

WEST 95.467



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

RECEIVED 17 MAR 1995

TYPE

F

The subject property is situated in the FENDALTON Ward.

Address of Subdivision 2 Chilcombe Street
Legal Description/s Lot 1 DP 33129 CT 12K/359
Applicants Name P Yee Owner Y ~~N~~
Applicants Address _____

The Registered Surveyor who will prepare the survey plan will be
Miles, Fowler & Fear

Surveyor or Firm

Address and Telephone No.

Surveyors File Number

Previous Application No.

PO Box 2411 366 2415
CHRISTCHURCH 5340

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

The following additional consents are required:

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

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

Assessment of Effects - ~~Attached~~ / NA

Address for Service

Miles, Fowler & Fear
PO Box 2411
CHRISTCHURCH

Telephone: 366 2415

Signature

15 / March 95.
Date

Title Plan Received Date: 20 / 5 / 97 Title Plan Approved 22 / 5 / 97

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

CONTROLLED ACTIVITY SUBDIVISION CONSENT WORKSHEET

[illegible]

Building Consents	
Resource Consents	
Other	

Recommendation _____ Approve / ~~Decline~~ _____ Planning Assistant *[Signature]* _____

Approval / Declined pursuant to delegated powers _____

Subdivisions Planning Officer _____ Date _____/_____/_____

Senior Planner Subdivisions _____ Date _____/_____/_____

Reserve Contributions \$	_____	Recpt. No	_____	Date	____/____/____
Cond Cert Requested	____/____/____	Issued	____/____/____	DP	_____
Cond Cert Requested	____/____/____	Issued	____/____/____	DP	_____
File Closed	____/____/____				

CHRISTCHURCH CITY COUNCIL
ENVIRONMENTAL SERVICES
SUBDIVISIONS SECTION
P O BOX 237 CHRISTCHURCH
NEW ZEALAND

TELEFAX MESSAGE

FROM FAX LOCAL: 3711-792 SID: (03) 3711 792 ISD: 64 3 3711 792

TO:	Name:	Graham Fowler	
	Organisation:	Miles Fowler & Fear	
	Location:	Christchurch	
	Fax Number:		
SENDER:	Name:	Angela O'Reilly	
	Designation	Subdivision Assistant	Phone: 3711-831

Date	30 th March 2000	Number of pages including header:	1
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Re: 2 Chilcombe Street

In reply to your letter received at this office on the 29th March 2000 regarding a property at 2 Chilcombe Street.

The current policy for when exemption from reserve contribution applies is, if a building is existing before 1st July 1996 or had an issued building consent before the 1st July 1996.

As long as the dwellings at 2 Chilcombe Street had an issued building consent prior to 1st July 1996 then they will be exempt from reserve contribution under the current policy.

Until a formal application for fee – simple subdivision is made the no further comment can be made.

Thank You
 Angela O'Reilly

Signature: 

Please advise by Fax if all pages not received

Miles, Fowler & Fear Ltd

Registered Surveyors, Land Development Consultants

Westpark Tower, 56 Cashel Street, PO Box 2411, Christchurch

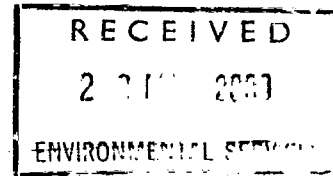
Phone: 366 2415 Fax: 366 0466 Email: mff@milesfowlerfear.co.nz

File: 5340
28 March 2000

The Subdivision Planning Officer
Christchurch City Council
P O Box 237
Christchurch

Attn: Mr T Barwell

For
W/95/467



Dear Sir

RE: P YEE - 2 CHILCOMBE STREET

Our above client obtained subdivision consent to a cross-lease subdivision on 24 May 1995. Flat 1, as shown on the attached plan, was erected prior to 1 July 1996, with the second flat erected at a later date. The flat plan was sealed by your Council on 26 May 1997, and lodged in Land Information NZ and approved "as to survey" as LT 78256.

Our client recognises that the flat plan must deposit in Land Information NZ prior to 26 May 2000, and to that end, has sought the Section 224 certificate from your Council, and has signed the leases and order for new titles. A matter which is causing some concern to our client is the media statements following the Law Review Committee report on cross-lease titles. He has now resolved that he would prefer to have fee-simple titles, and naturally questions why he should complete the titling processes under cross-lease, when he now requires fee-simple titles.

We have endeavoured to explain to our client that the exemptions from payment of reserve contribution, as advised in Bulletin 2 as released on 20 August 1996, is not fully complied with, unless the fee-simple application was to convert existing cross-leases. From our clients perspective, he has virtually completed the cross-lease process, albeit that the solicitor has not ordered new titles, a process which the solicitor advises will cost approximately \$1000.00. This cost includes fees and release of mortgages.

The purpose of this letter is to seek written confirmation of your Council as to whether reserve contribution would be levied against an application for fee-simple titles, if the depositing of the cross-lease plan LT 78256, was not completed. We respectfully ask for an early response to this letter, so that sufficient time remains to arrange for depositing of the plan, in the event that a negative response was forthcoming.

Yours faithfully,
MILES, FOWLER & FEAR LTD

GRAHAM FOWLER

APPROVAL NOTICE

28 April 1998



MILES FOWLER & FEAR
PO BOX 2411
CHRISTCHURCH

Attention: G.H.FOWLER

APPROVAL OF LT 78256

Plan DP 78256 of FLATS ERECTED ON LOT 1 DP 33129 (C.T. ref: 12K/359)
was approved as to survey on 27 April 1998.

Client: P.YEE
Reference: 5340

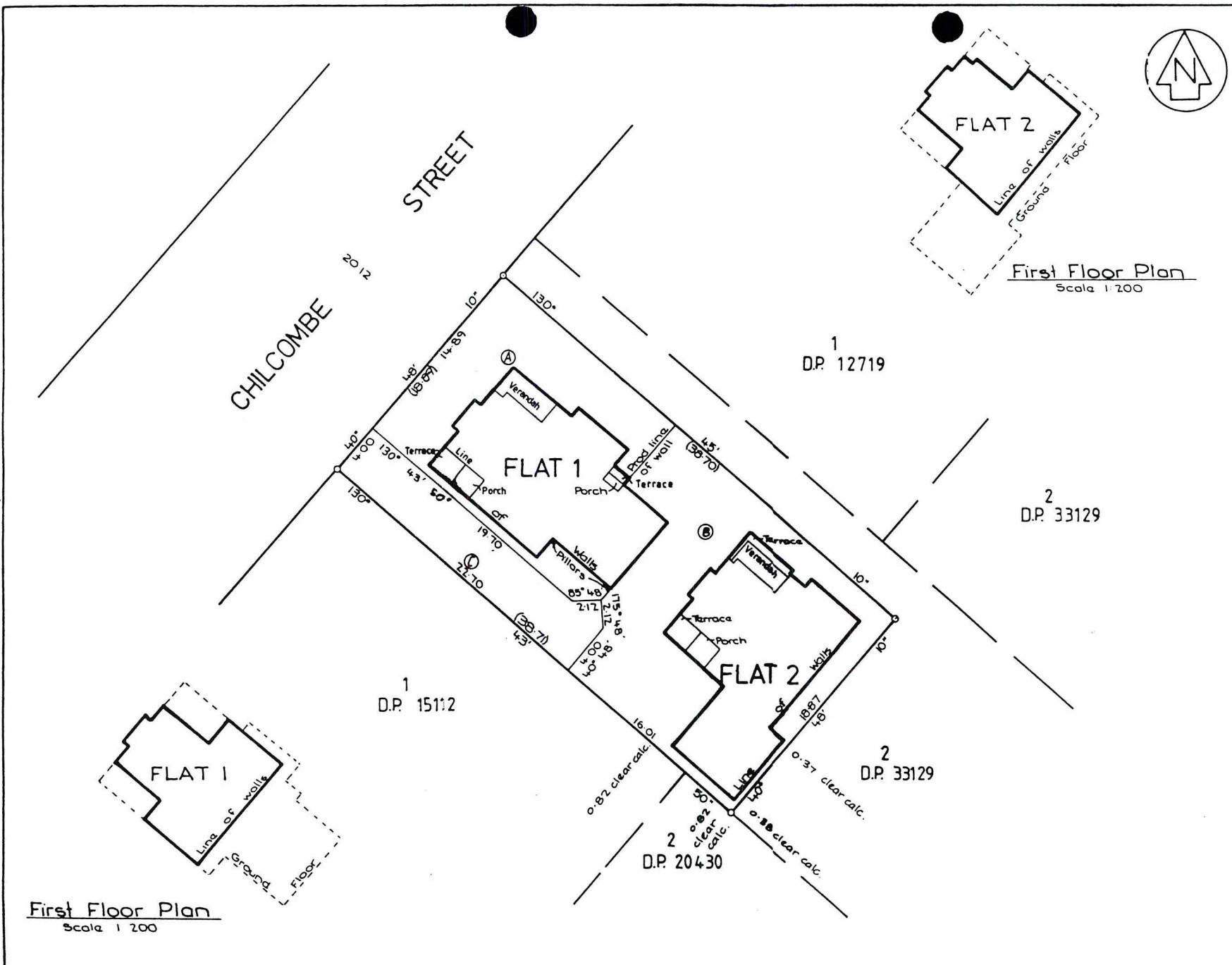
Field Book Reference: 690P119
Traverse Book Reference:

The following new Certificates of Title have been allocated:

FLAT 1 DP 78256	.0730 hectares	44D/1061
FLAT 2 DP 78256	.0730 hectares	44D/1062

Chief Surveyor

Torrens House
195 Hereford Street
Private Bag 4721
Christchurch
Ph 0 3 379 9793
Fax 0 3 366 6422



Approvals <i>Peter Lee</i> Registered Proprietors	
Pursuant to section 223 Resource Management Act 1991 Dated 18.04.1997 The Christchurch City Council has approved this plan of subdivision and certifies that this plan is in accordance with the requirements and provisions of the Operative District Scheme. We WITNESS WHEREOF THE COMMON SEAL of the CHRISTCHURCH CITY COUNCIL was affixed hereon in the presence of: <i>[Signature]</i> Mayor/Councillor <i>[Signature]</i> Administrative Officer	
AREA RESTRICTED AS TO USER Area A with Flat 1 Area B with Flat 2 Area C with Flat 1 & Flat 2	
Certificate of Title Allocated Flat 1 Flat 2	
Total Area 730 m² Comprised in C.T. 12K/359	
I, Graham Harvey Fowler of Christchurch Registered Surveyor and holder of an annual practicing certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof. Dated at Christchurch this 20th day of April 1997 Signature <i>[Signature]</i>	
Field Book <i>[Blank]</i> Reference Plans D.P.s 33129, 20430, 12719, 15112 Examined <i>[Blank]</i> Correct	Traverse Book <i>[Blank]</i> Chief Surveyor
Approved as to Survey / / Chief Surveyor	
Deposited this day of 19	
District Land Registrar	
File Approved Instructions	Date FEB. 1995

LAND DISTRICT CANTERBURY SURVEY BLK. & DIST. X CHRISTCHURCH NZMS 261 SHT RECORD MAP No	FLATS ERECTED ON LOT 1 D.P. 33129	TERRITORIAL AUTHORITY CHRISTCHURCH CITY Surveyed by MILES, FOWLER & FEAR (5340) Scale 1:200 Date FEB. 1995
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RECEIVED 20 MAY 1997

F



CHRISTCHURCH CITY COUNCIL
SUBDIVISION SECTION
REQUEST FOR SEALING OF TITLEPLAN

West / 95 / 467
Application Number

SURVEYOR Miles Fowler & Fear

PHONE 366 2415

STREET ADDRESS 2 Chilcombe Street

OWNER P Yee

SIGNED  DATE 20 May 1997

OFFICE USE ONLY

Application Checked against Title Plan and Cleared for Sealing

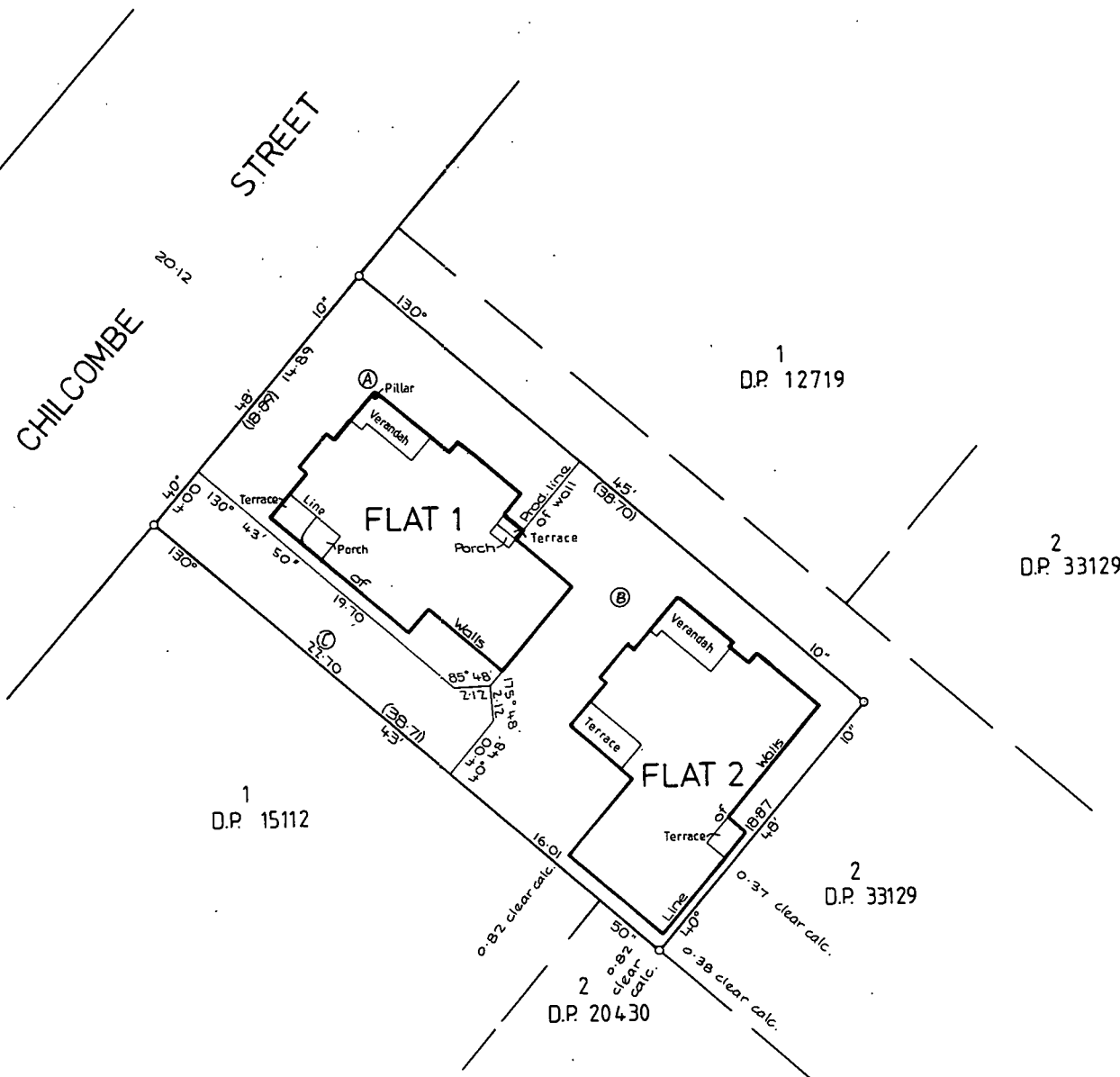

Subdivision Planning Officer

22.5.97
Date

CONDITIONS:

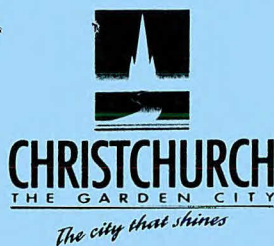
① .

