



10 January 2025

- Mark Smorfitt
Ashville Limited
12/103 Mandeville Street
Riccarton
CHRISTCHURCH 8011

Dear Mark,

PRELIMINARY SITE INVESTIGATION – 9 LONGLEY PLACE, ADDINGTON, CHRISTCHURCH

1.0 Introduction and Background

Pattle Delamore Partners Limited (PDP) has been engaged by Ashville Limited (Ashville) to conduct a preliminary site investigation (PSI; desktop site history review) for the property located at 9 Longley Place, Addington, Christchurch (i.e., the site).

The site currently operates as a 24-hour self-storage lot, with warehouses comprising of storage garages situated on asphalt. It is understood that the existing warehouse buildings will be converted into short-term accommodation units while earthworks (i.e., soil disturbance and removal) will be required for landscaping and trenching for new underground services.

It is understood that following discussions Ashville had with Christchurch City Council (CCC) during the initial building consent process, it was noted that the requirements of the *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soils to Protect Human Health) Regulations 2011* (the NESCS) for the earthworks/soil disturbance activities as part of the redevelopment had yet to be addressed, as the site is currently listed as a HAIL¹ site on Environment Canterbury's (ECan) Listed Land Use Register (LLUR²) under HAIL Activity G4 (*Scrap yards including automotive dismantling, wrecking or scrap metal yards*).

As such, the objectives of this PSI were to gain an understanding of past and present land use activities to determine potential ground contamination sources/HAIL activities at the site and to support the resource consenting process under the NESCS in relation to the soil disturbance activities associated with the earthworks for the redevelopment. The PSI has been undertaken through a review of historical aerial photographs, council records and property files, as well as undertaking a site inspection to assess current conditions.

¹ *Hazardous Activities and Industries List* (HAIL; Ministry for the Environment (MfE), 2011). The HAIL is a compilation of activities and industries that are considered likely to cause land contamination resulting from hazardous substance use, storage and disposal. The HAIL is intended to identify most situations in New Zealand where hazardous substances could cause, and in many cases that have caused, land contamination.

² The LLUR is a register used to hold information about sites that have used, store or disposed of hazardous substances, based on activities detailed on MfE (2011) Hazardous Activities and Industries List.

This assessment has been carried out in accordance with Ministry for the Environment's (MfE) *Contaminated Land Management Guidelines No. 1: Reporting on Contaminated Sites in New Zealand (Revised 2021)* (MfE, 2021). The investigation has been certified by a suitably qualified and experienced practitioner (SQEP) as outlined by the NESCS. A certifying statement to this effect is attached.

2.0 Site Details

The site currently comprises a self-storage facility containing various warehouses with garaged storage units, asphalt pavement and a gated entrance way in the south-eastern corner of the site.

The site identification (Table 1) and environmental setting (Table 2) are summarised below. An aerial photograph of the site is presented as Figure 1 in Appendix A, while photographs taken during the site walkover are presented in Appendix B.

Table 1: Site Identification	
Address	9 Longley Place, Addington, Christchurch
Legal Description	Lot 1 DP 58086 and Lot 1 DP 62347
Landowner	Ashville Limited
Area	3,200 m ²
Zoning	Industrial General (Christchurch City Council)
Current Land Use	Commercial / Industrial
Future Land Use	Commercial / Industrial
Immediate Surrounding Land Uses	The site is bordered by Whiteleigh Avenue along the western boundary, and industrial land along the site's southern boundary. Longley Place towards the east provides access to several rows of residences as well as a small community park (Longley Reserve). Train tracks bound the site along the north. Overall, the land surrounding the site is mixed between transport, industrial general, residential medium density, and open space community parks.

Table 2: Environmental Setting

Topography	Generally flat and level – covered primarily with asphalt apart from the western boundary which has some slight vegetation.
Site Services	The ECan online GIS database shows there are reticulated water stormwater, and sewer services through Whiteleigh Avenue and Longley Place.
Regional Geology	The geological map for the area (Forsyth et al., 2008 1:250,000) reports that the surrounding area is underlain by ‘modern river floodplain/low-level degradation terrace deposits’ which contain Holocene River deposits and is part of the Pakihi Supergroup.
Hydrogeology	<p>The ECan online GIS database was searched for groundwater bores / wells located within a 100 m radius of the site boundary. There are no wells within the site boundary, however, three other wells were identified within the 100 m radius of the site, one of which has been buried (M35/14613).</p> <p>The remaining two bores (M35/10511 and M35/4002) are associated with the northern commercial Tower Junction shopping mall adjacent the train tracks for geotechnical and ground water level observations.</p> <p>The bores indicate that groundwater would be expected to be encountered at a depth of approximately 1.0 - 1.6 m below ground level (bgl).</p> <p>The ECan Land and Water Regional Plan (LWRP) shows that the site is located within the Christchurch Groundwater Protection Zone. However, the site is not located within any existing Community Drinking Water Protection Zone for any existing potable supply well in the CCC reticulated system. The nearest potable supply well is located approximately 500 m to the southeast (M35/2270) and drilled to depths of >100 m bgl and drawing water from a confined aquifer.</p> <p>Groundwater is expected to flow in a predominately southwestern to northeastern direction beneath the site.</p>
Ecological Receptors (within 500 m)	The nearest surface water to the site consists of Addington Brook approximately 660 m to the northeast, and the Heathcote River approximately 1.7 km to the south.

2.1 Sensitivity of the Underlying Aquifer

An assessment of the groundwater sensitivity beneath the site has been carried out in accordance with Section 5.2.3 of the MfE *Guidelines for Assessing and Managing Petroleum Hydrocarbon Contaminated Sites in New Zealand* (revised 2011) (MfE, 2011a):

- The shallow aquifer beneath the site is part of the Coastal Confined Gravel Aquifer System;
- The depth to the water bearing unit is less than 10 m below a potential contaminant source; and
- Groundwater outside of the site boundary is used for abstractive purposes for community supply; however, these wells draw groundwater from depths of at least 100 m bgl from a confined or semi-confined aquifer providing some level of protection from shallow contaminants. The site is not located within Community Drinking Water Protection Zone of any of these wells.

Therefore, on the basis of the above assessment, the underlying shallow groundwater aquifer is considered to be not sensitive with respect to groundwater use.

In relation to Section 5.2.3 of the MfE (2011a) guidelines, a surface water body closer than 100 m to a contaminant source is considered likely to be sensitive. Therefore, owing to the distance to the nearest surface water body (660 m), the groundwater underlying the site is not considered to be sensitive.

2.2 Proposed Redevelopment

It is understood that Ashville is proposing to convert the current self-storage garages into short-term accommodation units through reconfigurations and partial demolition of the central warehouse buildings, while other warehouses at the site are converted to massage facilities, communal areas, laundry intake, a games room, etc.

Earthworks will be required for landscaping and trenching for new underground services, however the total volume of soil requiring disturbance and removal offsite is currently unknown.

Redevelopment plans are presented in Appendix C.

3.0 Review of Site History

A site walkover and desktop assessment was undertaken to provide an overview of any potential contaminants of concern that may be present within the site as a result of any documented past and present land use activities. Note that the desktop review covers the entire site as records are based on the property address as opposed to any areas of anticipated soil disturbance, however, where sufficient information of the location of the activity is provided, this has been identified.

The following was completed in order to establish the history of the site:

- Review of available historical aerial photographs;
- Review of ECan's Listed Land Use Register (LLUR);
- Review of property file records from CCC; and
- A site walkover to assess current conditions.

3.1 Historical Aerial Photographs

Selected historical aerial photographs from between 1941 and 2021 have been reviewed for the site, and these photographs have been sourced from Canterbury Maps Partners administered by ECan. The historical aerial photographs reviewed are presented in Appendix D. Note that the review of the aerial photographs were carried out on electronic versions, which provide higher resolution compared with the printed versions appended.

A summary of the reviews are as follows:

- The 1941 aerial imagery shows the site as having residential properties in the southern portion of the site while storage containers and equipment and a potential contractor's yard within the northern portion. Railway lines are located on the adjacent land to the north while the property directly to the east shows a train yard with what appears to be stockpiled coke/coal and sheds.
- The 1946 aerial shows higher density of storage containers towards the northwestern portion of the site while the eastern portion appears to be a grassed, vacant area. Residential properties remain in the southern portion of the site and the storage of goods evident towards the western site boundary. The operational train yard remains on the adjacent property to the east.
- The 1955 aerial imagery shows no major changes from the 1940s.
- The 1961 to 1965 aerial imagery shows higher amount of storage containers and parked cars in the northern portion of the site, suggesting commercial operations. Additional buildings have

been constructed towards the western site boundary. Immediately to the east, the coal yard with stored stockpiles of coke is easily visible with ease of access to the train tracks. The remaining surrounding land remains as mixed residential and industrial use.

- The 1973 aerial imagery shows stockpiled and crushed and scrapped cars around the eastern portion of the site that was previously grassed while several smaller sheds also appear to be present in the central portion of the site.
- The 1984 aerial imagery shows that the previously scrapped car yard as empty, however buildings are still along the western and southern boundaries of the site. It appears that the coal yard towards the east is also still operational.
- The 1995 aerial imagery is of poor quality but appears to be a vacant, grassed areas following the removal of all previous storage containers, buildings and cars within the site.
- The 2000 aerial imagery shows no major changes to the site. The coal yard to the east of the site appears to have been replaced with residential properties.
- The 2011 aerial imagery shows that the site has changed considerably with the construction of the self-storage warehouse buildings (i.e., its current configuration).
- The 2018 aerial imagery shows the construction of a garage within the property towards the south. No other major changes are noted from the previous aerial.
- The 2021 aerial imagery shows the site in its current layout with no further changes since 2018.

3.2 ECan Information

An online search was made via ECan from their Listed Land Use Register (LLUR). The register is used to hold information about sites that have used, stored or disposed of hazardous substances, based on activities detailed on the HAIL (MfE, 2011). It should be noted that the LLUR is not complete and new sites are regularly being added as ECan receives information and conduct their own investigations into current and historical land uses.

The information provided by ECan shows one LLUR entry for the site's property address.

- Site #27397 (HAIL Category G4) – *Scrap yards including automotive dismantling, wrecking or scrap metal yards* from 1973 to 1984 based on ECan aerial photographs. The LLUR designates the site as a "Verified HAIL – not investigated."

A copy of the LLUR record is attached as Appendix E.

3.3 Christchurch City Council Information

3.3.1 Property Files

The property file records for the site were obtained from CCC and reviewed. The files include general property information such as previous bids for redevelopment, various project information memorandums (PIMs), building consents, land information memorandums (LIMs), and resource consents/permits. Of relevance to this investigation are as follows:

- A conditional use permit by Riccarton Borough Council (10/1/0/51) from 1965 shows A.J. Palmer & Co. Ltd requesting permission to use the property for the construction of a factory to manufacture farm fences, to undertake light fabrication and generate salt blocks and cereal-based dog biscuits.
- A Hazard Data Information Sheet from 1990 provided information around a proposal of "Sockburn Service Centre". The sheet notes that:

- I. "Lot 1 DP 62347 – Potential for Contamination previously used for railway purposes (servicing & storage of railway maintenance equipment & Jiggers)."
 - II. "Lot 1 DP 58086 – Potential for Contamination may have been used for coal storage by Point Elizabeth Coal Co – It is not known if they owned or leased the land."
 - III. "Expected contaminants at the site – Hydrocarbons, Arsenic, Copper, Nickel, Zinc. It is not known if this area was tested when the coal yard was tested by Chemsafety Ltd. Their findings on that site were that the level of contaminants were below guidelines set by ANZECC for Residential Development. Recommendations that Landscaped & Garden areas to be excavated to 1.0 metres deep & filled with clean imported soils – this will reduce risk to the persons tending the gardens. The disposal of excavated material is subject to conditions set up on page 1."
- A 2002 LIM shows that in the 1970's the owner of the site at the time had a land use consent (RES 9209332) to use the property to carry on light manufacturing and car wrecking business. It also highlights special site characteristics and building permits such as:
 - I. "Contaminated Site Options Available – No excavated material may leave the site; Excavated material may be used for landscaping where there is no major contaminate evident; Excavated material may be removed from the site following adequate controlled tests for contamination; Providing tests indicate the levels of contaminate are below an acceptable level, removal to a controlled dump site may be an option."
 - II. "The contaminant may be sealed by the building(s) itself, depth of soil, or by hard surface sealing."
 - III. There were several building consents completed such as: Laundry Addition completed in 1960; Garage construction completed in 1969; Demolition of building completed in 1988.
 - A 2003 PIM discusses the Hazards / Special Land Characteristics in regard to the Lockup Storage Shed proposal (self-storage garages now occupying the site). It notes that the site as being 'potentially contaminated due to possible spillage from rail wagons and storage.'
 - A 2010 LIM from 2010 highlighting the potentially contaminating activities from the eastern coal yard and activities associated with the railway. In addition, there is a development constraint condition where a specific site level is required. It also provides the CCC drainage plan.

Evidence of these records are attached as Appendix F.

3.3.2 Old Landfills Map

The 'Old Landfills Within Christchurch City' (CCC, 1995) shows the site and the immediate surroundings were not located on any area historically used for landfilling/uncontrolled waste disposal.

3.4 Current Site Conditions

A site inspection was undertaken on 13 December 2024 by a PDP Environmental Scientist. The information gathered from the site walkover is summarised in Table 3. Current site photographs are attached as Appendix B.

Table 3: Current Site Conditions

Signs of Land Contamination	No signs of significant contamination were noted at the time of the walkover.
Surface Water Appearance	No surface water bodies are nearby (within 100 m) of the site.
Local Sensitive Environments	No local sensitive environments were identified near the site.
Ground Cover	The site's groundcover is fully paved with concrete and asphalt.
Buildings Present	The constructed warehouses from the early 2000's are still in good condition and functional.
Additional Noted Observations	There are a few trees along a small strip of vegetation to the west. Within this area is the 2022 telecommunications cell tower for Two Degrees.

4.0 Summary of Site History and Potential Contamination Sources

The reviewed site historical information shows that the site was originally used for a mix of commercial/light industrial and residential purposes since the 1940's and may have been used for railway activities associated with the main railway line adjacent to the northern boundary since pre-1940. Additionally, the property immediately towards the east operated as a coke / coal yard for the refuelling of trains since pre-1940's until at least 1984. By 1995, the site was cleared and the commercial operations halted for a time until the early 2000's when the existing self-storage buildings were constructed. In the 2011 aerial imagery, the site came into its current configuration, with the development of Longley Reserve Park and mixed residential and commercial land surrounding the property.

ECan's LLUR statement categorises the site as HAIL G4 relating to the scrap yard including automotive dismantling and wrecking occurring in the 1970's based on an ECan review of historical imagery. In addition, CCC property files show that light fabrication works may have also been undertaken during this time within the site boundary. Based on historical LIM reports, various construction (and subsequent demolition of buildings) occurred between the 1960s and 1980s. In 1990, a hazard data information sheet reports that the site was potentially used for the servicing and storage of railway equipment as well as for coal storage by Point Elizabeth Coal Co, however, this is unconfirmed. Based on the documents reviewed on-file with CCC, the site has undergone light-manufacturing activities, car-wrecking operations, storage of various materials (train yard, sheet metal, potential coal / coke storage), and various stages of construction and demolition of buildings over time.

The reviewed information confirms there are potential contamination sources relating to the former land use activities across the site. Based on the above information, the following HAIL activities have been identified as occurring at the site:

- **HAIL category G4** (*Scrap yards including automotive dismantling, wrecking or scrap metal yards*) – related to the car-wrecking and scrapping operations occurring between 1973 to 1984.
- **HAIL category F6** (*Railway yards including good-handling yards, workshops, refuelling facilities and or maintenance areas*) – related to potential servicing and storage of railway equipment.
- **HAIL category D5** (*Engineering workshops with metal fabrication*)- related to the previous land use consent to carry out light fabrication and manufacturing in the 1970s.

- **HAIL category E5 (Coal or Coke Yards)** – related to the period of time that some of the land leased by Point Elizabeth Coal Co at the site may have been used for coal/coke storage.
- **HAIL category I (Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment)** – related to building construction and demolition activities when there were no controls over the waste management practices during construction and/or demolition processes.

HAIL Category 'I' has been included based on previous experience of buildings of this era associated with past construction/demolition practices and the likelihood of contaminants being present in shallow soils, however, testing would be required to confirm this.

To date, no testing of soils has been undertaken at this site, therefore HAIL categories of **F6, D5 and I** should be considered unconfirmed until testing is completed.

5.0 Conceptual Site Model

For a risk to human health to exist there has to be a hazard (in this case, a source of contaminated soil), a receptor (e.g., people) and an exposure pathway (e.g., ingestion of soil) linking the hazard and the receptor. An absence of any one of these components means that the source to receptor linkage is incomplete therefore there is an unlikely risk to the receptor. A conceptual site model (CSM) is designed to identify the hazards, receptors, and possible links between these.

The first stage of developing a CSM is to undertake a hazard assessment to determine potential contaminants of concern. The second stage of developing a CSM is to identify potential receptors who may come into contact with these contaminants. Then the CSM looks at possible scenarios (referred to as exposure pathways) that receptors may be exposed to the contaminants of concern.

5.1 Contaminants of Concern (Hazard Assessment)

Based on the desktop review and site walkover, potential contaminants of concern are listed based on identified HAIL as shown in Table 4 below:

Table 4: HAIL IDs and Associated Contaminants of Concern	
HAIL G4: Scrap yards	Heavy metals and petroleum hydrocarbons.
HAIL F6: Railway yards	Heavy metals, polycyclic aromatic hydrocarbons (PAHs) and solvents.
HAIL D5: Engineering workshops	Heavy metals, solvents, total petroleum hydrocarbons (TPH) and BTEX (benzene, toluene, ethylbenzene and xylenes).
HAIL E5: Coal or coke yards	Heavy metals and petroleum hydrocarbons (primarily PAHs).
HAIL I: Hazardous substances	Heavy metals (lead and zinc for pre-1970's paint applications) and asbestos for building materials from the 1940's to the 1980's.

Heavy metals and asbestos contaminants, if any, are expected to result in relatively localised contamination that would typically be constrained to the upper soil profile (near surface soils) due to their limited migration potential at depth.

Petroleum hydrocarbons would generally be present in the near-surface soils from incidental spills and/or storage based on the identified HAIL activities at the site (i.e. there have been no reported underground fuel storage tanks that would have a higher potential to contaminate soils at depth for example). Depending on the volume of the spill(s) (if any), they could migrate from the original source point. Any

significant release will tend to migrate down to shallow groundwater (water table) and migrate in the direction of groundwater flow.

5.2 Exposure Pathways

For there to be a risk from soil contamination there must be a mechanism for the contaminants to get from the soil to the receptor. Table 5 outlines the potential exposure pathways that have been assessed to be present on the site with respect to the proposed redevelopment works, the potential contaminants of concern and which pathways are considered to be complete or incomplete.

This assessment has been undertaken based on the current and known future receptors.

Table 5: Conceptual Site Model

Potential Contaminants of Concern	Potential Exposure Pathways	Receptor(s)	Pathway Link
Heavy metals in surface/shallow soils (potential)	Dermal contact and soil ingestion	Future site users & Construction and Maintenance Workers	Potentially Complete – The area is currently sealed, which currently prevents exposure to shallow surface soils. However, redevelopment works will be disturbing the soil, exposing maintenance excavation workers. The site is to be sealed at completion of the redevelopment effectively preventing exposure to future site users. Soil testing is required to ascertain the presence of heavy metals in ground being disturbed.
	Leaching to groundwater	Groundwater bores used for potable supply	Incomplete – any contamination present are not expected to typically be constrained to the upper soil profile. In addition, there are no nearby bores used for a potable supply.
	Stormwater run-off	Surface Water	Incomplete – erosion and sediment control measures are required during construction to prevent stormwater run-off. In addition, at the completion of the redevelopment, the area is to be resurfaced with hardstand.
Asbestos in soil (potential)	Inhalation of airborne respirable fibres during soil disturbance	Future site users & Construction and Maintenance Workers	Potentially Complete – The area is currently sealed, which however, redevelopment works will be disturbing the soil, exposing a pathway to maintenance excavation workers. The site is to be sealed at the completion of the redevelopment effectively preventing exposure to future site users. Soil testing is required to ascertain the presence of asbestos in ground being disturbed.

Table 5: Conceptual Site Model

Potential Contaminants of Concern	Potential Exposure Pathways	Receptor(s)	Pathway Link
PAHs, TPHs & BTEX in soil (potential)	Dermal contact and soil ingestion	Future site users & Construction and Maintenance Workers	Potentially Complete – The area is currently sealed, however, redevelopment works will be disturbing the ground, creating a pathway to maintenance excavation workers. Following the completion of the redevelopment effectively sealing the ground from future site users. Soil testing is required to ascertain the presence of contaminants in the ground being disturbed.
	Inhalation of volatiles	Future site users & Construction and Maintenance Workers	Potentially Complete – Redevelopment works will be creating a pathway to construction workers working on the site. Following redevelopment works, a vapour intrusion pathway may exist into the new buildings. Soil testing is required to ascertain the presence of contaminants in the ground for the construction workers and a vapour intrusion into the building.
	Migration via groundwater	Groundwater bores used for potable supply	Incomplete – There are no nearby bores used for potable supply.

6.0 Assessment of the NESCS

The NESCS seeks to control activities on contaminated land to protect human health. The regulations apply to land, which is described as having, has had or is more likely than not to have had an activity or industry described in the HAIL undertaken on it. As discussed in Section 4.0, several HAIL activities have been identified for the site from past land use practises. Therefore, the requirements of NESCS will apply for the proposed redevelopment of the site, particularly for Regulation 5(4) - *soil disturbance* associated with the earthworks stage of the redevelopment works. As the site use will not be changing (i.e., still commercial operations), *change of land use* (Regulation 5(6)) is not considered applicable in this instance.

