREHOLE LOG
GEOTECH CONSULTING LTD

Project:	Cambridge Terrace 41 - 43					Hole No:	MA4
Client:	Rapaki Property Group Ltd					Job No:	2408
Hole location:	south side					Logged by:	IMcC
Driller:	Mike	Contractor:	Texco Drilling Co	Equipment:	Machine Auger	Date drilled:	11/04/2003
Notes:				R.L.:	10.3	Checked by:	
						Date checked:	
						Max depth:	2.70

STRATA DESCRIPTION	USCS	Graphic Log	Water Table	S.P.T	SCALA PENETROMETER
0.0 Crushed GRAVEL surface					0 34 50 100 150
brown silty TOPSOIL	OL				
dark brown TOPSOIL	OL				
0.5 dark grey SANDY SILT	MS				
grey mottled brown SILTY fine SAND	SM				
- moist				4.0	
1.0					
1.5 brown SANDY GRAVEL	GW				
- gravel fine to coarse round - subround greywacke					
- greyer with depth					
2.0					
- wet below 2m					
- saturated below 2.2m			11/04/2003		
2.5					
EOH at 2.7m, sides caving below 2.1m				22.0	
3.0					
3.5					
4.0					
4.5					
5.0					

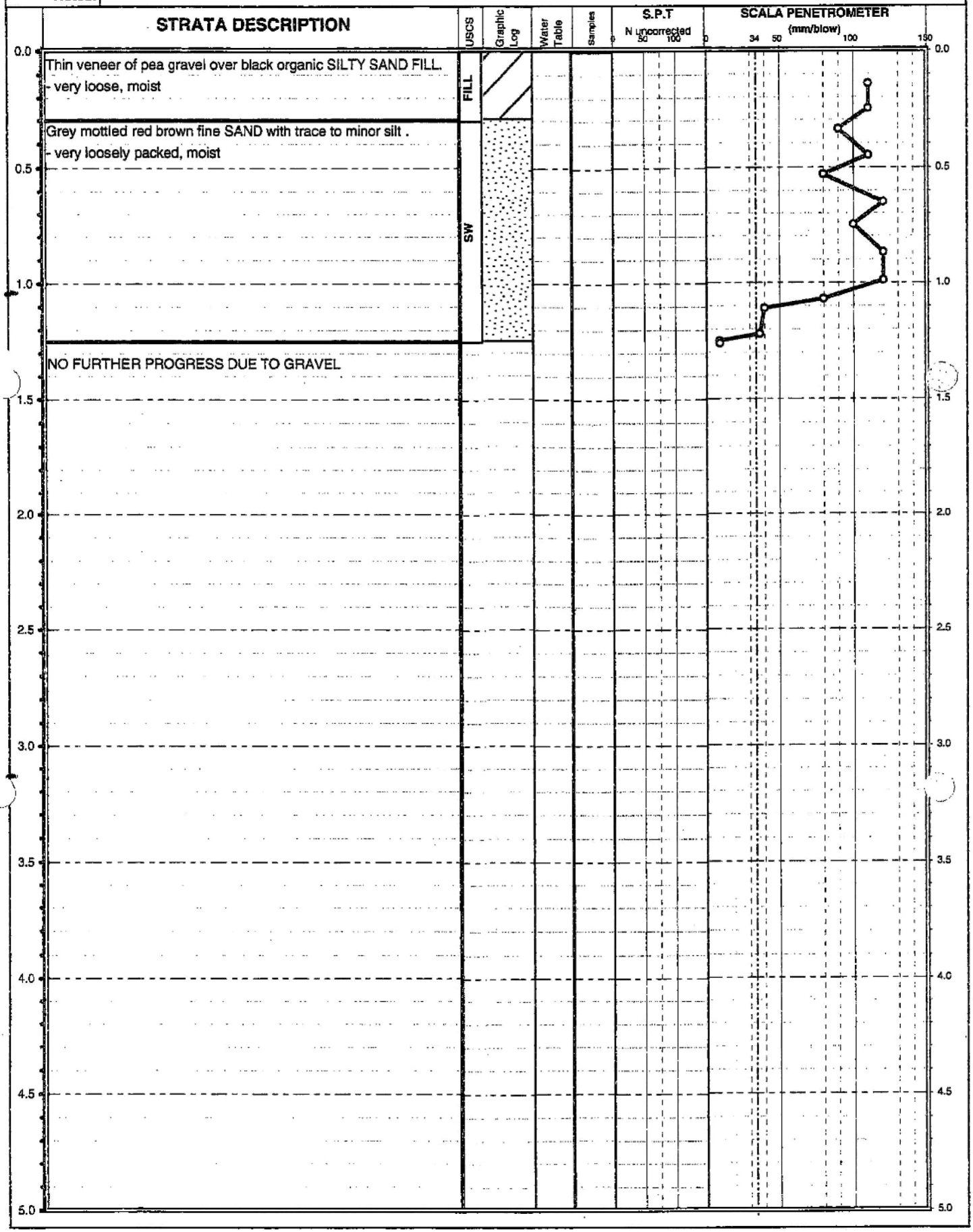
GEOTECH

SHALLOW BOREHOLE LOG
GEOTECH CONSULTING LTD

Project:	41 - 43 Cambridge Tce
Client:	Rapaki Property Group
Hole location:	refer site plan
Driller:	R Wise
Contractor:	
Equipment:	Hand auger
R.L.:	
Notes:	

Hole No:	HA1
Job No:	2406
Logged by:	RBW
Date drilled:	6/07/2002
Checked by:	IMcC
Date checked:	6/07/2002
Max depth:	1.25

STRATA DESCRIPTION	USCS	Graphic Log	Water Table	Samples	S.P.T N uncorrected (0, 50, 100)	SCALA PENETROMETER (mm/blow) (0, 34, 50, 100, 190)
Thin veneer of pea gravel over black organic SILTY SAND FILL. - very loose, moist	FILL					
Grey mottled red brown fine SAND with trace to minor silt . - very loosely packed, moist	SW					
NO FURTHER PROGRESS DUE TO GRAVEL						



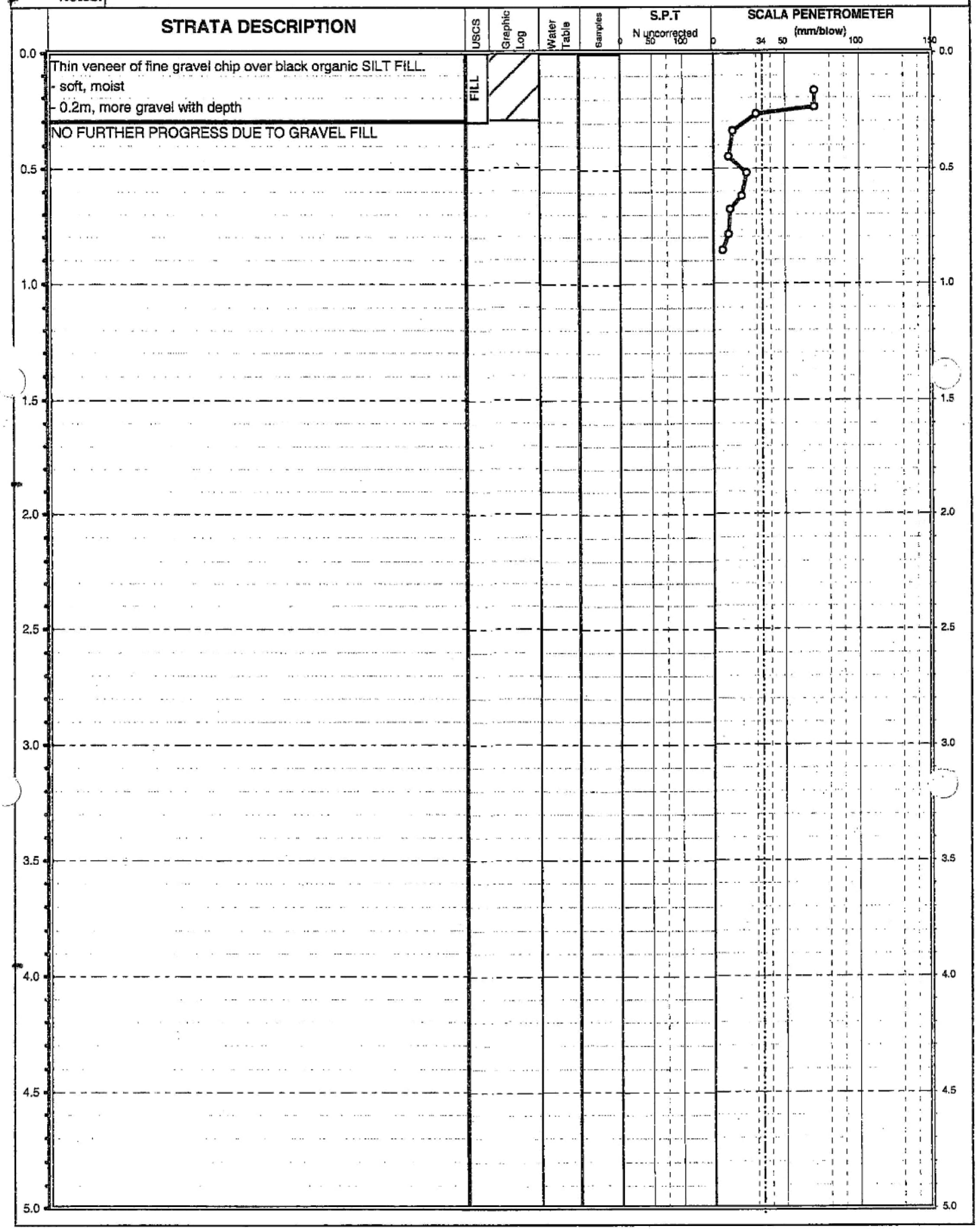
GEOTECH

SHALLOW BOREHOLE LOG
GEOTECH CONSULTING LTD

Hole No:	HA2
Job No:	2406
Logged by:	RBW
Date drilled:	6/07/2002
Checked by:	IMcC
Date checked:	6/07/2002
Max depth:	0.30

Project:	41 - 43 Cambridge Tce				
Client:	Rapaki Property Group				
Hole location:	refer site plan				
Driller:	R Wise	Contractor:		Equipment: Hand auger	R.L:
Notes:					

STRATA DESCRIPTION	USCS	Graphic Log	Water Table	Samples	S.P.T N uncorrected	SCALA PENETROMETER (mm/blow)
Thin veneer of fine gravel chip over black organic SILT FILL. - soft, moist - 0.2m, more gravel with depth	FILL					
NO FURTHER PROGRESS DUE TO GRAVEL FILL						



