




## Auction files



Thank you for  
your interest in  
the **property**





153 Edinburgh Street, SPREYDON

3 Bed 2 Bath 2 Car

## Much Sought After

Well, if a beautiful warm modern house with plenty of living space in a fantastic private location is high on your wish list, then much haste should be taken. This is a post 2000's build from permanent materials, it is well fenced on a freehold title offering the living of a full-sized house without the extra maintenance. The moment you arrive you will enjoy how nice this house looks with great exterior design and positioning. Once you enter the house and enter the living a cathedral ceiling opens up and offers a wonderful feeling of space to relax and unwind with nice garden views on offer through the lovely bay window to the east. Bedrooms are excellent with each having the space for a double bed and built in wardrobes with the master being a large double with semi ensuite. The second floor is comprised of two double guest suits with an adjoining bathroom on offer with shower, toilet and vanity. The layout is just superb and is perfect for those downsizing or wanting something for the whole family. Even teenagers would appreciate the privacy that the upstairs offer. With other features of this glorious home including a double garage with internal access, heat pump, skylights and indoor-outdoor flow from three sides of the house just to name a few.

### View

As advertised or by appointment

### Auction

Thursday 11th September 2025  
at 12.00pm



**Peter Warren**  
027 436 9487



**Jo Warren**  
027 634 6738



Disclaimer: Information contained herein is gathered from sources we deem to be reliable however warrant no guarantees as to its accuracy. Interested parties are advised to rely upon their own enquiries and due diligence.

RAINE & HORNE NEW ZEALAND PTY LIMITED Licensed REAA 2008

**ADDRESS: 153 Edinburgh Street, Spreydon**

## **Chattels & Features**

**Bedrooms:** Three Double with Built-in Wardrobes

**Bathrooms:** Shower, Vanity, Toilet

**Semi-Ensuite:** Shower, Vanity, Toilet

**Garages:** Double lock up, Auto Door & Internal Access

**Stove:** Wall Oven & Cooktop

**Heating:** Heat Pump

**Hot Water:** Electric

**Land Area:** 474 sqm more or less

**Building Size Area:** 150 sqm Source: Property Smarts

**Year Built:** 2000

**RV:** \$710,000


**CCC Rates 2025/2026:** \$4,315.20

**Legal Description:** Lot 1 DP 82731

**Certificate of Title:** CB47D/461

**Insulation:** Ceiling & Walls

**Chattels:** Blinds, Drapes, Wall Oven, Cooktop, Rangehood, Dishwasher, Waste Disposer, Heat Pump, Clothesline, Garden Shed, Fixed Floor Coverings, Light Fittings, 1 x Garage Door Remote, Smoke Detectors, Heat Towel Rail, Bathroom Heater, Bathroom Exhaust Fan



## Statement relating to **passing over** information

**Statement relating to passing over information**

The attached material has been compiled by the collection of records, documents, or information which may have been supplied by third parties, the vendor or the vendor's agent. Accordingly it is merely passing over the information as supplied to us.

**Warning**

No responsibility for the accuracy of the materials whole or in any part is made by Mike Pero Real Estate Limited or any of the company's licensees, employees or officers.

This material is provided to assist you with obtaining relevant information about the property, it is not intended that you rely solely on this information and you should conduct your own investigation. This could be legal, technical or any other advice relating to the property or information on the property.