Soil disturbance is a permitted activity under Regulation 8(3) if controls are put in place to minimise contact with soil during the disturbance, that the soil be reinstated to an erosion-resistant state within one month of completion of the works and that disposal of removed soil is to a facility authorised to receive such waste. The NESCS also sets limits on the volume of soil disturbance (no more than 25 m³ per 500 m² is disturbed), soil removal (no more than 5 m³ per 500 m² is removed from the site per year) and duration of works (no longer than two months).

Based on the nature and extent of earthworks associated with the proposed redevelopment, it is expected that the permitted activity volume threshold and duration of works for both soil disturbance and disposal activities will be exceeded. Given the site is still operational and access to some areas being redeveloped will not be possible until the redevelopment works begin (i.e. areas beneath the currently sealed asphalt and concrete pavement) a fully representative DSI is unable to be carried out. Therefore, the activity cannot be considered a controlled or restricted activity and would need to fall under a **Discretionary Activity** (Regulation 11 of the NESCS).

Irrespective of this, the proposed conditions should still be limited to undertaking a soil sampling exercise (i.e., DSI) immediately prior to the commencement of the redevelopment to characterise site soils to ensure that any disturbed material is appropriately managed with respect to the safety of site workers during redevelopment works and also the management of surplus soils (i.e. disposal to appropriate facilities). This would be controlled through the development and implementation of a suitable site management plan (SMP) for the redevelopment works, which would outline the appropriate controls and mitigation measures with respect to any contaminated soil that may be present within the site.

7.0 Summary and Conclusions

PDP has undertaken a PSI (site history review) for the property located at 9 Longley Place, Addington, Christchurch. The site has been proposed to undergo redevelopment including the conversion of current self-storage garages into short-term accommodation units. Additional reconfigurations and partial demolition of the central warehouse buildings will also be undertaken, with water lines connected to each accommodation unit. This letter has been prepared to support the redevelopment process and to assess the applicability of the NESCS.

In summary, the reviewed site historical information has shown the site was originally used for a mix of commercial/light industrial and residential purposes since the 1940's. The commercial/light industrial activities related vehicle scrap yards, fabrication workshops, servicing and storage of railway equipment, coal storage as well as various stages of construction and demolition of buildings overtime that may have contaminated the surface/near surface soils. The previous industrial operations ceased when the site was cleared of all buildings and structures in the 1990s and was a vacant block until the early 2000's when the existing self-storage buildings were constructed.

The reviewed information confirms there are potential contamination sources relating to the former land use activities across the site:

- **HAIL category G4** (*Scrap yards including automotive dismantling, wrecking or scrap metal yards*) – related to the car-wrecking and scrapping operations.
- **HAIL category F6** (*Railway yards including good-handling yards, workshops, refuelling facilities and or maintenance areas*) – related to potential servicing and storage of railway equipment.
- **HAIL category D5** (*Engineering workshops with metal fabrication*)– related to the previous land use consent to carry out light fabrication and manufacturing.
- **HAIL category E5** (*Coal or Coke Yards*) – related to the potential storage of coal/coke.
- **HAIL category I** (*Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment*) – related to building construction and demolition activities overtime.

As HAIL activities have been identified to have occurred within the site, the requirement of the NESCS pursuant to Regulation 5(7) will need to be considered for the proposed site redevelopment works. The general soil disturbance for the redevelopment will follow the **Discretionary Activity** pathway under Regulation 11 as no DSI has been completed due to the current access restrictions as it is still in operation (self-storage units) and that the majority of the site is sealed with asphalt. Therefore, it is intended that a soil sampling investigation will be undertaken as part of the initial stages of the redevelopment works when access to the underlying soils is possible (i.e., trench works for stormwater service installation). The results of the soil sampling will be used to guide the management and controls required to mitigate any identified risk to human health and the environment, including determining the most suitable disposal location for any surplus spoil.

If contamination is identified as part of the DSI, A SMP will be developed to assist construction and maintenance workers for the duration of this project to provide reassurance around sediment and erosion control measures and proper health and safety protocol.

8.0 References

- Christchurch City Council, 1995. *Old Landfill Map in Christchurch*.
- Forsyth, P.J.; Barrell, D.J.A.; Jongens, R. (comps) 2008 Geology of the Christchurch area. Lower Hutt: GNS Science. Institute of Geological & Nuclear Sciences 1:250,000 geological map 16 67 p. + 1 folded map.
- Ministry for the Environment, 2011. *Hazardous Activities and Industries List (HAIL)*.
- Ministry for the Environment 2011a. *Guidelines for Assessing and Managing Petroleum Hydrocarbon Contaminated Sites in New Zealand (Revised 2011)*. Ministry for the Environment, Wellington.
- Ministry for the Environment, 2021. *Contaminated Land Management Guidelines No. 1: Reporting on Contaminated Sites in New Zealand (Revised 2021)*. Ministry for the Environment, Wellington.
- Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011*.

9.0 Limitations

This letter has been prepared on the basis of information provided by Ashville Limited and others (not directly contracted by PDP for the work). PDP has not independently verified the provided information and has relied upon it being accurate and sufficient for use by PDP in preparing the letter. PDP accepts no responsibility for errors or omissions in, or the currency or sufficiency of, the provided information.

This letter has been prepared by PDP on the specific instructions of Ashville Limited for the limited purposes described in the letter. PDP accepts no liability to any other person for their use of or reliance on this letter, and any such use or reliance will be solely at their own risk.

Owing to the limited nature of this assessment there could be conditions at the site that have not been identified and which have not been considered in this letter. Although the assessment has shown the possible source of soil contamination from the identify HAIL activities, there is a risk that sources of soil contamination could exist that have not been identified by the assessment. This risk could be reduced by undertaking further research or subsoil investigation.

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Yours faithfully

PATTLE DELAMORE PARTNERS LIMITED

Prepared by



Holly Eeg

Environmental Scientist

Reviewed and Approved by



Gerard Stark

Technical Director - Contaminated Land

Certifying Statement

I, Gerard Stark, of Pattle Delamore Partners Limited certify that:

1. This preliminary site investigation meets the requirements of the *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011* (the NESCS) because it has been:

- a. done by a suitably qualified and experienced practitioner, and,
- b. reported on in accordance with the current edition of *Contaminated land management guidelines No 1 – Reporting on contaminated sites in New Zealand*, and,
- c. the report is certified by a suitably qualified and experienced practitioner.

2. This preliminary site investigation concludes that:

HAIL activities have been identified to have occurred within the site (i.e. 'piece of land') and, as such, the NESCS is applicable for the soil disturbance activities for the redevelopment. As no detailed site investigation (DSI; i.e. soil sampling) has been conducted due to existing access restrictions, then the resource consent under the NESCS would be a Discretionary Activity (Regulation 11 of the NESCS). Consent conditions would relate to conducting a DSI prior to commencing the redevelopment works and preparing a Site Management Plan (if required).

Evidence of the qualifications and experience of the suitably qualified and experienced practitioner(s) who have done this investigation and certified this report is provided below.

This certification applies to the date of this report.

Signed



Gerard Stark
Technical Director – Contaminated Land

Gerard Stark – Project Director (Report Approver/SQEP)

Gerard is an environmental scientist with 22 years of experience in undertaking environmental and contaminated land assessments. He has a BSc/BA(Hons) in Geography from the University of Canterbury. Gerard currently project manages contaminated land assessments and monitoring programmes for a diverse range of sites including commercial/industrial and residential developments, former market gardens, horticultural and timber treatment sites, landfills, asbestos contaminated sites, the petroleum industry, with experience attained over several hundred sites across New Zealand and Australia.

Gerard has experience has involved a wide range of environmental issues, across a broad range of media including soil, sediment, surface water and groundwater and for a wide range of contaminants including heavy metals, petroleum hydrocarbons and asbestos.

Gerard has familiarity with and understanding of the current contaminated land regulation and practice in New Zealand including assessments against the NESCS, and in the consenting of contaminated sites.

Appendix A: Figure



SITE LOCATION



KEY :

- SITE BOUNDARY
- LAND PARCEL

SOURCE:
1. AERIAL IMAGERY SOURCED FROM CANTERBURY MAP PARTNERS
ADMINISTERED BY ENVIRONMENT CANTERBURY (MAY NOT BE SPATIALLY
ACCURATE)

FIGURE 1: SITE LOCATION AND CURRENT LAYOUT

Appendix B: Site Photographs



Photograph 1: View of site looking east.



Photograph 2: View of site looking north, towards train tracks.



**Photograph 3: View of building that is planned for demolition as part of redevelopment works.
Building was constructed post-2000's.**



Photograph 4: View of site, looking west, along northern boundary.



Photograph 6: View of site, looking east, along northern boundary.



Photograph 7: View of site, looking northwest.

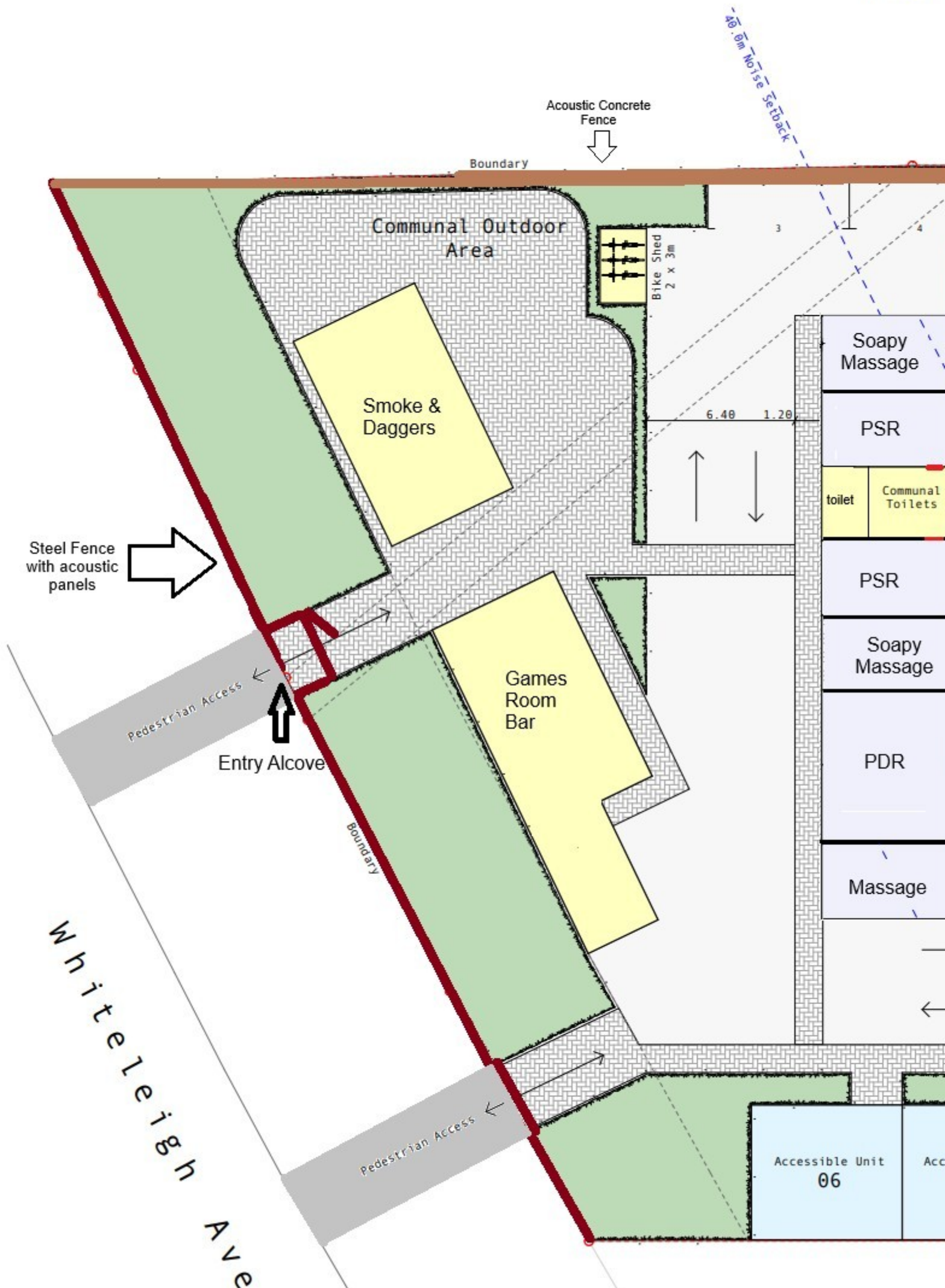


Photograph 8: View of train tracks on northern boundary.



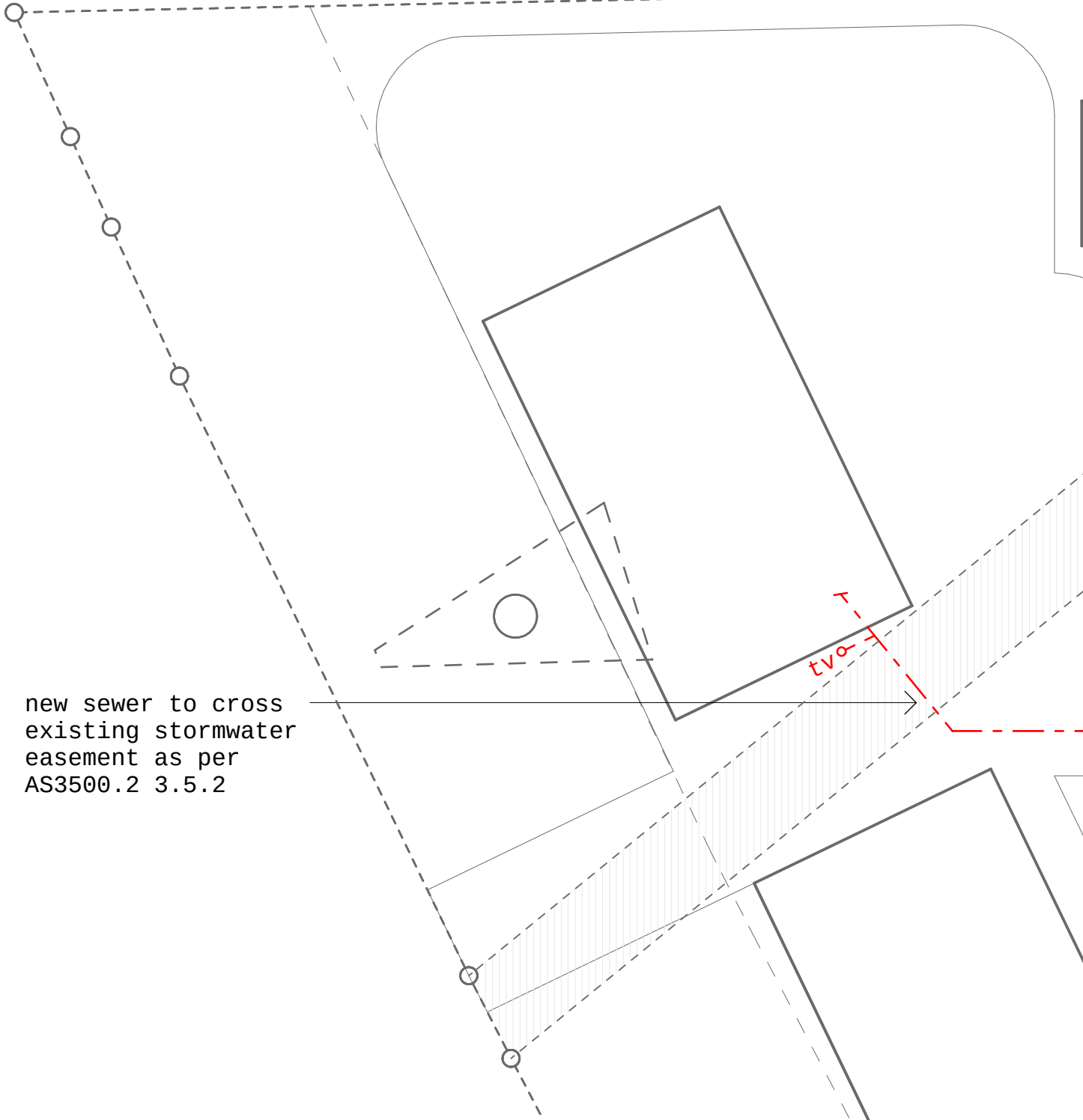
Photograph 9: View of eastern entrance.

Appendix C: Redevelopment Plans



Boundary

new sewer to cross
existing stormwater
easement as per
AS3500.2 3.5.2



Appendix D: Historical Aerial Imagery



KEY :

 SITE BOUNDARY

SOURCE:
1. AERIAL IMAGERY SOURCED FROM CANTERBURY MAP PARTNERS
ADMINISTERED BY ENVIRONMENT CANTERBURY (MAY NOT BE SPATIALLY
ACCURATE).

1941 AERIAL PHOTOGRAPHY



KEY :

 SITE BOUNDARY

SOURCE:
1. AERIAL IMAGERY SOURCED FROM CANTERBURY MAP PARTNERS
ADMINISTERED BY ENVIRONMENT CANTERBURY (MAY NOT BE SPATIALLY
ACCURATE).

1946 AERIAL PHOTOGRAPHY



KEY :

 SITE BOUNDARY

SOURCE:
1. AERIAL IMAGERY SOURCED FROM CANTERBURY MAP PARTNERS
ADMINISTERED BY ENVIRONMENT CANTERBURY (MAY NOT BE SPATIALLY
ACCURATE).

1955 AERIAL PHOTOGRAPHY



KEY :

 SITE BOUNDARY

SOURCE:
1. AERIAL IMAGERY SOURCED FROM CANTERBURY MAP PARTNERS
ADMINISTERED BY ENVIRONMENT CANTERBURY (MAY NOT BE SPATIALLY
ACCURATE).

1961 AERIAL PHOTOGRAPHY



KEY :

 SITE BOUNDARY

SOURCE:
1. AERIAL IMAGERY SOURCED FROM CANTERBURY MAP PARTNERS
ADMINISTERED BY ENVIRONMENT CANTERBURY (MAY NOT BE SPATIALLY
ACCURATE).

1965 AERIAL PHOTOGRAPHY



KEY :

SITE BOUNDARY

SOURCE:
1. AERIAL IMAGERY SOURCED FROM CANTERBURY MAP PARTNERS
ADMINISTERED BY ENVIRONMENT CANTERBURY (MAY NOT BE SPATIALLY
ACCURATE).

1973 AERIAL PHOTOGRAPHY



KEY :

 SITE BOUNDARY

SOURCE:
1. AERIAL IMAGERY SOURCED FROM CANTERBURY MAP PARTNERS
ADMINISTERED BY ENVIRONMENT CANTERBURY (MAY NOT BE SPATIALLY
ACCURATE).

1984 AERIAL PHOTOGRAPHY



KEY :

SITE BOUNDARY

SOURCE:
1. AERIAL IMAGERY SOURCED FROM CANTERBURY MAP PARTNERS
ADMINISTERED BY ENVIRONMENT CANTERBURY (MAY NOT BE SPATIALLY
ACCURATE).

1995 AERIAL PHOTOGRAPHY



KEY :

 SITE BOUNDARY

SOURCE:
1. AERIAL IMAGERY SOURCED FROM CANTERBURY MAP PARTNERS
ADMINISTERED BY ENVIRONMENT CANTERBURY (MAY NOT BE SPATIALLY
ACCURATE).

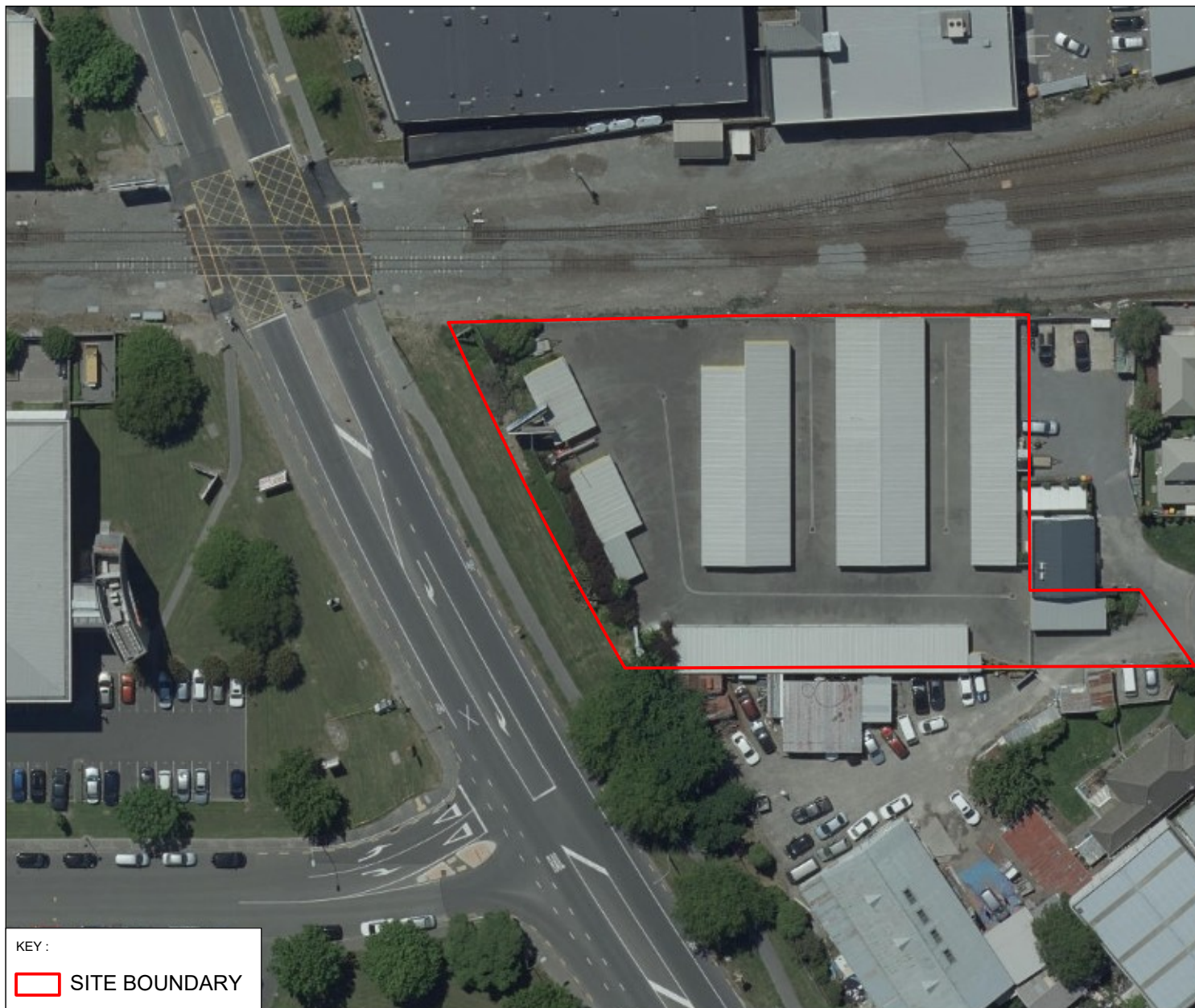
2000 AERIAL PHOTOGRAPHY



KEY :
[Red Line] SITE BOUNDARY

SOURCE:
1. AERIAL IMAGERY SOURCED FROM CANTERBURY MAP PARTNERS
ADMINISTERED BY ENVIRONMENT CANTERBURY (MAY NOT BE SPATIALLY
ACCURATE).