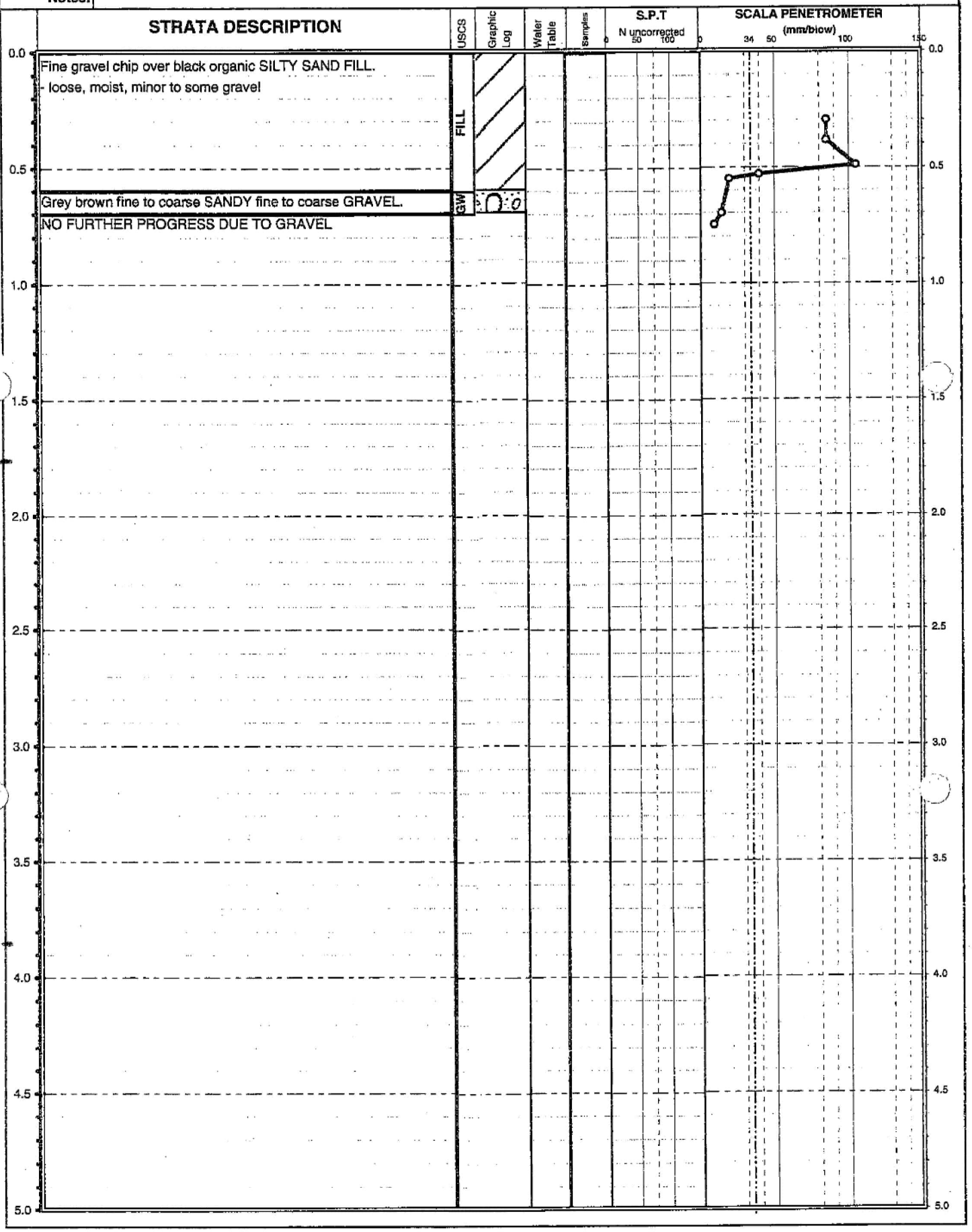
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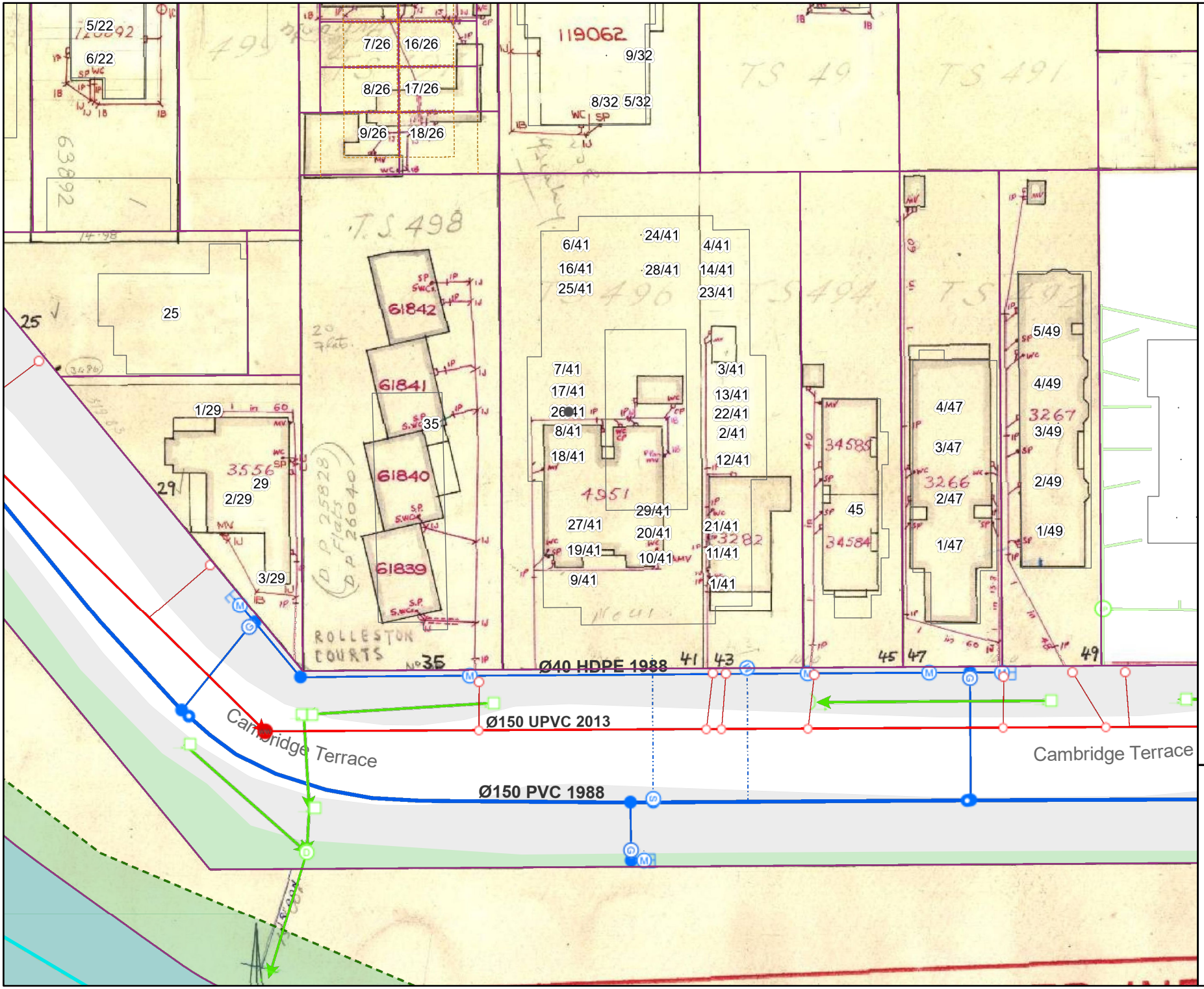
SHALLOW BOREHOLE LOG
GEOTECH CONSULTING LTD

Project:	41 - 43 Cambridge Tce
Client:	Rapaki Property Group
Hole location:	refer site plan
Driller:	R Wise
Contractor:	
Equipment:	Hand auger
R.L.:	
Notes:	

Hole No:	HA3
Job No:	2406
Logged by:	RBW
Date drilled:	6/07/2002
Checked by:	IMcC
Date checked:	6/07/2002
Max depth:	0.70

STRATA DESCRIPTION	USCS	Graphic Log	Water Table	Samples	S.P.T N uncorrected (0 50 100)	SCALA PENETROMETER (mm/blow) (0 34 50 100 150)
Fine gravel chip over black organic SILTY SAND FILL. - loose, moist, minor to some gravel	FILL					
Grey brown fine to coarse SANDY fine to coarse GRAVEL.	GW					
NO FURTHER PROGRESS DUE TO GRAVEL						





26/41 Cambridge Terrace

WwPrivateDrainFieldNo
WwPump
WwAccess
Type
Flush Manhole
Flushing Point
Trap
Inspection Point
Sealed Manhole
Standard Manhole
Vacuum Storage Manhole
Vented Manhole
WwValve
WwVent
WwAirGapSeparator
WwLocalPressureBoundaryK
WwLocalPressureControlPa
WwLocalPressureTankSyste
WwOutfall
WwPipeRestraint
WwFitting
Type
Change
End Cap
Junction
WwEye
Type
Eye
Eye (Vertical)
WwLateralFitting
Type
Raised Inspection Point
Lateral Fitting
WwVacuumBreather
WwVacuumChamber
Type
Collector
Interceptor Tank
Valve
Riser
WwVacuumBreatherPip
WwPipeFlowDirection
WwPipeBlockageCount
NumberOfBlockages
2 or less Blockages
3 or more Blockages
WwPipe
NominalDiameter
Diameter is 200mm or smaller
Diameter is greater than 200mm, up to 450mm
Diameter is greater than 450mm
Other (non-circular pipes)
WwPipe (non-gravity)
NominalDiameter
Diameter is 200mm or smaller
Diameter is greater than 200mm, up to 450mm
Diameter is greater than 450mm
Other (non-circular pipes)
WwLateral
WwPipeProtection
WwFlushTank
WwStructure
WwStation
WwPumpStationCatchme
WwPipe (non CCC)
In Service
Abandoned
Removed
Out of Service
WwLateral (non CCC)
In Service
Abandoned
Removed
Out of Service
Proposed
SwPrivateDrainFieldNot
SwPump
SwFacilityDischargePoin
SwAccess
SwValve
Type
Check
Duck Bill
Flap
Gate
Inline Check
Sluice
Valve
SwHeadwall
Type
Inlet
Outlet
SwFlowRestriction
SwGrill
Type
Inlet
Outlet
SwInlet
Type
Single Sump
Dome Sump
Double Sump
Triple Sump
Inlet
Pipe End
Gross Debris Trap
Silt Trap
SwOutlet
SwPipeRestraint
SwFitting
Type
Change
Bend
Junction
End Cap
SwEye
SwPipeFlowDirection
SwLateralFitting
Type
Single Sump
Double Sump
Inspection Point
Manhole
Lateral Fitting
Soak Pit
SwPipe
NominalDiameter
Diameter is 450mm or smaller
Diameter is greater than 450mm, up to 700mm
Diameter is greater than 750mm
Other (non-circular pipes)
SwLateral
SwPipeProtection
SwStructure
SwStation
SwRainGarden
SwPipe (non CCC)
In Service
Abandoned
Removed
Out of Service
SwLateral (non CCC)
In Service
Abandoned
Removed
Out of Service
Proposed
WsPump
WsValve
NormalPosition,Type
Air Release
Backflow Prevention
Butterfly
Gate
Non Return
Pressure Activated
Sluice
Sluice, Normally Closed
Valve
WsHydrant
WsInlet
WsConnection
Type
Fire
Restrictor
Toby
Meter
WsOutlet
WsPipeRestraint
WsFieldNote
WsFitting
Type
Bellows
End Cap
Connector
WsPipeProtection
WsPipe
NominalDiameter
Diameter is 110mm or smaller
Diameter is greater than 110mm, up to 225mm
Diameter is greater than 225mm
Other (non-circular pipes)
WsPipe (non Potable)
NominalDiameter
Diameter is 110mm or smaller
Diameter is greater than 110mm, up to 225mm
Diameter is greater than 225mm
Other (non-circular pipes)
WsLateral
WsStructure
WsReservoir
WsStation
WsPipe (non CCC)
In Service
Abandoned
Removed
Out of Service
Unknown
WsLateral (non CCC)
In Service
Abandoned
Removed
Out of Service
Proposed
BGConnector
BGEndCap
BGValve
BGPipe

Christchurch City Council
ph: 03 941 8999 web: ccc.govt.nz

Accuracy not guaranteed. Onsite verification required.
Display of data scale dependant.
Client selected legend.
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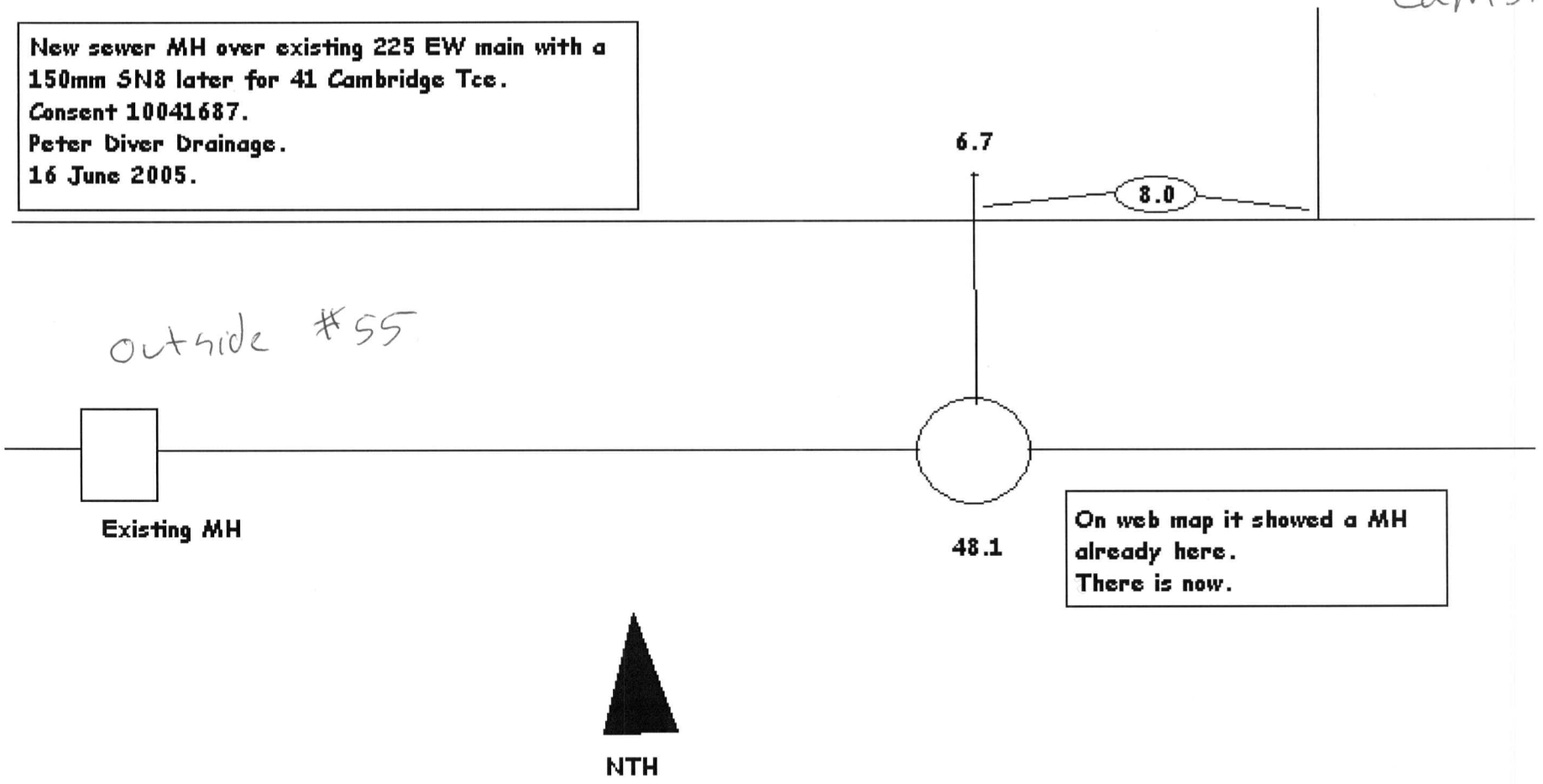
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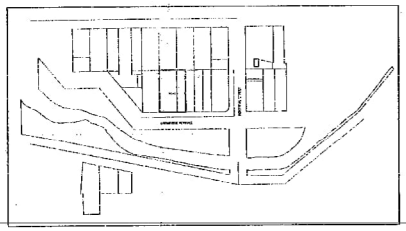
#41 /#43
Cambridge Tce

New sewer MH over existing 225 EW main with a 150mm SN8 later for 41 Cambridge Tce.
Consent 10041687.
Peter Diver Drainage.
16 June 2005.