SEAL DATE 26.5.97



Approved LM 94-23 PD492/4000 DOSL 52AM D

W A ROBERTSON, DIRECTOR GENERAL/SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND



CHRISTCHURCH CITY COUNCIL

24 May 1995

The Manager
Miles Fowler & Fear
P O Box 2411
CHRISTCHURCH

Dear Sir

SUBDIVISION CONSENT APPLICATION WEST/95/467
P YEE - 2 UNITS
YOUR REF: 5340 - 2 CHILCOMBE STREET

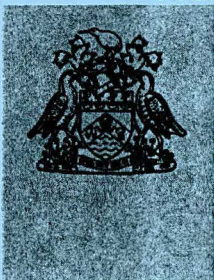
Further to your application for subdivision consent for cross lease titles, I advise that your application was approved pursuant to Part VI and Part X of the Resource Management Act 1991 on 24 May 1995 subject to the following conditions:

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

Provided there are no applications for a review of conditions, nor any appeal to the Planning Tribunal, this resource consent is deemed to commence on 24 May 1995 and shall expire on 23 May 1997 unless a survey plan is submitted for seal prior to this date.

Yours faithfully

Petrina Saunders
SUBDIVISIONS PLANNING ASSISTANT



CONTACT Petrina Saunders Telephone: 371-1694 FILE PL/SU/4
CIVIC OFFICES • 163 - 173 TUAM STREET • PO BOX 237 • CHRISTCHURCH 1
NEW ZEALAND • TELEPHONE (03) 379-1660 • FAX (03) 371-1792

Miles, Fowler & Fear

Registered Surveyors, Land Development Consultants

Westpark Tower, 56 Cashel Street, PO Box 2411, Christchurch. Phone: 366 2415 Fax: 366 0466 AH: 332 4445

RECEIVED 11 MAY 1995

File: 5340
10 May 1995

The Subdivisions Planning Officer
Christchurch City Council
PO Box 237
CHRISTCHURCH

Dear Sir

RE: P YEE - 2 CHILCOMBE STREET
SUBDIVISION CONSENT APPLICATION WEST/95/467

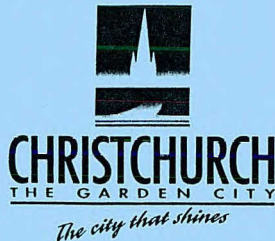
We wish to advise that a Resource Consent has been issued by your Council for the above development under application 9500 2225.

Would you please continue with the processing of this cross lease flat plan.

Yours faithfully,
MILES, FOWLER & FEAR



GRAHAM FOWLER



CHRISTCHURCH CITY COUNCIL

6 April 1995

The Manager
Miles Fowler & Fear
P O Box 2411
CHRISTCHURCH

Dear Sir

SUBDIVISION CONSENT APPLICATION WEST/95/467
P YEE - 2 UNITS
2 CHILCOMBE STREET
YOUR REF: 5340

Further to your application for subdivision consent for cross lease titles, I advise that your application is being held unapproved.

It appears the Project Information Memorandum and Building Consent applications are still being processed.

The application will remain unapproved until the above have been issued. To aid in the prompt approval of this application this office should be contacted when the Project Information Memorandum and Building Consent have been issued.

Yours faithfully

Ted Barwell
SUBDIVISION PLANNING OFFICER



CONTACT Lee-Anne Swan Telephone: 371-1694 FILE PL/SU/4

CIVIC OFFICES • 163 - 173 TUAM STREET • PO BOX 237 • CHRISTCHURCH 1
NEW ZEALAND • TELEPHONE (03) 379-1660 • FAX (03) 371-1792

File West / 95 / 467

Address 2 Chilcombe st

ENQUIRIES

$$\frac{\text{Time allocated}}{\text{Time spent}}$$

Time

Initials

Caller

Date _____

Time

Subject

Initials

File / Computer

12 min's

Allocated Time to be highlighted

10 Minutes

10 Minutes)

four)

SUBDIVISION APPLICATION CHECKLIST

West 195 1-467
Application No

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

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

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

Type of Application:

Comment Required: Y N

Fee simple	
Cross lease	☒
Unit title	
Right of way	

Allotments without legal frontage (S321)		
New Road/ROW name		
Allotments to be amalgamated (DLR)		

No. of Additional Lots: _____ or Units /

Fees for Approval:

		Office Use	
		Invoice	Date
Basic charge	\$ 250	128015	20-3-95
Lot or Unit	\$ 25	"	"
Drainage fee	\$		
Building inspection fee	\$		
Road/ROW name approval	\$		
Road name plates	\$		
Other Fees (state):	\$		
	\$ 275	Total	

Information required for all Applications:

All applications shall be accompanied by:

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

Enclosed	Office Use
/	
/	

Where applicable, applications shall be accompanied by:

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

[illegible]

Miles, Fowler & Fear

Registered Surveyors, Land Development Consultants

Westpark Tower, 56 Cashel Street, PO Box 2411, Christchurch. Phone: 366 2415 Fax: 366 0466 AH: 332 4445

File: 5340

8 March 1995

The Subdivisions Planning Officer
Christchurch City Council
PO Box 237
CHRISTCHURCH

Dear Sir

RE: P. Yee - 2 Chilcombe Street

We forward herewith for the consideration of your Council an application in terms of the Resource Management Act 1991 for a subdivision consent to a cross-lease subdivision.

DESCRIPTION

The property is described as being Lot 1 DP 33129 and is contained in Certificate of Title 12K/359. The total area of the property is 730 square metres.

BUILDINGS

A building consent has been sought for two dwelling units with attached garages. The existing house, carport and garage are to be removed.

ACCESS & PARKING

The vehicle access to the property is via an existing street crossing on the southern side of the property, and this crossing will be used by both Flats 1 and 2.

OUTDOOR LIVING AREA

The outdoor living area for Flat 1 is located between the unit and the street frontage. The area available is considerably in excess of minimum requirements.

The outdoor living area for Flat 2 is located on the northern side of the unit, adjacent to the main living area. The area is in excess of the minimum requirements.

File: 5340
8 March 1995

2

SERVICES

An existing 100 mm diameter sewer is located on the southern side of the property and there is an easement over this line in favour of Lot 2 DP 33129. Connections will be made to the line for both Flats 1 and 2.

It is proposed to install 100 mm stormwater piping for both Flats 1 and 2, and outfall via a common connection to the street side channel in Chilcombe Street.

DEVELOPMENT

The property will be developed by cross-lease subdivision as a total development.

Your faithfully
MILES, FOWLER & FEAR

A handwritten signature in black ink, appearing to read 'Graham Fowler', written over a horizontal line.

GRAHAM FOWLER

References

Prior C/T 405/104

Transfer No.

N/C. Order No. 918437

SEARCH COPY 31 JAN 1995

Land and Deeds 69



REGISTER

No. 12K/359

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 11th day of July one thousand nine hundred and seventy-three under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that CLIFFORD SAMUEL GIBBS of Christchurch, Wool Auctioneer and EDNA MARY GIBBS his wife as joint tenants under the Joint Family Homes Act 1964 are ———

seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 730 square metres or thereabouts situated in Block X of the Christchurch, Survey District, being Lot 1 on Deposited Plan 33129 ———



Assistant Land Registrar

Section 37(1)(c) Counties Amendment Act 1961 is applicable hereto. Endorsing intended easements affecting D.P. 33129

Nature	Servient Tenement	Dominant Tenement
Right of Way	1 "A" (herein) or (12K/359) 2 "B"	2 (herein) or (12K/360) 1
Right to drain sewage	1	2

- 5.7.1973 at 9.50 a.m.

A. L. R.
A.L.R.

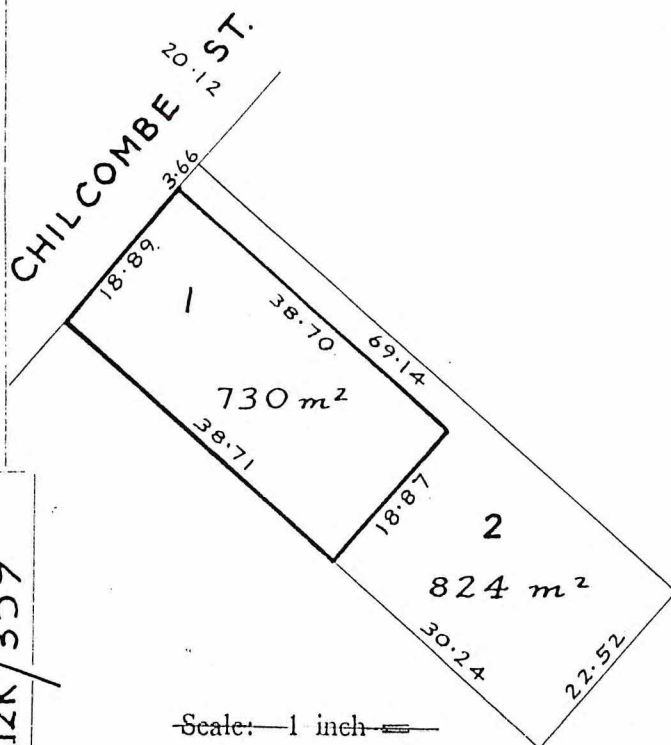
The above easements when created will be subject to Section 37(1)(a) Counties Amendment Act 1961

Settled under the Joint Family Homes Act 1964 - 7.3.1969 at 12.7 p.m. application 26337

A. L. R.
A.L.R.

Transmission 94105/1 to Edna Mary Gibbs of Christchurch, Widow as Survivor - 18.8.1976 at 2.01 p.m.

A. L. R.
A.L.R.

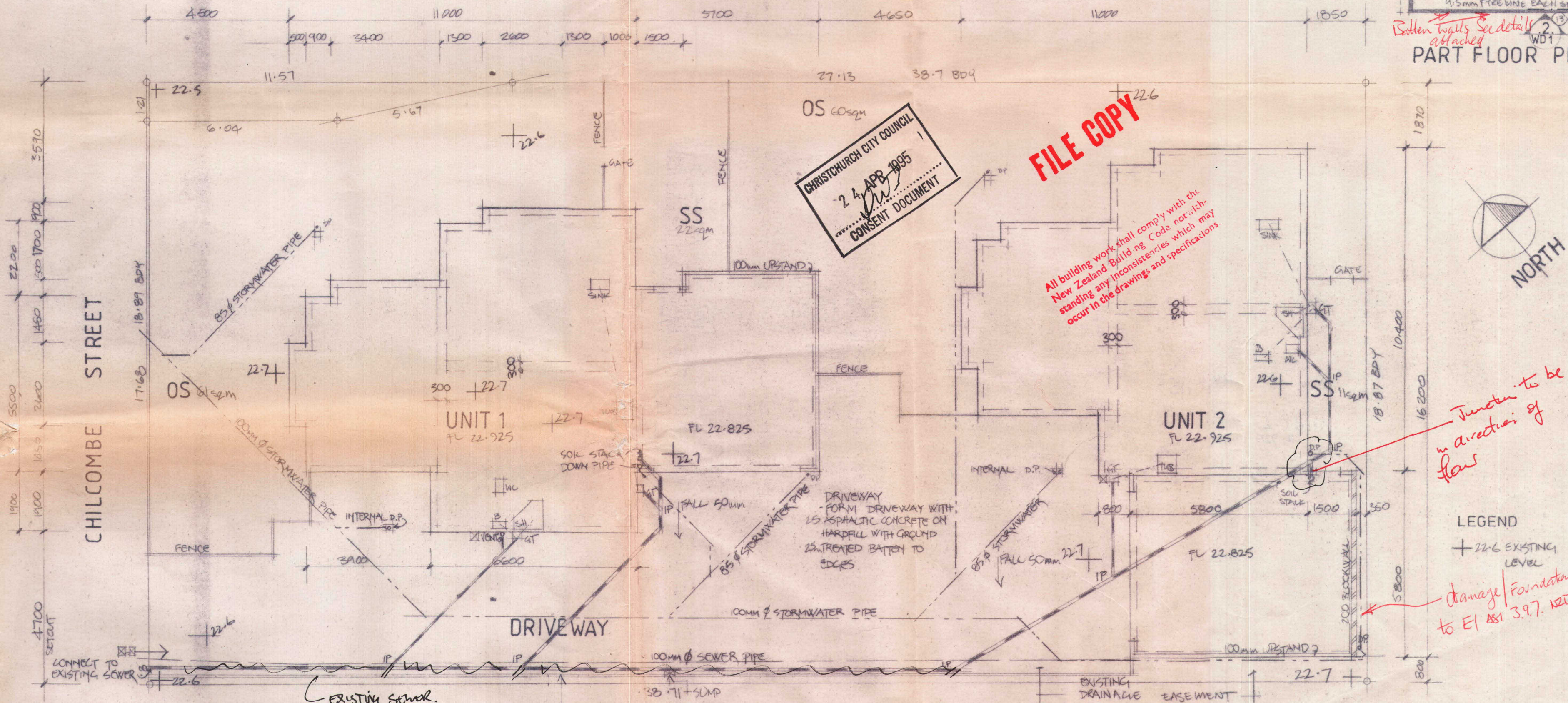
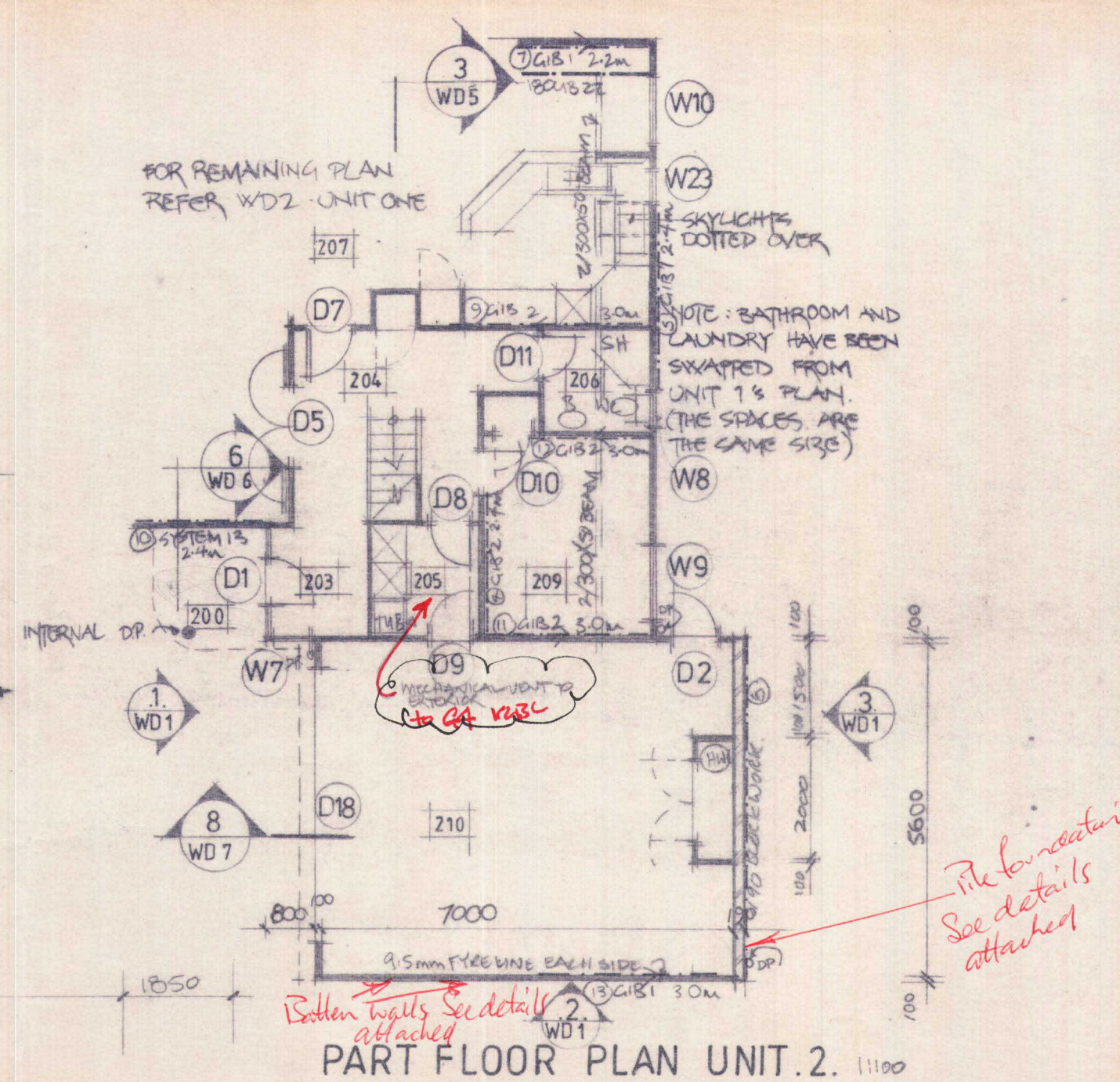
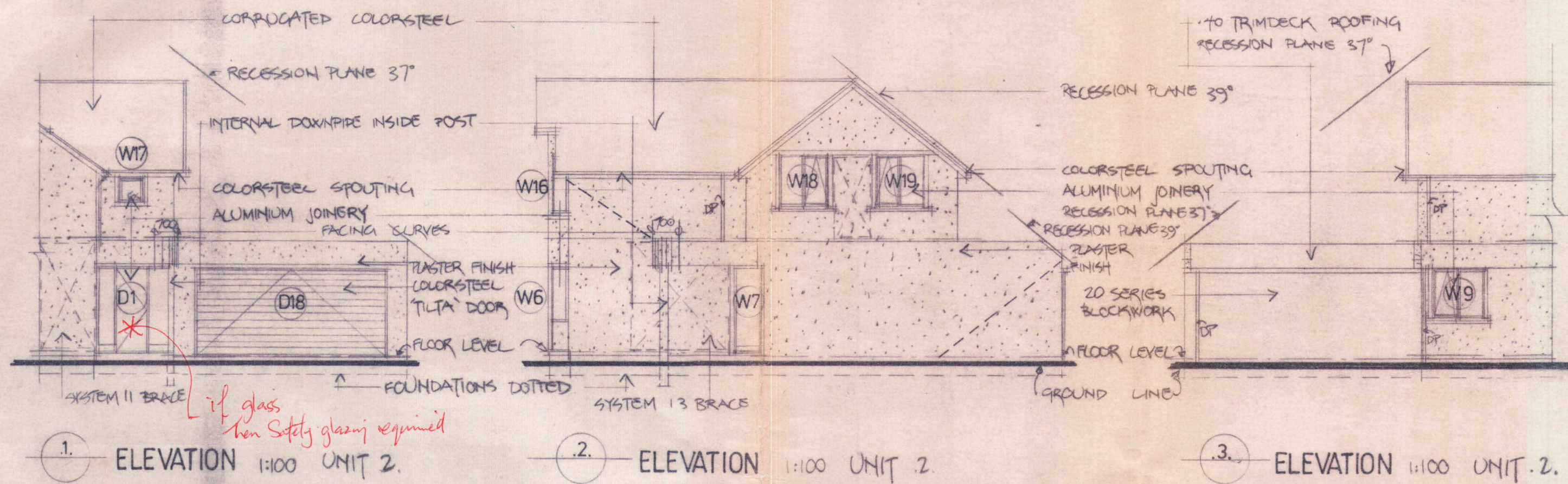