2011 AERIAL PHOTOGRAPHY



SOURCE:
1. AERIAL IMAGERY SOURCED FROM CANTERBURY MAP PARTNERS
ADMINISTERED BY ENVIRONMENT CANTERBURY (MAY NOT BE SPATIALLY
ACCURATE).

2018 AERIAL PHOTOGRAPHY



KEY :

SITE BOUNDARY

SOURCE:
1. AERIAL IMAGERY SOURCED FROM CANTERBURY MAP PARTNERS
ADMINISTERED BY ENVIRONMENT CANTERBURY (MAY NOT BE SPATIALLY
ACCURATE).

2021 AERIAL PHOTOGRAPHY

Appendix E: ECan LLUR Statement



Customer Services
P. 03 353 9007 or 0800 324 636

PO Box 345
Christchurch 8140

P. 03 365 3828
F. 03 365 3194
E. ecinfo@ecan.govt.nz

www.ecan.govt.nz

Dear Sir/Madam

Thank you for submitting your property enquiry from our Listed Land Use Register (LLUR). The LLUR holds information about sites that have been used or are currently used for activities which have the potential to cause contamination.

The LLUR statement shows the land parcel(s) you enquired about and provides information regarding any potential LLUR sites within a specified radius.

Please note that if a property is not currently registered on the LLUR, it does not mean that an activity with the potential to cause contamination has never occurred, or is not currently occurring there. The LLUR database is not complete, and new sites are regularly being added as we receive information and conduct our own investigations into current and historic land uses.

The LLUR only contains information held by Environment Canterbury in relation to contaminated or potentially contaminated land; additional relevant information may be held in other files (for example consent and enforcement files).

Please contact Environment Canterbury if you wish to discuss the contents of this property statement.

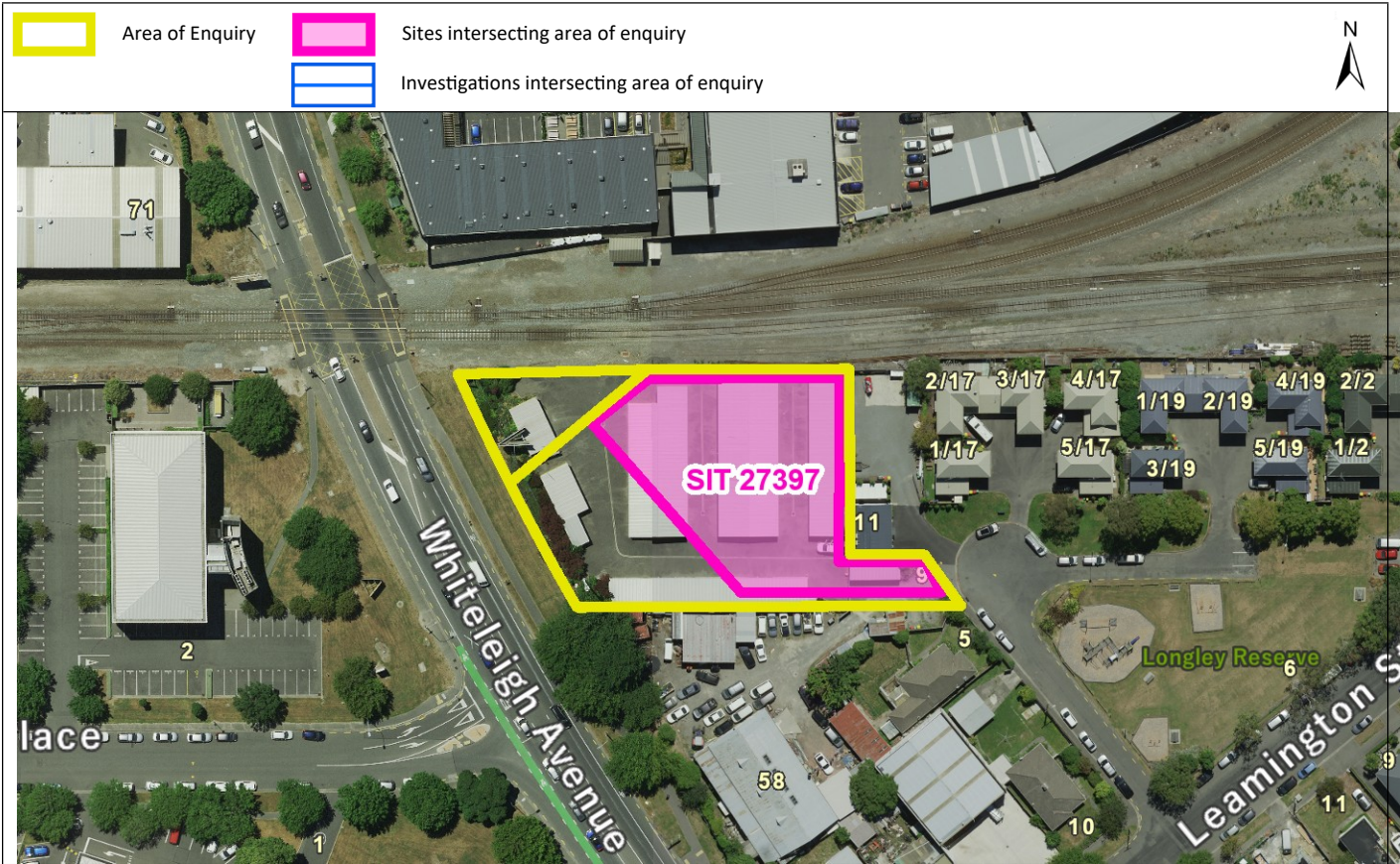
Yours sincerely

Contaminated Sites Team

Property Statement from the Listed Land Use Register

Visit ecan.govt.nz/HAIL for more information or
contact Customer Services at ecan.govt.nz/contact/ and quote ENQ399758

Date generated: 09 December 2024
Land parcels: Lot 1 DP 62347
Lot 1 DP 58086



The information presented in this map is specific to the property you have selected. Information on nearby properties may not be shown on this map, even if the property is visible.

Sites at a glance

 Sites within enquiry area

Site number	Name	Location	HAIL activity(s)	Category
27397	27397	Longley Place, Addington	G4 - Scrap yards;	Not Investigated

More detail about the sites

Site 27397: 27397 (Intersects enquiry area.)
Category: Not Investigated
Definition: Verified HAIL has not been investigated.

Location: Longley Place, Addington
Legal description(s): Lot 1 DP 58086

HAIL activity(s):

Period from	Period to	HAIL activity
Pre 1973	Pre 1984	Scrap yards including automotive dismantling, wrecking or scrap metal yards

Notes:

15 Oct 2013

Area defined from: 1973 to 1984 ECan Aerial Photographs.

An automotive dismantling yard was noted in aerial photographs reviewed.



Investigations:

There are no investigations associated with this site.

Disclaimer

The enclosed information is derived from Environment Canterbury's Listed Land Use Register and is made available to you under the Local Government Official Information and Meetings Act 1987.

The information contained in this report reflects the current records held by Environment Canterbury regarding the activities undertaken on the site, its possible contamination and based on that information, the categorisation of the site. Environment Canterbury has not verified the accuracy or completeness of this information. It is released only as a copy of Environment Canterbury's records and is not intended to provide a full, complete or totally accurate assessment of the site. It is provided on the basis that Environment Canterbury makes no warranty or representation regarding the reliability, accuracy or completeness of the information provided or the level of contamination (if any) at the relevant site or that the site is suitable or otherwise for any particular purpose. Environment Canterbury accepts no responsibility for any loss, cost, damage or expense any person may incur as a result of the use, reference to or reliance on the information contained in this report.

Any person receiving and using this information is bound by the provisions of the Privacy Act 1993.

Listed Land Use Register

What you need to know

What is the Listed Land Use Register (LLUR)?

The LLUR is a database that Environment Canterbury uses to record the storage or disposal of hazardous substances.

Why do we need the LLUR?

Some activities and industries are hazardous and can potentially cause contamination of land which could pose a risk to your health and the environment.

Section 30 of the Resource Management Act (RMA, 1991) requires us to identify and record contaminated land. To do this we follow national guidelines.

The information we collect also helps your local district or council assess the land against the National Environmental Standard (NES) for Assessing and Managing Contaminated Land of Significant Hazard.

For information on the NES, contact your city or district council.

How does Environment Canterbury identify sites to be included on the LLUR?

We identify sites to be included on the LLUR based on a list of land uses produced by the Ministry for the Environment (MfE). This is called the Hazardous Activities and Industries List (HAIL). The HAIL has 53 different activities, and includes land uses such as fuel storage sites, orchards, timber treatment yards, landfills, sheep dips and any other activities where hazardous substances could cause land and water contamination.

We have two main ways of identifying HAIL sites:

- We are actively identifying sites in each district using historic records and aerial photographs. This project started in 2008 and is ongoing.
- We also receive information from other sources, such as environmental site investigation reports submitted to us as a requirement of the Regional Plan, and in resource consent applications.

¹The Hazardous Activities and Industries List (HAIL) can be downloaded from MfE's website www.mfe.govt.nz, keyword search HAIL

If you are conducting an environmental investigation of property, you will need to comply with the rules. This means we can keep our records accurate and up to date. You must select the appropriate category on the LLUR. To find out more, visit www.ec.govt.nz

Section 01
Air Water Land elements
Everything is connected
Illustration

STRATEGY Design and Advertising
Environment Canterbury P



IMPORTANT!

The LLUR is an online database which we are currently updating. A property may not currently be registered on the LLUR, but this does not necessarily mean that it has had a HAIL use in the past.



Sheep dipping (ABOVE) and gas works (TOP) are among the former land uses that have been identified as potentially hazardous. (Photo above by Wheeler & Son in 1987, courtesy of Canterbury Museum.)

My land is on the LLUR – what should I do now?

IMPORTANT!

Just because your property has a land use that is deemed hazardous or is on the LLUR doesn't necessarily mean it's contaminated. The best way to know if land is contaminated is by carrying out a detailed site investigation, which involves collecting and testing soil samples.

You do not need to do anything if your land is on the LLUR and you have no plans to alter it in any way. It is important to let a tenant or buyer know your land is on the Listed Land Register if you intend to rent or sell your property. If you are not sure what you need to tell the other party, you should seek legal advice.

You may choose to have your property further investigated for your own peace of mind, or because you want to do something about the activities covered by the National Environmental Standard for Assessing and Managing Contaminants in Soil. Your district or city council will provide further information.

If you wish to engage a suitably qualified and experienced practitioner to undertake a detailed site investigation, then see the criteria for choosing a practitioner on www.ecan.govt.nz/HAIL.



I think my site category is incorrect – how can I change it?

If you have an environmental investigation undertaken at your site, you must send us the report and we will review the site category based on the information you provide. Similarly, if you have information that clearly shows your site has not been associated with HAIL activities (eg. a preliminary investigation), or if other HAIL activities have occurred that we have not listed, we need to know about it so that our records are accurate.

If we have incorrectly identified that a HAIL activity has occurred at a site, it will be removed from the LLUR and categorised as Verified Non-HAIL. This helps us to ensure the same site is not re-identified in the future.

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Listed Land Use Register

Site categories and definitions

When Environment Canterbury identifies a Hazardous Activities and Industries List (HAIL) land use, we review the available information and assign the site a category on the Listed Land Use Register. The category is intended to best describe what we know about the land use.

If a site is categorised as **Unverified** it means it has been reported or identified as one that appears on the HAIL, but the land use has not been confirmed with the property owner.

If the land use has been confirmed but analytical information from the collection of samples is not available, and the presence or absence of contamination has therefore not been determined, the site is registered as:

Not investigated:

- A site whose past or present use has been reported and verified as one that appears on the HAIL.
- The site has not been investigated, which might typically include sampling and analysis of site soil, water and/or ambient air, and assessment of the associated analytical data.
- There is insufficient information to characterise any risks to human health or the environment from those activities undertaken on the site. Contamination may have occurred, but should not be assumed to have occurred.

If analytical information from the collection of samples is available, the site can be registered in one of six ways:

At or below background concentrations:

The site has been investigated or remediated. The investigation or post remediation validation results confirm there are no hazardous substances above local background concentrations other than those that occur naturally in the area. The investigation or validation sampling has been sufficiently detailed to characterise the site.

Below guideline values for:

The site has been investigated. Results show that there are hazardous substances present at the site but indicate that any adverse effects or risks to people and/or the environment are considered to be so low as to be acceptable. The site may have been remediated to reduce contamination to this level, and samples taken after remediation confirm this.

Managed for:

The site has been investigated. Results show that there are hazardous substances present at the site in concentrations that have the potential to cause adverse effects or risks to people and/or the environment. However, those risks are considered managed because:

- the nature of the use of the site prevents human and/or ecological exposure to the risks; and/or
- the land has been altered in some way and/or restrictions have been placed on the way it is used which prevent human and/or ecological exposure to the risks.

Partially investigated:

The site has been partially investigated. Results:

- demonstrate there are hazardous substances present at the site; however, there is insufficient information to quantify any adverse effects or risks to people or the environment; or
- do not adequately verify the presence or absence of contamination associated with all HAIL activities that are and/or have been undertaken on the site.

Significant adverse environmental effects:

The site has been investigated. Results show that sediment, groundwater or surface water contains hazardous substances that:

- have significant adverse effects on the environment; or
- are reasonably likely to have significant adverse effects on the environment.

Contaminated:

The site has been investigated. Results show that the land has a hazardous substance in or on it that:

- has significant adverse effects on human health and/or the environment; and/or
- is reasonably likely to have significant adverse effects on human health and/or the environment.

If a site has been included incorrectly on the Listed Land Use Register as having a HAIL, it will not be removed but will be registered as:

Verified non-HAIL:

Information shows that this site has never been associated with any of the specific activities or industries on the HAIL.

Please contact Environment Canterbury for further information:

(03) 353 9007 or toll free
on 0800 EC INFO (32 4636)
email ecinfo@ecan.govt.nz



E13/102

Appendix F: Relevant CCC Property Files



SUBJECT: Conditional Use → A. J. Palmer & Co. Ltd
9 Longley Place Warwick Street.

FILE OPENED: / /

Previous
Papers:

Subsequent
Papers:

RICCARTON BOROUGH COUNCIL

Sub-Files or Related Files:

1. DEAL WITH FILES URGENTLY.

Don't retain a file if you are unable to deal with it immediately. Mark it "Bring Up" and return it to Records.
Don't put files in drawers or cupboards or where searchers are unable to find them readily.
Don't take files out of the office without permission of the Record Clerk.

2. CHECK YOUR CORRESPONDENCE TO SEE IT IS ON THE CORRECT FILE.

3. ALWAYS QUOTE FILE NUMBERS

4. DON'T TAKE PAPERS OFF ANY FILE WITHOUT PERMISSION OF THE RECORD CLERK.

5. USE PROPER DIRECTIONS.

If you want a file returned—e.g., when correspondence has been sent for dispatch—put a minute on the carbon copy, "Return file to (Name)."

If you have finished with the file, write "File" on all correspondence you have been handling. If you have finished with it meantime, put "Bring up / / " and your name on the latest paper, and "File" on all earlier ones.

6. WRITE MINUTES IN INK.

to J Palmer

Miss Odell - no evidence

Mr Hunter - no much to add

Mr Stray sworn in

R O & draught concern - sections held
a look of work.

does not get in

Leslie - lived 25 years in area
Lytham
Straight -

Mr Stray -

Mr Longman - in default to discontinue and
later may be d.

Call in McDonald. - boundary concern. ~~2~~ 12

Industrial A. - hasent been to have a look.

The facts that may be noisy later on. noise
about about-still work - could be a disturbance - at night
no traffic at night - if no objection. Since no objection
may be entered by later.

It If that were no noise & work limited to 8 to 5
clients would not object.

Mayn - told clients that they would not be allowed to
alter to any other than light engines.

Mr Hunter

Miss Mulligan

Miss Beckett - added that her activities through out N. 2

William - concrete block bld

Longy - no extra insulation

Wm - what size stuff -

2 to 3 but less than 2 not more

Sent to:-

Mr. ~~Hunter~~,
Young, Hunter Cooke & Penlington,
P.O. Box 929,
CHRISTCHURCH.

Ref : 10/1/0/51

1st. November, 65.

Mr. Williams,
Williams, Holmes & Booker,
P.O. Box 660,
CHRISTCHURCH.

Mr. M.G.L. Loughnan,
Barrister & Solicitor,
P.O. Box 1606,
CHRISTCHURCH.

Dear Sir,

Application for Conditional Use of Land,
Merrick Street.

I have to advise you that although Council gave due consideration to your objections to the above proposal it was felt that subject to certain conditions being imposed permission could not be reasonably withheld. Accordingly your objection was disallowed in part and approval has been given to A.J. Palmer to proceed subject to the following four conditions:-

- (1) Any expansion beyond light engineering works must be the subject of a new application for Council's approval.
- (2) The times of operation of the engineering works being limited to between the hours of 7.30 a.m. - 9.00 p.m. Monday to Saturdays inclusive.
- (3) The Company must do all in its power to keep noise or nuisance to a minimum.
- (4) Permission will lapse if the project is not commenced within six months.

Yours faithfully,

Building Inspector.

FB:YV

Ref. 10/1/0/51

29th October 65

The Manager,
A.J. Palmer & Co. Ltd.,
P.O. Box 1939,
CHRISTCHURCH.

Dear Sir,

Your letter of the 28th June requesting permission to use property in Warwick Street, zoned Industrial 'A' for the purpose of the punching of farm fencing standards and the fabricating of $\frac{3}{8}$ " rods for electric farm standards together with a report and recommendation from the Town Planning Hearing Committee was placed before my Council at its meeting held recently.

The Council resolved to disallow in part the objections but to grant a permit to your Company as per its application subject to:-

1. Any departure therefrom for engineering or industrial works being prohibited or further approved after application to the Council.
2. The times of operation of engineering or industrial works being carried out in the factory being limited to between the hours of 7.30 a.m. to 9.00 p.m., Monday to Saturday inclusive.
3. The Company doing all in its power to minimise noise and other nuisances which may tend to arise from time to time.
4. All other Town Planning and building requirements being met and a start being made on the building within six months from the date hereto or such extended time as Council may allow.

With regard to the manufacture of salt block and animal

- 2 -

buscuits the Health Inspector will call on you when you advise me that you wish to prepare for these operations.

Should you wish to proceed kindly communciate with this Council's Building Inspector who will inform you of the building requirements.

Yours faithfully,

Town Clerk

RS:PD

affirmed

IN THE MATTER of the Town and Country Planning
Act, 1953

- and -

IN THE MATTER of an application by
A.J. PALMER LIMITED

I, OLIVE BERYL STRAIGHT of Christchurch, Married Woman, say:-

1. THAT I reside at 64 Whiteleigh Avenue, Christchurch, and the rear boundary of our property is adjacent to the land upon which it is proposed that A.J. Palmer Limited will erect a factory.

2. I object to the granting of permission to erect a factory for the manufacture of fencing standards and possibly other engineering products upon the grounds that the erection of the factory will increase the noise in the area.

although
3. THAT /the Addington Workshops are approximately 100 - 150 yards away we are not worried by noise from that source. The Railway, although much nearer, does not cause us concern as the noise is not continuous and occurs only when trains pass or shunt in the vicinity.

4. THE erection of a factory on land virtually next door to our residence will increase materially the noise in the neighbourhood, and it may well be that such noise will be more or less continuous compared with the intermittent noise now encountered from other activities.

OLIVE STRAIGHT

THOMAS NAYLOR BECKETT says:-

My full name is THOMAS NAYLOR BECKETT. I am Manager of A.J. PALMER LTD. The company has agreed to purchase a property of SEVENTY FIVE AND TWO TENTHS PERCHES situated at Warwick Street. The section is bounded on one side by the South Island Main Trunk railway line and on another by a coal yard and is zoned Industrial A. The only building at present on the land is a small shed. The contract is subject to the company being granted permission by the Council to erect a factory for light engineering and for the manufacture of salt block and animal foods. These activities are at present being carried on in our property at 355 Lincoln Road which is now becoming seriously congested. The council has already consented to the use of the land for the manufacture of salt block and animal foods. At present the light engineering carried on by the company is the manufacture of fencing standards. These are of two types. The first is an electric fence standard made out of iron rod. These are bent into shape and welded and the operation is virtually noise free. The second is the manufacture of iron standards for wire fences and involves cutting of iron section into shape and punching holes in it. The machines used for this purpose are relatively slow moving, the iron being sliced rather than chopped. Little noise is caused by this machine and it is possible to converse alongside the machine in a normal voice. The building in which these machines will be housed will be situated along the north east boundary of the section as far away as possible from the houses of the objectors. I recently visited each of the objectors and invited them to our present plant to observe for themselves how little noise was made. Each refused. I informed each of them that no engineering work would be carried on after 9 o'clock at night and if

At present the company has no plans to extend its light industrial activities. Any extension would be towards the manufacture of small agricultural implements. None of these activities would involve the use of sheet metal. It is the use of sheet metal which creates the greatest noise in light industrial plants. The company has arranged for a report to be prepared by William Pitt and Associates Accoustical Engineers and I produce this report.