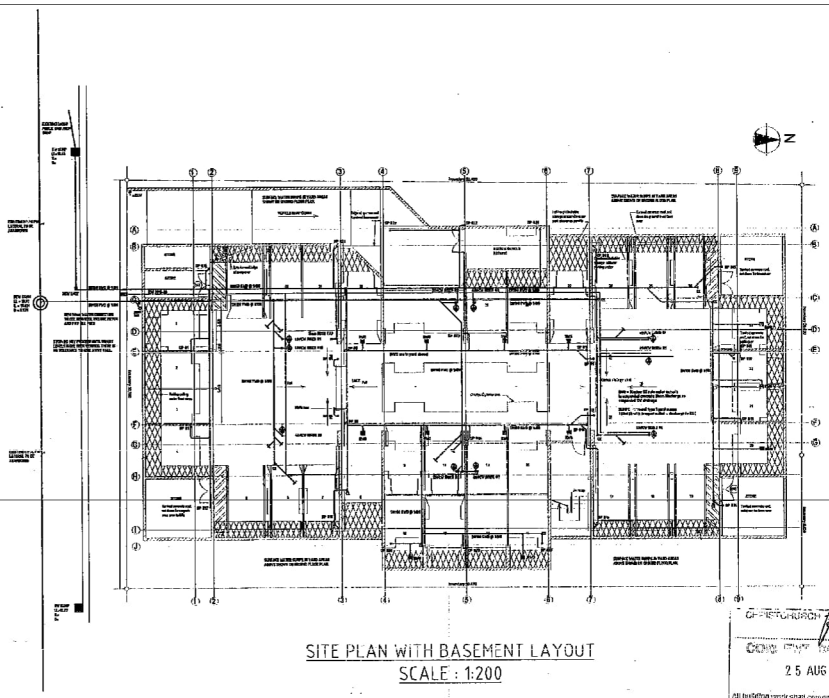


Inspected By Paul Jennings.

BUILDING CONSENT A2



LOCATION PLAN
SCALE : NTS



SITE PLAN WITH BASEMENT LAYOUT
SCALE : 1:200

CHRISTCHURCH CITY COUNCIL
CITY DEVELOPMENT UNIT
25 AUG 2004
All building work shall comply with the New Zealand Building Code (including all its amendments) and all other applicable acts, regulations, codes and standards.

CAUTION
THESE DRAWINGS ARE NOT FOR CONSTRUCTION

STATUS OF DRAWINGS
These drawings have been issued for the purpose of BUILDING CONSENT and are approximately 90 % complete.
Date: 05/08/04
Signed:
The contractor must obtain 'IFC' drawings and specifications before submitting a final price or commencing construction.
PLEASE THOROUGHLY READ THE ENTIRE SPECIFICATION.
Plumbing Design & Consultancy

ALL DIMENSIONS IN mm. DO NOT SCALE DRAWINGS.
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE.

PLUMBING DESIGN & CONSULTANCY LTD
BRENT A MALLINSON
PO BOX 283, RANGIORA, NEW ZEALAND.
PH/FAX 03 313 0008, MOB 027 295 9907.
EMAIL "brent@plumbingdesign.co.nz"
WEB: www.plumbingdesign.co.nz

REV	REVISION NOTE	DATE	BY	CHKD	APP
2	BUILDING CONSENT	3/12/03	T.M	B.A.M	B.A.M
1	PRELIMINARY	1/10/03	T.M	B.A.M	B.A.M

CLIENT: PELORUS TRUST LTD

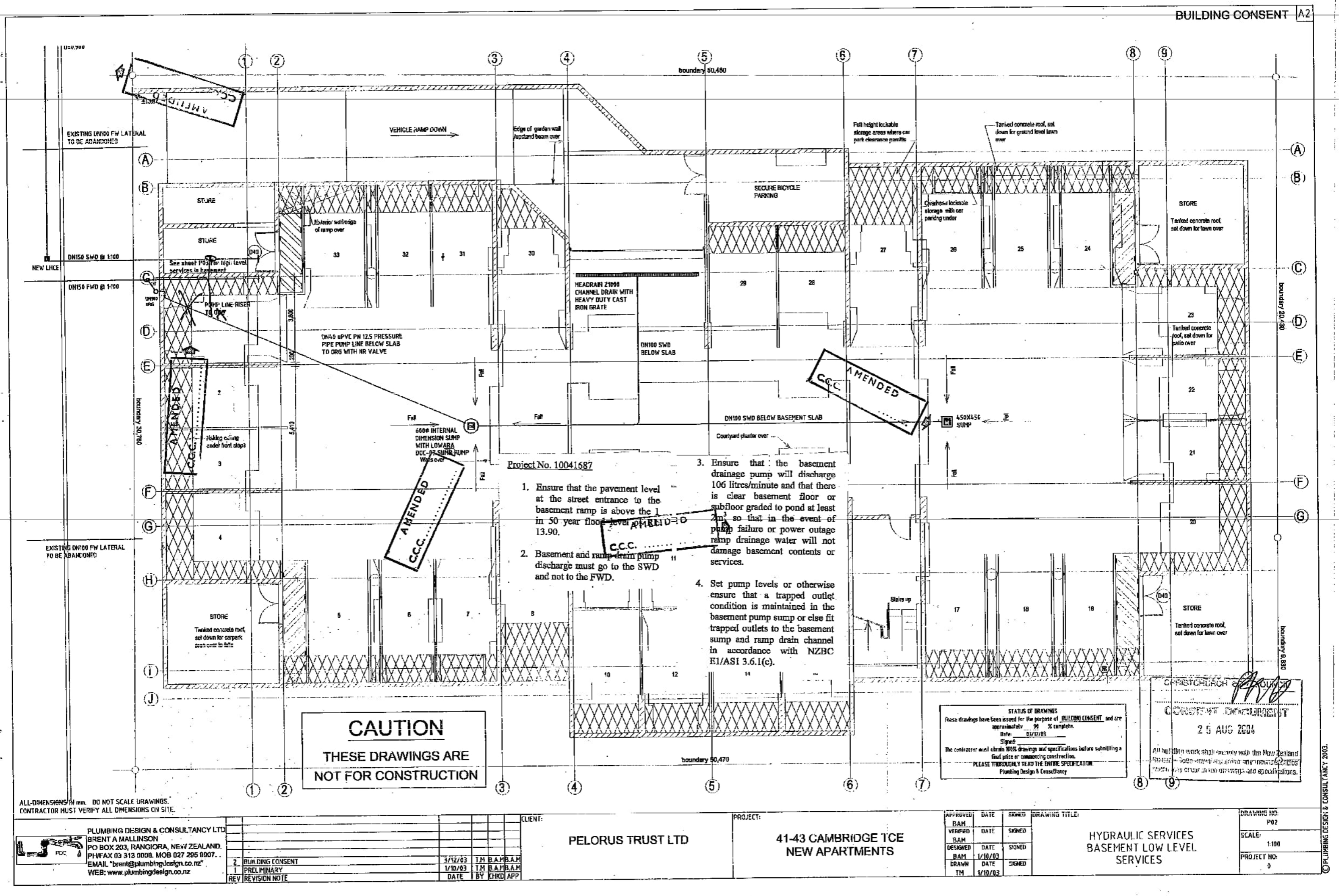
PROJECT: 41-43 CAMBRIDGE TCE NEW APARTMENTS

APPROVED: BAM	DATE	SIGNED	
VERIFIED: BAM	DATE	SIGNED	
DESIGNED: BAM	DATE: 1/10/03	SIGNED	
DRAWN: TM	DATE: 1/10/03	SIGNED	

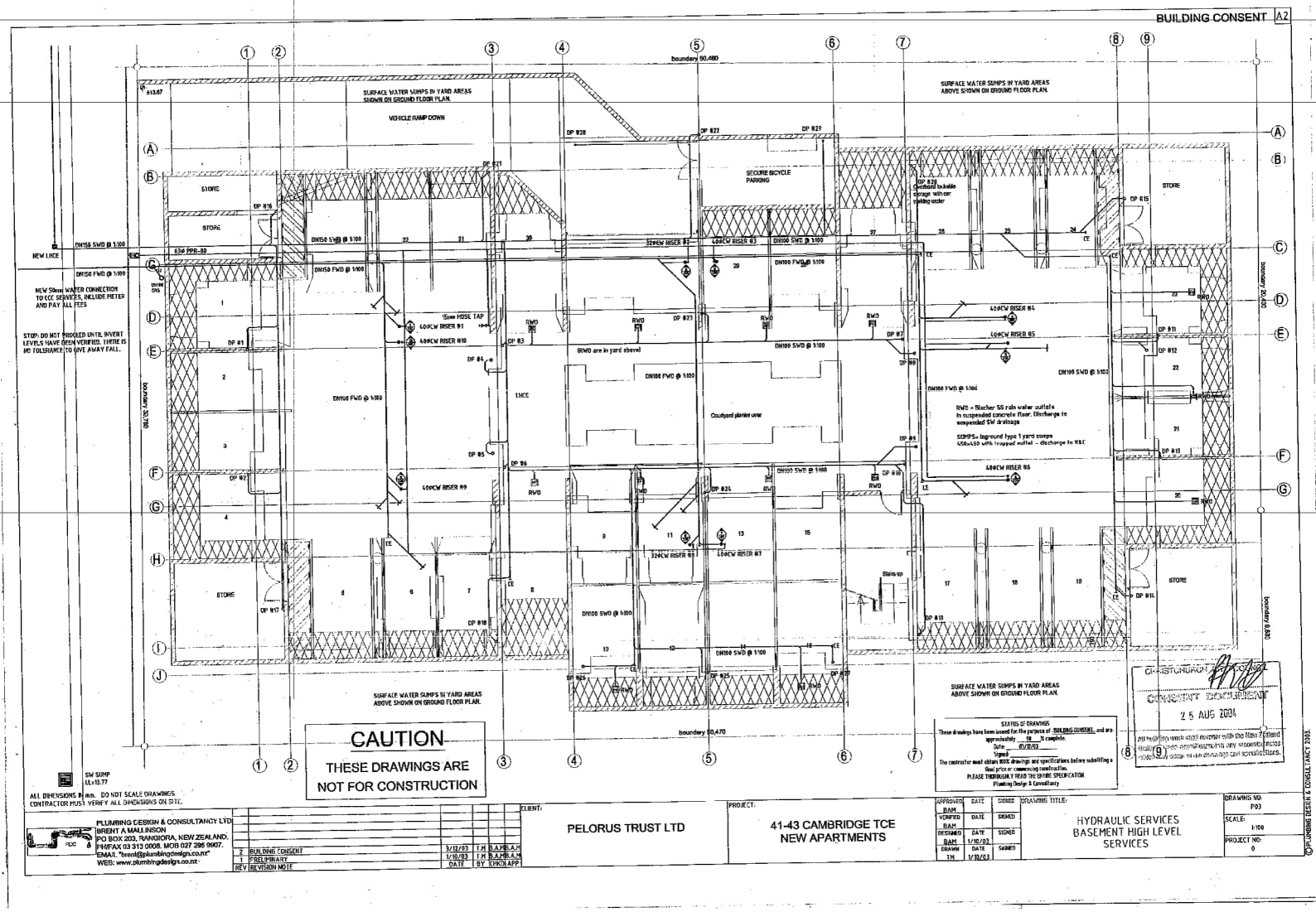
DRAWING TITLE: HYDRAULIC SERVICES SITE PLAN

DRAWING NO: P01
SCALE: NTS
PROJECT NO: 0

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BUILDING CONSENT A2
boundary 50,450
VEHICLE RAMP DOWN
EXISTING DN100 FW LATERAL TO BE ABANDONED
DN150 SWD @ 1:100
NEW LINE
DN150 FWD @ 1:100
See sheet P03 for high level services in basement
PUMP LINE RISES TO ORG
DN40 uPVC PN 12.5 PRESSURE PIPE PUMP LINE BELOW SLAB TO ORG WITH NR VALVE
Edge of garden wall /upstand beam over
SECURE BICYCLE PARKING
HEADRAIN Z1000 CHANNEL DRAIN WITH HEAVY DUTY CAST IRON GRATE
DN100 SWD BELOW SLAB
DN100 SWD BELOW BASEMENT SLAB
Courtyard planter over
450X450 SUMP
STORE
Tanked concrete roof, set down for ground level lawn over
Tanked concrete roof, set down for lawn over
Tanked concrete roof, set down for patio over
Tanked concrete roof, set down for carpark ramp over to falls
Full height lockable storage areas where car park clearance permits
Overhead lockable storage with car parking under
Fall
boundary 50,470
AMENDED C.C.C.
Project No. 10041687
1. Ensure that the pavement level at the street entrance to the basement ramp is above the 1 in 50 year flood level of 13.90.
2. Basement and ramp drain pump discharge must go to the SWD and not to the FWD.
3. Ensure that the basement drainage pump will discharge 106 litres/minute and that there is clear basement floor or subfloor graded to pond at least 2m³ so that in the event of pump failure or power outage ramp drainage water will not damage basement contents or services.
4. Set pump levels or otherwise ensure that a trapped outlet condition is maintained in the basement pump sump or else fit trapped outlets to the basement sump and ramp drain channel in accordance with NZBC E1/AS1 3.6.1(c).
CAUTION
THESE DRAWINGS ARE NOT FOR CONSTRUCTION
STATUS OF DRAWINGS
These drawings have been issued for the purpose of BUILDING CONSENT and are approximately 90 % complete.
Date: 03/12/03
Signed:
The contractor must obtain 100% drawings and specifications before submitting a final price or commencing construction.
PLEASE THOROUGHLY READ THE ENTIRE SPECIFICATION.
Plumbing Design & Consultancy
CHRISTCHURCH CITY COUNCIL
CONSENT DOCUMENT
25 AUG 2004
ALL DIMENSIONS IN mm. DO NOT SCALE DRAWINGS.
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE.
PLUMBING DESIGN & CONSULTANCY LTD
BRENT A MALLINSON
PO BOX 203, RANGIORA, NEW ZEALAND.
PH/FAX 03 313 0008. MOB 027 295 8907.
EMAIL "brent@plumbingdesign.co.nz"
WEB: www.plumbingdesign.co.nz
2 BUILDING CONSENT 3/12/03 T.M B.A.M B.A.M
1 PRELIMINARY 1/10/03 T.M B.A.M B.A.M
REV REVISION NOTE DATE BY CHKD APP
CLIENT: PELORUS TRUST LTD
PROJECT: 41-43 CAMBRIDGE TCE NEW APARTMENTS
APPROVED BAM
VERIFIED BAM
DESIGNED BAM 1/10/03
DRAWN TM 1/10/03
DRAWING TITLE: HYDRAULIC SERVICES BASEMENT LOW LEVEL SERVICES
DRAWING NO: P02
SCALE: 1:100
PROJECT NO: 0
© PLUMBING DESIGN & CONSULTANCY 2003.