-Scale:—1 inch—

MEASUREMENTS ARE METRIC

- OVER -

No. 12K/359



CHRISTCHURCH CITY COUNCIL
24 APR 1995
CONSISTENT DOCUMENT

FILE COPY

All building work shall comply with the New Zealand Building Code not withstanding any inconsistencies which may occur in the drawings and specifications.

junction to be in a direction of flow

damage to E1 3.9.7. 12/12

LEGEND

+ 22.6 EXISTING LEVEL

100mm Ø SEWER
100mm Ø STORMWATER
PROTECT ALL DRAINS UNDER BUILDINGS AND DRIVEWAYS

WATER SUPPLY
25mm Ø MAIN SUPPLY WITH 20mm Ø SUPPLIES TO EACH UNIT
STOP VALVE AND METER TO EACH UNIT

DRAINAGE PLAN
100mm Ø SEWER
100mm Ø STORMWATER
PROTECT ALL DRAINS UNDER BUILDINGS AND DRIVEWAYS

A UNIT FROM 205 30/11/95
SEWER CONNECTIONS MODIFIED

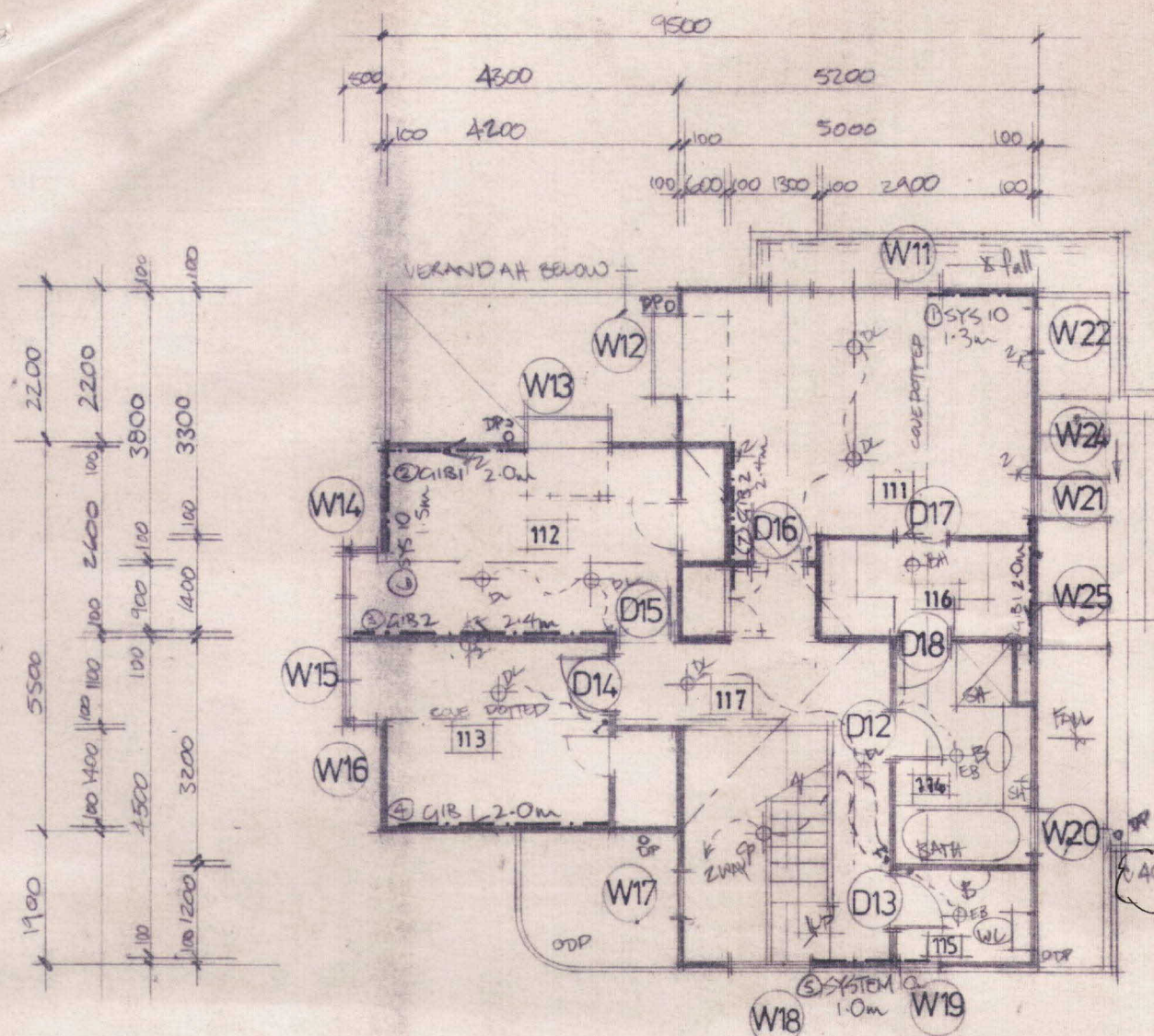
PADDY HELMORE ARCHITECT
2nd FLOOR, 291 MADRAS ST.
P.O. BOX 2462, CHRISTCHURCH.
PHONE & FAX 03 379-8225.

CONSULTANTS

TOWNHOUSE UNITS
at
2 CHILCOMBE STREET
CHRISTCHURCH

for
P YEE **AMENDED**
C.C.C.

DATE JANUARY 1995
SCALE 1:100
DRAWN GW JP
DRAWING
SITE AND SERVICES AND FLOOR PLANS. ELEVATIONS.
ISSUED DATE 19/4/95
DRAWING NO WD 1.4

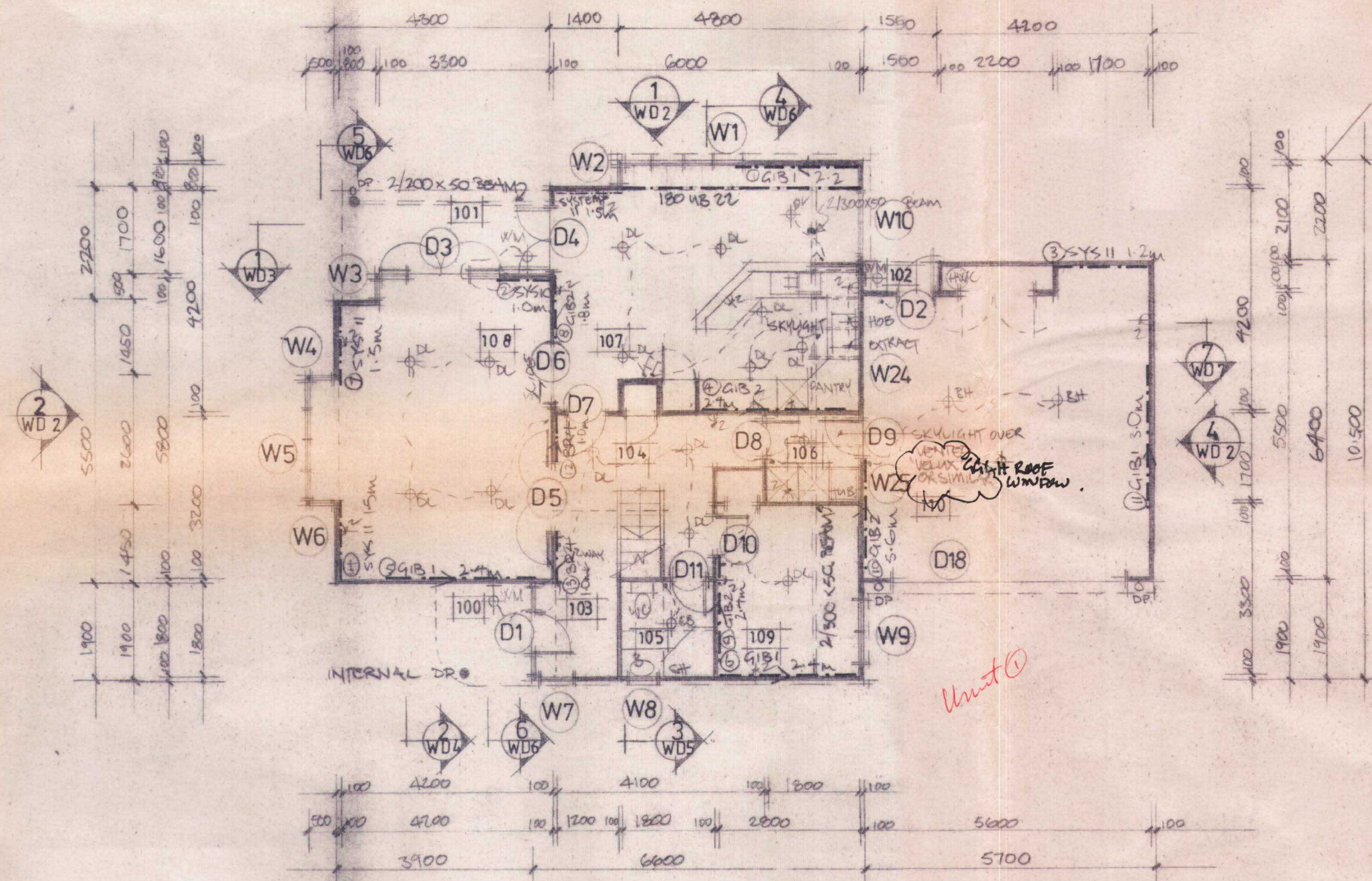


FIRST FLOOR PLAN

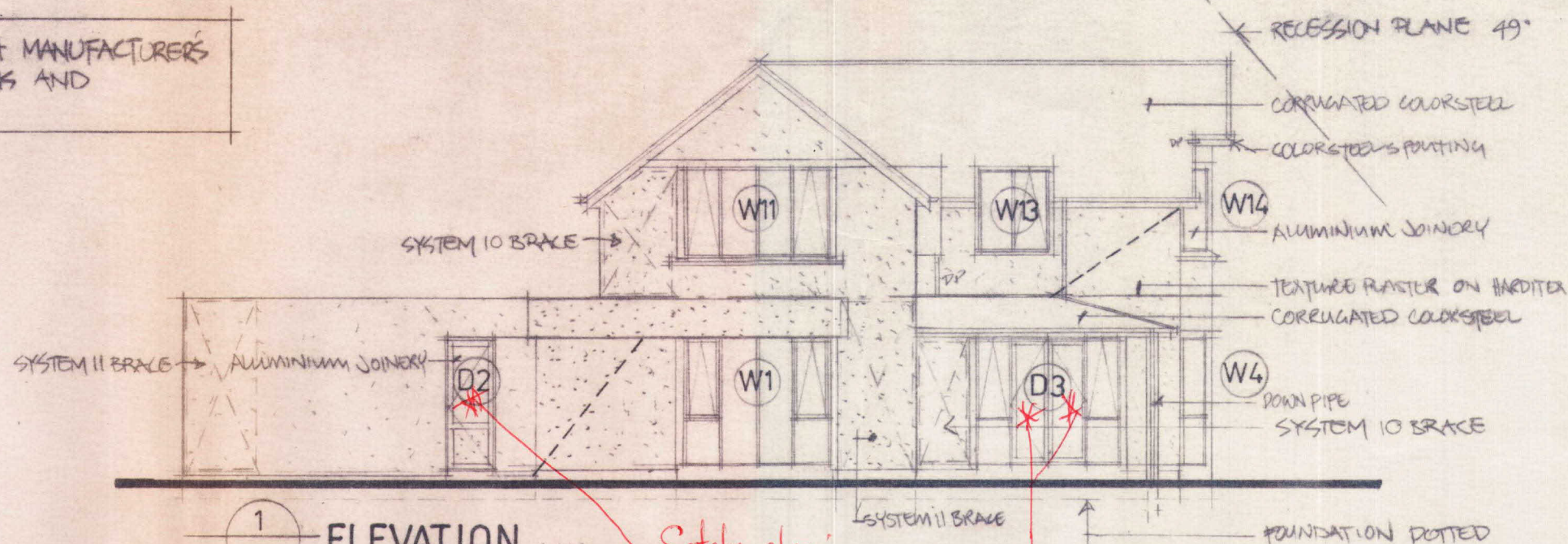
HARDITEX TO COMPLY WITH MANUFACTURERS
INSTALLATION SPECIFICATIONS AND
RECOMMENDATIONS