William H. Pitt and Associates

CONSULTING ELECTRICAL, MECHANICAL AND ACOUSTICAL ENGINEERS

Principal: William H. Pitt, B.E., A.M.I.E.E., A.M.A.I.E.E., A.M.N.Z.I.E., Registered Engineer

WELLINGTON

Phone 44-100 P.O. Box 2954

CHRISTCHURCH

69-531

Phone 721 P.O. Box 2087

AUCKLAND

Phone 44-322 P.O. Box 5274

Reply to Christchurch.

The Manager,
A.J. Palmer Ltd.,
C/- Harper, Pascoe & Co.,
Barristers & Solicitors,
P.O. Box 516,
CHRISTCHURCH.

26th October, 1965.

Dear Sir,

We have investigated your Company's proposal to establish a small fence standard manufacturing plant in Addington off Clarence Road, adjacent to the main trunk railway lines, and the N.Z. Railways' Workshops. We have inspected the existing plant established in your Lincoln Road premises, the proposed new site as above, and would comment as under :-

The existing fencing standard manufacturing plant installation is quiet in operation and does not constitute a noise problem or hazard to staff or surrounding properties.

In respect of the new proposed site, we would point out that this area is adjacent to :-

- a) A coal yard.
- b) The main trunk railway.
- c) The N.Z. Railways' Workshops.

and each of the above, (particularly (b) does contribute a much higher noise field than your plant would, if installed on the proposed new site.

It is our considered opinion therefore, that if the fencing standard manufacturing plant were to be re-sited as proposed, the new installation would not create any noise problem for the adjacent residential properties, and that the proposed use of the site is well within the zoning classification.

Yours faithfully,

Wm. H. Pitt & Associates (CH.CH.)

I.J.H. Kelly
I.J.H. Kelly.

IJHK:BT

CEGB

M. G. L. LOUGHNAN

BARRISTER and SOLICITOR

TELEPHONE 43-649

P.O. BOX 1606

MURRAY GORDON LOUIS LOUGHNAN, LL.B.

*First Floor, Epworth Chambers,
176 Hereford Street,
Christchurch, 1, N.Z.*

26th October, 1965.

The Town Clerk,
Riccarton Borough Council,
P. C. Box 8000,
RICCARTON.

Dear Sir,

re: A. J. PALMER & CO. LTD.

I act for Mr. R. J. McDonnell, of 5 Warwick Street, Riccarton, who has instructed me to place his formal objection before you in connection with the application received by A.J. Palmer and Co. Limited. The grounds of his objection are that the use proposed of the land will detract from the value of his property.

When the time comes, my client will wish to be heard by the Sub-Committee considering the Application.

Yours faithfully,

M. G. L. Loughnan

accepted

24/10/65 with W. J. (Robert) or Odell (died) will be attending the hearing

10/1/0/51.

RICCARTON BOROUGH COUNCIL

TOWN PLANNING

RECORD SHEET

CONDITIONAL USE APPLICATION

DATE

28.6.65

28.6.65

Applicant: B. J. Palmer & Co. Ltd.

Property: Warwick St.

Nature of Proposal: A factory for the manufacture of farm
fencing standards.
Other uses could follow

Provisional Council Decision: Approved in principle
Plan filed Drawn 9 No. 121

7.7.65

Conditions, if any: Safeguards against smoke noise &
smell and no reasonable objections by
adjoining owners.

Reg. Letters Posted: 19

23.8.65

Public Notice Given On:

Expiry Date for Objections: Saturday

25.9.65

No. of Objections received:

Mrs O. B. Straight 64 Whitehigh Ave ✓

14.9.65

H. Odell 66 Whitehigh Ave ✓

24.9.65

Mrs M. Johnston 62 ✓

14.9.65

accepted Late objection 21.10.65 Mrs M. Donnel ✓

Hearing of Objectors Held On: Mr M. H. H. H.

Council Decision:

No. 58**RICCARTON****RECEIPT FOR REGISTERED MAIL**

Maximum compensation for loss of registered article:

Inland Service, £400

Oversea Service, £2 18s.

NOTE—Loss means physical loss of an article and not damage to its contents.

Inland Service

Limit of compensation for the loss of this article is £10*

*Accepting Officer to delete and insert appropriate amount when article is registered for more than £10.

Initials
of Accepting Officer.

Date Stamp

N.Z.

RICCARTON

19 OCT 1965

STAMPS
COUNTER

No. 57**RICCARTON****RECEIPT FOR REGISTERED MAIL**

Maximum compensation for loss of registered article:

Inland Service, £400

Oversea Service, £2 18s.

NOTE—Loss means physical loss of an article and not damage to its contents.

Inland Service

Limit of compensation for the loss of this article is £10*

*Accepting Officer to delete and insert appropriate amount when article is registered for more than £10.

Initials
of Accepting Officer.

Date Stamp

RICCARTON

19 OCT 1965

STAMPS
COUNTER

No. 56**RICCARTON****RECEIPT FOR REGISTERED MAIL**

Maximum compensation for loss of registered article:

Inland Service, £400

Oversea Service, £2 18s.

NOTE—Loss means physical loss of an article and not damage to its contents.

Inland Service

Limit of compensation for the loss of this article is £10*

*Accepting Officer to delete and insert appropriate amount when article is registered for more than £10.

Initials
of Accepting Officer.

N.Z.

Date Stamp

RICCARTON

9 OCT 1965

STAMPS
COUNTER

Box

929.

R.A. Young, Hunter
& Cooke.

660

M/sa.

Meares Williams

Holmes + Bosken

516.

Harper, Pascoe,
Buchanan, &
Penlington.

THE TOWN AND COUNTRY PLANNING ACT 1953
AND THE RICCARTON BOROUGH COUNCIL
DISTRICT PLANNING SCHEME

HEARING OF OBJECTIONS TO THE CONDITIONAL USE
OF INDUSTRIAL A LAND
WARWICK STREET

The Riccarton Borough Council hereby gives notice that the hearing of objections to the above Conditional Use of land will commence in the Council Chambers, 199 Clarence Street, Riccarton, at 8.00. p.m. on Tuesday, 26th October, 1965.

1. Applicant: A.J. Palmer Ltd., 355 Lincoln Road.
Use Requested: To manufacture fence standards and possible other engineering products.
2. Name of Objectors: Mrs. O.B. Straight, 64 Whiteleigh Ave.
Mrs. M. Johnston, 62 Whiteleigh Ave.
Mr. H. Odell, 66 Whiteleigh Ave.
3. Interest of Objectors: Owners of adjacent properties.
4. Objections: Detraction of amenities and noise at night.
5. Description of Land Involved: Lot 1 D.P. 19632 and R.S. 38552.
6. Copy of Documents and Evidence: You are requested to provide six copies of all evidence or other material or information for the use of the hearing Committee.
7. Objectors may be heard in person or represented by legal counsel should they so wish.

Dated at Riccarton this eighteenth day of October, 1965.

RICCARTON BOROUGH COUNCIL

TOWN CLERK

Copy sent to:-

A.J. Palmer & Co. Ltd.,
P.O. Box 1939,
CHRISTCHURCH.

Mrs. O.B. Straight,
64 Whiteleigh Avenue,
CHRISTCHURCH. 2.

Mr. H. Odell,
66 Whiteleigh Ave.
CHRISTCHURCH.

Mrs. M. Johnston,
62 Whiteleigh Ave.
CHRISTCHURCH. 2.

R.A. Young, Hunter, Cooke &
Penlington,
P.O. Box 929,

THE TOWN AND COUNTRY PLANNING ACT 1953
AND THE RICCARTON BOROUGH COUNCIL
DISTRICT PLANNING SCHEME

HEARING OF OBJECTIONS TO THE CONDITIONAL USE
OF INDUSTRIAL A LAND
WARWICK STREET

The Riccarton Borough Council hereby gives notice that the hearing of objections to the above Conditional Use of land will commence in the Council Chambers, 199 Clarence Street, Riccarton, at 8.00. p.m. on Tuesday, 26th October, 1965.

1. Applicant: A.J. Palmer Ltd., 355 Lincoln Road.
Use Requested: To manufacture fence standards and possible other engineering products.
2. Name of Objectors: Mrs. O.B. Straight, 64 Whiteleigh Ave.
Mrs. M. Johnston, 62 Whiteleigh Ave.
Mr. H. Odell, 66 Whiteleigh Ave.
3. Interest of Objectors: Owners of adjacent properties.
4. Objections: Detraction of amenities and noise at night.
5. Description of Land Involved: Lot 1 D.P. 19632 and
R.S. 38552.
6. Copy of Documents and Evidence: You are requested to provide six copies of all evidence or other material or information for the use of the hearing Committee.
7. Objectors may be heard in person or represented by legal counsel should they so wish.

Dated at Riccarton this eighteenth day of October, 1965.

RICCARTON BOROUGH COUNCIL

TOWN CLERK

THE TOWN AND COUNTRY PLANNING ACT 1953
AND THE RICCARTON BOROUGH COUNCIL
DISTRICT PLANNING SCHEME

HEARING OF OBJECTIONS TO THE CONDITIONAL USE
OF INDUSTRIAL LAND
WARWICK STREET

The Riccarton Borough Council hereby gives notice that the hearing of objections to the above Conditional Use of land will commence in the Council Chambers, 199 Clarence Street, Riccarton, at 8.00. p.m. on Tuesday, 26th October, 1965.

1. Applicant: A.J. Palmer Ltd., 395 Lincoln Road.
Use Requested: To manufacture fence standards and possible other engineering products.
2. Name of Objectors: Mrs. O.B. Straight, 64 Whiteleigh Ave.
Mrs. H. Johnston, 62 Whiteleigh Ave.
Mr. H. Odell, 66 Whiteleigh Ave.
3. Interest of Objectors: Owners of adjacent properties.
4. Objections: Detraction of amenities and noise at night.
5. Description of Land Involved: Lot 4 D.P. 19632 and
R.S. 38552.
6. Copy of Documents and Evidence: You are requested to provide six copies of all evidence or other material or information for the use of the hearing Committee.
7. Objectors may be heard in person or represented by legal counsel should they so wish.

Dated at Riccarton this eighteenth day of October, 1965.

RICCARTON BOROUGH COUNCIL

TOWN CLERK

Ref : 10/1/0/51

30th September, 1965.

A.J. Palmer Ltd.

Mr. Cook, (30-909) for Vendors requested hearing of objections in time for a Council decision to be made prior to 31st October, 1965, when option on property will expire.

telephoned Mr. Cook.
15-10-65.

(Sgd.)

R.A. Upston.
Borough Engineer.

FS.
MEARES WILLIAMS HOLMES & BOOKER
BARRISTERS AND SOLICITORS

R. E. BOOKER

J. R. WILLIAMS

AND AT AKAROA

12 Copies

TELEPHONES 69-178

69-179

P.O. BOX 660

98 Gloucester Street,
Christchurch 1, N.Z.

24th September, 1965.

The Town Clerk,
Riccarton Borough Council,
P.O. Box 8000,
RICCARTON.

RECEIVED

27 SEP 1965

Dear Sir,

re: A.J. PALMER & CO. LTD & VACANT LAND
OFF WARWICK STREET

We are acting for Mr H. Odell of No. 66 Whiteleigh Avenue, Riccarton, to whom you wrote on the 23rd August regarding the application of the abovenamed Company for permission to erect and operate a factory for light industrial works. We understand that this includes the punching of farm fencing standards and the fabricating of $\frac{3}{8}$ " rods for electric fence standards and that there possibly may be an extension of the light engineering activities later.

We are instructed by Mr Odell to lodge an objection on his behalf against the erection of the factory for the above purposes on the grounds that the noise which is likely to be caused by the engineering activities will unreasonably detract from the amenities of the neighbourhood, particularly as his back fence is the boundary between the Residential A zoning and the Industrial A zoning. Mr Odell is concerned that if his objection is over-ruled the light engineering and other activities may be carried on at night and if the Council does grant the consent, he asks that a condition be imposed that the light engineering and other activities be not carried on during the night hours.

JRW:BOD

Yours truly,
MEARES WILLIAMS HOLMES & BOOKER

15.10.65 per: *J. Williams*
Telephoned Mr Williams
giving date of hearing.

R. A. YOUNG, HUNTER
COOKE & PENLINGTON
BARRISTERS & SOLICITORS

ROBERT AUSTEN YOUNG, LL.B.
HUGH WILLIAM HUNTER, LL.B.
OSWOLD JOHN COOKE
PETER GEORGE SPENSER PENLINGTON, LL.B.

P.O. Box 929
TELEPHONES:
OFFICE 64-442 (3 LINES)

A. & N.Z. BANK CHAMBERS,

12 Copies
158-160 Cashel Street
Christchurch N.Z.

OUR REFERENCE HWH:SC

PLEASE ASK FOR MR. Hunter

14th September, 1965.

The Town Clerk,
Riccarton Borough Council,
P.O. Box 8000,
Riccarton.

REC

115 SEP 1965

Dear Sir,

re: A.J. Palmer & Company Limited

We have been instructed by Mrs. O.B. Straight of 64 Whiteleigh Avenue, and Mrs. M. Johnston of 62 Whiteleigh Avenue, to lodge an objection against the operation of a factory for the punching of farm fencing standards.

The grounds of their objection is that the factory may create a noise in the area during manufacture. Although the Addington Railway Workshops are in the vicinity, our clients state that this does not contribute any appreciable noise as far as they are concerned, and whilst they live adjacent to the Railway line, the noise from that source is sporadic only.

Yours faithfully,
R.A. YOUNG, HUNTER & CO.

Per: *W. Hunter*

15-10-65
Telephoned Mr. Hunter
telling him date of hearing 26.10.65

FS
file

NEW ZEALAND GOVERNMENT RAILWAYS

In your reply, please quote:

No. 12134/16

District Engineer's Office,
P. O. Box 337,
CHRISTCHURCH.

Memorandum :

3 September 1965

Town Clerk,
Riccarton Borough Council,
P.O. Box 8000,
RICCARTON

Dear Sir,

RE: A.J.PALMER & CO. LTD. & VACANT LAND OFF WARWICK STREET

Your notice of 23 August 1965 refers :

The Department has no objection to the proposal
outlined in your notice.

Yours faithfully,

J.C. Sandford,
DISTRICT ENGINEER

J.C. Sandford

Mr. Stodd

RICCARTON BOROUGH COUNCIL
199 Clarence Street

Telephone 45-053

P.O. Box 8000,
Riccarton.

23rd August, 1965.

Dear Sir,

Re A.J. Palmer & Co. Ltd. and Vacant Land Off Warwick Street.

Pursuant to Ordinance 8 (3) of the Council's Town Planning Code of Ordinances notice is hereby given that an application has been received for permission to erect and operate a factory for light industrial works, including the punching of farm fencing standards on the property, Lot 1 D.P. 19632 and R.S. 38552, Warwick Street (owner H.S. Cook, Holdings Ltd., and D.J.S. Cook, Holdings Ltd.) - such property being within the Industrial A zone of the Borough of Riccarton.

Should you as an adjoining or nearby owner or occupier of property (within the meaning of the Rating Act 1925) wish to make any objections against the above proposal you must lodge them in writing with the undersigned not later than 25th September, 1965, stating your reasons and whether you wish to be heard by the sub-Committee considering the application.

The plans submitted may be inspected at the Council offices during ordinary office hours.

Kindly note that Council has given permission to the Company subject to Building By-laws being observed to erect a building and manufacture farm salt blocks and cereal dog biscuits.

Yours faithfully,

Mr. Stodd
Town Clerk.

RS:YW

No. 72

RICCARTON

RECEIPT FOR REGISTERED MAIL

Maximum compensation for loss of registered article:

Inland Service, £400

Oversea Service, £2 18s.

NOTE—Loss means physical loss of an article and not damage to its contents.

Inland Service

Limit of compensation for the loss of this article is £10*

*Accepting Officer to delete and insert appropriate amount when article is registered for more than £10.

Initials
of Accepting Officer.

Date Stamp

N.Z.

RICCARTON

24 AUG 1965

Estate of STAMPS M
COUNTER
Williams

No. 71

RICCARTON

RECEIPT FOR REGISTERED MAIL

Maximum compensation for loss of registered article:

Inland Service, £400

Oversea Service, £2 18s.

NOTE—Loss means physical loss of an article and not damage to its contents.

Inland Service

Limit of compensation for the loss of this article is £10*

*Accepting Officer to delete and insert appropriate amount when article is registered for more than £10.

Initials
of Accepting Officer.

Date Stamp

N.Z.

RICCARTON

24 AUG 65

STAMPS
Mrs. 293: Strong

No. 77

RICCARTON

RECEIPT FOR REGISTERED MAIL

Maximum compensation for loss of registered article:

Inland Service, £400

Oversea Service, £2 18s.

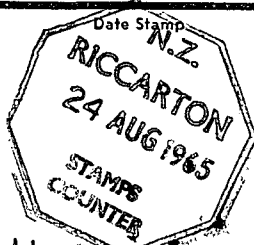
NOTE—Loss means physical loss of an article and not damage to its contents.

Inland Service

Limit of compensation for the loss of this article is £10*

*Accepting Officer to delete and insert appropriate amount when article is registered for more than £10.

_____. Initials
of Accepting Officer.



No. 76

RICCARTON

RECEIPT FOR REGISTERED MAIL

Maximum compensation for loss of registered article:

Inland Service, £400

Oversea Service, £2 18s.

NOTE—Loss means physical loss of an article and not damage to its contents.

Inland Service

Limit of compensation for the loss of this article is £10*

*Accepting Officer to delete and insert appropriate amount when article is registered for more than £10.

_____. Initials
of Accepting Officer.



No. 85

RICCARTON

RECEIPT FOR REGISTERED MAIL

Maximum compensation for loss of registered article:

Inland Service, £400

Oversea Service, £2 18s.

NOTE—Loss means physical loss of an article and not damage to its contents.

Inland Service

Limit of compensation for the loss of this article is £10*

*Accepting Officer to delete and insert appropriate amount when article is registered for more than £10.

Initials
of Accepting Officer.



No. 84

RICCARTON

RECEIPT FOR REGISTERED MAIL

Maximum compensation for loss of registered article:

Inland Service, £400

Oversea Service, £2 18s.

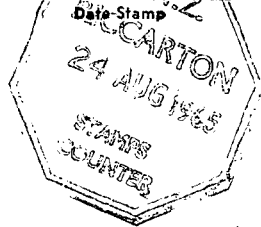
NOTE—Loss means physical loss of an article and not damage to its contents.

Inland Service

Limit of compensation for the loss of this article is £10*

*Accepting Officer to delete and insert appropriate amount when article is registered for more than £10.

Initials
of Accepting Officer.



No. 83

RICCARTON

RECEIPT FOR REGISTERED MAIL

Maximum compensation for loss of registered article:

Inland Service, £400

Oversea Service, £2 18s.

NOTE—Loss means physical loss of an article and not damage to its contents.

Inland Service

Limit of compensation for the loss of this article is £10*

*Accepting Officer to delete and insert appropriate amount when article is registered for more than £10.

Initials
of Accepting Officer.



R.J. McDonnell

James O'Connor

H O'Dell.

No. 75

RICCARTON

RECEIPT FOR REGISTERED MAIL

Maximum compensation for loss of registered article:

Inland Service, £400

Oversea Service, £2 18s.

NOTE—Loss means physical loss of an article and not damage to its contents.

Inland Service

Limit of compensation for the loss of this article is £10*

*Accepting Officer to delete and insert appropriate amount when article is registered for more than £10.

Initials
of Accepting Officer.



Mr. J. B. Beggs.

No. 74

RICCARTON

RECEIPT FOR REGISTERED MAIL

Maximum compensation for loss of registered article:

Inland Service, £400

Oversea Service, £2 18s.

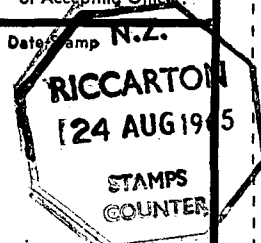
NOTE—Loss means physical loss of an article and not damage to its contents.

Inland Service

Limit of compensation for the loss of this article is £10*

*Accepting Officer to delete and insert appropriate amount when article is registered for more than £10.

Initials
of Accepting Officer.



Mr J. F. C. McLaughlin

No. 73

RICCARTON

RECEIPT FOR REGISTERED MAIL

Maximum compensation for loss of registered article:

Inland Service, £400

Oversea Service, £2 18s.

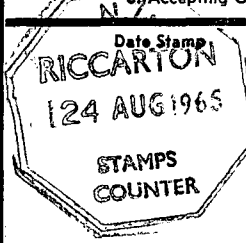
NOTE—Loss means physical loss of an article and not damage to its contents.

Inland Service

Limit of compensation for the loss of this article is £10*

*Accepting Officer to delete and insert appropriate amount when article is registered for more than £10.

Initials
of Accepting Officer.



Mrs G. V. Hooker

No. 80

RICCARTON

RECEIPT FOR REGISTERED MAIL

Maximum compensation for loss of registered article:

Inland Service, £400

Oversea Service, £2 18s.