BUILDING CONSENT A2



CAUTION

THESE DRAWINGS ARE NOT FOR CONSTRUCTION

CHRISTCHURCH CITY COUNCIL
CONSENT DEPARTMENT
25 AUG 2004

All building work shall comply with the New Zealand Building Code, compliance may otherwise exist where it can be shown that the proposals will satisfy the performance requirements of the Code.

STATES OF DRAWINGS
These drawings have been issued for the purpose of BUILDING CONSENT, and are approximately 98 % complete.
Date 05/08/03
Signed

The contractor must obtain IFCC drawings and specifications before submitting a final price or commencing construction.
PLEASE THOROUGHLY READ THE ENTIRE SPECIFICATION
Plumbing Design & Consultancy

SW SUMP
LL=13.77

ALL DIMENSIONS IN mm. DO NOT SCALE DRAWINGS.
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE.

PLUMBING DESIGN & CONSULTANCY LTD
BRENT A MALLINSON
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PH/FAX 03 313 0008, MOB 027 295 9607.
EMAIL "brent@plumbingdesign.co.nz"
WEB: www.plumbingdesign.co.nz

REV	REVISION NOTE	DATE	BY	CHKD	APP
2	BUILDING CONSENT	3/12/03	T H	B.A.M	B.A.M
1	PRELIMINARY	1/10/03	T H	B.A.M	B.A.M

CLIENT: PELORUS TRUST LTD

PROJECT: 41-43 CAMBRIDGE TCE NEW APARTMENTS

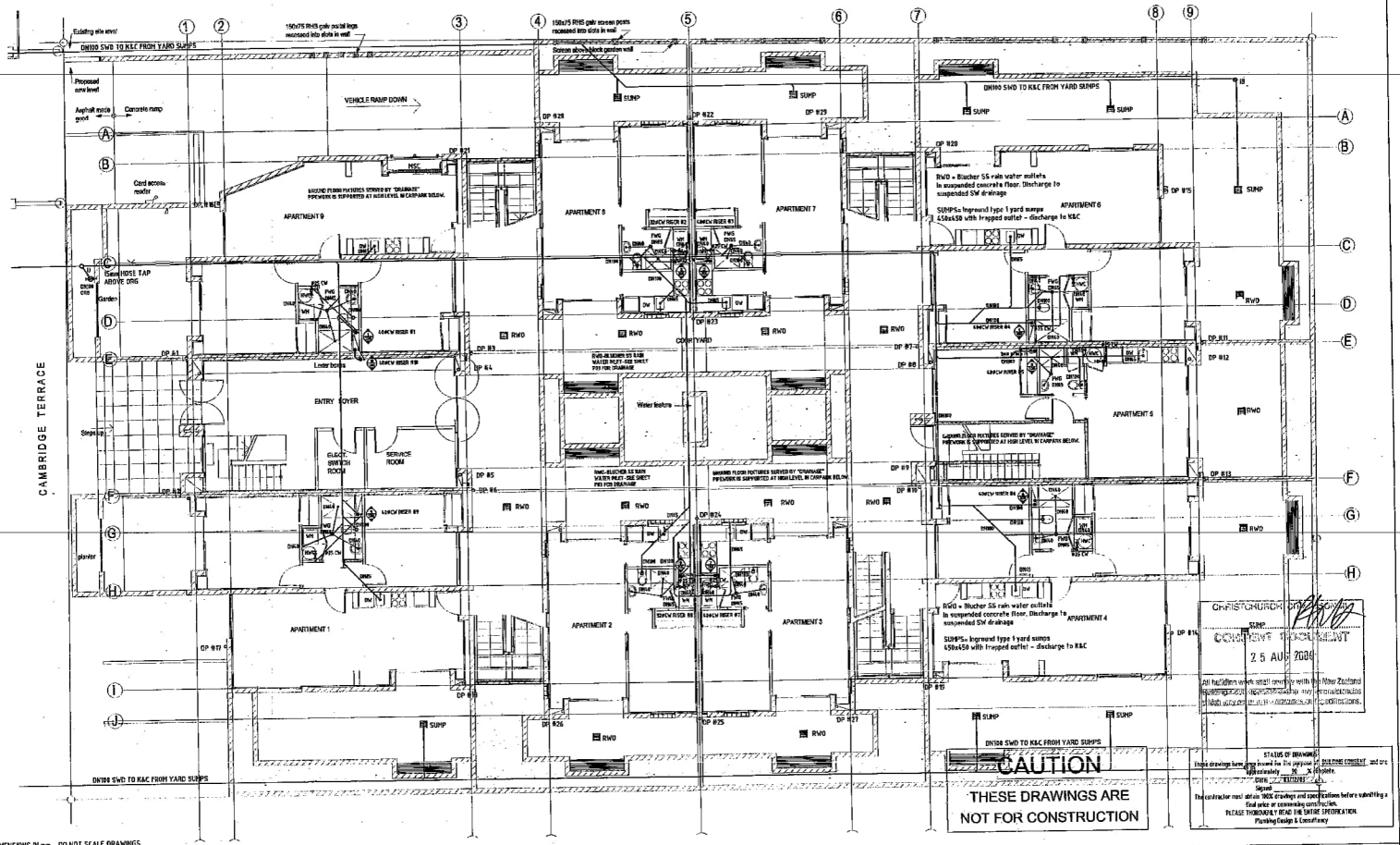
APPROVED BAM	DATE	SIGNED	
VERIFIED BAM	DATE	SIGNED	
DESIGNED BAM	DATE 1/10/03	SIGNED	
DRAWN TH	DATE 1/10/03	SIGNED	

DRAWING TITLE: HYDRAULIC SERVICES BASEMENT HIGH LEVEL SERVICES

DRAWING NO: P03
SCALE: 1:100
PROJECT NO: 0

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BUILDING CONSENT A2



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WEB: www.plumbingdesign.co.nz

REV	REVISION NOTE	DATE	BY	CHKD	APP
2	BUILDING CONSENT	3/12/03	T.M	B.A.M	B.A.M
1	PRELIMINARY	1/10/03	T.M	B.A.M	B.A.M

CLIENT: PELORUS TRUST LTD

PROJECT: 41-43 CAMBRIDGE TCE NEW APARTMENTS

APPROVED	DATE	DRAWN	
B.A.M			
VERIFIED	DATE	SIGNED	
B.A.M			
DESIGNED	DATE	SIGNED	
B.A.M	1/10/03		
DRAWN	DATE	SIGNED	
T.M	1/10/03		

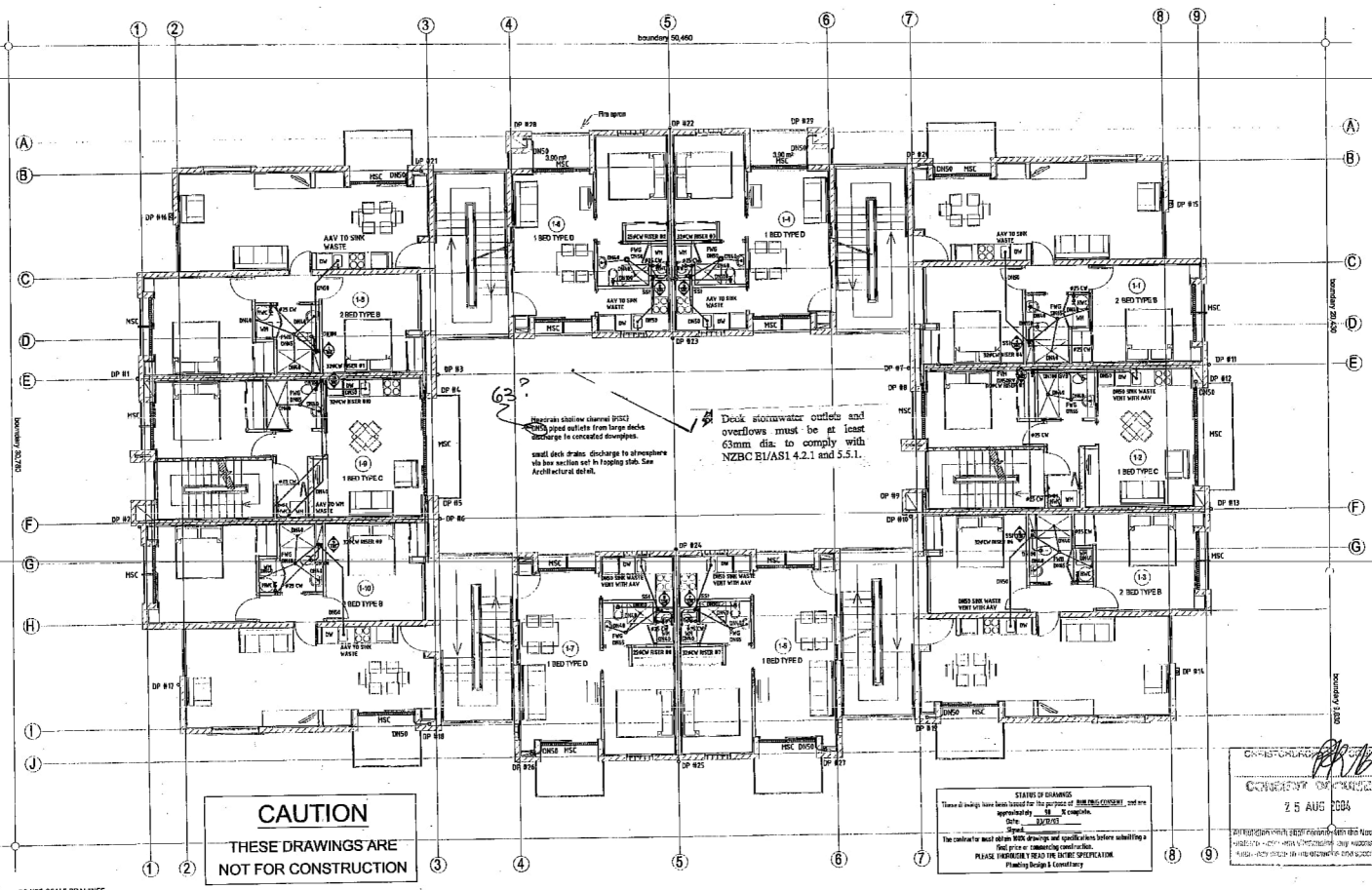
DRAWING TITLE: HYDRAULIC SERVICES GROUND LEVEL

DRAWING NO: P05.
SCALE: 1:100
PROJECT NO. 0

STATUS OF DRAWINGS
These drawings have been issued for the purpose of BUILDING CONSENT and are approximately [X] complete.
DATE 3/12/03
Signed
The contractor must obtain THESE drawings and specifications before submitting a final price or commencing construction.
PLEASE THOROUGHLY READ THE ENTIRE SPECIFICATION.
Plumbing Design & Consultancy

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BUILDING CONSENT A2



CAUTION
THESE DRAWINGS ARE NOT FOR CONSTRUCTION

STATUS OF DRAWINGS
These drawings have been issued for the purpose of BUILDING CONSENT and are approximately 98 % complete.
Date: 22/7/04
Signed:
The contractor must obtain WORK drawings and specifications before submitting a final price or commencing construction.
PLEASE THOROUGHLY READ THE ENTIRE SPECIFICATION.
Plumbing Design & Consultancy

CHRISTCHURCH CITY COUNCIL
CONSENT DEPARTMENT
25 AUG 2004
All building work must comply with the New Zealand Building Code and the conditions of consent. Any variations must be approved in writing by the consent authority.

ALL DIMENSIONS IN mm. DO NOT SCALE DRAWINGS.
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE.