ELECTRICAL LEGEND

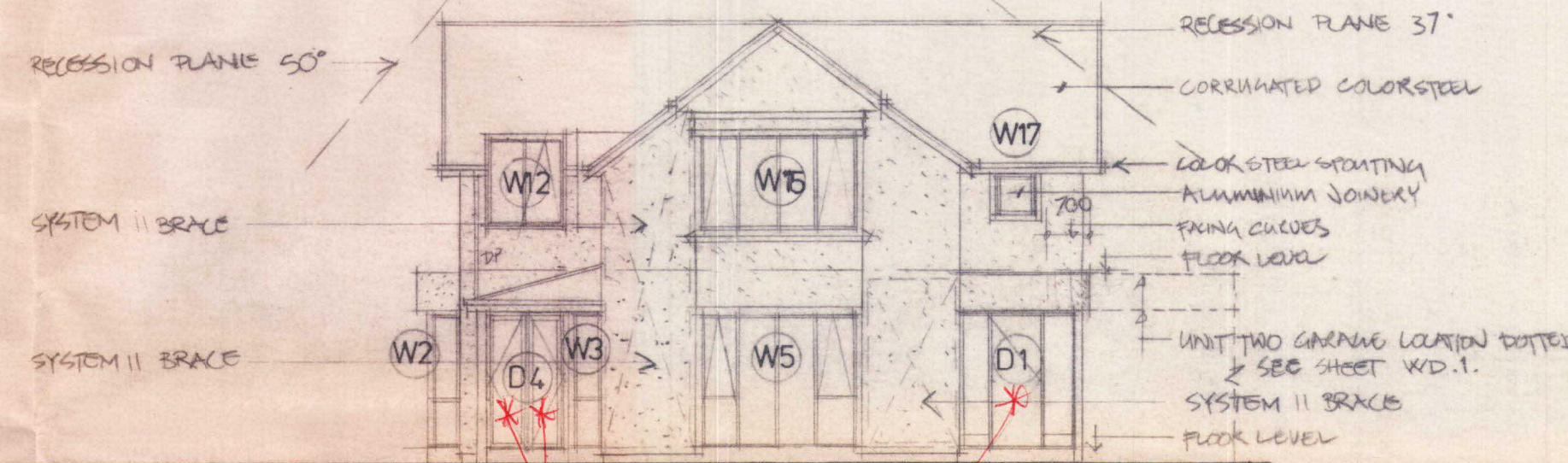
- DL DOWN LIGHT
- BL BATTEN HELD LIGHT
- WM WALL MOUNTED LIGHT
- EB EYE BALL LIGHT
- CP CORD PENDENT LIGHT
- DS DOUBLE SOCKET
- HS HEATER SOCKET
- TR HEATED TONGUE RAIL SOCKET
- SH SHAKER SOCKET
- SS SINGLE SOCKET
- SW SWITCH



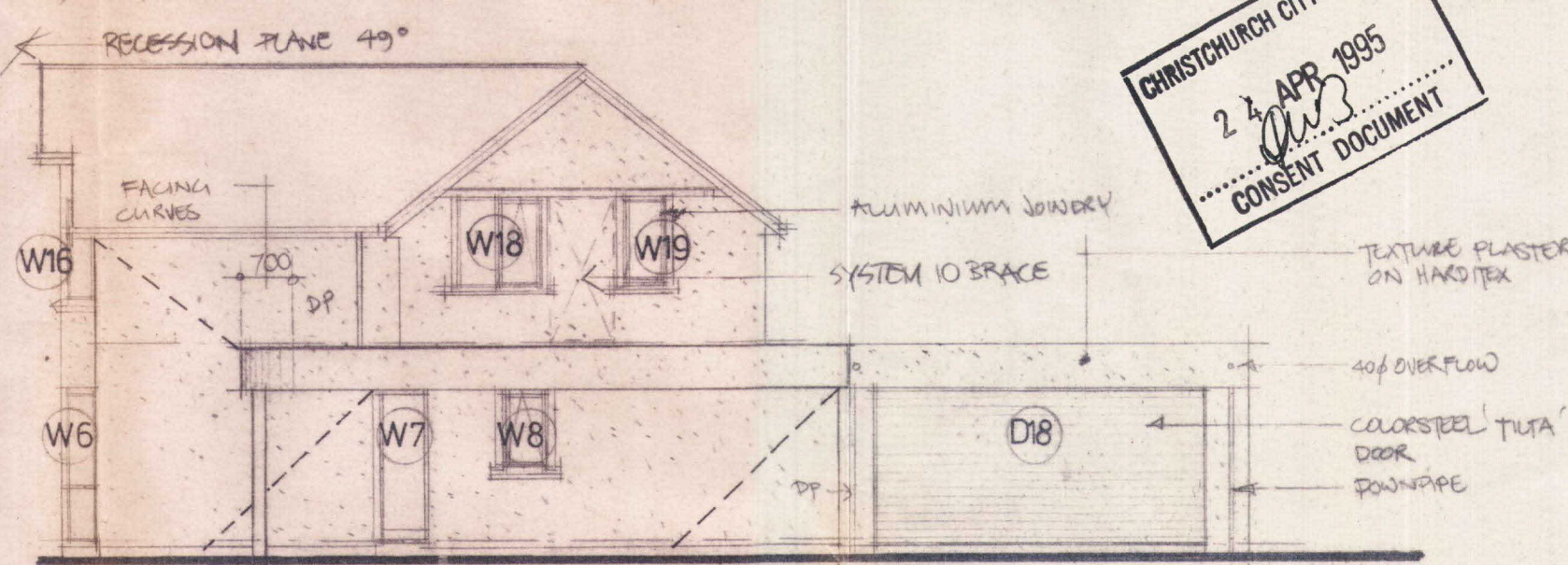
GROUND FLOOR PLAN



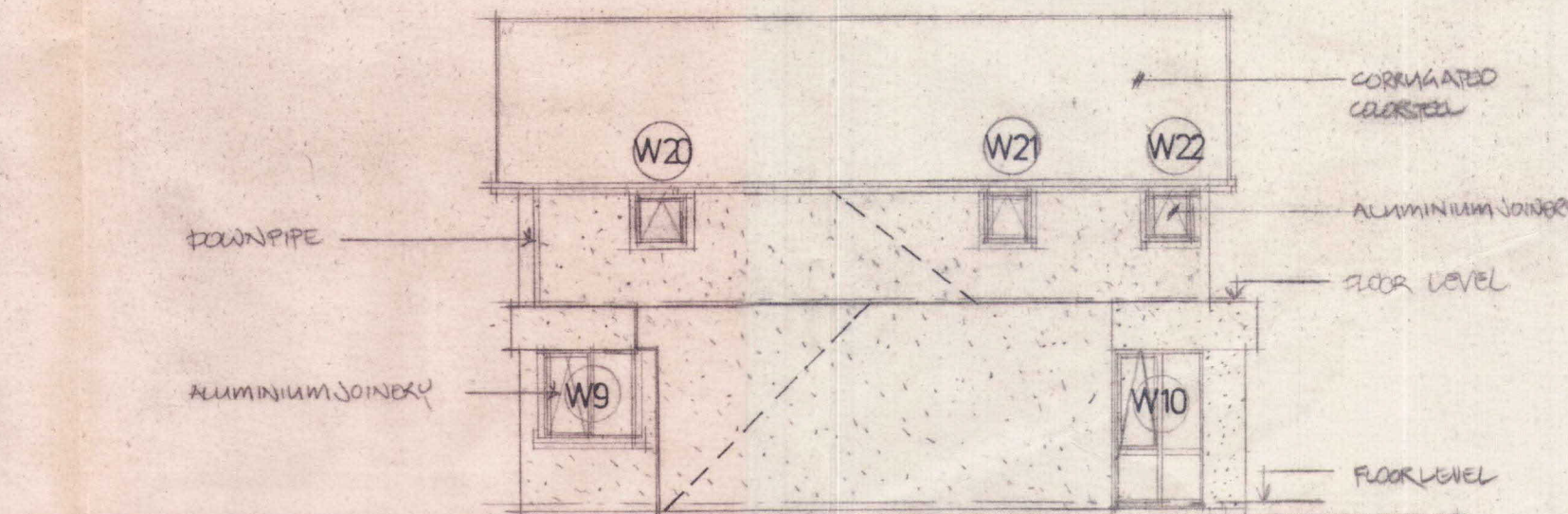
1 ELEVATION



2 ELEVATION



3 ELEVATION



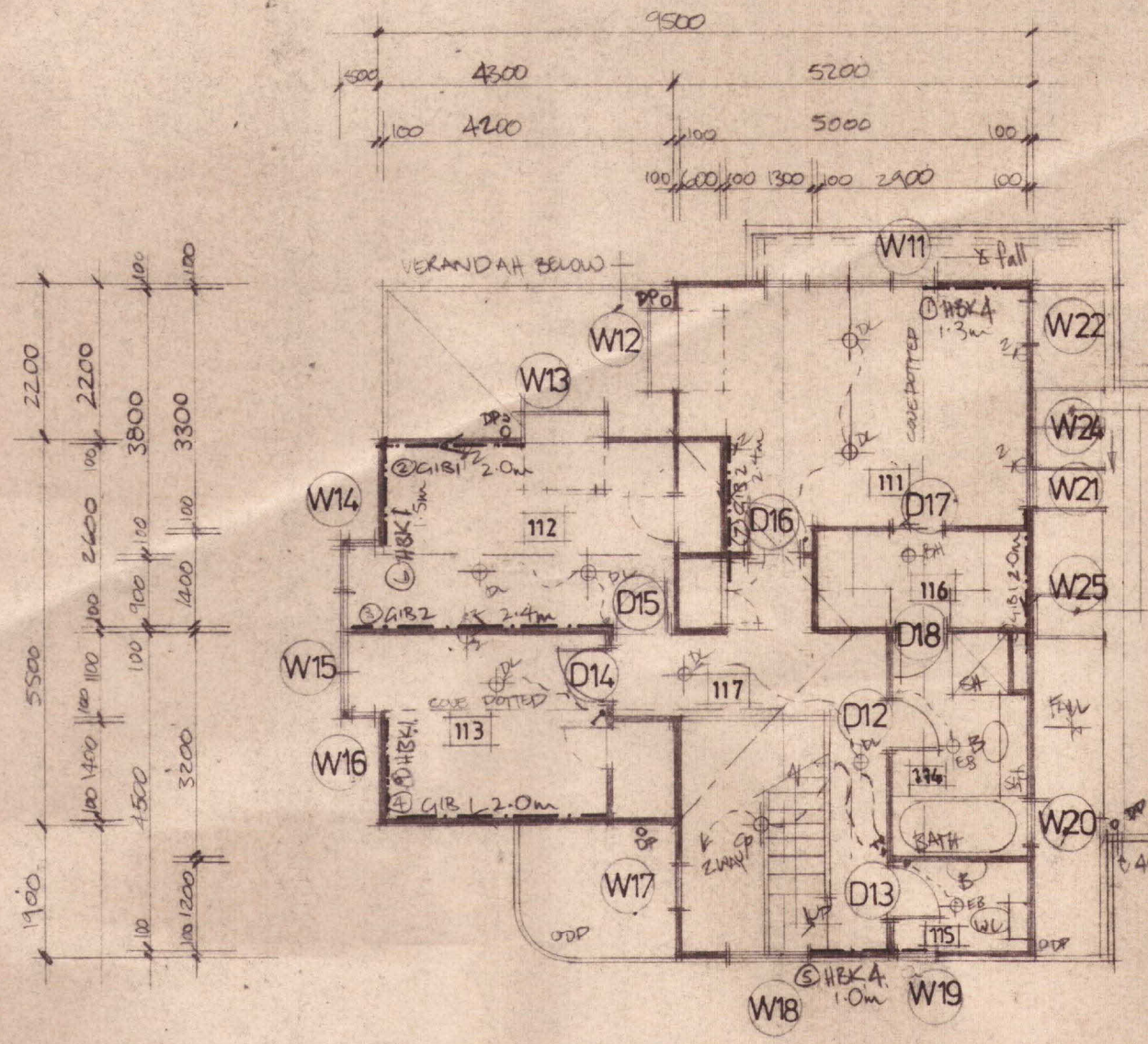
4 ELEVATION

FILE COPY
All building work shall comply with the
New Zealand Building Code notwith-
standing any inconsistencies which may
occur in the drawings and specifications

CHRISTCHURCH CITY COUNCIL
24 APR 1995
AMENDED
CONSENT DOCUMENT

PADDY HELMORE ARCHITECT
2nd FLOOR, 291 MADRAS ST.
P.O. BOX 2462, CHRISTCHURCH.
PHONE & FAX 03 379-8225.

CONSULTANTS	
TOWNHOUSE UNITS	
at	
2 CHILCOMBE STREET	
CHRISTCHURCH	
for	
P YEE	AMENDED C.C.C.
DATE	JANUARY 1995
SCALE	1:100
DRAWN	GW, J.P.
DRAWING	
GROUND AND FIRST FLOOR PLANS. UNIT 1.	
ELEVATIONS	
ISSUED DATE	19/4/95
DRAWING NO	WD 2.A