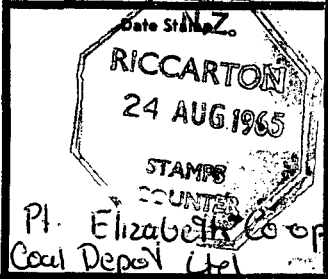
NOTE—Loss means physical loss of an article and not damage to its contents.

Inland Service

Limit of compensation for the loss of this article is £10*

*Accepting Officer to delete and insert appropriate amount when article is registered for more than £10.

Initials
of Accepting Officer.



No. 79

RICCARTON

RECEIPT FOR REGISTERED MAIL

Maximum compensation for loss of registered article:

Inland Service, £400

Oversea Service, £2 18s.

NOTE—Loss means physical loss of an article and not damage to its contents.

Inland Service

Limit of compensation for the loss of this article is £10*

*Accepting Officer to delete and insert appropriate amount when article is registered for more than £10.

Initials
of Accepting Officer.



No. 78

RICCARTON

RECEIPT FOR REGISTERED MAIL

Maximum compensation for loss of registered article:

Inland Service, £400

Oversea Service, £2 18s.

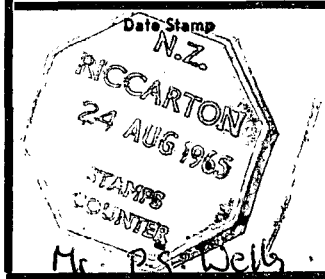
NOTE—Loss means physical loss of an article and not damage to its contents.

Inland Service

Limit of compensation for the loss of this article is £10*

*Accepting Officer to delete and insert appropriate amount when article is registered for more than £10.

Initials
of Accepting Officer.



No. 70**RICCARTON****RECEIPT FOR REGISTERED MAIL**

Maximum compensation for loss of registered article:

Inland Service, £400
Oversea Service, £2 18s.

NOTE—Loss means physical loss of an article and not damage to its contents.

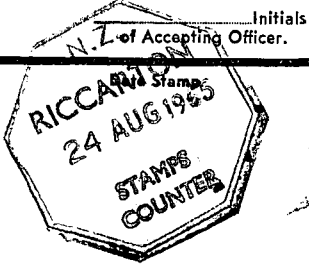
Inland Service

Limit of compensation for the loss of this article is £10*

*Accepting Officer to delete and insert appropriate amount when article is registered for more than £10.

Initials

of Accepting Officer.

*Mrs. L. M. Hooper***No. 69****RICCARTON****RECEIPT FOR REGISTERED MAIL**

Maximum compensation for loss of registered article:

Inland Service, £400
Oversea Service, £2 18s.

NOTE—Loss means physical loss of an article and not damage to its contents.

Inland Service

Limit of compensation for the loss of this article is £10*

*Accepting Officer to delete and insert appropriate amount when article is registered for more than £10.

Initials

of Accepting Officer.

*N.Z. Railways***No. 68****RICCARTON****RECEIPT FOR REGISTERED MAIL**

Maximum compensation for loss of registered article:

Inland Service, £400
Oversea Service, £2 18s.

NOTE—Loss means physical loss of an article and not damage to its contents.

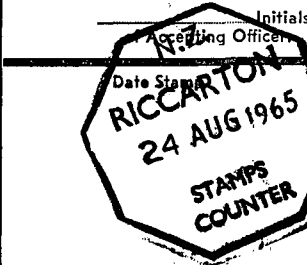
Inland Service

Limit of compensation for the loss of this article is £10*

*Accepting Officer to delete and insert appropriate amount when article is registered for more than £10.

Initials

of Accepting Officer.

*Mr. J. O'Sullivan*

No. 82

RICCARTON

RECEIPT FOR REGISTERED MAIL

Maximum compensation for loss of registered article:

Inland Service, £400

Oversea Service, £2 18s.

NOTE—Loss means physical loss of an article and not damage to its contents.

Inland Service

Limit of compensation for the loss of this article is £10*

*Accepting Officer to delete and insert appropriate amount when article is registered for more than £10.

_____. Initials
of Accepting Officer.

Date Stamp



No. 81

RICCARTON

RECEIPT FOR REGISTERED MAIL

Maximum compensation for loss of registered article:

Inland Service, £400

Oversea Service, £2 18s.

NOTE—Loss means physical loss of an article and not damage to its contents.

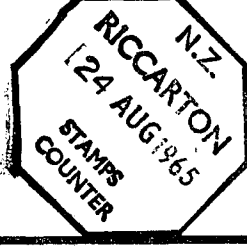
Inland Service

Limit of compensation for the loss of this article is £10*

*Accepting Officer to delete and insert appropriate amount when article is registered for more than £10.

_____. Initials
of Accepting Officer.

Date Stamp



No. 86

RICCARTON

RECEIPT FOR REGISTERED MAIL

Maximum compensation for loss of registered article:

Inland Service, £400

Oversea Service, £2 18s.

NOTE—Loss means physical loss of an article and not damage to its contents.

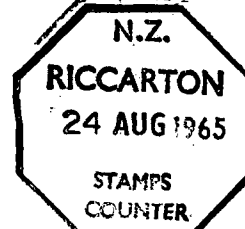
Inland Service

Limit of compensation for the loss of this article is £10*

*Accepting Officer to delete and insert appropriate amount when article is registered for more than £10.

_____. Initials
of Accepting Officer.

Date Stamp



L.E.J. Brand

J.W.C. Watson

J. Johnson

GRAIN & PRODUCE MERCHANTS

SUMMIT SALT BLOCKS

ELECTRIC FENCING

'SHEP' DOG BISCUITS

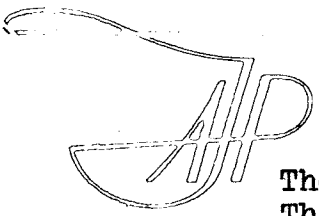
WHOLESALE OF FARM MERCHANDISE

A. J. PALMER & CO., LTD.

TELEGRAMS: "PALMCO"
TELEPHONE 42-757

BOX 1939
355 LINCOLN ROAD
CHRISTCHURCH 1

20th August 1965.



The Borough Clerk,
The Riccarton Borough Council,
RICCARTON.

Dear Sir,

Please find attached plans as requested for
our proposed building at Warwick Street.

Yours faithfully,
for A. J. PALMER & CO. LTD.



MANAGER

TNB' gma

GRAIN & PRODUCE MERCHANTS

SUMMIT SALT BLOCKS

ELECTRIC FENCING

'SHEP' DOG BISCUITS

WHOLESALE OF FARM MERCHANDISE

A. J. PALMER & CO., LTD

TELEGRAM "PALMCO"
TELEPHONE 42-757

The Borough Clerk,
Riccanton Borough Council,
RICCARTON.

RECEIVED

BOX 1939
355 LINCOLN ROAD
CHRISTCHURCH 1

2nd August 1965.

- 3 AUG 1965

Dear Sir,

Further to our correspondence 28th June and your reply 7th July with reference to land at Warwick Street, D.P. 19632, we now wish to proceed with this purchase and therefore apply to your council for conditional use of this land in respect to light engineering (mainly fabrication of fence standards) and we agree to abide in respect to the nuisance of smoke, smell and noise.

Subject to this conditional use by your council it will be our intention to erect a small building for light engineering but until council's permission is granted we have not, as yet, drawn up any plans and specifications.

As the purchase of the property is still conditional to your council's approval your early reply will be appreciated.

Yours faithfully,
for A. J. PALMER & CO. LTD.

J. A. Beckett
MANAGER

TNB'gma

7th July

65.

THE PART BOND
MADE
The Manager,
A.J. Palmer & Co.Ltd.,
P.O. Box 1939,
CHRISTCHURCH.

Dear Sir,

Your letter of the 28th June concerning the use of land on the Northern side of Warwick Street was placed before my Council at its meeting held on the 5th inst.

The Council resolved as follows:-

"That your letter requesting permission to utilise this land for the manufacture of farm fencing standards and light engineering works, and later for the manufacture of farm salt block and the baking of cereal dog biscuits and other animal foods be received and that the Company be informed that, subject to certain safeguards in reference to smoke, smell or noise, the Council would grant a permit for the manufacture of the salt block and the animal foods, and further, that the Council would consider granting a permit for light engineering works as mentioned in the letter as a Conditional Use of the land subject to no reasonable objections being received from nearby property owners and occupiers".

Should you wish to continue with your proposal it will be necessary for you to produce plans for inspection by Council and nearby property owners.

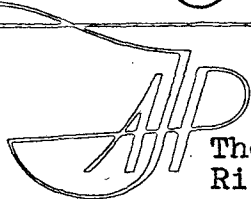
Yours faithfully,

Town Clerk

RS:LMH.

15

A. J. PALMER & CO., LTD



TELEGRAM "PALMCO"
TELEPHONE 42-757

BOX 1939
355 LINCOLN ROAD
CHRISTCHURCH 1

28th June, 1965.

The County Clerk,
Riccarton Borough Council,
RICCARTON,

Dear Sir,

re: Conditional Land Use.

We have under offer sections D.P. 19632 and R.S. 38552 Warwick Street zoned by your council "A" and which we understand is light industrial zoning subject to appendix "A" and appendix "B" in your Code of Ordinance.

The immediate purpose that we would utilise this section would be for the manufacture (punching) of farm fencing standards and light engineering work, mainly fabricating of $\frac{3}{8}$ " rod for farm electric fence standards.

Other manufacturing that could follow, but at a later stage, would include the manufacture of farm salt block and manufacturing (baking) of cereal dog biscuits and other animal foodstuffs.

For the information of the Council the fabrication of fence standards and the pressing of salt block are being done at Lincoln Road and as your Council is aware do not constitute a nuisance in respect to dust, fumes or smell, nor do the manufacture of dog biscuits or animal foodstuffs.

In view of the limited period that we hold this land under option your early reply would be appreciated.

Yours faithfully,
for A. J. PALMER & CO. LTD.

J. N. Beckett
MANAGER

TNB'gma

*Mr. McMillan
of Harker Pascoe
will return. P.O. Box no 576*

15-10-65

*Telephoned Mr. Beckett
advising date of leaving*

LAND INFORMATION MEMORANDUM



LIM No:
LIM70014867

"This Land Information Memorandum has been prepared for the purpose of s.44A of the Local Government Official Information and Meetings Act 1987, and contains all the information known to the Christchurch City Council to be relevant to the land as detailed in subsection (2). It 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. 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."

Please Supply to:

ARTHUR WATSON SAVAGE

P O BOX 1207

Client Reference: 14872.657:NE

Phone No: (03)214-4129

Fax No: (03)214-4122

Date Received: 17/09/2002

Date Issued : 27/09/2002

Property Address:

9 LONGLEY PLCE, ADDINGTON

Legal Description:

LOT 1 DP 58086

LOT 1 DP 62347



Existing Owner:

CHRISTCHURCH CITY COUNCIL

P O BOX 237

CHRISTCHURCH 8015

A search of records held by the council has revealed the following information:

1. Annual rates to : 30/06/2002 \$1836.00

Rates not yet levied for this year. Previous years rates displayed inc

	<u>Instalment Amount</u>	<u>Date Due</u>
Instalment 1 :	\$454.90	15/08/2001
Instalment 2 :	\$460.35	15/11/2001
Instalment 3 :	\$460.35	15/02/2002
Instalment 4 :	\$460.40	15/05/2002
Interim Instalment :	\$459.00	15/08/2002

Rates Owing as at : 27/09/2002 \$504.90

2. Excess Water Charges \$0.00

3. Final water meter reading may be required ~~No Reading Required~~ Yes

For Office Use:

Debtor Number: 3165577

LIM Number: LIM, 70014867

Property ID: 748479

Rate Account ID: 1371559

FAXED

27 SEP 2002

This Information was Processed at: Sockburn Service Centre

(20 pages)

CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH

Telephone : (03) 9416552

Fax : (03) 9416539

LAND INFORMATION MEMORANDUM

Page



LIM No:
LIM70014867

4. Consents Certificate, notices, orders, or requisitions affecting the land and buildings

i. Building Permits

NOTE: Code Compliance Certificates were only issued by the Chch City Council since Jan 1993

PER60102174 Completed

Applied: 17/11/1960 Issued Date: 22/11/1960

ADDITION LAUNDRY

PER69101119 Completed

Applied: 27/08/1969 Issued Date: 22/10/1969

ERECT A GARAGE

PER88104122 Completed

Applied: 6/12/1988 Issued Date: 06/12/1988

DEMOLITION

ii. Project Information Memorandums

...None recorded for this Property

iii. Building Consents

...None recorded for this Property

iv. Registered Premises:

...None recorded for this Property

This Information was Processed at: Sockburn Service Centre

CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH

Telephone : (03) 9416552

Fax : (03) 9416539

LAND INFORMATION MEMORANDUM

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LIM No:
LIM70014867

5. Planning Information:

(A) Transitional Plan (prior to 24th June 1995)

(B) Proposed Plan

Zoning

I/c
Riccarton

Scheduled Streets

Yes / No

Designations on Site

Yes / No (see section 11.)

Road Widening Designations

Yes / No

Historic or Protected Bldg

Yes / No

Heritage/Notable Tree

Yes / No

Other Heritage Protection Items

Yes / No

Zoning

Business 4 (Suburban Industrial)

Living 3 (Inner City Medium Density and Suburban Focals)

Special Amenity Area

No

Community Footprint

No

Designations on Site

Yes (see section 11.)

Historic or Protected Bldg

No

Road Widening Designations

No

Heritage/Notable Tree

No

Other Heritage Protection Items

No

Special Character Sites

No

Opposite Important Open Space

No

Note - The Council is not required to include all information in a LIM that is apparent from the Transitional District Plan or the Proposed City Plan. However it is this Council's current practice to include planning information that it considers will be helpful to the LIM applicant. Please note that the planning information provided is not exhaustive, and reference to the Transitional District Plan and the Proposed City Plan is recommended.

(C) Land Use Resource Consents

NOTE: A resource consent lapses after two years from the granted date if it has not been given effect to within that time.

RES 9209329 Completed

Applied: 2/08/1965

Application Granted, Consent Issued : 29/10/1965

Consent to manufacture fence standards and
possible other engineering products, 3
objections (industrial a zoning)

RES 9209332 Completed

Applied: 21/05/1970

Application Granted, Consent Issued : 27/07/1970

Consent to use property to carry on light manufacturing
and car wrecking business (industrial a zone)

This Information was Processed at: Sockburn Service Centre

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LAND INFORMATION MEMORANDUM



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LIM No:
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RES 9209329

any departure there from for engineering or industrial works being prohibited or further approved after application to the council.
the times of operation of engineering or industrial works being carried out in the factory being limited to between the hours of 7.30 am to 9.00 pm, monday to saturday inclusive
the company doing all in its power to minimise noise and other nuisances which may tend to arise from time to time
all other town planning and building requirements being met and start being made on the building within six months from the date hereto or such extended time as council may allow

RES 9209332

that approval is limited to the uses and buildings set out in the application and any extension to either uses or buildings shall be subject of further application.
that the approval given is to the applicant only or to such other person or persons as may be designated by council on application in that behalf.
that a building permit be uplifted within six months of the date of decision hereon
that all siting and constructional details comply with the town planning ordinances, the borough by-laws and the particular requirements of the borough engineer.
that the total coverage of the site shall not exceed 75%. for the purpose of this clause all vehicles and parts standing on the site shall count in the computation of area covered in addition to buildings thereon

6. Information notified to council by any statutory organisation having the power to classify land or building for any purpose:.....No

7. Information notified to council by any network utility operator pursuant to the Building Act 1991:.....No

8. Refuse Collection Day - Tuesday

The 52 bags which the council provides each year are for the refuse generated on that property during the year. When moving house (or flat) all refuse bags should be left behind for the new owners. There should be enough to last until next May.

9. Other Related Property Information

- ◆ Liquefaction risk assessment
This property is in the ECan liquefaction risk study area and the report identified the potential susceptibility of this property as: Low. Council may require further specific site investigation before granting any future subdivision or building consent for this property. The classification of the liquefaction potential for this property are indicative only given the limited information within the study area. Therefore the liquefaction potential may be either under or over estimated and does not imply any level of damage to any structure.
- ◆ Property Records are held at the Sockburn Service Centre

- ◆ Property located in Spreydon Ward

10. Water Related Property Information

This Information was Processed at: Sockburn Service Centre

CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH

Telephone : (03) 9416552

Fax : (03) 9416539

LAND INFORMATION MEMORANDUM

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LIM No:
LIM70014867

11. Special Site Characteristics and Additional Water Related Services Information

- ◆ A drainage plan is attached. For further enquiries regarding drainage information supplied with the LIM please phone 941 6402
- ◆ A sewer connection has been installed to serve this lot.
- ◆ The Council's records show a public stormwater pipe passing through the site.
- ◆ The records held by this Unit do not show any history of flooding or drainage problems on the property.
- ◆ Consents certificate, notices, orders, or requisitions affecting the land or any building on the land.

(i) Compliance schedule :.....No Records....No
(ii) Current Warrant Of Fitness : Expiry Date : ..".....".....No
(iii) Registered Premises :.....No Records....No
(iv) Outstanding requirements :.....".....".....No
(v) Current Certificate of Registration / Licence :..".....".....No
Type: FoodNo Hairdressers.....No
Funeral DirectorNo Dangerous GoodsNo
Camping Grounds...No Liquor.....No
Other.....

- ◆ 5. Planning Information - Designations on Site
(A) Transitional Plan - NZ Railways

(B) Proposed Plan - Limited Access Roads - Whiteleigh Ave

- ◆ Trade Waste Requirements In place/date
An approved stormwater protection facility is required for this site (May only require a silt trap sump - unless there is a likelihood of oil / solvent etc storage or similar where spills may occur - these areas require oil interceptor traps.)
If liquid waste is discharged from this site a consent to discharge trade waste is required
An environmental management plan may be required dependant on type of operation.
Note: Trade Waste Consent not transferable on Change of Ownership
- ◆ Contaminated Site Options available
No excavated material may leave the site
Excavated material may be used for landscaping where there is no major contaminate evident.
Excavated material may be removed from site following adequate controlled tests for contamination. Providing tests indicate the levels of contaminate are below an acceptable level - removal to a controlled dump site may be an option.
The contaminate may be sealed by the building itself, depth of soil or by hard surface sealing.
Contact must be established with CCC Environmental Health Unit (Phone 3711.828) and Department of Labour (OSH) (Phone 3652.600) before disturbing material.
- ◆ Drainage Easements all structures must be sited clear of the easement - no part may overhang (i.e. eaves - gables - box or bay windows). These easements are those without a specific setback requirement. (STORMWATER)
- ◆ Lot 1 DP 62347 - Potential for Contamination previously used for railway purposes (servicing & storage of railway maintenance equipment & Jiggers) . Business 4 Zone .

Lot 1 DP 58086 - Potential for Contamination may have been used for coal storage by Point Elizabeth Coal Co - it is not known if they owned or leased the land . Living 3 Zone .

Expected Contaminates - hydrocarbons - arsenic - copper - nickel - zinc . It is not known if this area was tested when the coal yard was tested by Chemsafety Ltd . Their findings on that site were that the level of contamination were below guidelines set by ANZECC for Residential Development . Recommendation that Landscaped & Garden areas be excavated to 1.00 m deep & filled with clean imported soils - this will reduce the risk to persons tending the gardens .

The disposal of excavated material is subject to the conditions set on page 1 .

This Information was Processed at: Sockburn Service Centre

CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH

Telephone : (03) 9416552

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LAND INFORMATION MEMORANDUM

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LIM No:
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◆ **SPECIFIC SITE LEVEL**

File No. or Source of Information: Water Services Unit

A minimum site level is recorded against the property.

The land may require raising for stormwater purposes. (Where there is a proposal for further development)

RL _____ metres set to Water Services Unit Datum

Can be obtained from the Water Services Unit.

or _____ mm above the top of kerb in line of side boundary.

Note: Minimum floor levels above the site level relates to the type of construction, i.e. 150mm brick etc, 225mm weatherboard/AS 3500 Confirmation of the Reduced Level (RL) is required to be made by a Registered Surveyor.

To enable 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 appropriate Service Centre as shown on the front page of this LIM.

This Information was Processed at: Sockburn Service Centre

CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH

Telephone : (03) 9416552

Fax : (03) 9416539



Resource Management Act 1991/Building Act 1991

Hazards or Special Site Characteristics

SOCKBURN SERVICE CENTRE**HAZARD DATA INFORMATION
CONTAMINATED LAND**LOCATION: Longley Place.....NUMBER: 9.....LEGAL DESCRIPTION Lot 1.....D.P. 62347 DATE RECORDED: 1.4.90.....WARD: Spireydon Lot 1 D.P. 62347

HAZARD INFORMATION: (GIVE DETAILS, EQUIPMENT HISTORY, GROUND CONDITIONS)

OTHER INFORMATION:

Ex-Railway Land

ALL railway land is designated as potentially contaminated due to unknown spillage from wagons and storage vessels.
This generally relates to land used for Railways Operations, i.e. Permanent Way-sidings-container storage areas.

Site Options available

- ☒ No excavated material may leave the site
- ☒ Excavated material may be used for landscaping where there is no major contaminate evident.
- ☒ Excavated material may be removed from site following adequate controlled tests for contamination. Providing tests indicate the levels of contaminate are below an acceptable level - removal to a controlled dump site may be an option.
- ☒ The contaminate may be sealed by the building itself, depth of soil or by hard surface sealing.
- ☐ Contact must be established with CCC Environmental Health Unit (Phone 3711.828) and Department of Labour (OSH) (Phone 3652.600) before disturbing material.

INFORMATION
SOURCEE.H.
UNITRECORDED BY
George Marsh1.4.90

Contamination level p.p.m.