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REV	REVISION NOTE	DATE	BY	CHKD	APP
2	BUILDING CONSENT	3/12/03	T.M	B.A.M	B.A.M
1	PRELIMINARY	1/10/03	T.M	B.A.M	B.A.M

CLIENT: PELORUS TRUST LTD

PROJECT: 41-43 CAMBRIDGE TCE NEW APARTMENTS

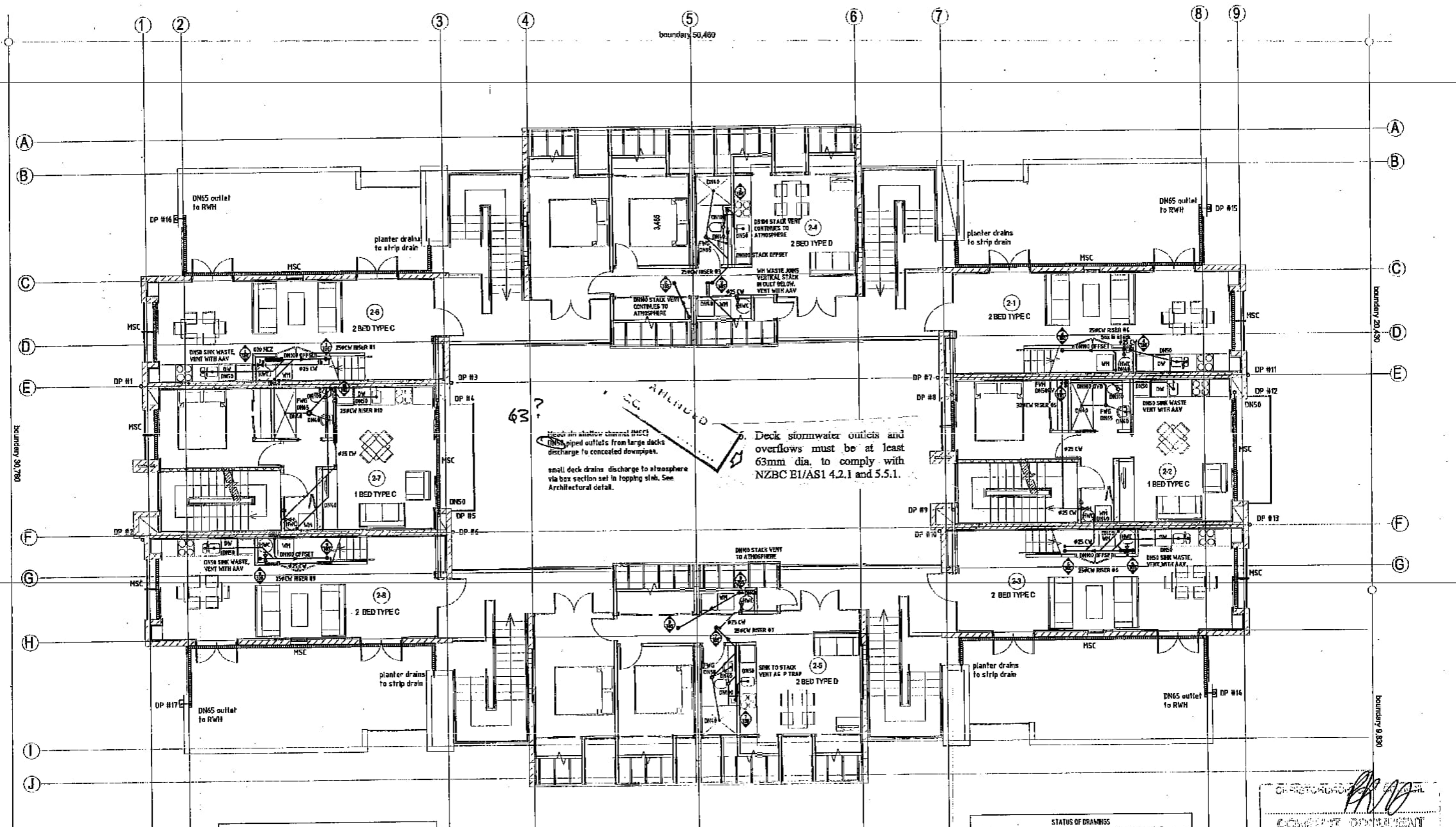
APPROVED BAM	DATE	SIGNED	
VERIFIED BAM	DATE	SIGNED	
DESIGNED BAM	DATE 1/10/03	SIGNED	
DRAWN TM	DATE 1/10/03	SIGNED	

DRAWING TITLE: HYDRAULIC SERVICES LEVEL 1

DRAWING NO: P05
SCALE: 1:100
PROJECT NO: 0

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BUILDING CONSENT A2



CAUTION

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WEB: www.plumbingdesign.co.nz

REV	REVISION NOTE	DATE	BY	CHKD	APP
2	BUILDING CONSENT	3/12/03	T.M	B.A.M	B.A.M
1	PRELIMINARY	1/10/03	T.M	B.A.M	B.A.M

CLIENT: PELORUS TRUST LTD

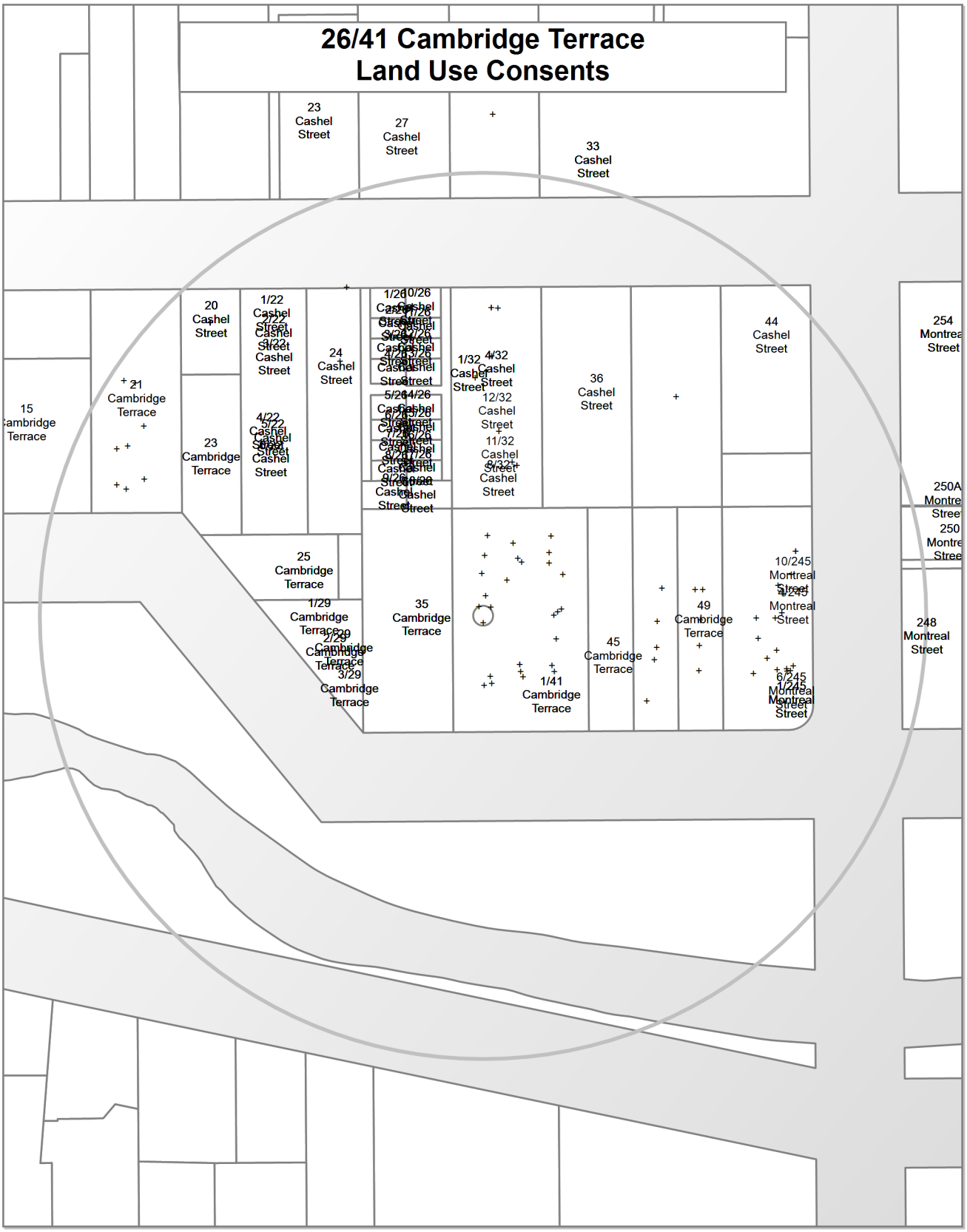
PROJECT: 41-43 CAMBRIDGE TCE NEW APARTMENTS

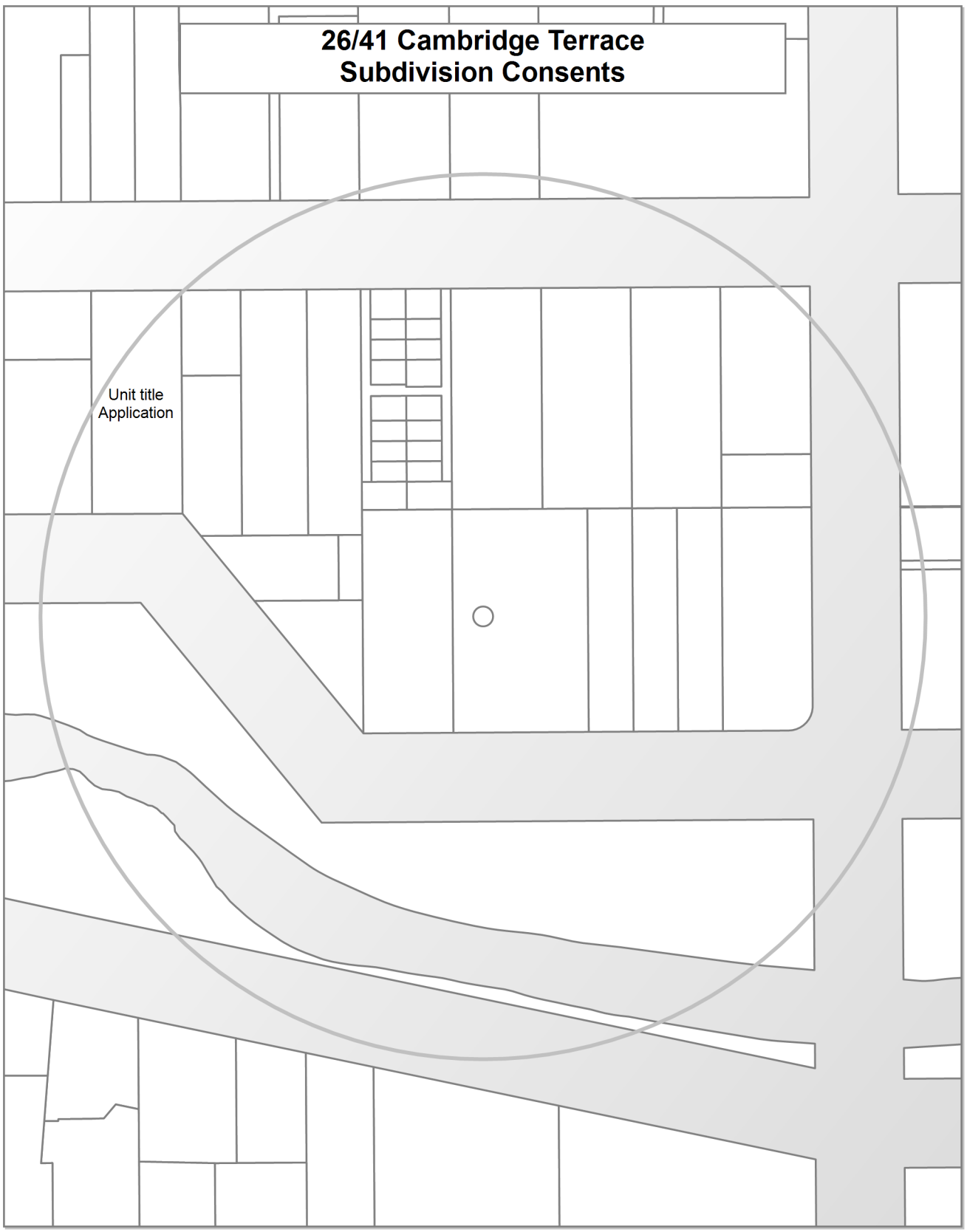
	DATE	SIGNED
APPROVED BAM		
VERIFIED BAM		
DESIGNED BAM	1/10/03	
DRAWN TM	1/10/03	

DRAWING TITLE: HYDRAULIC SERVICES LEVEL 2

DRAWING NO: P06
SCALE: 1:100
PROJECT NO: 0

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26/41 Cambridge Terrace
Land Use Consents
23 Cashel Street
27 Cashel Street
33 Cashel Street
20 Cashel Street
1/22 Cashel Street
24 Cashel Street
44 Cashel Street
254 Montreal Street
15 Cambridge Terrace
21 Cambridge Terrace
23 Cambridge Terrace
36 Cashel Street
250A Montreal Street
250 Montreal Street
25 Cambridge Terrace
1/29 Cambridge Terrace
2/29 Cambridge Terrace
3/29 Cambridge Terrace
35 Cambridge Terrace
1/41 Cambridge Terrace
45 Cambridge Terrace
49 Cambridge Terrace
10/245 Montreal Street
248 Montreal Street


26/41 Cambridge Terrace
Subdivision Consents
Unit title
Application

Land Use Resource Consents within 100 metres of 26/41 Cambridge Terrace

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

1/22 Cashel Street

RMA/1988/408

Dispensation to provide one less carparking space than is required in scheme - 8 required,7 sought - Historical Reference RES9209612

Processing complete

Applied 03/02/1988

Decision issued 04/03/1988

Granted 04/03/1988

RMA/1996/2059

To prune the Linden tree - Historical Reference RES962402

Processing complete

Applied 09/09/1996

Decision issued 30/09/1996

Granted 30/09/1996

RMA/2017/2459

Removal of Scheduled Tree

Withdrawn

Applied 06/10/2017

RMA/2025/4257

Subdivision - Unit title - Six (6) units and associated land use

Processing complete

Applied 17/12/2025

s223 Certificate issued 15/07/2026

s224 Certificate issued 15/07/2026

Decision issued 03/02/2026

Granted 02/02/2026

1/245 Montreal Street

RMA/1991/1181

Consent to erect a 7 storey apartment sited 3.5m from the boundary instead of 4.5m - Historical Reference RES9222303

Processing complete

Applied 30/10/1991

Decision issued 21/11/1991

Granted 21/11/1991

RMA/1993/759

Consent to erect townhouses which intrude the recession plane, building exceeds 40m in length and where the corner of the building intrudes into the 4.5m - Historical Reference RES9219971

Processing complete

Applied 01/11/1993

Decision issued 10/12/1993

Granted 10/12/1993

RMA/1995/1545

To erect 12 apartment units - Historical Reference RES951743

Processing complete

Applied 20/06/1995

Decision issued 10/10/1995

Granted 10/10/1995

RMA/1996/1446

To erect 9 apartment units in Sam 31 where external appearance of building is a Discretionary aty. building exceeds 20m in length witho - Historical Reference RES961694