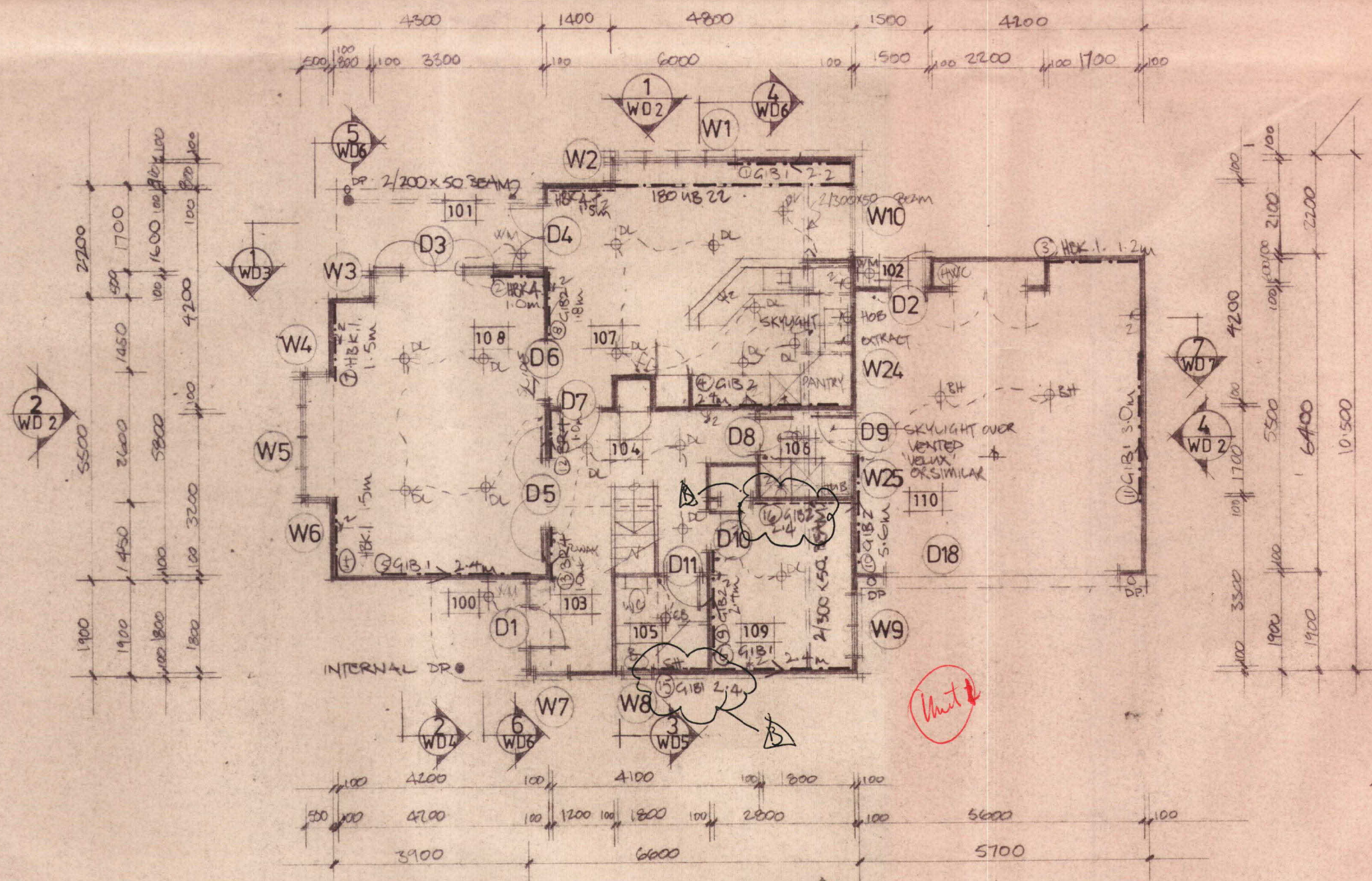


FIRST FLOOR PLAN

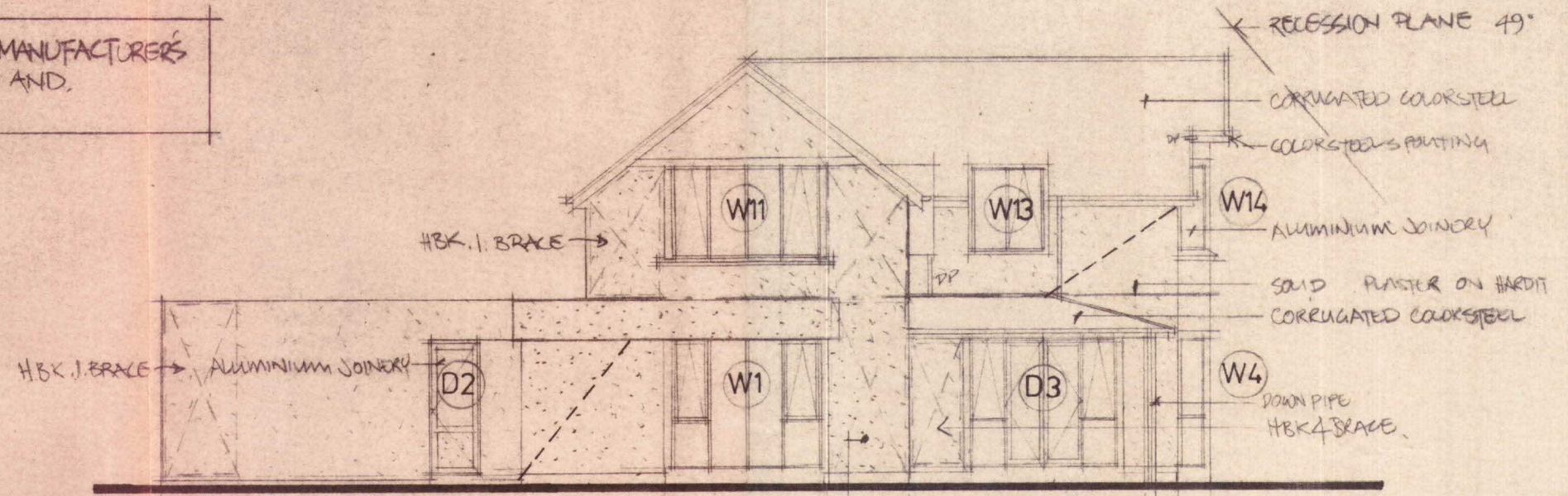
HARDBACK TO COMPLY WITH MANUFACTURERS
INSTALLATION SPECIFICATIONS AND
RECOMMENDATIONS

ELECTRICAL LEGEND

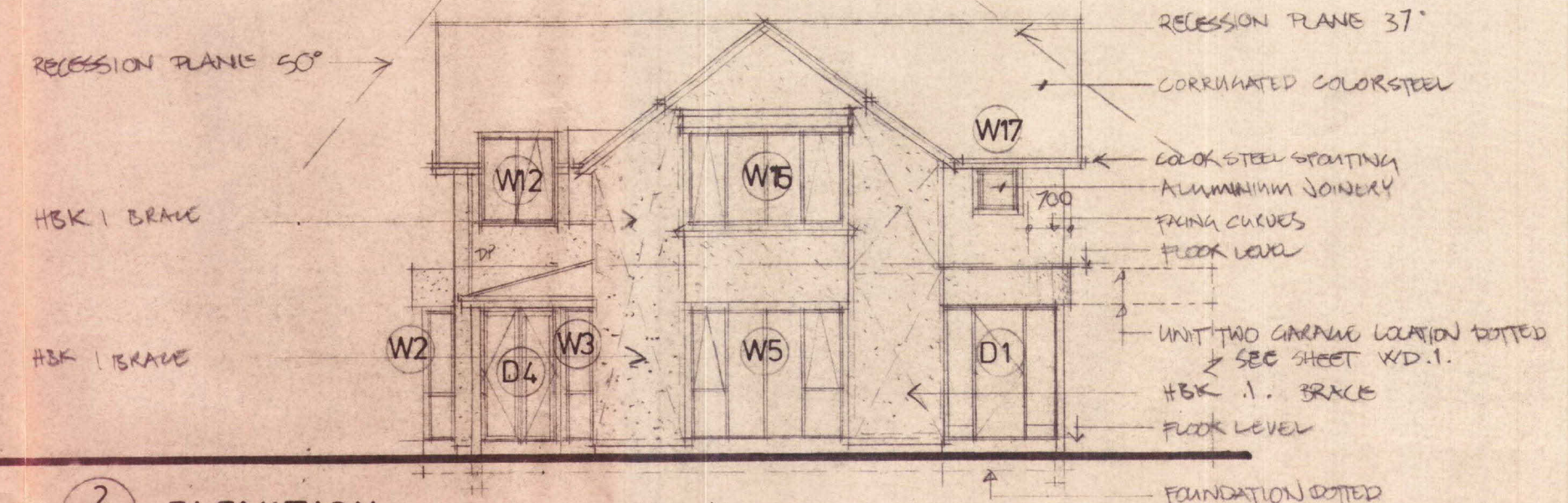
- DL DOWN LIGHT
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- SS SINGLE SOCKET
- SW SWITCH



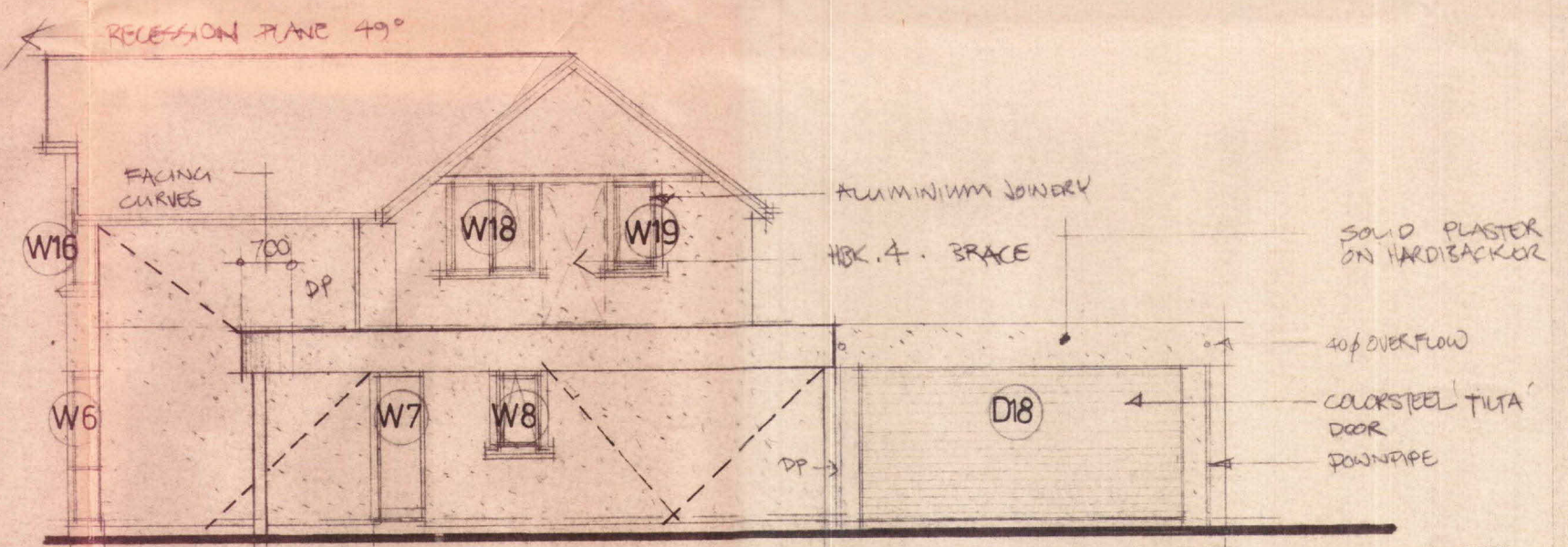
GROUND FLOOR PLAN



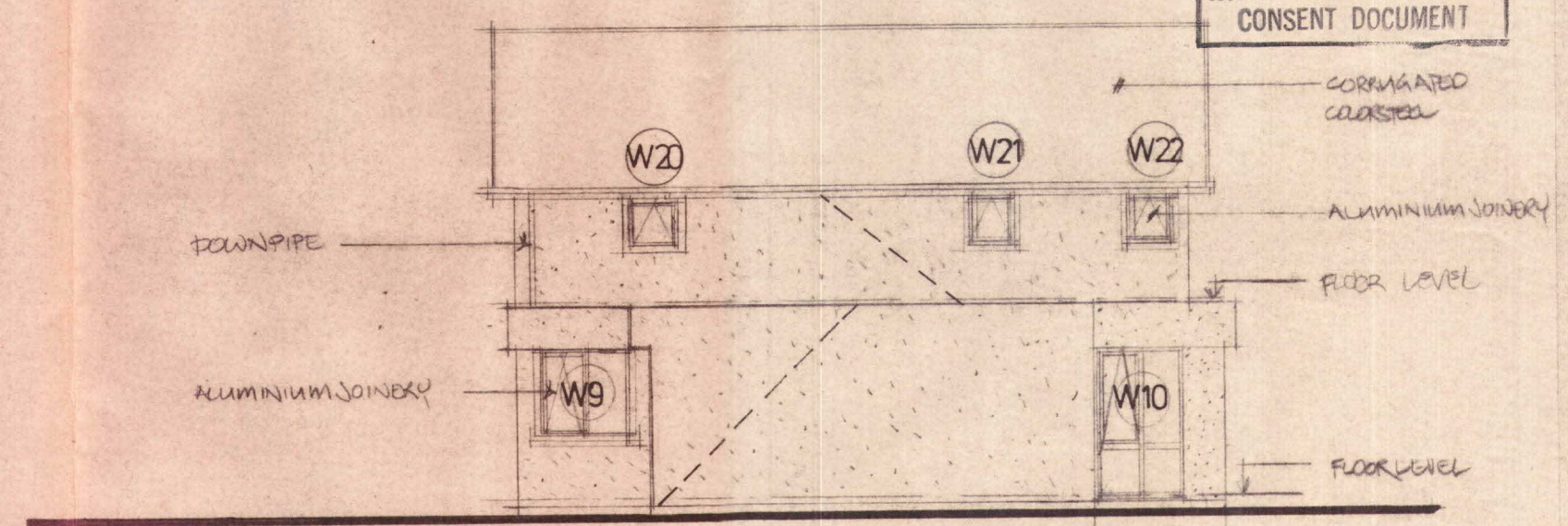
1 ELEVATION



2 ELEVATION



3 ELEVATION



4 ELEVATION

PADDY HELMORE ARCHITECT

2nd FLOOR, 291 MADRAS ST.
P.O. BOX 2462, CHRISTCHURCH.
PHONE & FAX 03 379-8225.

CONSULTANTS

TOWNHOUSE UNITS
at
2 CHILCOMBE STREET
CHRISTCHURCH

for **P YEE**

DATE JANUARY 1995

SCALE 1:100

DRAWN GW.J.P.