SEVERITY: Nil

Low

Medium

High

ACCURACY: Confirmed

Unknown

Personal observation

DATE ENTERED IN REGISTER

1.4.90

RECORDED BY

GEORGE MARSH

COMPUTER ENTRY

26.9.02LOCATION DIAGRAM OVER
YES/NO



Resource Management Act 1991/Building Act 1991

Hazards or Special Site Characteristics

SOCKBURN SERVICE CENTRE

Location: Langley Place Number: 9

Legal Description: Lot 1 D.P. 58086 Ward: Spreydon

+ Lot 1 DP 62347

Date Recorded 1/4/90 Severity 1 Accuracy A by George Marsh Computer Entry 26 Sept 2002

DETAILS: Contaminated Land - Trade Waste
Specific Site Level - Drainage Easement

LOCATION OF INFORMATION Sockburn Service Centre S.P.

File No. or Source of Information

Lot 1 DP 62347 - Potential for Contamination previously used for railway purposes (servicing & storage of railway maintenance equipment & Jiggers) . Business 4 Zone .

Lot 1 DP 58086 - Potential for Contamination may have been used for coal storage by Point Elizabeth Coal Co - it is not known if they owned or leased the land . Living 3 Zone .

Expected Contaminates - hydrocarbons - arsenic - copper - nickel - zinc . It is not known if this area was tested when the coal yard was tested by Chemsafety Ltd . Their findings on that site were that the level of contamination were below guidelines set by ANZECC for Residential Development . Recommendation that Landscaped & Garden areas be excavated to 1.00 m deep & filled with clean imported soils - this will reduce the risk to persons tending the gardens . The disposal of excavated material is subject to the conditions set on page 1 .

Trade Waste Requirements

- ☒ An approved stormwater protection facility is required for this site (May only require a silt trap sump - unless there is a likelihood of oil / solvent etc storage or similar where spills may occur - these areas require oil interceptor traps .)
- ☒ If liquid waste is discharged from this site a consent to discharge trade waste is required
- ☒ An environmental management plan
- ☐ is required
- ☒ may be required dependant on type of operation.

Note: Trade Waste Consent not transferrable on Change of Ownership

Drainage Easements all structures must be sited clear of the easement - no part may overhang (i.e. eaves - gables - box or bay windows). These easements are those without a specific setback requirement.

Stormwater

KEY Severity

1	Low
2	Moderate
3	Extreme
4	Unknown

Accuracy

A	Confirmed
B	Unconfirmed
C	Personal Observation



Resource Management Act 1991/Building Act 1991

Hazards or Special Site Characteristics

SOCKBURN SERVICE CENTRE

Location: Longley Place Number: 9

Legal Description: Lot 1 D.P. 58086 Ward: Spreydon

Lot 1 D.P. 62347

Date Recorded 1:4:90 Severity 1 Accuracy A by George Marsh Computer Entry 26 Sept 2002

DETAILS: Trade Waste - Contaminated Soil
Drainage Easement - Specific Site Level

LOCATION OF INFORMATION Sockburn Service Centre .S.P.

File No. or Source of Information

Further Details:



SPECIFIC SITE LEVEL

File No. or Source of Information: Water Services Unit

A minimum site level is recorded against the property.
The land may require raising for stormwater purposes.
(Where there is a proposal for further development)



RL metres set to Water Services Unit Datum



Can be obtained from the Water Services Unit.



or mm above the top of kerb in line of side boundary.

Note: Minimum floor levels above the site level relates to the type of construction, i.e. 150mm brick etc, 225mm weatherboard/AS 3500
Confirmation of the Reduced Level (RL) is required to be made by a Registered Surveyor.

KEY Severity

1

Low

2

Moderate

3

Extreme

4

Unknown

Accuracy

A

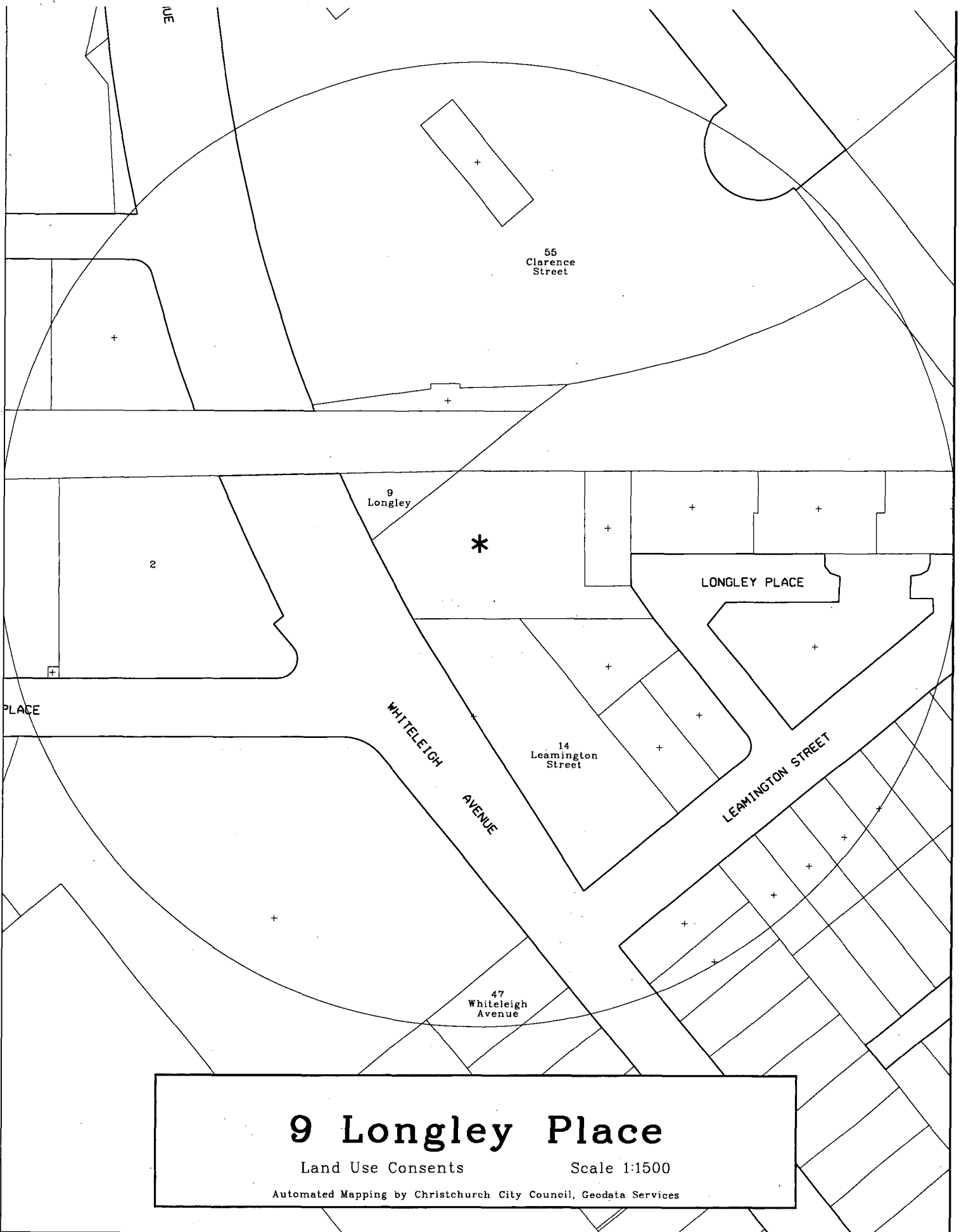
Confirmed

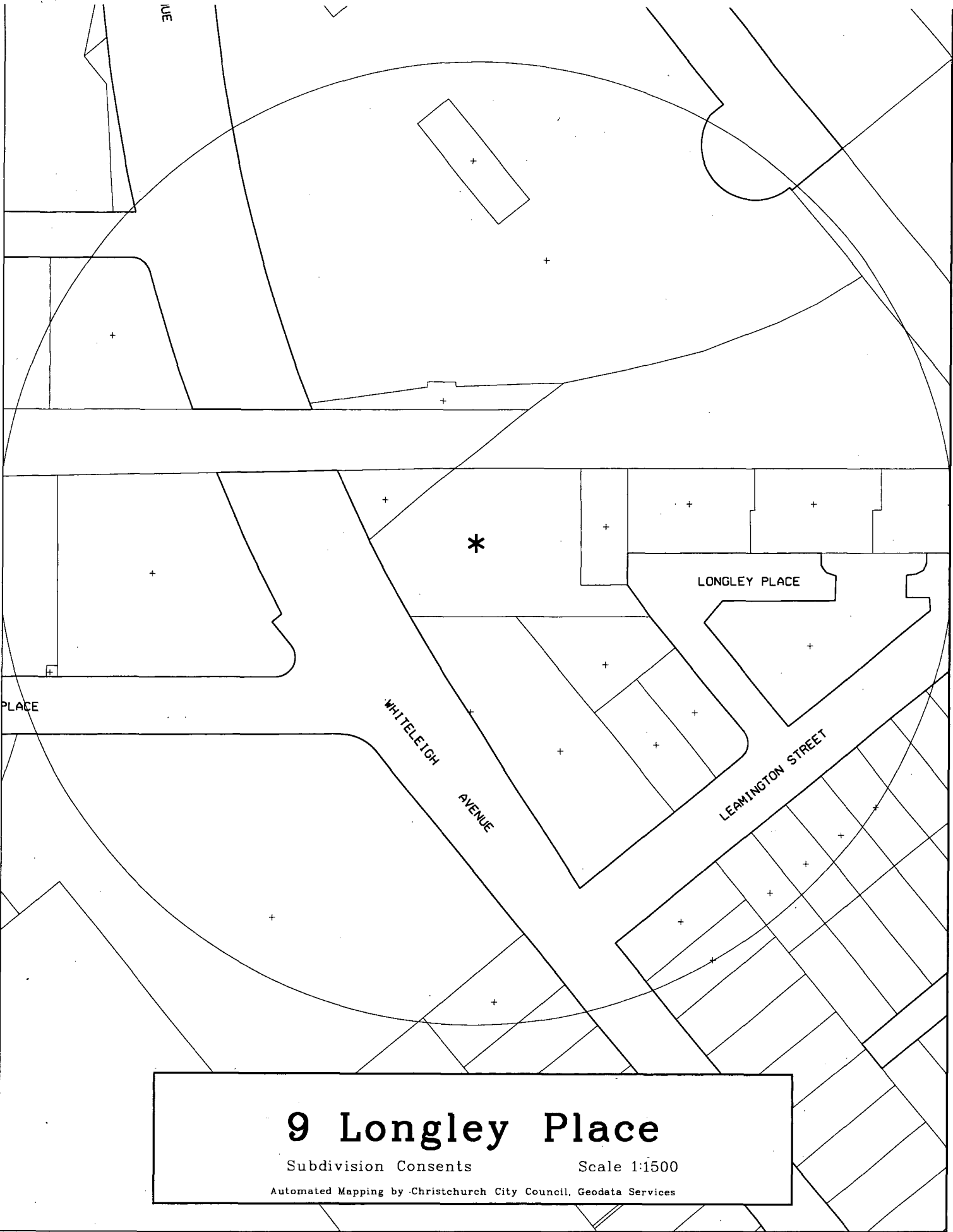
B

Unconfirmed

C

Personal Observation





9 Longley Place

Subdivision Consents

Scale 1:1500

Automated Mapping by Christchurch City Council, Geodata Services

Spatial Query Report



Land Use Resource Consents within 150 metres of 9 Longley Place

Note, This map does not include Subdivision Consents and Certificate of Compliance issued under the Resource Management Act.

Address: 1 SHOW PLACE

Consent Type: Activity: Discretionary Activity
Reference: 992485 **Status:** Completed **Decision:** Granted
Date Received: 30 August 1999 **Date of Decision:** 29 September 1999
Description:
Application for a Mezzanine floor in Unit 2.

Consent Type: Activity: Discretionary Activity
Reference: 991062 **Status:** Completed **Decision:** Granted
Date Received: 16 April 1999 **Date of Decision:** 25 May 1999
Description:
Application to use 450m2 of warehouse space as ancillary Office space with a reduction in carparking.

Consent Type: Non-Notified Application Activity: Limited Discretionary
Reference: 20000917 **Status:** Completed **Decision:** Granted
Date Received: 9 February 2000 **Date of Decision:** 10 March 2000
Description:
Appln for addition floorspace at ground floor level of Units 1-4 and additional floor space at first floor level within units 3 & 4.

Consent Type: Non-Notified Application Activity: Controlled Activity
Reference: 20003495 **Status:** Completed **Decision:** Granted
Date Received: 2 November 2000 **Date of Decision:** 10 November 2000
Description:
BOUNDARY ADJUSTMENT 223 REQUESTED 23/01/01 Certified 24/1/00 224
REQUESTED 10/07/01 Issued 11/7/01 DP 301051.

Address: 14 LEAMINGTON STREET

Consent Type: Notified Application Activity: Conditional Use
Reference: 9216953 **Status:** Completed **Decision:** Granted
Date Received: **Date of Decision:** 7 June 1991
Description:
Consent to re-locate an industrial building.

Address: 15 O'SHANNESSEY PLACE

Consent Type: Non-Notified Application **Activity:** Limited Discretionary
Reference: 20002668 **Status:** Completed **Decision:** Granted
Date Received: 2 August 2000 **Date of Decision:** 18 August 2000
Description:
Application for warehouse extension with reduction in carparking.

Address: 17 LONGLEY PLACE

Consent Type: **Activity:** Non-Complying Activity
Reference: 982953 **Status:** Completed **Decision:** Granted
Date Received: 16 October 1998 **Date of Decision:**
Description:
Reduction in garage setback for flats 1,2,6,7,11 and 12, plot ratio for flats 2,7 and 12 under the Proposed Plan.
Consent Type: **Activity:** Non-Complying Activity
Reference: 980313 **Status:** Completed **Decision:** Granted
Date Received: 9 February 1998 **Date of Decision:** 23 April 1998
Description:
Application to erect a 15 residential unit development.

Address: 2 SHOW PLACE

Consent Type: Non-Notified Application **Activity:** Limited Discretionary
Reference: 20009693 **Status:** Completed **Decision:** Granted
Date Received: 27 March 2002 **Date of Decision:** 19 April 2002
Description:
Application for the erection of a 4 office building.

Address: 231 LINCOLN ROAD

Consent Type: Activity: Non-Complying Activity

Reference: 960713 **Status:** Completed **Decision:** Granted

Date Received: 15 March 1996 **Date of Decision:** 7 August 1996

Description:

The demolition of a group 3 Heritage building listed as A and P Showground Industry Building built c.1886.

Consent Type: Activity:

Reference: 953203 **Status:** Completed **Decision:** Granted

Date Received: 30 July 1986 **Date of Decision:** 25 August 1986

Description:

Construct a 3.4m High wall on internal boundary.

Consent Type: Activity: Discretionary Activity

Reference: 94001211 **Status:** Completed **Decision:** Granted

Date Received: 14 July 1994 **Date of Decision:** 12 September 1994

Description:

Cellular telephone telecommunication facility. over height mast 20m.

Address: 47 WHITELEIGH AVENUE

Consent Type: Notified Application **Activity:** Conditional Use

Reference: 9216944 **Status:** Completed **Decision:** Granted

Date Received: 9 September 1966 **Date of Decision:** 27 September 1966

Description:

Consent to erect a two storey block of cabins that will replace six two bedroom huts at present in the area.

Consent Type: Activity: Discretionary Activity

Reference: 981690 **Status:** Completed **Decision:** Granted

Date Received: 26 June 1998 **Date of Decision:** 17 July 1998

Description:

Application to relocate four buildings each containing two accommodation units to a camping ground.

Address: 53 WHITELEIGH AVENUE**Consent Type:****Activity:****Reference:** 355**Status:** Current**Decision:****Date Received:** 24 April 1996**Date of Decision:****Description:**

Application for factory which does not comply with height and landscaping requirements under the Transitional Plan and landscaping under the Proposed Plan.

Consent Type:**Activity:** Non-Complying Activity**Reference:** 971283**Status:** Completed**Decision:** Granted**Date Received:** 19 May 1997**Date of Decision:** 11 July 1997**Description:**

Application for a non-complying activity for 3400m2 factory building and to remove seven protected trees from the site.

Consent Type:**Activity:** Non-Complying Activity**Reference:** 981788**Status:** Completed**Decision:** Granted**Date Received:** 7 July 1998**Date of Decision:** 13 August 1998**Description:**

Application to construct and operate a block of warehouse/ Office buildings with various non-compliances.

Consent Type: Notified Application**Activity:****Reference:** 9216948**Status:** Completed**Decision:** Granted**Date Received:** 10 March 1986**Date of Decision:** 23 June 1986**Description:**

Consent to erect a sign 6m Long and 2.4m High in the residential B zone.

Address: 55 CLARENCE STREET**Consent Type:** Non-Notified Application**Activity:** Limited Discretionary**Reference:** 20003668**Status:** Completed**Decision:** Granted**Date Received:** 21 November 2000**Date of Decision:** 4 April 2001**Description:**

Application to establish a retail a includes three buildings; carparking; access from Troup Dr & Clarence St & lanscaping (Stage 5).

Address: 7 SHOW PLACE

Consent Type: **Activity:** Certificate of Compliance

Reference: 992660 **Status:** Completed **Decision:**

Date Received: 13 September 1999 **Date of Decision:**

Description:

Certificate of Compliance for 80% Office space and 20% industrial for the development of electronic communications equipment and related products.

Consent Type: **Activity:**

Reference: 1147 **Status:** Withdrawn **Decision:**

Date Received: 15 October 1999 **Date of Decision:**

Description:

Application to erect a three storey building used as 80 % office space and 20% industrial for development of electronic equipment.

Address: 71 WHITELEIGH AVENUE

Consent Type: **Activity:** Non-Complying Activity

Reference: 961678 **Status:** Completed **Decision:** Granted

Date Received: 3 July 1996 **Date of Decision:** 30 August 1996

Description:

Application for a non-complying activity to establish a cell site in terms of the Transitional and Proposed Plans.

Consent Type: Non-Notified Application **Activity:** Controlled Activity

Reference: 20003601 **Status:** Completed **Decision:** Granted

Date Received: 14 November 2000 **Date of Decision:** 8 January 2001

Description:

BOUNDARY ADJUSTMENT APP 223 RECEIVED 17/01/01 Certified 22/1/01 224
REQUESTED 03/05/01 Issued 7/5/01 DP 301093.

Consent Type: Non-Notified Application **Activity:** Discretionary Activity

Reference: 20003422 **Status:** Completed **Decision:** Granted

Date Received: 25 October 2000 **Date of Decision:** 10 November 2000

Description:

Application to construct a warehouse, administration offices, manufacturing and associated car parking with various non compliances.

Address: 9 LONGLEY PLACE

Consent Type:

Activity: Conditional Use

Reference: 9209332

Status: Completed

Decision: Granted

Date Received: 21 May 1970

Date of Decision: 27 July 1970

Description:

Consent to use property to carry on light manufacturing and car wrecking business (industrial a zone).

Consent Type:

Activity: Conditional Use

Reference: 9209329

Status: Completed

Decision: Granted

Date Received: 2 August 1965

Date of Decision: 29 October 1965

Description:

Consent to manufacture fence standards and possible other engineering products, 3 objections (industrial a zoning).

Address: 9 O'SHANNESSEY PLACE

Consent Type: Non-Notified Application

Activity: Controlled Activity

Reference: 20002681

Status: Completed

Decision: Granted

Date Received: 3 August 2000

Date of Decision: 11 August 2000

Description:

BOUNDARY ADJUSTMENT 223 RECEIVED 21/09/00 Certified 25/9/00 224 REQUESTED 26/09/2000 Issued 3/10/00 DP 83590.

Data Quality Statement

Land Use Consents

All resource consents* are shown for sites that have been labeled 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 area radius. If there are such sites and you would like them to be 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 have a status of current, may in fact be notified resource consents that have not yet been through the notification process. If in doubt, please phone (03)9418657.

* 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 sites that have been labelled with an address and 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 area radius. If there are such sites and you would like them to be 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 and new properties have not been created in the council's property database; 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.

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 <p>CHRISTCHURCH CITY COUNCIL · ENVIRONMENT</p>	<p align="center">CHRISTCHURCH CITY COUNCIL BUILDING ACT 1991 Project Information Memorandum</p>	<p align="center">FORM BA2 PROJECT NO: 10031207 Issued 27/01/2003</p>
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Site Address: 9 Longley Place

Legal Desc: Lot No: 1

DP No: 58086

Applicant: Dave Harding
Harding Engineers Ltd
123 Mt Pleasant Road
Christchurch

Owner: Allstor Self Storage Ltd

Proposal: Lockup Storage Shed

The following matters have been identified in respect of the above Building Project.

HAZARDS / SPECIAL LAND CHARACTERISTICS

Redevelopment of Contaminated or Potentially Contaminated Site: Council records identify this site as being potentially contaminated due to possible spillage from railwagons and storage.

In addition to Building Code requirements, redevelopment of the site must address environmental health concerns in accordance with the requirements of the Resource Management Act 1991 & the Health Act 1956.

Work at sites with contaminated soils is subject to the following requirements:

1. Management of environmental health concerns, whether or not any earthworks are involved, must be first discussed with one of the Council's Environmental Health Officers so as to properly address and ensure compliance with all provisions of both the Resource Management and the Health Acts.
2. Protection of the health of workers at the site is required. (contact Occupation Safety and Health service (OSH) on 3652 600). OSH also administer the requirements of the Hazardous Substances and New Organisms Act 1996, and this legislation may apply when contaminants are classified as hazardous substances in that legislation.
3. Any potential contamination to groundwater and surface waters should be addressed to the satisfaction of Environment Canterbury. (Initial contact for discussions is Ph: 3653 828)
4. Disposal of contaminated material removed from the site is to be in accordance with waste acceptance criteria administered by the Christchurch City Council and/or the Canterbury Regional Council.