Processing complete

Applied 04/07/1996

Decision issued 06/09/1996

Granted 06/09/1996

RMA/1997/3962

To erect 20 units in Sam 31 where consent is required for external appearance, underground carparking. - Historical Reference RMA444

Processing complete

Applied 31/01/1997

Decision issued 25/02/1997

Granted 25/02/1997

1/26 Cashel Street

RMA/2017/345
Car Parking
Withdrawn
Applied 20/02/2017

RMA/2018/968
Establishment and use of a temporary car parking facility for a period of 3 years
Expired
Applied 23/04/2018
Decision issued 25/01/2019
Granted 25/01/2019

RMA/2021/2329
Establish 18 residential units
Processing complete
Applied 21/07/2021
Decision issued 16/11/2021
Granted 16/11/2021

RMA/2021/4348
Continue operating 26 bay parking facility
Withdrawn
Applied 22/12/2021

RMA/2023/1634
Subdivision - Fee Simple - 18 Lots with land use
Processing complete
Applied 27/06/2023
s223 Certificate issued 28/05/2024
s224 Certificate issued 28/05/2024
Decision issued 01/08/2023
Granted 01/08/2023

1/29 Cambridge Terrace

RMA/2012/1675

TEMPORARY ACCOMMODATION - A temporary "Wilsons" carpark for 16 vehicles - Historical Reference RMA92021097

Processing complete

Applied 23/10/2012

Decision issued 30/11/2012

Granted 29/11/2012

RMA/2012/237

TEMPORARY ACCOMMODATION - RESIDENTIAL - Historical Reference RMA92019565

Processing complete

Applied 16/02/2012

Decision issued 22/02/2012

Granted 22/02/2012

RMA/2022/1529

Minimum Floor Level Certificate

Processing complete

Applied 17/05/2022

Certificate issued 18/05/2022

RMA/2022/1822

To establish a temporary 44 bay car parking facility for period of ONE year

Expired

Applied 31/05/2022

Decision issued 31/05/2023

Granted 31/05/2023

RMA/2023/1319

Construct three, three-storey residential units

Processing complete

Applied 26/05/2023

Decision issued 20/09/2023

Granted 20/09/2023

1/32 Cashel Street

RMA/1975/372

Convert non - Compling sited building into a blood tranfusion plant. - Historical Reference RES955310

Processing complete

Applied 20/01/1975

Decision issued 20/01/1975

Granted 20/01/1975

RMA/1976/182

Consent to convert a dwelling into a carparking area - lots of objections - Historical Reference RES9210581

Processing complete

Applied 05/02/1976

Decision issued 24/06/1976

Granted 24/06/1976

RMA/1981/424

Permission sought for interim use of existing carpark for 5 years - temporary measure until further parking on ChCh hospital site implemented - the - Historical Reference RES9210580

Processing complete

Applied 29/05/1981

Decision issued 18/09/1981

Granted 18/09/1981

RMA/1982/387

Consent to an extension of present carparking use for a further 3 years - Res 5A zone - Historical Reference RES9210579

Processing complete

Applied 15/09/1982

Decision issued 10/12/1982

Declined 10/12/1982

RMA/1998/2508

Failure to meet recession planes,balcony setbacks and visitor carparks. - Historical Reference RES982865

Processing complete

Applied 20/10/1998

Decision issued 01/01/1999

Granted 01/01/1999

1/41 Cambridge Terrace

RMA/2003/1874

To build 29 residential apartments, in 4 blocks, includ es basement carparking and 4 residential levels above g round with various non compliances. - Historical Reference RMA20014179

Processing complete

Applied 21/07/2003

Decision issued 05/11/2003

Granted 05/11/2003

RMA/2004/3253

Screening along boundary which breeches sunlight rules seperation from neighbours/external appearances - Historical Reference RMA20018919

Withdrawn

Applied 23/12/2004

RMA/2004/840

To extend two balconies on a previously approved apartm ent building. The balconies would intrude the required set back from the internal boundary. - Historical Reference RMA20016428

Processing complete

Applied 24/03/2004

Decision issued 30/06/2004

Declined 30/06/2004

10/245 Montreal Street

RMA/2026/2910

Unhosted visitor accommodation - Maximum two (2) guests, 365 days per year - 1 Unit

On hold - waiting for response from applicant

Applied 20/08/2026

10/26 Cashel Street

RMA/2017/345

Car Parking

Withdrawn

Applied 20/02/2017

RMA/2018/968
Establishment and use of a temporary car parking facility for a period of 3 years
Expired
Applied 23/04/2018
Decision issued 25/01/2019
Granted 25/01/2019

RMA/2021/2329
Establish 18 residential units
Processing complete
Applied 21/07/2021
Decision issued 16/11/2021
Granted 16/11/2021

RMA/2021/4348
Continue operating 26 bay parking facility
Withdrawn
Applied 22/12/2021

RMA/2023/1634
Subdivision - Fee Simple - 18 Lots with land use
Processing complete
Applied 27/06/2023
s223 Certificate issued 28/05/2024
s224 Certificate issued 28/05/2024
Decision issued 01/08/2023
Granted 01/08/2023

11/26 Cashel Street

RMA/2017/345
Car Parking
Withdrawn
Applied 20/02/2017

RMA/2018/968
Establishment and use of a temporary car parking facility for a period of 3 years
Expired
Applied 23/04/2018
Decision issued 25/01/2019
Granted 25/01/2019

RMA/2021/2329
Establish 18 residential units
Processing complete
Applied 21/07/2021
Decision issued 16/11/2021
Granted 16/11/2021

RMA/2021/4348
Continue operating 26 bay parking facility
Withdrawn
Applied 22/12/2021

RMA/2023/1634
Subdivision - Fee Simple - 18 Lots with land use
Processing complete
Applied 27/06/2023
s223 Certificate issued 28/05/2024
s224 Certificate issued 28/05/2024
Decision issued 01/08/2023
Granted 01/08/2023

11/32 Cashel Street

RMA/2026/2393
Unhosted - Visitor accommodation - Number of guests 4 - Number of nights per year 300
On hold - waiting for response from applicant
Applied 13/07/2026

12/26 Cashel Street

RMA/2017/345
Car Parking
Withdrawn
Applied 20/02/2017

RMA/2018/968
Establishment and use of a temporary car parking facility for a period of 3 years
Expired
Applied 23/04/2018
Decision issued 25/01/2019
Granted 25/01/2019

RMA/2021/2329
Establish 18 residential units
Processing complete
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Decision issued 16/11/2021
Granted 16/11/2021

RMA/2021/4348
Continue operating 26 bay parking facility
Withdrawn
Applied 22/12/2021

RMA/2023/1634
Subdivision - Fee Simple - 18 Lots with land use
Processing complete
Applied 27/06/2023
s223 Certificate issued 28/05/2024
s224 Certificate issued 28/05/2024
Decision issued 01/08/2023
Granted 01/08/2023

12/32 Cashel Street

RMA/2019/1071
Extension of Existing Balcony
Processing complete
Applied 16/05/2019
Permitted activity notice issued 05/06/2019

13/26 Cashel Street

RMA/2017/345
Car Parking
Withdrawn
Applied 20/02/2017

RMA/2018/968
Establishment and use of a temporary car parking facility for a period of 3 years
Expired
Applied 23/04/2018
Decision issued 25/01/2019
Granted 25/01/2019

RMA/2021/2329
Establish 18 residential units
Processing complete
Applied 21/07/2021
Decision issued 16/11/2021
Granted 16/11/2021

RMA/2021/4348
Continue operating 26 bay parking facility
Withdrawn
Applied 22/12/2021

RMA/2023/1634
Subdivision - Fee Simple - 18 Lots with land use
Processing complete
Applied 27/06/2023
s223 Certificate issued 28/05/2024
s224 Certificate issued 28/05/2024

Decision issued 01/08/2023
Granted 01/08/2023

14/26 Cashel Street

RMA/2017/345
Car Parking
Withdrawn
Applied 20/02/2017

RMA/2018/968
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Decision issued 25/01/2019
Granted 25/01/2019

RMA/2021/2329
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RMA/2021/4348
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Withdrawn
Applied 22/12/2021

RMA/2023/1634
Subdivision - Fee Simple - 18 Lots with land use
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s223 Certificate issued 28/05/2024
s224 Certificate issued 28/05/2024
Decision issued 01/08/2023
Granted 01/08/2023

15 Cambridge Terrace

RMA/2005/2558

To expand the existing Ranui House by erecting a new building to provide for an additional 18 units for the use of families and people in Chch for hospital care. - Historical Reference RMA20021450

Processing complete

Applied 10/11/2005

Decision issued 14/12/2005

Granted 14/12/2005

15/26 Cashel Street

RMA/2017/345

Car Parking

Withdrawn

Applied 20/02/2017

RMA/2018/968

Establishment and use of a temporary car parking facility for a period of 3 years

Expired

Applied 23/04/2018

Decision issued 25/01/2019

Granted 25/01/2019

RMA/2021/2329

Establish 18 residential units

Processing complete

Applied 21/07/2021

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Granted 16/11/2021

RMA/2021/4348

Continue operating 26 bay parking facility

Withdrawn

Applied 22/12/2021

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16/26 Cashel Street

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Decision issued 25/01/2019
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s224 Certificate issued 28/05/2024
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17/26 Cashel Street

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Car Parking
Withdrawn
Applied 20/02/2017

RMA/2018/968
Establishment and use of a temporary car parking facility for a period of 3 years
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RMA/2021/2329
Establish 18 residential units
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RMA/2021/4348
Continue operating 26 bay parking facility
Withdrawn
Applied 22/12/2021

RMA/2023/1634
Subdivision - Fee Simple - 18 Lots with land use
Processing complete
Applied 27/06/2023
s223 Certificate issued 28/05/2024
s224 Certificate issued 28/05/2024
Decision issued 01/08/2023
Granted 01/08/2023

18/26 Cashel Street

RMA/2017/345
Car Parking
Withdrawn
Applied 20/02/2017

RMA/2018/968
Establishment and use of a temporary car parking facility for a period of 3 years
Expired
Applied 23/04/2018
Decision issued 25/01/2019
Granted 25/01/2019

RMA/2021/2329
Establish 18 residential units
Processing complete
Applied 21/07/2021
Decision issued 16/11/2021
Granted 16/11/2021

RMA/2021/4348
Continue operating 26 bay parking facility
Withdrawn
Applied 22/12/2021

RMA/2023/1634

Subdivision - Fee Simple - 18 Lots with land use

Processing complete

Applied 27/06/2023

s223 Certificate issued 28/05/2024

s224 Certificate issued 28/05/2024

Decision issued 01/08/2023

Granted 01/08/2023

2 Cambridge Terrace

RMA/1988/868

Consent to extend Antigua boatsheds - add storeroom and toilet facilities and less than 4.5m from street - Historical Reference RES9222133

Processing complete

Applied 01/08/1988

Decision issued 18/08/1988

Granted 18/08/1988

RMA/1988/869

Consent to an extension to Antigua boat sheds to provide additional kitchen facilities and storage and decking to provide additional outdoor seating area - Historical Reference RES9222135

Processing complete

Applied 01/01/1988

Decision issued 24/06/1988

Granted 24/06/1988

RMA/1993/178

Consent to alteration a doorway of the Antigua boat sheds - building listed in appendix J of scheme - Historical Reference RES9215031

Processing complete

Applied 03/08/1993

Decision issued 07/09/1993

Granted 07/09/1993

RMA/1996/1098

To add a public toilet on to a group 1 Heritage building - Historical Reference RES961282

Processing complete

Applied 28/05/1996

Decision issued 26/06/1996

Granted 26/06/1996

RMA/2000/1773
To erect a canopy at the Antigua boat sheds - Historical Reference RMA20002498
Processing complete
Applied 14/07/2000
Decision issued 22/09/2000
Granted 20/09/2000

RMA/2000/2709
Upgrade the amenities adjacent to t sheds - Historical Reference RMA20003468
Processing complete
Applied 31/10/2000
Decision issued 19/02/2001
Granted 19/02/2001

RMA/2006/1275
ALTERATION TO A HERITAGE BUILDING - Historical Reference RMA92005325
Processing complete
Applied 07/06/2006
Decision issued 31/07/2006
Granted 31/07/2006

RMA/2006/2582
alterations to heritage building, antigua boatsheds - Historical Reference RMA92006680
Processing complete
Applied 27/10/2006
Decision issued 22/12/2006
Granted 22/12/2006

RMA/2013/295
Excavation and filing within 30m of the downstream river - Historical Reference RMA92021885
Processing complete
Applied 25/02/2013
Decision issued 01/03/2013
Granted 01/03/2013

RMA/2016/1860

Replace the Antigua Boatshed louvre system

Processing complete

Applied 07/07/2016

Decision issued 05/09/2016

Granted 03/09/2016

2/22 Cashel Street

RMA/1988/408

Dispensation to provide one less carparking space than is required in scheme - 8 required,7 sought - Historical Reference RES9209612

Processing complete

Applied 03/02/1988

Decision issued 04/03/1988

Granted 04/03/1988

RMA/1996/2059

To prune the Linden tree - Historical Reference RES962402

Processing complete

Applied 09/09/1996

Decision issued 30/09/1996

Granted 30/09/1996

RMA/2017/2459

Removal of Scheduled Tree

Withdrawn

Applied 06/10/2017

RMA/2025/4257

Subdivision - Unit title - Six (6) units and associated land use

Processing complete

Applied 17/12/2025

s223 Certificate issued 15/07/2026

s224 Certificate issued 15/07/2026

Decision issued 03/02/2026

Granted 02/02/2026

RMA/2026/1373
Unhosted Visitor Accommodation in 3 units - maximum 365 nights per year, maximum occupants 6 per unit
Processing complete
Applied 23/04/2026
Decision issued 25/08/2026
Granted 25/08/2026