DRAWING
GROUND AND FIRST FLOOR PLANS. UNIT 1.
ELEVATIONS

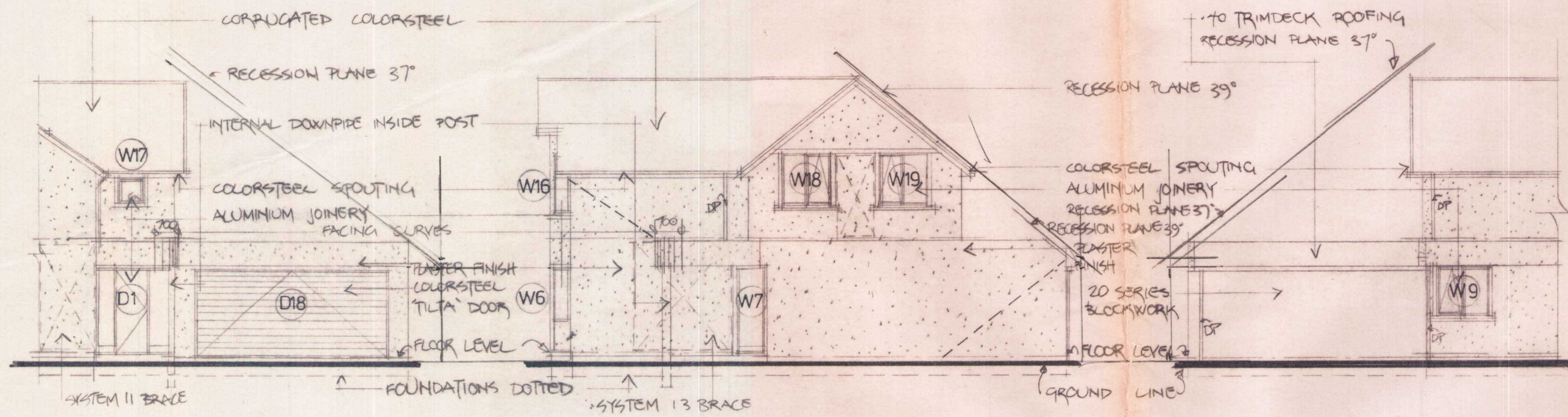
ISSUED DATE

DRAWING NO

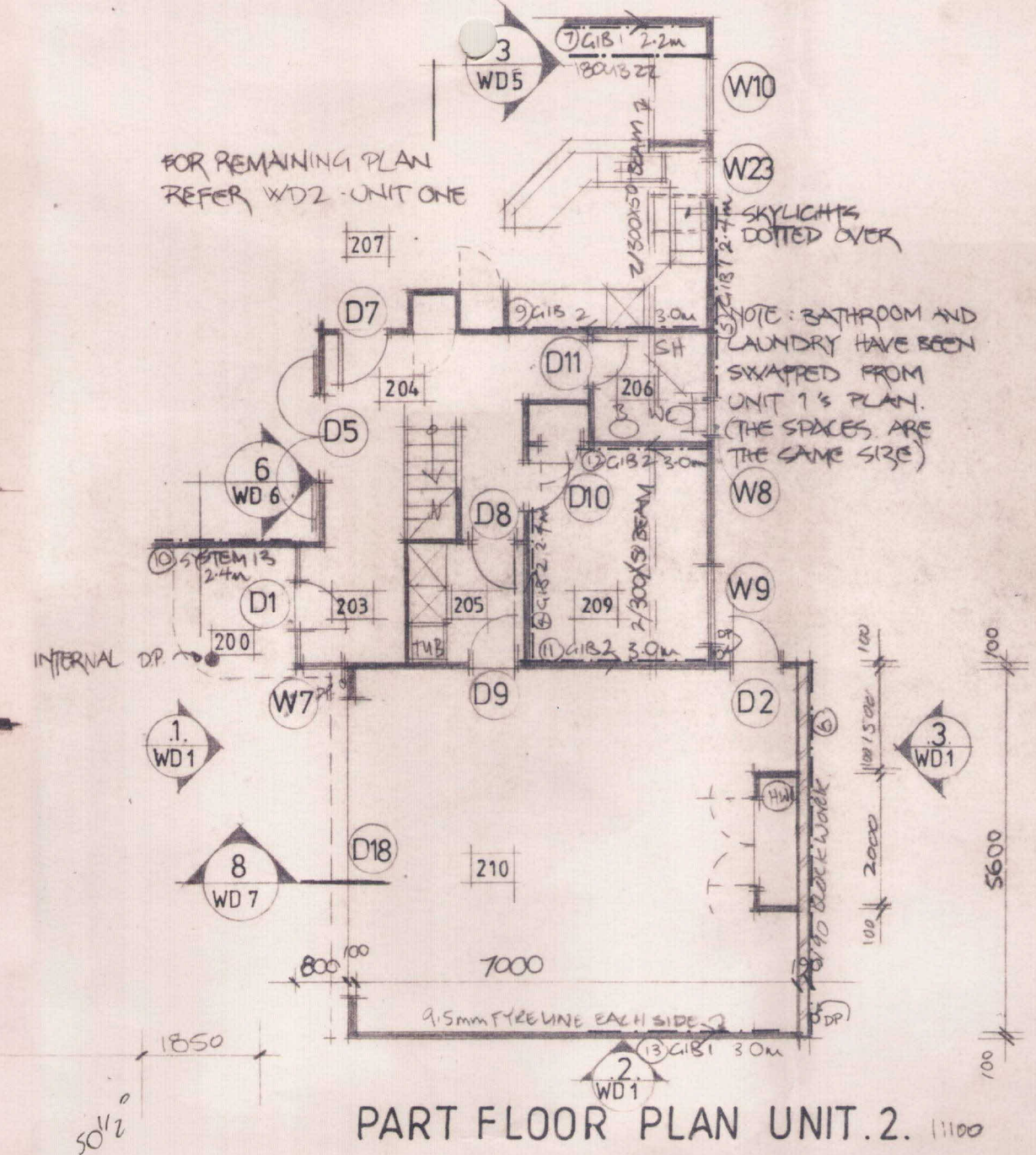
AMENDED
C.C.C.

1/4/96

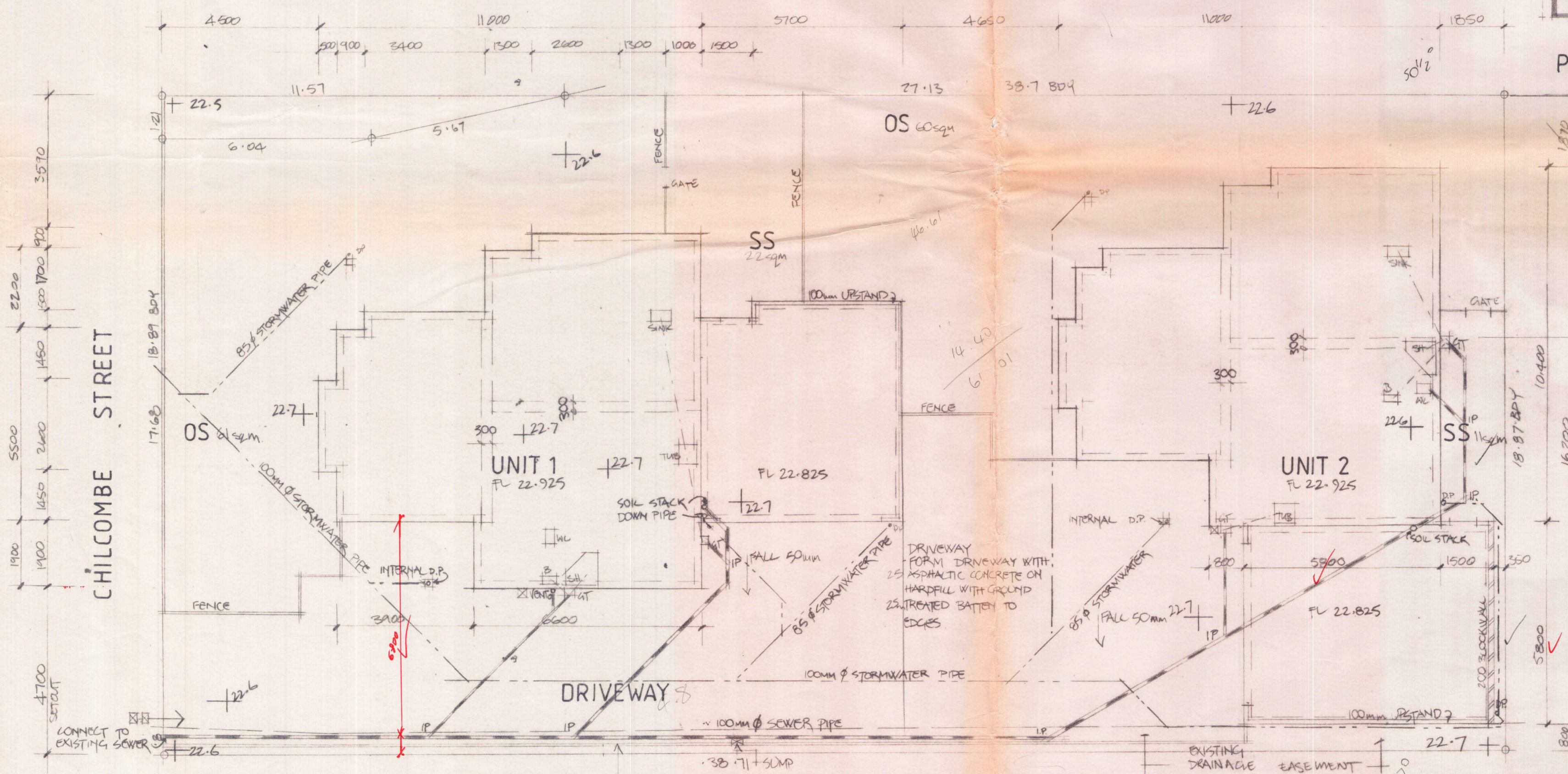
WD 2.A



1. ELEVATION 1:100 UNIT 2. 2. ELEVATION 1:100 UNIT 2. 3. ELEVATION 1:100 UNIT 2.



PART FLOOR PLAN UNIT 2. 1:100



SITE PLAN 1:100

LOT 1 DP 7336 PART LOT 12 CT AREA 730 sqm	FIRST FLOOR AREA UNIT 1 88.6 sqm UNIT 2 88.6 sqm GARAGE AREA UNIT 1 35 sqm UNIT 2 41 sqm SITE COVERAGE 253.2 sqm	ALLOWABLE IS 730 x 40% = 292 sqm	WATER SUPPLY 25mm Ø MAIN SUPPLY WITH 20mm Ø SUPPLIES TO EACH UNIT. STOP VALVE AND METER TO EACH UNIT	DRAINAGE PLAN 100mm Ø SEWER 100mm Ø STORMWATER PROTECT ALL DRAINS UNDER BUILDINGS AND DRIVEWAYS
--	---	----------------------------------	--	--

PADDY HELMORE ARCHITECT

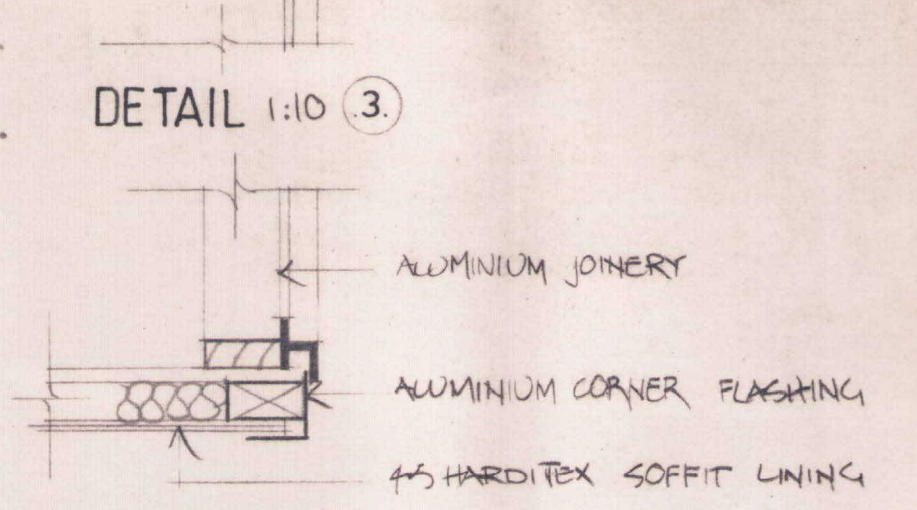
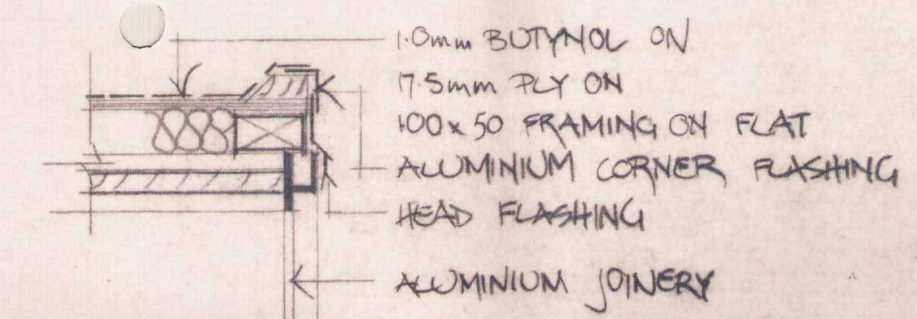
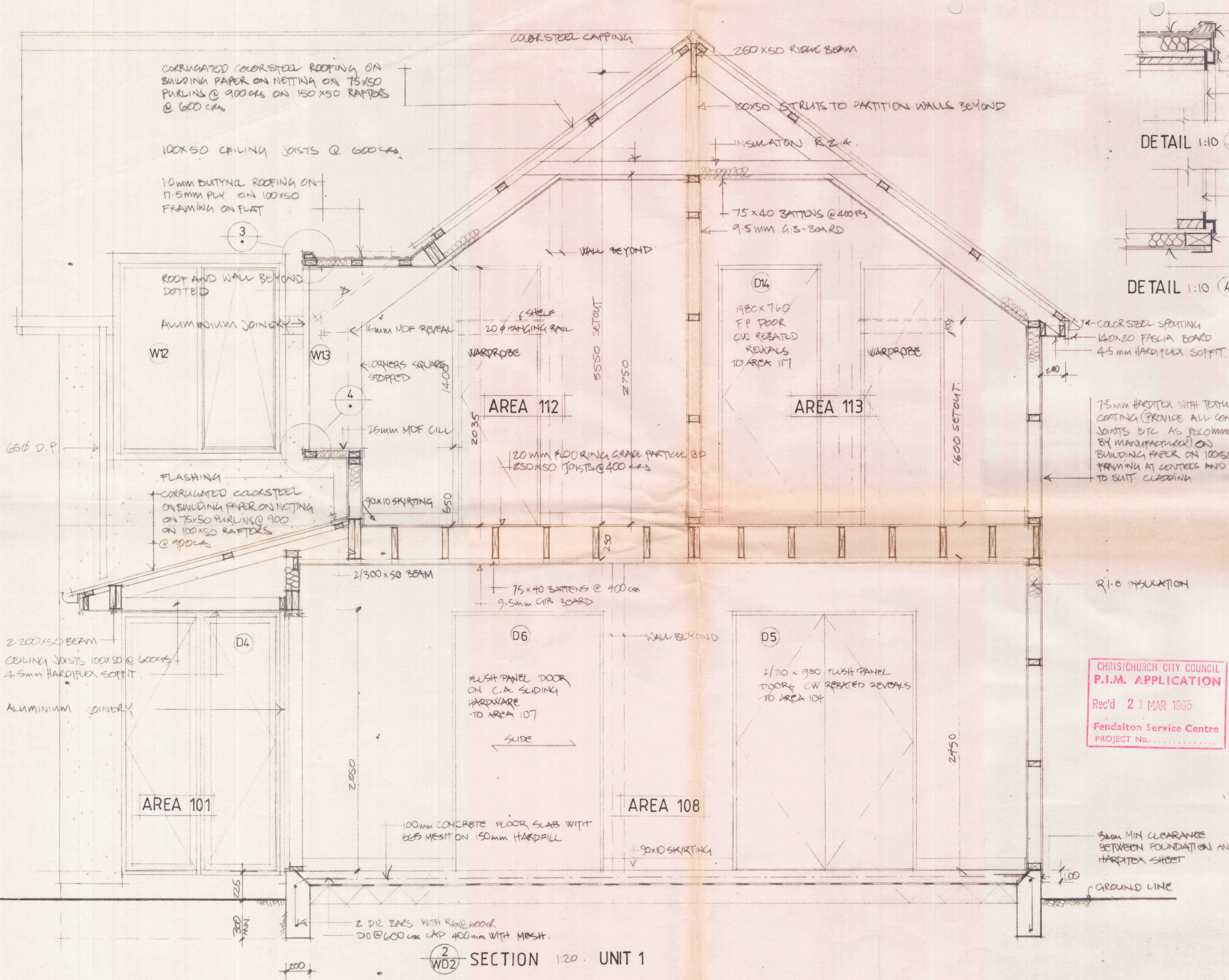
2nd FLOOR, 291 MADRAS ST.
P.O. BOX 2462, CHRISTCHURCH.
PHONE & FAX 03 379-8225.

CHRISTCHURCH CITY COUNCIL
P.I.M. APPLICATION
Rec'd 21 MAR 1995
Fendalton Service Centre
PROJECT No.

CONSULTANTS

TOWNHOUSE UNITS
at
2 CHILCOMBE STREET CHRISTCHURCH
for
P YEE

DATE	JANUARY 1995
SCALE	1:100
DRAWN	GW JP
DRAWING	SITE AND SERVICES AND FLOOR PLANS. ELEVATIONS.
ISSUED DATE	20/3/95
DRAWING NO	WD 1.



7.5mm HARDTEX WITH TEXTURED COATING (PROVIDE ALL CONTROL JOINTS ETC AS RECOMMENDED BY MANUFACTURER) ON BUILDING PAPER ON 100x50 FRAMING AT CENTRES AND LOCATIONS TO SUIT CLADDING

**PADDY
HELMORE
ARCHITECT**

2nd FLOOR, 291 MADRAS ST.
P.O. BOX 2462, CHRISTCHURCH.
PHONE & FAX 03 379-8225.

CHRISTCHURCH CITY COUNCIL
P.I.M. APPLICATION

Rec'd 21 MAR 1995

Fendalton Service Centre
PROJECT No.