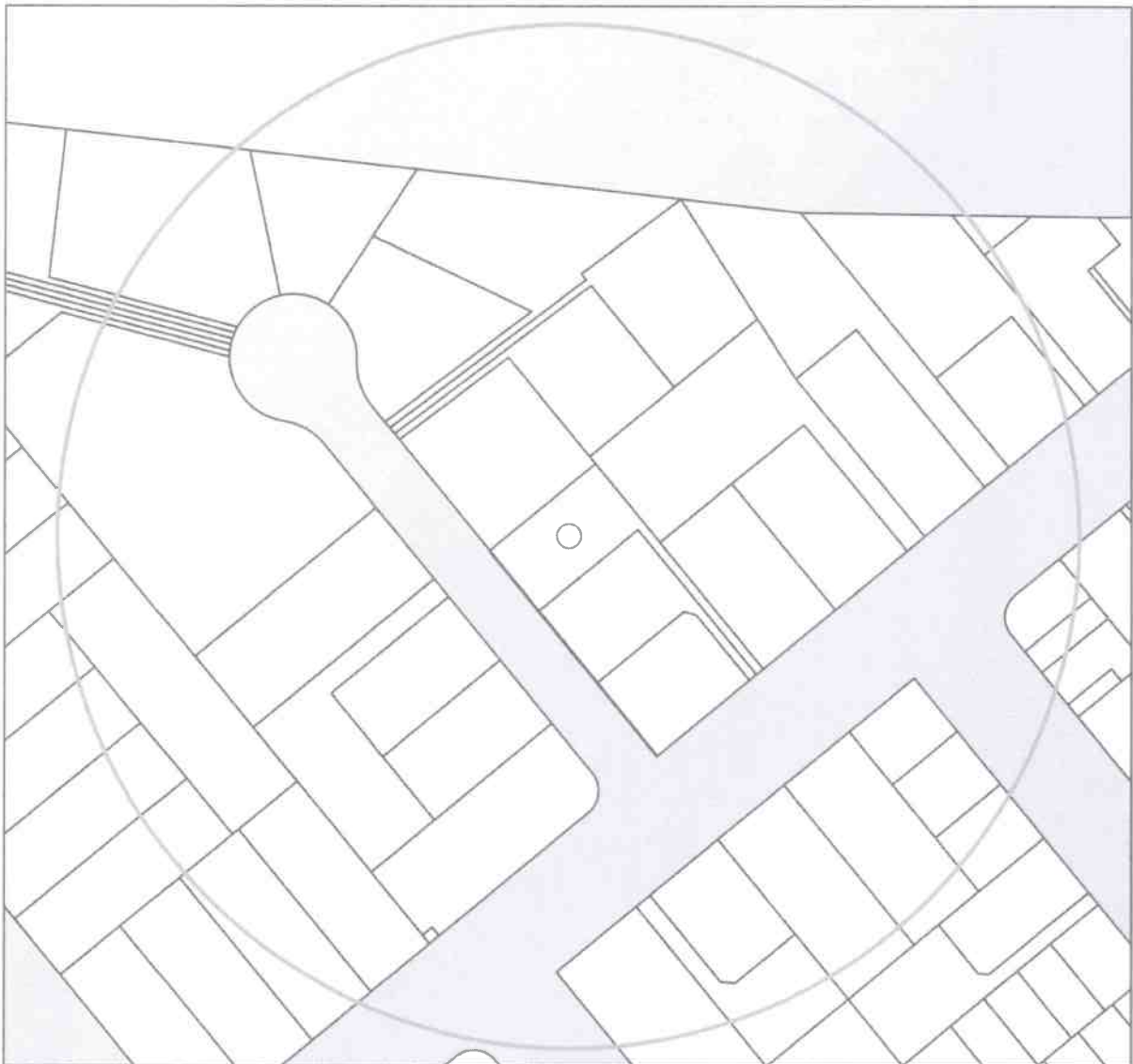
**Obtaining Advice**

Mike Pero Real Estate and its licensees recommend you seek legal advice before signing a sale and purchase agreement or other contractual documents. You should also be aware you can and may need to seek technical or other advice and information prior to signing a sale and purchase agreement or other contractual document.