2/26 Cashel Street

RMA/2017/345
Car Parking
Withdrawn
Applied 20/02/2017

RMA/2018/968
Establishment and use of a temporary car parking facility for a period of 3 years
Expired
Applied 23/04/2018
Decision issued 25/01/2019
Granted 25/01/2019

RMA/2021/2329
Establish 18 residential units
Processing complete
Applied 21/07/2021
Decision issued 16/11/2021
Granted 16/11/2021

RMA/2021/4348
Continue operating 26 bay parking facility
Withdrawn
Applied 22/12/2021

RMA/2023/1634
Subdivision - Fee Simple - 18 Lots with land use
Processing complete
Applied 27/06/2023
s223 Certificate issued 28/05/2024
s224 Certificate issued 28/05/2024

Decision issued 01/08/2023

Granted 01/08/2023

2/29 Cambridge Terrace

RMA/2012/1675

TEMPORARY ACCOMMODATION - A temporary "Wilsons" carpark for 16 vehicles - Historical Reference RMA92021097

Processing complete

Applied 23/10/2012

Decision issued 30/11/2012

Granted 29/11/2012

RMA/2012/237

TEMPORARY ACCOMMODATION - RESIDENTIAL - Historical Reference RMA92019565

Processing complete

Applied 16/02/2012

Decision issued 22/02/2012

Granted 22/02/2012

RMA/2022/1529

Minimum Floor Level Certificate

Processing complete

Applied 17/05/2022

Certificate issued 18/05/2022

RMA/2022/1822

To establish a temporary 44 bay car parking facility for period of ONE year

Expired

Applied 31/05/2022

Decision issued 31/05/2023

Granted 31/05/2023

RMA/2023/1319

Construct three, three-storey residential units

Processing complete

Applied 26/05/2023

Decision issued 20/09/2023

Granted 20/09/2023

20 Cashel Street

RMA/1980/327

Consent to redevelop and use existing premises for hospital and clinical purposes zoned Res 5A 9 X objection - Historical Reference RES9209607

Processing complete

Applied 23/05/1980

Decision issued 16/09/1980

Declined 16/09/1980

Decision issued 16/09/1980

Declined 16/09/1980

RMA/2007/2017

Alterations to an existing building in special amentity area 31. - Historical Reference RMA92009317

Withdrawn

Applied 19/07/2007

RMA/2013/2210

RESIDENTIAL DAY CARE FACILITY - Historical Reference RMA92023927

Processing complete

Applied 22/10/2013

Decision issued 19/03/2014

Granted 18/03/2014

Decision issued 19/03/2014

Granted 18/03/2014

RMA/2017/1288

Establish and Operate a Healthcare Facility

Processing complete

Applied 07/06/2017

Decision issued 11/07/2017

Granted 11/07/2017

Decision issued 11/07/2017

Granted 11/07/2017

21 Cambridge Terrace

RMA/2003/1600

Twelve units with basement car parking on the site that does not comply with separation from neighbours, 20m building length and is in SAM31 external appearance - Historical Reference RMA20013896

Processing complete

Applied 20/06/2003

Decision issued 15/07/2003

Granted 15/07/2003

23 Cambridge Terrace

RMA/1980/327

Consent to redevelop and use existing premises for hospital and clinical purposes zoned Res 5A 9 X objection - Historical Reference RES9209607

Processing complete

Applied 23/05/1980

Decision issued 16/09/1980

Declined 16/09/1980

RMA/2007/2017

Alterations to an existing building in special amentity area 31. - Historical Reference RMA92009317

Withdrawn

Applied 19/07/2007

RMA/2013/2210

RESIDENTIAL DAY CARE FACILITY - Historical Reference RMA92023927

Processing complete

Applied 22/10/2013

Decision issued 19/03/2014

Granted 18/03/2014

23 Cashel Street

RMA/1982/701

Consent to an extension of a vehicle crossing - 1m each side of existing crossing - Historical Reference RES9222207

Processing complete

Applied 12/07/1982

Decision issued 09/08/1982

Granted 09/08/1982

RMA/2014/1319

Temporary Accommodation - Office Accommodation - Historical Reference RMA92025967

Processing complete

Applied 30/05/2014

Decision issued 19/06/2014

Granted 19/06/2014

RMA/2018/1128

To undertake alterations to a heritage item and construct a detached residential unit and a detached garage within a heritage setting

Processing complete

Applied 09/05/2018

Conditions changed/cancelled - s127 09/10/2025

Decision issued 14/08/2018

Granted 14/08/2018

24 Cashel Street

RMA/1980/329

Consent to use and extend existing premises for hospital and clinical purposes objection X 6 - Historical Reference RES9209614

Processing complete

Applied 07/07/1980

Decision issued 23/07/1981

Granted 23/07/1981

RMA/1999/679

Consent to (1)establish 2 carparks on front boundary (2)install a 5m vehicle crossing and (3)waive additional carpark - Historical Reference RES9209613

Processing complete

Applied 01/01/1999

Decision issued 10/12/1984

Granted 10/12/1984

248 Montreal Street

RMA/2003/277

Replace stairwells, consent require an important open space. - Historical Reference RMA20012530

Processing complete

Applied 24/01/2003

Decision issued 04/02/2003

Granted 31/01/2003

RMA/2005/1056

To re-roof the existing apartment building which is loc ated adjacent to an important open space and requires c onsent for external appearance. - Historical Reference RMA20019905

Processing complete

Applied 05/05/2005

Decision issued 23/05/2005

Granted 23/05/2005

RMA/2014/1065

Two Storey Commercial Building - Historical Reference RMA92025705

Processing complete

Applied 06/05/2014

Decision issued 04/06/2014

Granted 03/06/2014

RMA/2015/2111

Within Scope Amendment [RMA92025705] - Historical Reference RMA92030412

Processing complete

Applied 04/08/2015

Within scope amendment decision issued 03/09/2015

25 Cambridge Terrace

RMA/1966/20

Consent to establish an off street carpark - Historical Reference RES9208355

Processing complete

Applied 20/06/1966

Granted 22/07/1966

Decision issued 22/07/1966

RMA/1990/400

Consent to extend use of a carpark in a Res 5A zone - Historical Reference RES9208352

Processing complete

Applied 03/05/1990

Decision issued 24/09/1991

Declined 24/09/1991

Outcome not recorded 24/09/1991

RMA/1993/2203

Consent to use a site in the Res 5A zone for residential and commercial carparking - Historical Reference RMA52

Processing complete

Applied 20/08/1993

RMA/1995/2804

Consent is sought for a temporary carpark (6 mths) - Historical Reference RES955793

Processing complete

Applied 02/11/1995

Decision issued 12/02/1996

Granted 12/02/1996

RMA/1995/3208

Consent to : 1 Intude Recession plane on south side. 2 Living area window less than 3m from boundary. 3 Building less than 4.5m from font boundary. - Historical Reference RES960214

Withdrawn

Applied 22/12/1995

RMA/1996/1368

To build a dwelling which does not comply with a number of Rules. RC is also required for Design and Appearance issues. - Historical Reference RES961601

Processing complete

Applied 24/06/1996

Decision issued 02/09/1996

Granted 02/09/1996

RMA/1996/2566

To erect a balcony which intrudes the required setback from an internal boundary. - Historical Reference RES962964

Withdrawn

Applied 19/11/1996

RMA/1996/2681

A reduction in the road setback from 405m to 0.6m and setback from internal boundary from 1.8m to 0.8m. - Historical Reference RES963093

Processing complete

Applied 28/11/1996

Decision issued 31/01/1997

Granted 31/01/1997

RMA/2006/238

Application to alter the existing dwelling by adding a kitchen to create a new residential unit on the site. - Historical Reference RMA20022127

Processing complete

Applied 14/02/2006

Decision issued 03/05/2006

Granted 03/05/2006

250 Montreal Street

RMA/1992/46

Consent to prune a protected Ribbonwood - Historical Reference RES9200643

Processing complete

Applied 12/03/1992

Decision issued 19/03/1992

Granted 19/03/1992

RMA/2021/2125

To establish a multi-storey mixed use building and a car park

Processing complete

Applied 08/07/2021

Decision issued 13/10/2021

Granted 13/10/2021

250A Montreal Street

RMA/1993/1065

Consent to extend entrance into 4.5m required setback - Historical Reference RES9222225

Processing complete

Applied 10/03/1993

Decision issued 02/04/1993

Granted 02/04/1993

RMA/1993/1066
Consent to extend entrance into the 4.5m required setback - Historical Reference RES9222226
Processing complete
Applied 10/03/1993
Decision issued 02/04/1993
Granted 02/04/1993

254 Montreal Street

RMA/1999/256
Consent to use land for car parking - Historical Reference RES9200644
Processing complete
Applied 01/01/1999
Decision issued 14/06/1966
Granted 14/06/1966

RMA/2012/1083
TEMPORARY ACCOMMODATION - CAR PARK - Historical Reference RMA92020460
Processing complete
Applied 18/07/2012
Decision issued 20/07/2012
Granted 20/07/2012

RMA/2012/2124
To undertake intrusive earthworks - Historical Reference RMA92021573
Processing complete
Applied 27/12/2012
Decision issued 30/01/2013
Granted 29/01/2013

RMA/2013/2068
ESTABLISH A NEW THREE LEVEL OFFICE BUILDING - Historical Reference RMA92023779
Processing complete
Applied 08/10/2013
Decision issued 24/02/2014
Granted 21/02/2014

RMA/2013/2099

To undertake earthworks - Historical Reference RMA92023812

Processing complete

Applied 09/10/2013

Decision issued 18/10/2013

Granted 18/10/2013

RMA/2020/3062

Right of way approval

Processing complete

Applied 22/12/2020

Certificate issued 02/07/2021

Decision issued 18/02/2021

Granted 17/02/2021

27 Cashel Street

RMA/2006/3075

Erect 13 units - Historical Reference RMA92007203

Withdrawn

Applied 22/12/2006

RMA/2011/1412

Temporary accommodation - Health facility and associated office - Historical Reference RMA92018979

Processing complete

Applied 21/10/2011

Decision issued 25/10/2011

Granted 25/10/2011

29 Cambridge Terrace

RMA/2012/1675

TEMPORARY ACCOMMODATION - A temporary "Wilsons" carpark for 16 vehicles - Historical Reference RMA92021097

Processing complete

Applied 23/10/2012

Decision issued 30/11/2012

Granted 29/11/2012

RMA/2012/237
TEMPORARY ACCOMMODATION - RESIDENTIAL - Historical Reference RMA92019565
Processing complete
Applied 16/02/2012
Decision issued 22/02/2012
Granted 22/02/2012

RMA/2022/1529
Minimum Floor Level Certificate
Processing complete
Applied 17/05/2022
Certificate issued 18/05/2022

RMA/2022/1822
To establish a temporary 44 bay car parking facility for period of ONE year
Expired
Applied 31/05/2022
Decision issued 31/05/2023
Granted 31/05/2023

RMA/2023/1319
Construct three, three-storey residential units
Processing complete
Applied 26/05/2023
Decision issued 20/09/2023
Granted 20/09/2023

RMA/2024/362
To continue to operate a temporary 11 bay parking facility for a period of 2 years
Processing complete
Applied 15/02/2024
Decision issued 28/10/2025
Granted 28/10/2025

RMA/2026/2737

Establish a new residential unit, with associated landscaping and accessResidential Pathway A

On hold - waiting for response from applicant

Applied 07/08/2026

3/22 Cashel Street

RMA/1988/408

Dispensation to provide one less carparking space than is required in scheme - 8 required,7 sought - Historical Reference RES9209612

Processing complete

Applied 03/02/1988

Decision issued 04/03/1988

Granted 04/03/1988

RMA/1996/2059

To prune the Linden tree - Historical Reference RES962402

Processing complete

Applied 09/09/1996

Decision issued 30/09/1996

Granted 30/09/1996

RMA/2017/2459

Removal of Scheduled Tree

Withdrawn

Applied 06/10/2017

RMA/2025/4257

Subdivision - Unit title - Six (6) units and associated land use

Processing complete

Applied 17/12/2025

s223 Certificate issued 15/07/2026

s224 Certificate issued 15/07/2026

Decision issued 03/02/2026

Granted 02/02/2026

RMA/2026/1373
Unhosted Visitor Accommodation in 3 units - maximum 365 nights per year, maximum occupants 6 per unit
Processing complete
Applied 23/04/2026
Decision issued 25/08/2026
Granted 25/08/2026

3/26 Cashel Street

RMA/2017/345
Car Parking
Withdrawn
Applied 20/02/2017

RMA/2018/968
Establishment and use of a temporary car parking facility for a period of 3 years
Expired
Applied 23/04/2018
Decision issued 25/01/2019
Granted 25/01/2019

RMA/2021/2329
Establish 18 residential units
Processing complete
Applied 21/07/2021
Decision issued 16/11/2021
Granted 16/11/2021

RMA/2021/4348
Continue operating 26 bay parking facility
Withdrawn
Applied 22/12/2021

RMA/2023/1634
Subdivision - Fee Simple - 18 Lots with land use
Processing complete
Applied 27/06/2023
s223 Certificate issued 28/05/2024
s224 Certificate issued 28/05/2024

Decision issued 01/08/2023

Granted 01/08/2023

3/29 Cambridge Terrace

RMA/2012/1675

TEMPORARY ACCOMMODATION - A temporary "Wilsons" carpark for 16 vehicles - Historical Reference RMA92021097