TOWNHOUSE UNITS

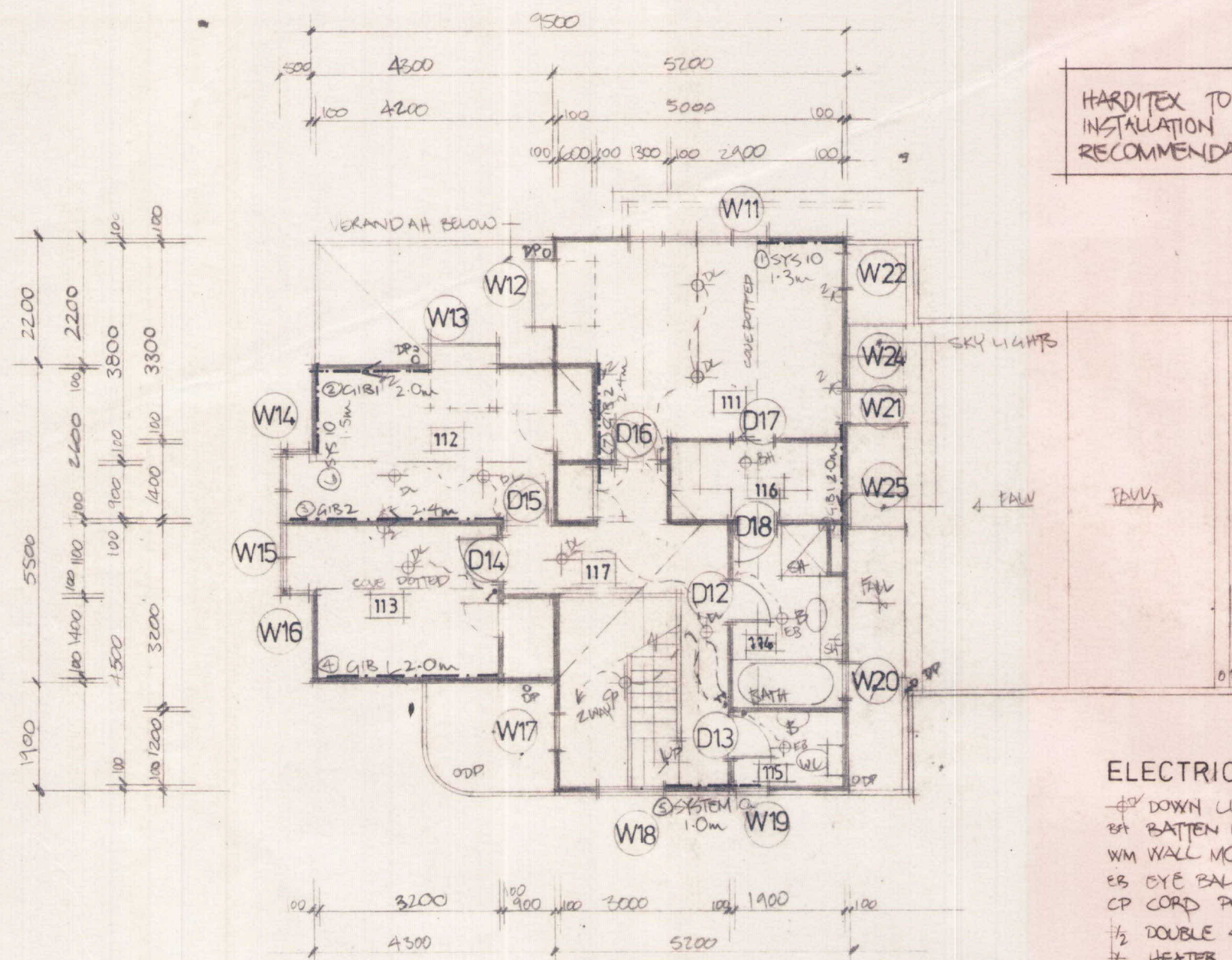
at

**2 CHILCOMBE STREET
CHRISTCHURCH**

for

P YEE

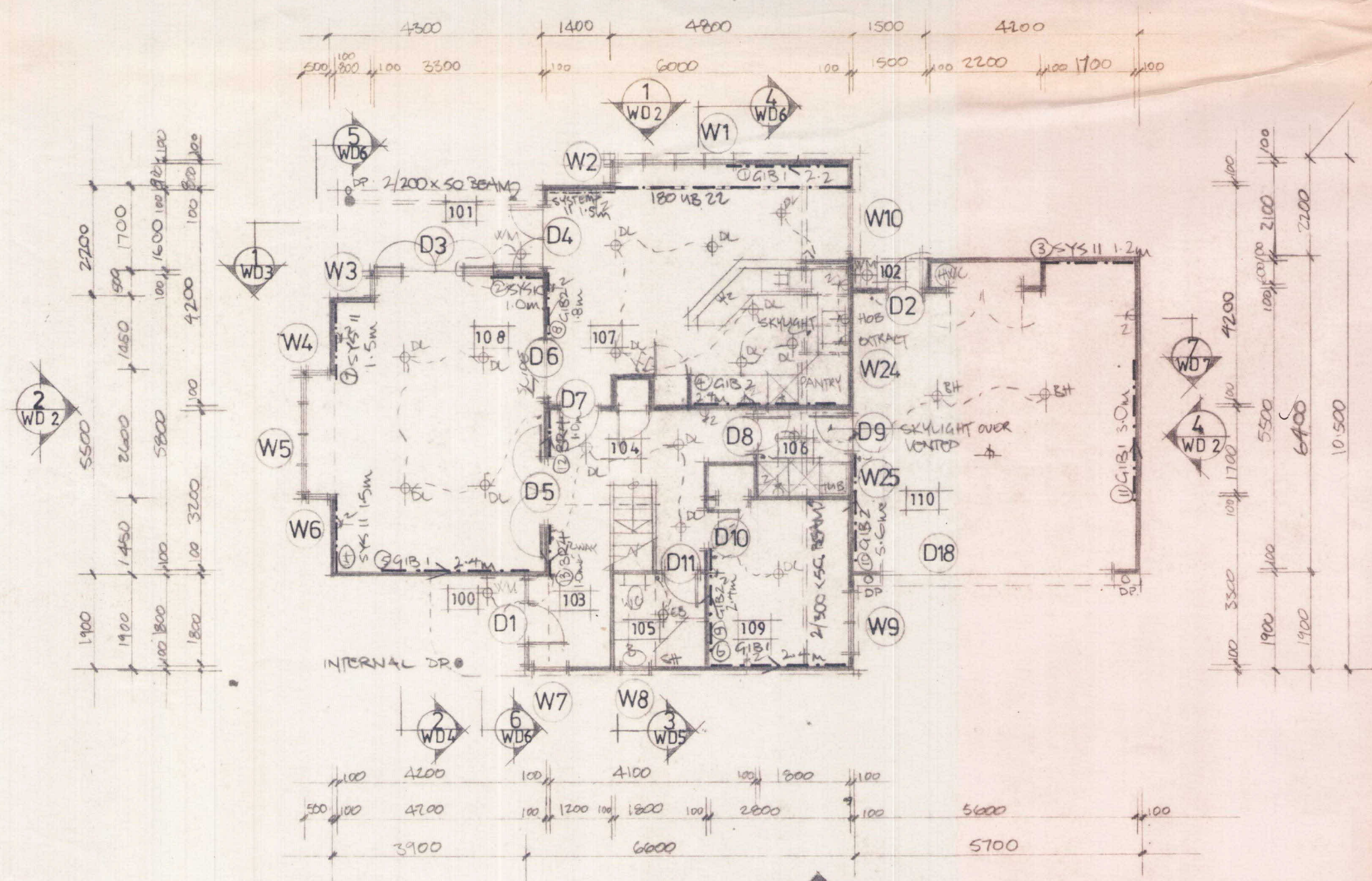
DATE JANUARY 1995	
SCALE 1:10, 1:20	
DRAWN GW, J.P.	
DRAWING	
SECTION DETAILS.	
ISSUED DATE	DRAWING NO
20/3/95	WD 4.



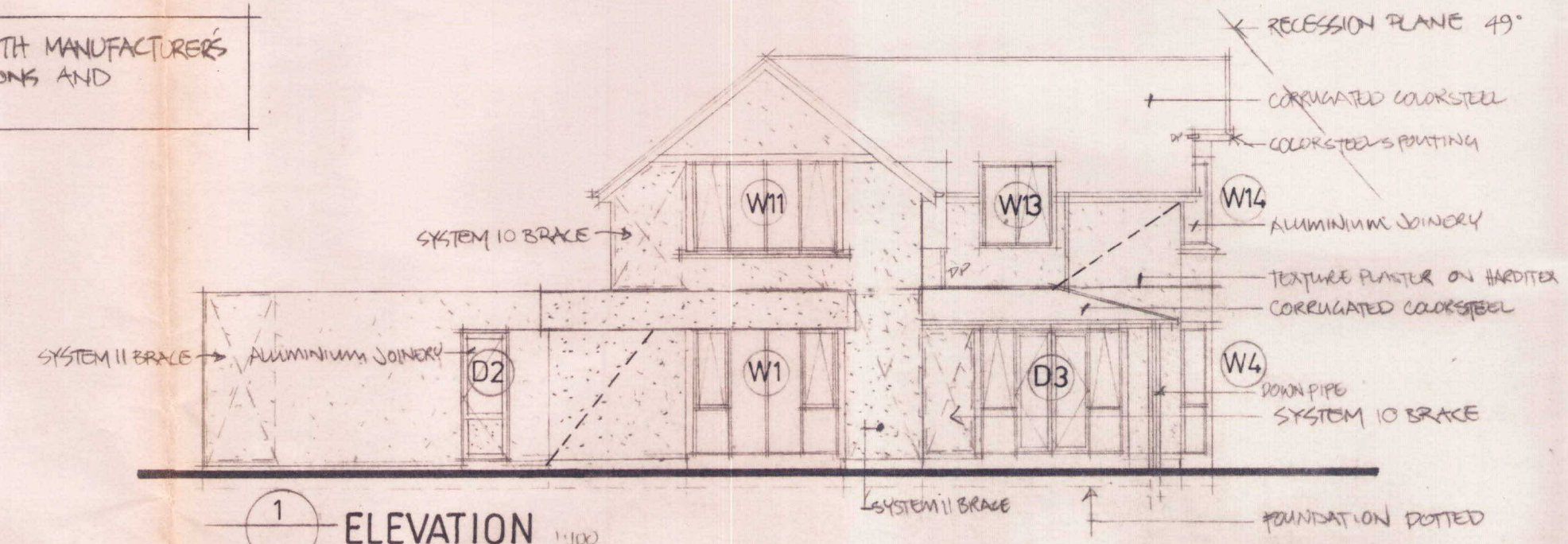
FIRST FLOOR PLAN

HARDITEX TO COMPLY WITH MANUFACTURER'S
INSTALLATION SPECIFICATIONS AND
RECOMMENDATIONS

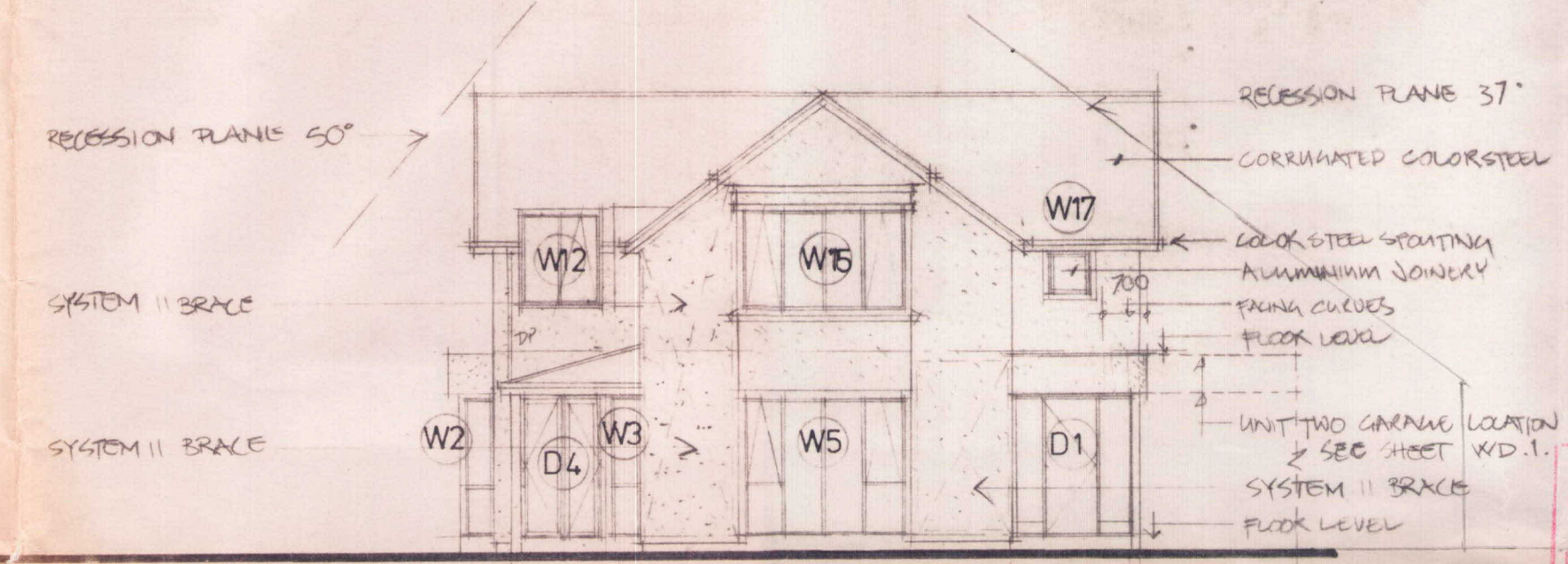
- ELECTRICAL LEGEND**
- DL DOWN LIGHT
 - BT BATTEN HELD LIGHT
 - WM WALL MOUNTED LIGHT
 - EB EYE BALL LIGHT
 - CP CORD PENDENT LIGHT
 - 1/2 DOUBLE SOCKET
 - 7/8 HEATER SOCKET
 - 7/8 HEATED TOWEL RAIL SOCKET
 - 7/8 SHOWER SOCKET
 - 7/8 SINGLE SOCKET
 - SW SWITCH