Generally, compliance with the above matters will require an investigation and documentation in accordance with the Ministry for the Environment's *Contaminated Site Management Guidelines*. A suitably qualified and experienced environmental consultant would be able to provide advice as to fulfilment of these matters.

Please contact one of the Council's Environmental Health Officers for further information. Initial contact for discussions is Ph: 941-8823.

cont

PLANNING
(Phill Carr)

The project does not comply with the *proposed City Plan* on the following matters:

Unit 20 intrudes the 6.0metre road boundary setback

Amended plans showing compliance with the Plan must be provided or an application for a Resource Consent must be made.

- A detailed landscape plan is required showing landscaping, including trees, in accordance with the business zone rules.

The project constitutes a Development under Section 409 Resource Management Act 1991.

The financial contribution for this development has been assessed at \$1,250.00. This shall be paid at the time the building consent is uplifted.
No work is able to be carried out until the financial contribution has been paid.

(for office use only - the code is suburbs)

DRAINAGE

Drainage plan provided.

Please refer to supplementary information provided by Council's Water Services Unit.

Total Project Information Memorandum fees	\$ 240.00	
Paid	\$ nil	Receipt No.:
Balance to pay	\$ 240.00	<i>Fee is payable upon uplifting building consent</i>

Signed for and on behalf of the Council: _____ Date: 8-Jan-25

NAME: CINDY HAWTHORNE
POSITION: SENIOR TECHNICAL CLERK

This project may proceed subject to the issue of a Building Consent and any other necessary authorisations being obtained.

<p><i>NB: This Project Information Memorandum will lapse and be of no effect if a Building Consent has not been issued within 24 calendar months from the above date of issue.</i></p>



Resource Management Act 1991/Building Act 1991

Hazards or Special Site Characteristics

SOCKBURN SERVICE CENTRE

HAZARD DATA INFORMATION
CONTAMINATED LANDLOCATION: Longley Place.....NUMBER: 9.....LEGAL DESCRIPTION Lot 1.....D.P. 62347 DATE RECORDED: 1.4.90.....WARD: Spreydon Lot 1 D.P. 62347

HAZARD INFORMATION: (GIVE DETAILS, EQUIPMENT HISTORY, GROUND CONDITIONS)

OTHER INFORMATION:

Ex-Railway Land

ALL railway land is designated as potentially contaminated due to unknown spillage from wagons and storage vessels.

This generally relates to land used for Railways Operations, i.e. Permanent Way-sidings-container storage areas.

Site Options available

- ☒ No excavated material may leave the site
- ☒ Excavated material may be used for landscaping where there is no major contaminate evident.
- ☒ Excavated material may be removed from site following adequate controlled tests for contamination. Providing tests indicate the levels of contaminate are below an acceptable level - removal to a controlled dump site may be an option.
- ☒ The contaminate may be sealed by the building itself, depth of soil or by hard surface sealing.
- ☐ Contact must be established with CCC Environmental Health Unit (Phone 3711.828) and Department of Labour (OSH) (Phone 3652.600) before disturbing material.

INFORMATION
SOURCEE.H.
UNITRECORDED BY
George Marsh1.4.90

Contamination level p.p.m.

SEVERITY: Nil

Low

Medium

High

ACCURACY: Confirmed

Unknown

Personal observation

DATE ENTERED IN REGISTER

1.4.90

RECORDED BY

GEORGE MARSH

COMPUTER ENTRY

26.9.02LOCATION DIAGRAM OVER
YES/NO



Resource Management Act 1991/Building Act 1991

Hazards or Special Site Characteristics

SOCKBURN SERVICE CENTRE

Location: Longley Place Number: 9
Legal Description: Lot 1 D.P. 58086 Ward: Spileyton

+ Lot 1 DP 62347

Date Recorded 1:4:90 Severity 1 Accuracy A by George Marsh Computer Entry 26 Sept 2002

DETAILS: Contaminated Land - Trade Waste
Specific Site Level - Drainage Easement

LOCATION OF INFORMATION Sockburn Service Centre .S.P.

File No. or Source of Information

Lot 1 DP 62347 - Potential for Contamination previously used for railway purposes (servicing & storage of railway maintenance equipment & Jiggers) . Business 4 Zone .

Lot 1 DP 58086 - Potential for Contamination may have been used for coal storage by Point Elizabeth Coal Co - it is not known if they owned or leased the land . Living 3 Zone .

Expected Contaminates - hydrocarbons - arsenic - copper - nickel - zinc . It is not known if this area was tested when the coal yard was tested by Chemsafety Ltd . Their findings on that site were that the level of contamination were below guidelines set by ANZECC for Residential Development . Recommendation that Landscaped & Garden areas be excavated to 1.00 m deep & filled with clean imported soils - this will reduce the risk to persons tending the gardens .

The disposal of excavated material is subject to the conditions set on page 1 .

Trade Waste Requirements

- ☒ An approved stormwater protection facility is required for this site (May only require a silt trap sump - unless there is a likelihood of oil / solvent etc storage or similar where spills may occur - these areas require oil interceptor traps .)
- ☒ If liquid waste is discharged from this site a consent to discharge trade waste is required
- ☒ An environmental management plan
- ☐ is required
- ☒ may be required dependant on type of operation.

Note: Trade Waste Consent not transferrable on Change of Ownership

Drainage Easements all structures must be sited clear of the easement - no part may overhang (i.e. eaves - gables - box or bay windows). These easements are those without a specific setback requirement.

Stormwater

KEY Severity

1	Low
---	-----

2	Moderate
---	----------

3	Extreme
---	---------

4	Unknown
---	---------

Accuracy

A	Confirmed
---	-----------

B	Unconfirmed
---	-------------

C	Personal Observation
---	----------------------

Page 2 of 3



Resource Management Act 1991/Building Act 1991

Hazards or Special Site Characteristics

SOCKBURN SERVICE CENTRE

Location: Langley Place Number: 9

Legal Description: Lot 1 D.P. 58086 Ward: Spreydon

Lot 1 D.P. 62347

Date Recorded 1.4.90 Severity 1 Accuracy A by George Marsh Computer Entry 26 Sept 2002

DETAILS: Trade Waste - Contaminated Soil
Drainage Easement - Specific Site Level

LOCATION OF INFORMATION Sockburn Service Centre .S.P.

File No. or Source of Information

Further Details:



SPECIFIC SITE LEVEL

File No. or Source of Information: Water Services Unit

A minimum site level is recorded against the property.
The land may require raising for stormwater purposes.
(Where there is a proposal for further development)



RL _____ metres set to Water Services Unit Datum



Can be obtained from the Water Services Unit.



or _____ mm above the top of kerb in line of side boundary.

Note: Minimum floor levels above the site level relates to the type of construction, i.e. 150mm brick etc, 225mm weatherboard/AS 3500
Confirmation of the Reduced Level (RL) is required to be made by a Registered Surveyor.

KEY Severity

1

Low

2

Moderate

3

Extreme

4

Unknown

Accuracy

A

Confirmed

B

Unconfirmed

C

Personal Observation



Resource Management Act 1991/Building Act 1991

Hazards or Special Site Characteristics

SOCKBURN SERVICE CENTRE

HAZARD DATA INFORMATION CONTAMINATED LAND

LOCATION: Longley Place.....NUMBER: 9.....

LEGAL DESCRIPTION Lot 1.....D.P. 62347 DATE RECORDED: 1.4.90

WARD: Spireydon Lot 1 DP 58086

HAZARD INFORMATION: (GIVE DETAILS, EQUIPMENT HISTORY, GROUND CONDITIONS)

OTHER INFORMATION:

Ex-Railway Land

ALL railway land is designated as potentially contaminated due to unknown spillage from wagons and storage vessels.

This generally relates to land used for Railways Operations, i.e. Permanent Way-sidings-container storage areas.

Site Options available

- ☒ No excavated material may leave the site
- ☒ Excavated material may be used for landscaping where there is no major contaminate evident.
- ☒ Excavated material may be removed from site following adequate controlled tests for contamination. Providing tests indicate the levels of contaminate are below an acceptable level - removal to a controlled dump site may be an option.
- ☒ The contaminate may be sealed by the building itself, depth of soil or by hard surface sealing.
- ☐ Contact must be established with CCC Environmental Health Unit (Phone 3711.828) and Department of Labour (OSH) (Phone 3652.600) before disturbing material.

INFORMATION
SOURCE

E.H.
UNIT

RECORDED BY
George Marsh

1.4.90

Contamination level p.p.m.

SEVERITY: Nil

Low

Medium

High

ACCURACY: Confirmed

Unknown

Personal observation

DATE ENTERED IN REGISTER

1.4.90

RECORDED BY

GEORGE MARSH

COMPUTER ENTRY

26.9.02

LOCATION DIAGRAM OVER
YES/NO

= added information =



Resource Management Act 1991/Building Act 1991

Hazards or Special Site Characteristics

SOCKBURN SERVICE CENTRE

Location: Langley Place Number: 9

Legal Description: Lot 1 D.P. 58086 Ward: Spireydon

+ Lot 1 DP 62347

Date Recorded 1:4:90 Severity 1 Accuracy A by George Marsh Computer Entry 26 Sept 2002

DETAILS: Contaminated Land - Trade Waste
Specific Site Level - Drainage Easement

LOCATION OF INFORMATION Sockburn Service Centre S.P.

File No. or Source of Information

Lot 1 DP 62347 - Potential for Contamination previously used for railway purposes (servicing & storage of railway maintenance equipment & Jiggers) . Business 4 Zone .

Lot 1 DP 58086 - Potential for Contamination may have been used for coal storage by Point Elizabeth Coal Co - it is not known if they owned or leased the land . Living 3 Zone .

Expected Contaminates - hydrocarbons - arsenic - copper - nickel - zinc . It is not known if this area was tested when the coal yard was tested by Chemsafety Ltd . Their findings on that site were that the level of contamination were below guidelines set by ANZECC for Residential Development . Recommendation that Landscaped & Garden areas be excavated to 1.00 m deep & filled with clean imported soils - this will reduce the risk to persons tending the gardens . The disposal of excavated material is subject to the conditions set on page 1 .

Trade Waste Requirements

- ☒ An approved stormwater protection facility is required for this site (May only require a silt trap sump - unless there is a likelihood of oil / solvent etc storage or similar where spills may occur - these areas require oil interceptor traps .)
- ☒ If liquid waste is discharged from this site a consent to discharge trade waste is required.
- ☒ An environmental management plan
- ☐ is required
- ☒ may be required dependant on type of operation.

Note: Trade Waste Consent not transferrable on Change of Ownership

Drainage Easements all structures must be sited clear of the easement - no part may overhang (i.e. eaves - gables - box or bay windows). These easements are those without a specific setback requirement.

Stormwater

KEY Severity

1	Low
2	Moderate
3	Extreme
4	Unknown

Accuracy

A	Confirmed
B	Unconfirmed
C	Personal Observation



Resource Management Act 1991/Building Act 1991

Hazards or Special Site Characteristics

SOCKBURN SERVICE CENTRE

Location: Longley Place Number: 9

Legal Description: Lot 1 D.P. 58086 Ward: Spreydon

Lot 1 D.P. 62347

Date _____ Recorded _____ Computer _____
Recorded 1:4:90 Severity 1 Accuracy A by George Marsh Entry 26 Sept 2002

DETAILS: Trade Waste - Contaminated Soil
Drainage Easement - Specific Site Level

LOCATION OF INFORMATION Sockburn Service Centre .S.P. _____

File No. or Source of Information _____

Further Details:

<input checked="" type="checkbox"/>	SPECIFIC SITE LEVEL
File No. or Source of Information: <u>Water Services Unit</u>	
A minimum site level is recorded against the property. The land may require raising for stormwater purposes. (Where there is a proposal for further development)	
<input checked="" type="checkbox"/>	RL _____ metres set to Water Services Unit Datum
<input checked="" type="checkbox"/>	Can be obtained from the Water Services Unit.
<input type="checkbox"/>	or _____ mm above the top of kerb in line of side boundary.
Note: Minimum floor levels above the site level relates to the type of construction, i.e. 150mm brick etc, 225mm weatherboard/AS 3500 Confirmation of the Reduced Level (RL) is required to be made by a Registered Surveyor.	

A LINK STRIP (now referred to as a point strip) has been established on Whiteleigh Avenue & measures 35 . 00 metres from the North boundary restricts entry & access over this strip to Whiteleigh Avenue .

KEY Severity ☐ 1 Low ☐ 2 Moderate ☐ 3 Extreme ☐ 4 Unknown
Accuracy ☐ A Confirmed ☐ B Unconfirmed ☐ C Personal Observation

LAND INFORMATION MEMORANDUM

Please Supply to:

DUNCAN COTTERILL & CO

PO BOX 5

CHRISTCHURCH 8140

Client Reference: ASH960/2ALC

Phone No: 379-2430

Fax No: 379-7097

Date Issued: 08/10/2010

Date Received: 20/09/2010

Property Address:

9 Longley Place

Valuation Roll Number: 22125 31600

Valuation Information: Rating Valuation as at 01 Aug 2007

Capital Value: \$1800000 Land Value: \$567000 Improvements Value: \$1233000

Please Note: These Values are intended for Rating purposes

Legal Description:

LOT 1 DP 62347

LOT 1 DP 58086

Existing Owner:

Allstor Self Storage NZ Ltd

PO Box 36544

Merivale

Christchurch 8146

A search of records held by the council has revealed the following information:

1. Annual Rates to:30/06/2011**\$ 11,608.61**

For Rate Enquiries Please Phone: 941 8999

	<u>Instalment Amount</u>	<u>Date Due</u>
Instalment 1	\$ 2,902.07	15/08/2010
Instalment 2	\$ 2,902.07	15/11/2010
Instalment 3	\$ 2,902.07	15/02/2011
Instalment 4	\$ 2,902.40	15/05/2011

Rates Owing as at: 08/10/2010

\$ 2,966.62

2. Excess Water Charges:

\$ 0.00

3. Final water meter reading may be required:

Reading is Required

For Office use:

Debtor Number: 748479

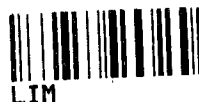
Rate Account ID: 73131276

LIM Number: 70121321

Property ID: 1107774

This information was processed at: Civic Offices

Telephone: (03) 941 8825



LAND INFORMATION MEMORANDUM

4. Consents Certificate, notices, orders, or requisitions affecting the land and buildings

For Building Enquiries Please Phone: 941 8999

i. Building Permits:

- ◆ PER60102174 Completed Applied: 11/11/1960 Issued Date: 22/11/1960
ADDITION LAUNDRY
- ◆ PER69101119 Completed Applied: 08/08/1969 Issued Date: 22/10/1969
ERECT A GARAGE
- ◆ PER88104122 Completed Applied: 12/12/1988 Issued Date: 06/12/1988
DEMOLITION

ii. Project Information Memoranda:

...None recorded for this Property

iii. Building Consents:

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

- ◆ ABA10031207 Completed Applied: 12/12/2002 Issued Date: 31/01/2003
Code Compliance Certificate Issued Date: 26/06/2003 PIM Issued Date: 27/01/2003
LOCKUP STORAGE SHEDS
- ◆ ABA10049865 Current (In Progress) Applied: 10/10/2004 Issued Date: 11/11/2004
PIM Issued Date: 29/10/2004
BILLBOARD & SUPPORTING STRUCTURE File stored at Beckenham

iv. Building Act Certificates of Acceptance:

...None recorded for this Property

v. Building Act Exemptions:

...None recorded for this Property

vi. Registered Premises:

...None recorded for this Property

vii. Hazardous Substance Test Certificate:

...None recorded for this Property

viii. Building Warrant Of Fitness:

...None recorded for this Property

LAND INFORMATION MEMORANDUM

5. Planning Information:

For Planning Enquiries Please Phone: 941 8999

(A) Transitional Plan

Zoning

I/c
RICCARTON

Designations on Site

~~Yes~~/ No

Road widening Designations

~~Yes~~/ No

(B) Proposed Plan

Zoning

Business 4 (Suburban Industrial)

- | | |
|--|----|
| 1. Special Amenity Area | No |
| 2. Community Footprint | No |
| 3. Opposite Important Open Space | No |
| 4. Designations on Site | No |
| 5. Road Widening Designations | No |
| 6. Historic or Protection Building | No |
| 7. Other Heritage Protection Items | No |
| 8. Protected Trees | |
| Heritage/Notable Tree | No |
| Other; eg Category A,B,C Street Plantings; Subdivision trees | No |
| 9. Noise Control | No |
| 10. Coastal Protection | No |
| 11. Landscape Protection | No |

Note - The Council is not required to include all information in a LIM that is apparent from the Transitional District Plan or the Proposed City Plan. Please note that the planning information provided is not exhaustive, and reference to the Transitional District Plan and the Proposed City Plan is recommended.

(C) Land Use Resource Consents

- ◆ RES 9209329 Completed Applied: 08/08/1965
Application Granted, Consent Issued : 29/10/1965
Consent to manufacture fence standards and possible other engineering products, 3 objections (industrial a zoning)

Resource Consent Conditions Relating to the above Resource Consent

RES 9209329

any departure there from for engineering or industrial works being prohibited or further approved after application to the council.
the times of operation of engineering or industrial works being carried out in the factory being limited to between the hours of 7.30 am to 9.00 pm, monday to saturday inclusive
the company doing all in its power to minimise noise and other nuisances which may tend to arise from time to time
all other town planning and building requirements being met and start being made on the building within six months from the date hereto or such extended time as council may allow

- ◆ RES 9209332 Completed Applied: 05/05/1970
Application Granted, Consent Issued : 27/07/1970
Consent to use property to carry on light manufacturing and car wrecking business (industrial a zone)

LAND INFORMATION MEMORANDUM

Resource Consent Conditions Relating to the above Resource Consent

RES 9209332

that approval is limited to the uses and buildings set out in the application and any extension to either uses or buildings shall be subject of further application.

that the approval given is to the applicant only or to such other person or persons as may be designated by council on application in that behalf.

that a building permit be uplifted within six months of the date of decision hereon

that all siting and constructional details comply with the town planning ordinances, the borough by-laws and the particular requirements of the borough engineer.

that the total coverage of the site shall not exceed 75%. for the purpose of this clause all vehicles and parts standing on the site shall count in the computation of area covered in addition to buildings thereon

- ◆ RMA20011752 Completed Applied: 10/10/2002
Application Granted, Consent Issued : 29/09/2004
Application to establish one double-sided free-standing 6m x 3m billboard
- ◆ RMA20013311 Completed Applied: 04/04/2003
Application Granted, Consent Issued : 29/04/2003
Application for the erection of a total of 60 storage units, in 7 buildings, with associated parking and landscaping
- ◆ RMA92012812 Completed Applied: 09/09/2008
Application Granted, Consent Issued : 02/10/2008
Installation and operation of a 20m monopole, 4 microwave dish antennas, 3 panel antennas and 3 equipment cabinets and associated hardware

LAND INFORMATION MEMORANDUM

6. Information notified to council by any statutory organisation having the power to classify land or building for any purpose:.....Yes

Please refer to Section 9 for details

7. Information notified to council by any network utility operator pursuant to the Building Act 1991:.....No

8. Kerbside Waste Collection

- ◆ 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 Refuse Station.
- ◆ 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 Refuse Station.
- ◆ Your organics are collected Weekly on Tuesday . Please leave your organics at the Kerbside by 6:00 a.m.

9. Other Related Property Information

◆ Property located in Spreydon-Heathcote Community Board area

◆ ECan Liquefaction Assessment

ECan holds indicative information on liquefaction hazard in the Christchurch area. Information on liquefaction can be found on the ECan website at www.ecan.govt.nz/liq or by calling ECan customer services on Ph 03 353 9007. The Christchurch City Council may require site-specific investigations before granting future subdivision or building consent for the property, depending on the liquefaction potential of the area that the property is in.

◆ ECan Natural Resources Regional Plan

There may be policies or rules within Environment Canterbury's Natural Resources Regional Plan that regulate land use on this site. Queries regarding the impact of the Natural Resources Regional Plan on the property should be made to Ecan customer services on Ph 03 353 9007.

◆ Potentially Contaminating Activity

This following activity has previously been undertaken on this site:

Coal Yard There is a potential for contaminants to be present in the ground. Site specific investigations may be required for any proposed land use.

◆ Potentially Contaminating Activity

This following activity has previously been undertaken on this site:

Railways Activities There is a potential for contaminants to be present in the ground. Site specific investigations may be required for any proposed land use.

◆ Development Constraint Conditions

Council records show there is a specific condition on the use of this site:

Specific Site Level required

◆ Record of Contamination

Records indicate that this site may have been contaminated with Coal. Refer to details on Environmental Policy & Approvals Unit property file.

◆ Property or part of property within urban area

◆ Property File off-site. Phone 941 8999 to request file (ex Sockburn)

◆ Property located in Spreydon-Heathcote Ward

10. Water Related Property Information

◆ 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 related Services Bylaw (2008), refer to www.ccc.govt.nz.

11. Special Site Characteristics and Additional Water Related Services Information

- ◆ A drainage plan is attached. For further enquiries regarding drainage information supplied with the LIM please phone 941 5235.
- ◆ This drainage plan is incomplete and does not show the building/s or their drainage.
- ◆ The Council's records show a public stormwater pipe passing through the site.
- ◆ The records held by this Unit do not show any history of flooding or drainage problems on the property.
- ◆ A consent must be obtained before any trade waste can be discharged to the Council's sewer system. Any consent to discharge trade waste will be issued in accordance with the Council's Trade Waste Bylaw.
- ◆ A Trade Waste Consent is not transferable. Application for a Trade Waste Consent may need to be made if a change of Owner/Discharger occurs.
- ◆ "STATEMENT - LAND INFORMATION MEMORANDUM INCOMPLETE

This Land Information Memorandum is incomplete.

The authority to issue an incomplete Land Information is provided by the Canterbury Earthquake (Local Government Official Information and Meetings Act) Order 2010.