Processing complete

Applied 23/10/2012

Decision issued 30/11/2012

Granted 29/11/2012

RMA/2012/237

TEMPORARY ACCOMMODATION - RESIDENTIAL - Historical Reference RMA92019565

Processing complete

Applied 16/02/2012

Decision issued 22/02/2012

Granted 22/02/2012

RMA/2022/1529

Minimum Floor Level Certificate

Processing complete

Applied 17/05/2022

Certificate issued 18/05/2022

RMA/2022/1822

To establish a temporary 44 bay car parking facility for period of ONE year

Expired

Applied 31/05/2022

Decision issued 31/05/2023

Granted 31/05/2023

RMA/2023/1319

Construct three, three-storey residential units

Processing complete

Applied 26/05/2023

Decision issued 20/09/2023

Granted 20/09/2023

33 Cashel Street

RMA/1987/503

Consent to erect a 2 storey building and storage garage to accommodate team vehicles,provide a control centre and training faciliti - Historical Reference RES9210591

Processing complete

Applied 24/02/1987

Decision issued 20/05/1987

Declined 20/05/1987

RMA/1988/458

Consent to a 2 storey building for training, storage and accommodation - Historical Reference RES9210585

Processing complete

Applied 02/08/1988

Decision issued 10/11/1988

Granted 10/11/1988

RMA/1995/210

To replace existing signs with International red Cross signs thus reducing the overall area of signs by 2.4m2 - Historical Reference RES950435

Processing complete

Applied 16/03/1995

Decision issued 27/03/1995

Granted 27/03/1995

RMA/1995/2625

The development of additional landscaping and car parking spaces for the staff, volunteers and trainees of the Society. - Historical Reference RES955465

Processing complete

Applied 09/02/1995

Decision issued 03/05/1996

Granted 03/05/1996

RMA/1995/746

To establish a carpark on a site in the residential 5A zone - Historical Reference RES95100100

Withdrawn

Applied 25/01/1995

RMA/2001/1195

To establish a Ronald McDonald house - accommodation for families whose children require hospital treatment. Various non-compliances. - Historical Reference RMA20005071

Processing complete

Applied 14/05/2001

Decision issued 06/08/2001

Granted 03/08/2001

RMA/2001/2631

To erect a 3 x 8m sign for 6 months for site-related ad vertising. - Historical Reference RMA20008549

Processing complete

Applied 29/10/2001

Decision issued 04/12/2001

Granted 04/12/2001

RMA/2003/2474

Convert existing office building to residential accommo dation as part of the Ronald McDonald House. - Historical Reference RMA20014799

Processing complete

Applied 19/09/2003

Decision issued 14/10/2003

Granted 13/10/2003

RMA/2007/2541

Change of use for part of the property. - Historical Reference RMA92009870

Processing complete

Applied 17/09/2007

Decision issued 02/11/2007

Granted 11/10/2007

RMA/2009/324

Additions to existing facility - Historical Reference RMA92013737

Processing complete

Applied 16/03/2009

Decision issued 12/06/2009

Granted 12/06/2009

RMA/2017/2035
Retrospective consent to operate an interior design consultancy business
Processing complete
Applied 28/08/2017
Decision issued 28/09/2017
Granted 28/09/2017

35 Cambridge Terrace

RMA/1996/2326
To erect a six bay carport. - Historical Reference RES962700
Processing complete
Applied 17/10/1996
Decision issued 02/12/1996
Granted 02/12/1996

RMA/2006/2270
replace exisiting timber frames with aluminium frames - Historical Reference RMA92006355
Processing complete
Applied 25/09/2006
Decision issued 16/10/2006
Granted 16/10/2006

RMA/2013/548
Temporary Accommodation including office and classroom - Historical Reference RMA92022150
Processing complete
Applied 02/04/2013
Decision issued 09/04/2013
Granted 08/04/2013

RMA/2015/3588
Residential unit with ground floor parking and landscaping - Historical Reference RMA92032008
Withdrawn
Applied 22/12/2015

RMA/2022/1822
To establish a temporary 44 bay car parking facility for period of ONE year
Expired
Applied 31/05/2022
Decision issued 31/05/2023
Granted 31/05/2023

RMA/2025/3303
Wastewater Capacity Certificate
Processing complete
Applied 23/09/2025
Certificate issued 06/10/2025

RMA/2026/1800
To construct a single residential unit
On hold - waiting for response from applicant
Applied 28/05/2026

RMA/2026/2096
Minimum Floor Level Certificate
Processing complete
Applied 24/06/2026
Certificate issued 24/06/2026

36 Cashel Street

RMA/2021/1839
Allow continued teaching and office activityProcessed under RMA/2021/1416
Withdrawn
Applied 18/05/2021

RMA/2021/695
Continued teaching and office activity at four properties
Not accepted for processing
Applied 19/03/2021
Not accepted for processing 15/04/2021

4/22 Cashel Street

RMA/1988/408

Dispensation to provide one less carparking space than is required in scheme - 8 required,7 sought - Historical Reference RES9209612

Processing complete

Applied 03/02/1988

Decision issued 04/03/1988

Granted 04/03/1988

RMA/1996/2059

To prune the Linden tree - Historical Reference RES962402

Processing complete

Applied 09/09/1996

Decision issued 30/09/1996

Granted 30/09/1996

RMA/2017/2459

Removal of Scheduled Tree

Withdrawn

Applied 06/10/2017

RMA/2025/4257

Subdivision - Unit title - Six (6) units and associated land use

Processing complete

Applied 17/12/2025

s223 Certificate issued 15/07/2026

s224 Certificate issued 15/07/2026

Decision issued 03/02/2026

Granted 02/02/2026

4/245 Montreal Street

RMA/2026/2555

Un-hosted visitor accommodation - 365 days a year - More than 60 days per year

On hold - waiting for response from applicant

Applied 31/07/2026

4/26 Cashel Street

RMA/2017/345
Car Parking
Withdrawn
Applied 20/02/2017

RMA/2018/968
Establishment and use of a temporary car parking facility for a period of 3 years
Expired
Applied 23/04/2018
Decision issued 25/01/2019
Granted 25/01/2019

RMA/2021/2329
Establish 18 residential units
Processing complete
Applied 21/07/2021
Decision issued 16/11/2021
Granted 16/11/2021

RMA/2021/4348
Continue operating 26 bay parking facility
Withdrawn
Applied 22/12/2021

RMA/2023/1634
Subdivision - Fee Simple - 18 Lots with land use
Processing complete
Applied 27/06/2023
s223 Certificate issued 28/05/2024
s224 Certificate issued 28/05/2024
Decision issued 01/08/2023
Granted 01/08/2023

4/32 Cashel Street

RMA/2002/1217

Six residential apartments with various non compliances - Historical Reference RMA20010214

Processing complete

Applied 27/05/2002

Decision issued 26/08/2002

Granted on appeal 07/03/2003

Granted 26/08/2002

RMA/2003/1750

Application to reduce the number of visitior carparks required to be provided on the site for a residential development. - Historical Reference RMA20014053

Processing complete

Applied 09/07/2003

Decision issued 08/08/2003

Granted 06/08/2003

44 Cashel Street

RMA/1999/3342

To Place two small temporary buildings on site. - Historical Reference RES992275

Processing complete

Applied 06/08/1999

Decision issued 25/08/1999

Outline plan accepted 25/08/1999

45 Cambridge Terrace

RMA/2021/1839

Allow continued teaching and office activityProcessed under RMA/2021/1416

Withdrawn

Applied 18/05/2021

RMA/2021/695

Continued teaching and office activity at four properties

Not accepted for processing

Applied 19/03/2021

Not accepted for processing 15/04/2021

49 Cambridge Terrace

RMA/2007/339

Undertake alterations to the two existing two storied block of five residential units. - Historical Reference RMA92007554

Processing complete

Applied 15/02/2007

Decision issued 14/03/2007

Granted 13/03/2007

5/22 Cashel Street

RMA/1988/408

Dispensation to provide one less carparking space than is required in scheme - 8 required,7 sought - Historical Reference RES9209612

Processing complete

Applied 03/02/1988

Decision issued 04/03/1988

Granted 04/03/1988

RMA/1996/2059

To prune the Linden tree - Historical Reference RES962402

Processing complete

Applied 09/09/1996

Decision issued 30/09/1996

Granted 30/09/1996

RMA/2017/2459

Removal of Scheduled Tree

Withdrawn

Applied 06/10/2017

RMA/2025/4257

Subdivision - Unit title - Six (6) units and associated land use

Processing complete

Applied 17/12/2025

s223 Certificate issued 15/07/2026

s224 Certificate issued 15/07/2026

Decision issued 03/02/2026

Granted 02/02/2026

5/26 Cashel Street

RMA/2017/345
Car Parking
Withdrawn
Applied 20/02/2017

RMA/2018/968
Establishment and use of a temporary car parking facility for a period of 3 years
Expired
Applied 23/04/2018
Decision issued 25/01/2019
Granted 25/01/2019

RMA/2021/2329
Establish 18 residential units
Processing complete
Applied 21/07/2021
Granted 16/11/2021
Decision issued 16/11/2021

RMA/2021/4348
Continue operating 26 bay parking facility
Withdrawn
Applied 22/12/2021

RMA/2023/1634
Subdivision - Fee Simple - 18 Lots with land use
Processing complete
Applied 27/06/2023
s223 Certificate issued 28/05/2024
s224 Certificate issued 28/05/2024
Decision issued 01/08/2023
Granted 01/08/2023

6/22 Cashel Street

RMA/1988/408

Dispensation to provide one less carparking space than is required in scheme - 8 required,7 sought - Historical Reference RES9209612

Processing complete

Applied 03/02/1988

Decision issued 04/03/1988

Granted 04/03/1988

RMA/1996/2059

To prune the Linden tree - Historical Reference RES962402

Processing complete

Applied 09/09/1996

Decision issued 30/09/1996

Granted 30/09/1996

RMA/2017/2459

Removal of Scheduled Tree

Withdrawn

Applied 06/10/2017

RMA/2025/4257

Subdivision - Unit title - Six (6) units and associated land use

Processing complete

Applied 17/12/2025

s223 Certificate issued 15/07/2026

s224 Certificate issued 15/07/2026

Decision issued 03/02/2026

Granted 02/02/2026

RMA/2026/1373

Unhosted Visitor Accommodation in 3 units - maximum 365 nights per year, maximum occupants 6 per unit

Processing complete

Applied 23/04/2026

Decision issued 25/08/2026

Granted 25/08/2026

6/245 Montreal Street

RMA/1998/1636

To remove one of the visitors carparks, a variation to RC970233, previously approved. - Historical Reference RES981856

Processing complete

Applied 14/07/1998

Decision issued 17/07/1998

Granted 17/07/1998

6/26 Cashel Street

RMA/2017/345

Car Parking

Withdrawn

Applied 20/02/2017

RMA/2018/968

Establishment and use of a temporary car parking facility for a period of 3 years

Expired

Applied 23/04/2018

Decision issued 25/01/2019

Granted 25/01/2019

RMA/2021/2329

Establish 18 residential units

Processing complete

Applied 21/07/2021

Decision issued 16/11/2021

Granted 16/11/2021

RMA/2021/4348

Continue operating 26 bay parking facility

Withdrawn

Applied 22/12/2021

RMA/2023/1634
Subdivision - Fee Simple - 18 Lots with land use
Processing complete
Applied 27/06/2023
s223 Certificate issued 28/05/2024
s224 Certificate issued 28/05/2024
Decision issued 01/08/2023
Granted 01/08/2023

7/26 Cashel Street

RMA/2017/345
Car Parking
Withdrawn
Applied 20/02/2017

RMA/2018/968
Establishment and use of a temporary car parking facility for a period of 3 years
Expired
Applied 23/04/2018
Decision issued 25/01/2019
Granted 25/01/2019

RMA/2021/2329
Establish 18 residential units
Processing complete
Applied 21/07/2021
Decision issued 16/11/2021
Granted 16/11/2021

RMA/2021/4348
Continue operating 26 bay parking facility
Withdrawn
Applied 22/12/2021

RMA/2023/1634
Subdivision - Fee Simple - 18 Lots with land use
Processing complete
Applied 27/06/2023
Granted 01/08/2023
s223 Certificate issued 28/05/2024
s224 Certificate issued 28/05/2024
Decision issued 01/08/2023

8/26 Cashel Street

RMA/2017/345
Car Parking
Withdrawn
Applied 20/02/2017

RMA/2018/968
Establishment and use of a temporary car parking facility for a period of 3 years
Expired
Applied 23/04/2018
Decision issued 25/01/2019
Granted 25/01/2019

RMA/2021/2329
Establish 18 residential units
Processing complete
Applied 21/07/2021
Decision issued 16/11/2021
Granted 16/11/2021

RMA/2021/4348
Continue operating 26 bay parking facility
Withdrawn
Applied 22/12/2021

RMA/2023/1634
Subdivision - Fee Simple - 18 Lots with land use
Processing complete
Applied 27/06/2023
s223 Certificate issued 28/05/2024
s224 Certificate issued 28/05/2024
Decision issued 01/08/2023
Granted 01/08/2023

8/32 Cashel Street

RMA/2023/1974
Establish unhosted short-term visitor accommodation
Processing complete
Applied 01/08/2023
Decision issued 23/08/2023
Granted 22/08/2023

9/26 Cashel Street

RMA/2017/345
Car Parking
Withdrawn
Applied 20/02/2017

RMA/2018/968
Establishment and use of a temporary car parking facility for a period of 3 years
Expired
Applied 23/04/2018
Decision issued 25/01/2019
Granted 25/01/2019

RMA/2021/2329
Establish 18 residential units
Processing complete
Applied 21/07/2021
Decision issued 16/11/2021
Granted 16/11/2021

RMA/2021/4348
Continue operating 26 bay parking facility
Withdrawn
Applied 22/12/2021

RMA/2023/1634
Subdivision - Fee Simple - 18 Lots with land use
Processing complete
Applied 27/06/2023
s223 Certificate issued 28/05/2024
s224 Certificate issued 28/05/2024
Decision issued 01/08/2023
Granted 01/08/2023

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