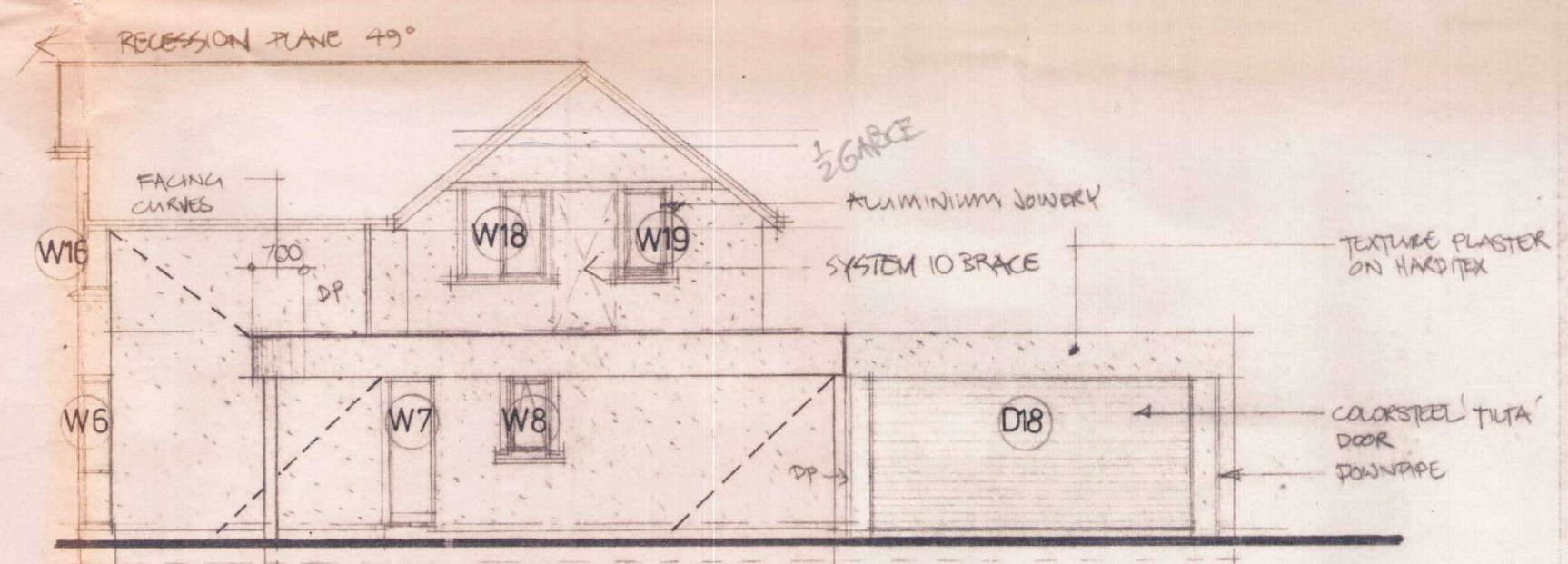
GROUND FLOOR PLAN



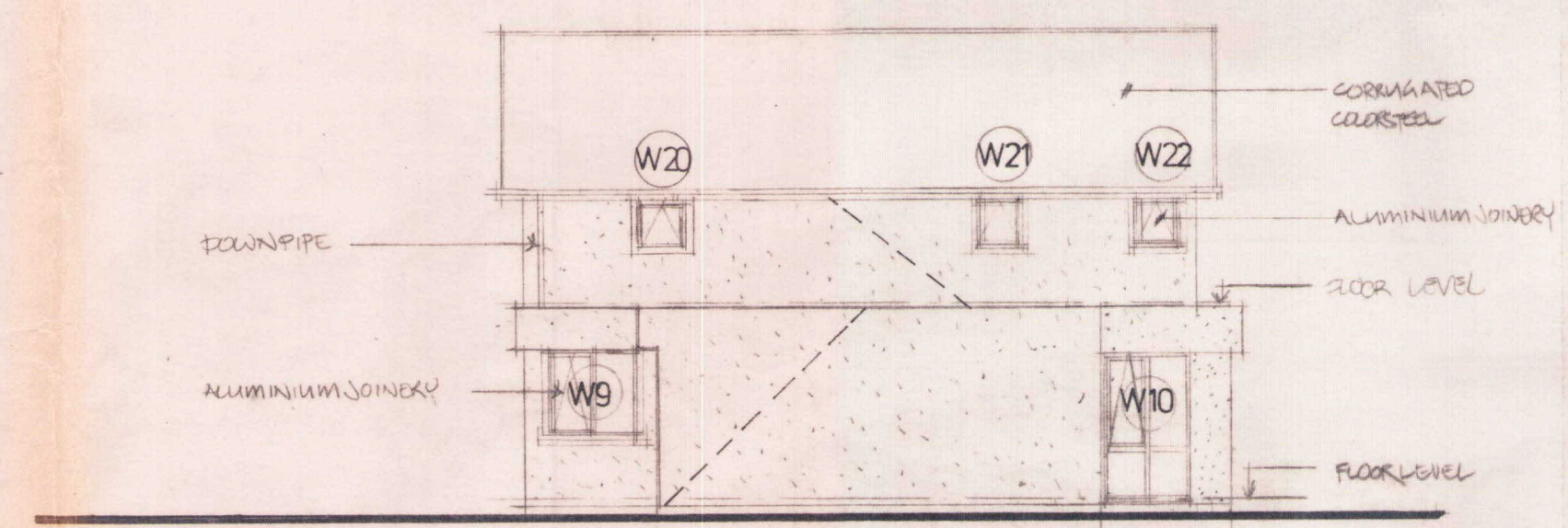
1 ELEVATION



2 ELEVATION



3 ELEVATION

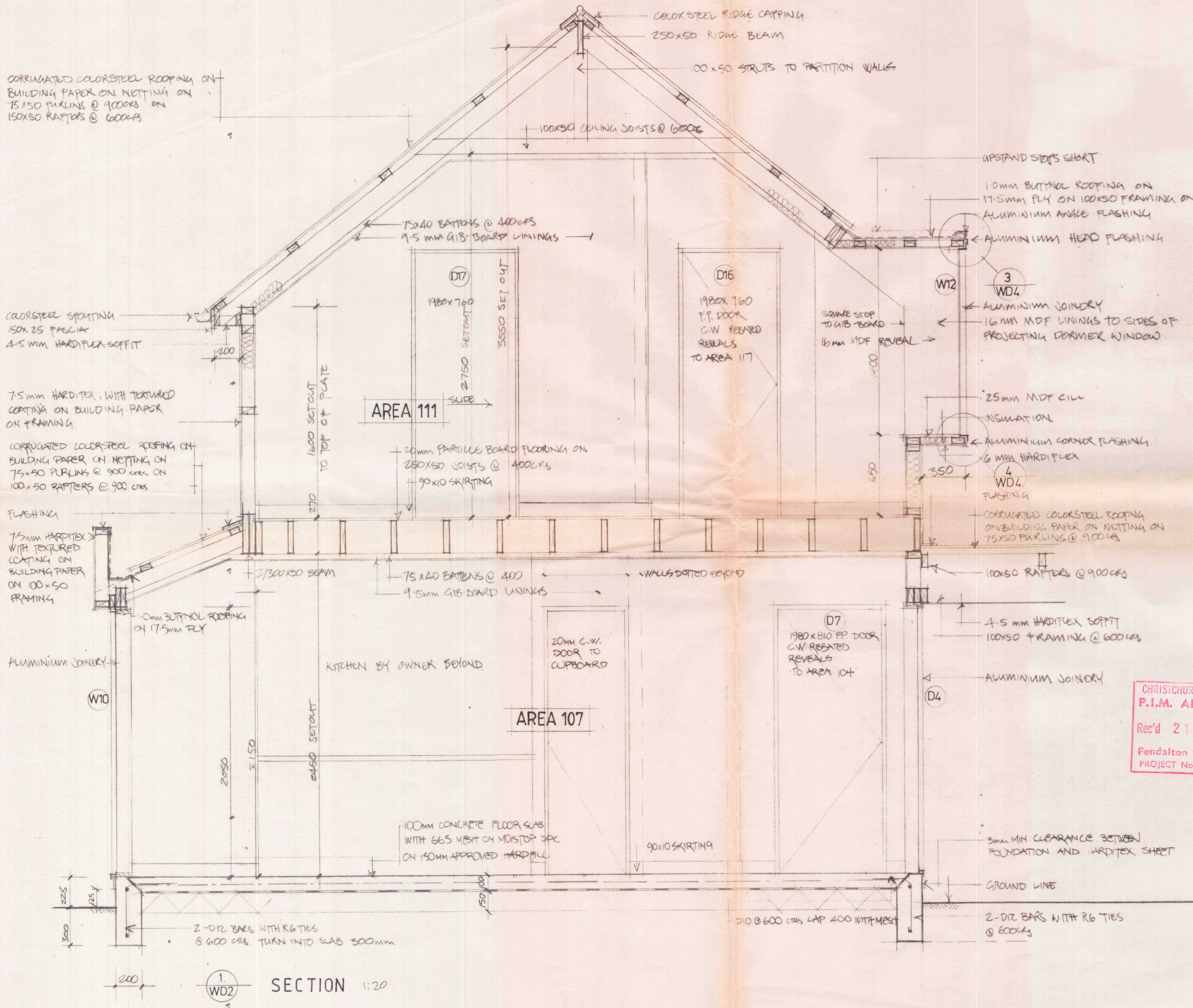


4 ELEVATION

CHRISTCHURCH CITY COUNCIL
P.I.M. APPLICATION
Rec'd 21 MAR 1995
Fendalton Service Centre
PROJECT No.

PADDY HELMORE ARCHITECT
2nd FLOOR, 291 MADRAS ST.
P.O. BOX 2462, CHRISTCHURCH.
PHONE & FAX 03 379-8225.

CONSULTANTS	
TOWNHOUSE UNITS	
at	
2 CHILCOMBE STREET	
CHRISTCHURCH	
for	
P YEE	
DATE	JANUARY 1995
SCALE	1:100
DRAWN	GW, SP.
DRAWING	
GROUND AND FIRST FLOOR PLANS. UNIT 1.	
ELEVATIONS	
ISSUED DATE	20/3/95
DRAWING NO	WD 2.



Registered Proprietors

Area A with Flat 1
Area B with Flat 2
Area C with Flat 1 & Flat 2

Registered Surveyor / / 1997

Total Area **730 m²**

Comprised in C.T. 12K/359

Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at Christchurch this 20TH day
of MAY 1997 Signature 

Field Book p Traverse Book p
Reference Plans DP's 33129 20430 12719 15112

Examined Correct

Approved as to Survey

..... / / **Chief Surveyor**

Deposited this _____ day of _____ 19 _____

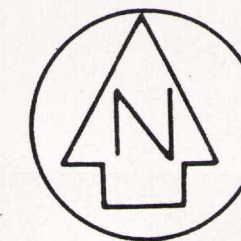
*File
Received
Instructions*

Approved LM 94:23 PD492/4000 DOSLI FORM D15

LAND DISTRICT CANTERBURY
SURVEY BLK. & DIST. X CHRISTCHURCH
NZMS 261 SHT RECORD MAP No

FLATS ERECTED ON LOT 1 D.P. 33129

TERRITORIAL AUTHORITY CHRISTCHURCH CITY
 Surveyed by MILES, FOWLER & FEAR (5340)
 Scale 1: 200 Date FEB. 1995



Approvals

Registered Proprietor

AREA RESTRICTED AS TO USER

Area A with Flat 1
Area B with Flat 2
Area C with Flat 1 & Flat 2

I hereby certify that the building shown hereon is erected in the position shown and is situated within the boundaries of C.T. 12K/359

Registered Surveyor 1/1995

Total Area 730 m²

Comprised in C.T. 12K/359

I, Graham Harvey Fowler of Christchurch Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at this day
of 19 Signature *G.H. Fowler*

Field Book p Traverse Book p

Reference Plans D.P.s 33129 20430 12719 15112

Examined Correct

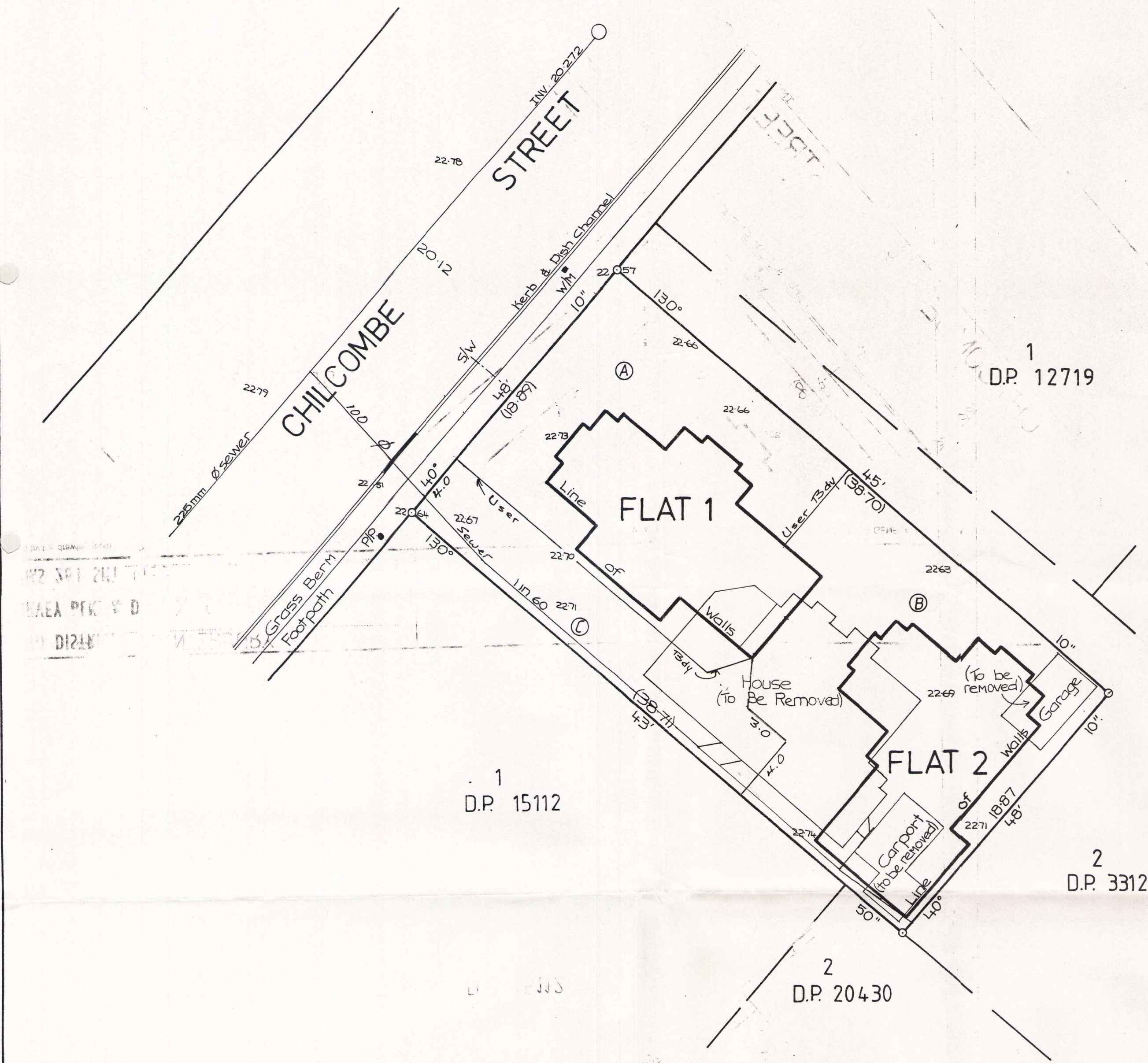
Approved as to Survey

..... / / Chief Surveyor

Deposited this day of 19

..... District Land Registrar

File
Received
Instructions



LAND DISTRICT CANTERBURY
SURVEY BLK. & DIST. X CHRISTCHURCH
NZMS 261 SHT M35 RECORD MAP No 1000/5235

FLATS ERECTED ON LOT 1 D.P. 33129

TERRITORIAL AUTHORITY CHRISTCHURCH CITY
Surveyed by MILES FOWLER & FEAR (5340)
Scale 1:200 Date FEB. 1995

CERTIFICATE OF TITLE No.12K/359

Transfer 155250/1 to Elizabeth
Anne Maturin of Christchurch,
Married Woman - 9.11.1977 at
2.49 pm.

[Signature]
D.L.R.

Mortgage 155250/2 to Ronaldson
Tyllie and Averill Solicitors Limited -
9.11.1977 at 2.50 pm.

DISCHARGED
20/1/1981

[Signature]
D.L.R.

No. 290642/1 Change of Name of the
Mortgage under Mortgage 155250/2
to Ronaldson Averill Solicitors
Nominco Company Limited
5/9/1980 at 9.21 a.m.

[Signature]
D.L.R.

Variation of Mortgage 155250/2 - 20-3-1981 at
11.08a.m.

DISCHARGED
20/1/1981

[Signature]
for A.L.R.

Transfer A149558/1 to Peter Yee and Mary
Yee both of Christchurch Shop Proprietors -
12.12.1994 at 9.01am

[Signature]
for A.L.R.