As required by that Order it is noted that:

(a) The Christchurch City Council holds other information, but that is not readily available as a direct result of the earthquake that occurred in Canterbury on 4 September 2010 and all its aftershocks.

(b) There is new information that the Christchurch City Council cannot provide because the information is not readily available or in a form suitable for inclusion in this land information memorandum."

12. Document Information

This Land Information Memorandum has been prepared for the purpose of s.44A of the Local Government Official Information and Meetings Act 1987, and contains all the information known to the Christchurch City Council to be relevant to the land as detailed in subsection (2). It 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. 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.

Please Note :

The Council may require a development contribution in respect of any activities in the City that create a demand for new reserves and infrastructure. Such activities include sub-division of land parcels and new construction. The Development Contributions Policy and supporting information is obtainable online at

<http://www.ccc.govt.nz/thecouncil/policiesreportsstrategies/lccp/lccp200919final.aspx> and at Civic Offices, Hereford Street and Council Service Centres

To enable 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 appropriate Service Centre as shown on the front page of this LIM.

Private Drainage

Ph: 941-8300
Fax: 941-8385

LEGEND

	WASTE WATER MAIN
	STORM WATER MAIN
	WATER INTAKE MAIN
	WATER SUPPLY MAIN
	WASTE WATER DRAIN
	STORM WATER DRAIN
	WATER INTAKE SUBMAIN
	WATER SUPPLY SUBMAIN
	BIO GAS MAIN
	CABLE
	STD MANHOLE (WASTE)
	VENTED MANHOLE (WASTE)
	STD MANHOLE (STORM)
	SUMP (STORM)
	FIRE HYDRANT (WATER)
	VALVE (WATER)
	METER (WATER)
	CONNECTOR (WATER)
	INLET (WATER)
	OUTLET (WATER)

CAUTION

THE ACCURACY OF THIS PLAN IS NOT GUARANTEED. ON-SITE VERIFICATION REQUIRED.



SCALE 1:500 on A4

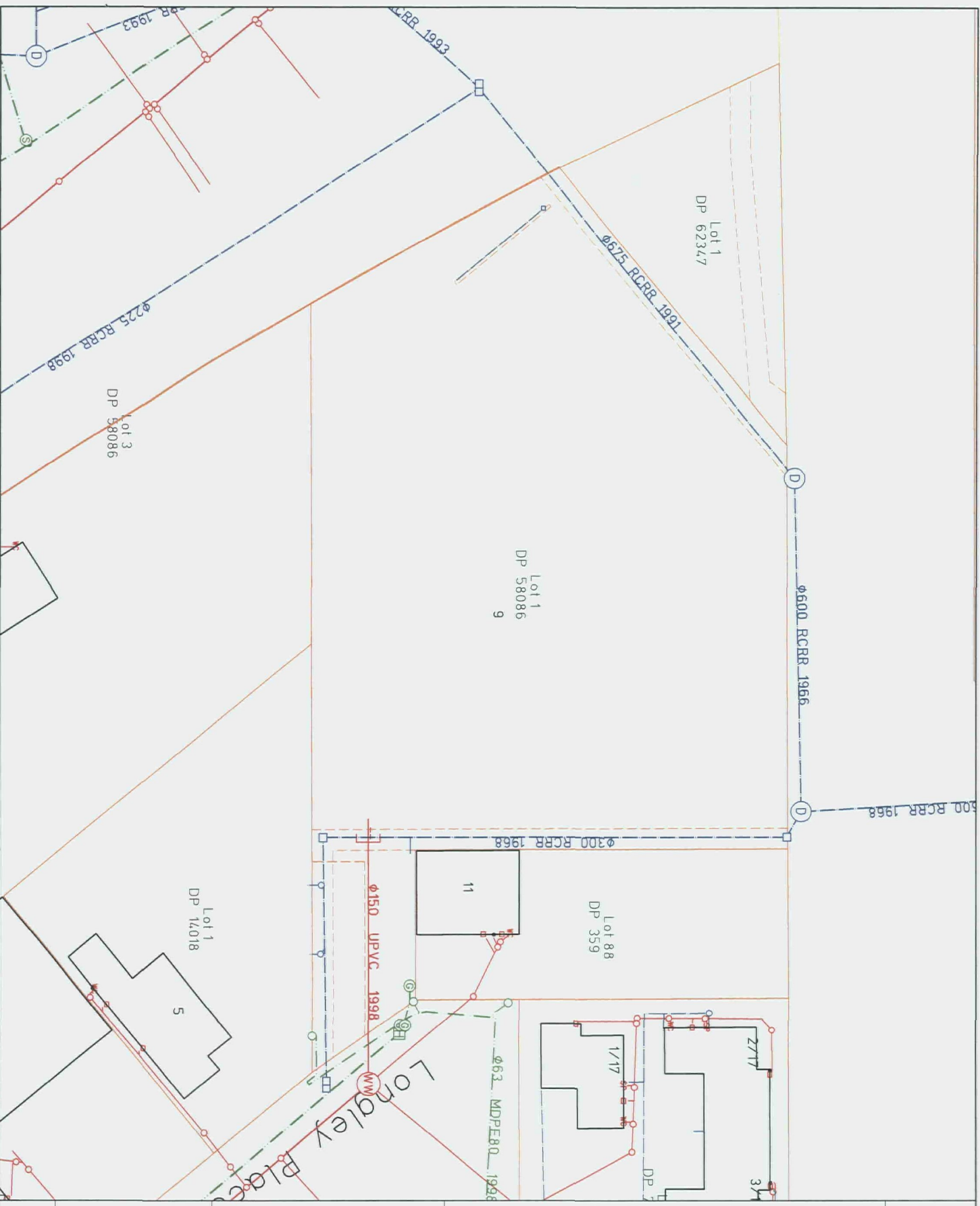
Christchurch City Council
10/8/2010 1:54:36 PM



CHRISTCHURCH

CITY COUNCIL - IM & CT

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9 Longley Place

Subdivision Consents

Scale 1:1000

Automated Mapping by Christchurch City Council, Geodata Services

Spatial Query Report



Land Use Resource Consents within 100 metres of 9 Longley Place

Note, This map does not include Subdivision Consents and Certificate of Compliance issued under the Resource Management Act.

Address: 11 LONGLEY PLACE

Consent Type: Non-Notified Application **Activity:** Limited Discretionary
Reference: 20020821 **Status:** Completed **Decision:** Granted
Date Received: 24 August 2005 **Date of Decision:** 6 October 2005
Description:

Application for the erection of a building and for the installation of associated vehicle manoeuvring and parking areas and landscaping.

Address: 14 LEAMINGTON STREET

Consent Type: Notified Application **Activity:** Conditional Use
Reference: 9216953 **Status:** Completed **Decision:** Granted
Date Received: **Date of Decision:** 7 June 1991
Description:

Consent to re-locate an industrial building.

Consent Type: **Activity:**
Reference: 20007749 **Status:** Withdrawn **Decision:** Withdrawn
Date Received: 3 August 2001 **Date of Decision:**
Description:

Undertake extensions to a sheet metal works and antique restoration operation.

Address: 2 SHOW PLACE

Consent Type: Non-Notified Application **Activity:** Limited Discretionary
Reference: 20009693 **Status:** Completed **Decision:** Granted
Date Received: 27 March 2002 **Date of Decision:** 19 April 2002
Description:

Application for the erection of a t office building.

Address: 35 TROUP DRIVE

Consent Type: Non-Notified Application **Activity:** Non-Complying Activity

Reference: 20017846 **Status:** Completed **Decision:** Granted

Date Received: 24 August 2004 **Date of Decision:** 15 September 2004

Description:

Application to erect a double sided outdoor advertising display.

Address: 9 LONGLEY PLACE

Consent Type: **Activity:** Conditional Use

Reference: 9209332 **Status:** Completed **Decision:** Granted

Date Received: 21 May 1970 **Date of Decision:** 27 July 1970

Description:

Consent to use property to carry on light manufacturing and car wrecking business (industrial a zone).

Consent Type: **Activity:** Conditional Use

Reference: 9209329 **Status:** Completed **Decision:** Granted

Date Received: 2 August 1965 **Date of Decision:** 29 October 1965

Description:

Consent to manufacture fence standards and possible other engineering products, 3 objections (industrial a zoning).

Consent Type: Non-Notified Application **Activity:** Limited Discretionary

Reference: 20013311 **Status:** Completed **Decision:** Granted

Date Received: 15 April 2003 **Date of Decision:** 29 April 2003

Description:

Application for the erection of a total of 60 storage units, in 7 buildings, with associated parking and landscaping.

Consent Type: Non-Notified Application **Activity:** Discretionary Activity

Reference: 20011752 **Status:** Completed **Decision:** Granted

Date Received: 24 October 2002 **Date of Decision:** 29 September 2004

Description:

Application to establish one double-sided free-standing 6m x 3m billboard.

Data Quality Statement

Land Use Consents

All resource consents* are shown for sites that have been labeled 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 area radius. If there are such sites and you would like them to be 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 have a status of current, may in fact be notified resource consents that have not yet been through the notification process. If in doubt, please phone (03)9418657.

* 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 sites that have been labelled with an address and 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 area radius. If there are such sites and you would like them to be 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 and new properties have not been created in the council's property database; 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.

LIM CHECKSHEET

LIM: 70121321

Date Received: 20/9

Date Issued: 8/10.

Address: 9 Hongky Place

Accepting Officer: Nicole

ACCEPTING

Yes	No	1. Application Entered	Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Address, Lot and DP, Owners Name All details match application form 	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Account Customer	
<input type="checkbox"/>	<input type="checkbox"/>	Spatial Query generated, checked and attached to checksheet.	
<input type="checkbox"/>	<input type="checkbox"/>	Residential Property File ordered	CSR 91180945
<input type="checkbox"/>	<input type="checkbox"/>	Commercial Property File ordered	CSR
<input type="checkbox"/>	<input type="checkbox"/>	Drainage file ordered	CSR
<input type="checkbox"/>	<input type="checkbox"/>	Swimming Pool inspection identified, Customer phoned, SP3 form and letter sent.	
<input type="checkbox"/>	<input type="checkbox"/>	Private Occupation of Public Land / Legal Road Plan attached and letter	

Processing Officer:

PROCESSING

Yes	No	Comments
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Name to be Suppressed

DRAINAGE / WATER

Yes	No	1. Webmap (GIS)	Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Print Drainage Plan Print pick ups from WebMap Print scanned images if the drainage plan is blank Print a copy of the drainage layout from the building consent plans 	WS037 WS011
<input checked="" type="checkbox"/>	<input type="checkbox"/>	CSR search for historical flooding, ponding or any drainage / water issues - include on LIM.	
<input type="checkbox"/>	<input type="checkbox"/>	Areas subject to ponding*	
<input type="checkbox"/>	<input type="checkbox"/>	Sewer*	
<input type="checkbox"/>	<input type="checkbox"/>	Water*	
<input type="checkbox"/>	<input type="checkbox"/>	Stormwater*	WS068.
Yes	No	2. TRIM RESEARCH Drainage	Comments
<input type="checkbox"/>	<input checked="" type="checkbox"/>	PO Files	WS101
<input type="checkbox"/>	<input type="checkbox"/>	FL Files	WS152 WS152
<input type="checkbox"/>	<input type="checkbox"/>	JHS Files	
<input type="checkbox"/>	<input type="checkbox"/>	PG Files	

<input type="checkbox"/>	<input type="checkbox"/>	SU Files	
<input type="checkbox"/>	<input type="checkbox"/>	Low Lying Area - survey pages copied	
<input type="checkbox"/>	<input type="checkbox"/>	Heathcote Flood Survey - pages copied from file	
<input type="checkbox"/>	<input type="checkbox"/>	Trade Waste comments Commercial sites or sites with Commercial activities	
<input type="checkbox"/>	<input type="checkbox"/>	TRIM letters	
* = If yes, add comments in LASER			

CHECK GEMS ANALYSIS CODES / WEBMAP			
Yes	No		Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> • Zoning • Transitional District Plan 	I/C - Riccarton
<input type="checkbox"/>	<input type="checkbox"/>	Special Amenity Area	
<input type="checkbox"/>	<input type="checkbox"/>	Opposite important open space	
<input type="checkbox"/>	<input type="checkbox"/>	Designation on site	
<input type="checkbox"/>	<input type="checkbox"/>	Road widening designations	
<input type="checkbox"/>	<input type="checkbox"/>	Historic or Protected Building	
<input type="checkbox"/>	<input type="checkbox"/>	Historic Places Trust	
<input type="checkbox"/>	<input type="checkbox"/>	Protected Trees City Plan	
<input type="checkbox"/>	<input type="checkbox"/>	Subdivision trees	
<input type="checkbox"/>	<input type="checkbox"/>	Street plantings, Category A B C	
<input type="checkbox"/>	<input type="checkbox"/>	Noise Control	
<input type="checkbox"/>	<input type="checkbox"/>	Coastal protection	
<input type="checkbox"/>	<input type="checkbox"/>	Landscape protection	
<input type="checkbox"/>	<input type="checkbox"/>	Wai Tapu / Reserves (Banks Area)	
<input type="checkbox"/>	<input type="checkbox"/>	Earthquake Prone Building	
<input type="checkbox"/>	<input type="checkbox"/>	Earthquake prone building prevention works carried out	
<input type="checkbox"/>	<input type="checkbox"/>	Exposure Zone – sea spray 1 within 500m of the high tide mark	
<input type="checkbox"/>	<input type="checkbox"/>	Dangerous / insanitary buildings	
<input type="checkbox"/>	<input type="checkbox"/>	Airport noise contours	
<input type="checkbox"/>	<input type="checkbox"/>	Overhead utilities (power / phone lines, pylons, etc)	
<input type="checkbox"/>	<input type="checkbox"/>	Snow load	
<input type="checkbox"/>	<input type="checkbox"/>	Sea spray zone	
<input type="checkbox"/>	<input type="checkbox"/>	Restricted water supply comment	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Liquefaction ECan	
Yes	No	Hazards	Comments
<input type="checkbox"/>	<input type="checkbox"/>	Flooding	
<input type="checkbox"/>	<input type="checkbox"/>	Ponding	
<input type="checkbox"/>	<input type="checkbox"/>	Slope hazard	
<input type="checkbox"/>	<input type="checkbox"/>	Fill	
<input type="checkbox"/>	<input type="checkbox"/>	Fill – Bearing Capacity	

<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fill – File reference	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Borelog / Engineers Report printed from WebMap or copy from property file.	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Soft ground	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Building characteristics	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Building foundation details	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Erosion	
Yes	No	GEMs Analysis Codes (Webmap)	Comments
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Development Constraint	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Contamination	<i>Potentially - record of.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Contamination remediated	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Contaminated land – other properties Sandilands reference to: Griffiths, Nicholas, Rudds, Kearneys, Coulter, Pages Price refer to Barbara Include a site plan showing remediated area for sites that have been remediated.	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tanks: Septic or Diesel	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Archaeological Sites	
Yes	No	Other	Comments
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Central City revitalisation area	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Any other information notified to Council by any statutory organisation having the power to classify land or building for any purpose, e.g. ECan.	

ENVIRONMENTAL HEALTH			
Yes	No	Health Licensing Data Base	Comments
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Liquor Licences*	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Registered Premises Food	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Registered Premises camping ground	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Registered Premises Hairdresser	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Registered Premises Funeral	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Requisitions*	
* = If yes, add condition in document generator			

PROPERTY FILE RECONCILIATION			
Documents Checked?			
Yes	No	1. GEMS / TRIM / Property File	Comments
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	TRIM checked for electronic records	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Permit applications - amend descriptions to clearly describe the permit. Check that the correct status is shown on GEMS.	<i>gums.</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Building consent applications record any exceptions. Check that the correct status is shown on GEMS.	<i>gums</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAA	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	COA – Certificate of Acceptance	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Resource Consent applications	<i>gums.</i>

<input type="checkbox"/>	<input checked="" type="checkbox"/>	Certificates from Certifiers – Code Compliance Certificate	
<input type="checkbox"/>	<input type="checkbox"/>	Energy work certificate, i.e. Gas or Electrical Certificates.	
<input type="checkbox"/>	<input type="checkbox"/>	Building Warrant of Fitness – BWOFF number and expiry date	
<input type="checkbox"/>	<input type="checkbox"/>	Waterway Comments	
<input type="checkbox"/>	<input type="checkbox"/>	Variation 48 comments	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water Supply comment on LIM is correct <ul style="list-style-type: none"> • Land supplied by Christchurch City Council? • Land supplied by drinking water?* • Land supplied by private network supplier?* • If yes, any conditions applicable to the supply?* • Is property a network supplier?* • If yes, any conditions applicable to the supply?* 	
Yes	No	CSR's - Check and include documents where Yes	Comments
<input type="checkbox"/>	<input type="checkbox"/>	Swimming pool – FSP number and expiry date appears on LIM.	
<input type="checkbox"/>	<input type="checkbox"/>	Additional note entered.	
<input type="checkbox"/>	<input type="checkbox"/>	Notice to Fix current and completed. - Check spreadsheet in GEMS, include a comment after discussions with the initiator of the Notice to Fix.	
<input type="checkbox"/>	<input type="checkbox"/>	Enforcement CSR review completed and current and include comment.	
<input type="checkbox"/>	<input type="checkbox"/>	Abatement Notice include all completed and current	
<input type="checkbox"/>	<input type="checkbox"/>	Property check reports	
<input type="checkbox"/>	<input type="checkbox"/>	Weathertight Home Claim - all comments applicable to claim included. - Check with person property latest spreadsheet to confirm all comments that need to go on LIM (confirm with Team Leader).	
<input type="checkbox"/>	<input type="checkbox"/>	Review information on old LIM's.	
Yes	No	Generate LIM from LASER UI	Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> • Rates and valuation details shown on LIM • Collate all LIM information • Owners Name suppressed refer front page • CSRs • Drainage Plan • Spatial Query • LIM Document • Borelog / Engineers report included • Property Report • Copy of any requisitions – e.g. Notice to Fix, Abatement Notice, Certifier Certificate's. • BAE letters • Private Occupation of Public Land Letter • Occupation of Legal Road • Write the number of pages on the front of the LIM 	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fax, email or mail LIM to customer	

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> • Complete GEMS • Record your GEMS code as the handling officer, e.g. BK2. 	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Update worksmart record, send residential files to scanning / commercial files to recall.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Scanned Files: Send documents to Scanning Team, Commercial files scan and send file to ReCall.	

Form LIM1

Christchurch
City Council

Environmental Policy and Approvals Unit

Application for a Land Information Memorandum

1. The Applicant

Please supply to: **Duncan Cotterill (Anna Childs)**Postal address: Box/Street Name: **PO Box 5**Suburb/Lobby: **Christchurch Mail Centre**City: **Christchurch** Post Code: **8140**Customer number: **3167952**Telephone (business): **03 379 2430**Fax (business): **03 379 7097**Client reference: **ASH968/2 - ALC**Signature: *Anna Childs* Date: **20.09.2010**Please print name: **Anna Childs**

For Office Use
LIM No 70121321
Invoice No
Receipt No
Date received

2. The Property

Address of property for which information is required: **9 Longley Place, Christchurch**Legal description of land: Lot No: **1** DP: **58086** DPF: Other:Current Owner: **Lot 1 DP 62247**
Alistor Self Storage (NZ) LtdProperty Use: ☐ Residential
☒ Commercial/Industrial
☐ Vacant Lot

3. Information

Current Fee: \$210 (including GST)
\$185 for Banks Peninsula
(Effective from 1 July 2009)

Accepted methods of payment: Cash - eftpos - cheque - credit card

Telephone: (03) 941-8825
Fax: (03) 941-8792
Email: CCCLims@ccc.govt.nzAddress: P O Box 237
Christchurch Mail Centre
CHRISTCHURCH 8140You can monitor the progress of your LIM on our website at www.ccc.govt.nz/Building/PIMSandLIMS/Limupdates.pdf**NOTE: THE CHRISTCHURCH CITY COUNCIL HAS A POLICY THAT NO CANCELLATIONS WILL BE ACCEPTED 24 HOURS AFTER THE APPLICATION WAS RECEIVED**



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Search Copy



Identifier CB38C/101
Land Registration District Canterbury
Date Issued 10 December 1993

Prior References
CB36B/768 GN 999559.1

Estate Fee Simple
Area 3195 square metres more or less
Legal Description Lot 1 Deposited Plan 58086 and Lot 1
Deposited Plan 62347

Proprietors
Allstor Self Storage (NZ) Limited

Interests

Subject to a drainage easement over part herein created by Transfer 117693 (affects Lot 1 DP 58086)

Subject to Section 241 Resource Management Act 1991

Subject to Section 11 Crown Minerals Act 1991 (affects Lot 1 DP 62347)

Subject to Part IV A Conservation Act 1987 (affects Lot 1 DP 62347)

A15236.10 Easement Certificate specifying the following easement

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Lot 1 Deposited Plan 58086 - herein	Part herein	Lot 1 Deposited Plan 14018 - CT CB517/47	

The easement specified in Easement Certificate A15236.10 is subject to Section 243(a) Resource Management Act 1991

A117641.1 Resolution pursuant to Section 346 Local Government Act 1974 declaring the adjoining road to be a limited access road - 14.6.1994 at 9.41 am

Land Covenant in Transfer 5418417.1 - 29.11.2002 at 9:00 am

Subject to a right drain water in gross over parts marked A on DP 80365, B on DP 58086 and E on DP 62347 to

The Christchurch City Council created by Transfer 5418417.2 - 29.11.2002 at 9:00 am

The easements created by Transfer 5418417.2, except the easement marked A on DP 80365, are subject to Section 243 (a) Resource Management Act 1991

5670680.3 Mortgage to Perpetual Trust Limited - 25.7.2003 at 9:00 am

6272353.16 Mortgage to Mascot Finance Limited - 5.1.2005 at 9:00 am

CB38C/101[illegible]

CB38C/101

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Register Only