# Land Information Memorandum

# Land Information Memorandum



Property address:  
153 Edinburgh Street

LIM number: H09260164

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

[www.ccc.govt.nz](http://www.ccc.govt.nz)



# Land Information Memorandum

## Application details

**Date issued** 15 August 2025  
**Date received** 13 August 2025

## Property details

**Property address** 153 Edinburgh Street, Spreydon, Christchurch  
**Valuation roll number** 22622 58502  
**Valuation information** Capital Value: \$710,000  
Land Value: \$400,000  
Improvements Value: \$310,000  
*Please note: these values are intended for Rating purposes*  
**Legal description** Lot 1 DP 82731  
**Existing owner** Judith Olive Ayling  
153 Edinburgh Street  
Christchurch 8024

## Council references

**Rate account ID** 73099105  
**LIM number** H09260164  
**Property ID** 1126643

Property address:  
153 Edinburgh Street

LIM number: H09260164

## Document information

This Land Information Memorandum (LIM) has been prepared for the purpose of section 44A of the Local Government Official Information and Meetings Act 1987 (LGOIMA). It is a summary of the information that we hold on the property. Each heading or "clause" in this LIM corresponds to a part of section 44A.

Sections 1 to 10 contain all of the information known to the Christchurch City Council that must be included under section 44A(2) LGOIMA. Any other information concerning the land as the Council considers, at its discretion, to be relevant is included at section 11 of this LIM (section 44A(3) LGOIMA). If there are no comments or information provided in these sections this means that the Council does not hold information on the property that corresponds to that part of section 44A.

The information included in this LIM is based on a search of Council records only and there may be other information relating to the land which is unknown to the Council. Please note that other agencies may also hold information relevant to the property, or administer legislation relevant to the use of the land, for example, the Regional Council (Ecan), Heritage New Zealand Pouhere Taonga, and Land Information New Zealand.

Council records may not show illegal or unauthorised building or works on the property. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose.

A LIM is only valid at the date of issue as information is based only upon information the Council held at the time of that LIM request being made. It is essential that the applicant undertakes their own due diligence to verify the suitability of the property for their intended use.

## Property file service

This Land Information Memorandum does not contain all information held on a property file. Customers may request property files by phoning the Council's Customer Call Centre on (03) 941 8999, or visiting any of the Council Service Centres. For further information please visit [www.ccc.govt.nz](http://www.ccc.govt.nz).

**To enable the Council to measure the accuracy of this LIM document based on our current records, we would appreciate your response should you find any information contained therein which may be considered to be incorrect or omitted. Please telephone the Customer Call Centre on (03) 941 8999.**

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

## 1. Special features and characteristics of the land

*Section 44A(2)(a) LGOIMA. This is information known to the Council but not apparent from the district scheme under the Town and Country Planning Act 1977 or a district plan under the Resource Management Act 1991. It identifies each (if any) special feature or characteristic of the land concerned, including but not limited to potential erosion, avulsion, falling debris, subsidence, slippage, alluvion, or inundation, or likely presence of hazardous contaminants.*

☎ For enquiries, please phone (03) 941 8999 or visit [www.ccc.govt.nz](http://www.ccc.govt.nz).

### Natural Hazards

#### (a) Coastal Hazards

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

#### (b) Earthquakes

- Liquefaction Assessment

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

#### (c) Flooding

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

#### (d) Landslides

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

#### (e) Subsidence

- Consultant Report Available

Land Information New Zealand (LINZ) engaged Tonkin and Taylor to provide a Geotechnical Report on Ground Movements that occurred as a result of the Canterbury Earthquake Sequence. The report indicates this property may have been effected by a degree of earthquake induced subsidence. The report obtained by LINZ can be accessed on their website at <https://www.linz.govt.nz> and search Information for Canterbury Surveyors.

#### (f) Tsunamis

- Tsunami Evacuation Zone

This property is not in a tsunami evacuation zone. It is not necessary to evacuate in a long or strong earthquake or during an official Civil Defence tsunami warning. Residents may wish to offer to open their home to family or friends who need to evacuate from a tsunami zone, and should plan with potential guests to do so in advance. More information can be found at <https://ccc.govt.nz/services/civil-defence/hazards/tsunami-evacuation-zones-and-routes/>

#### (g) Volcanic and Geothermal Hazards

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

#### (h) Wind

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

#### (i) Any Other Natural Hazards

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

#### (j) District Plan Natural Hazard Information

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

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## **(k) Building Notices**

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

## **Other Special Features or Characteristics of the Land**

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

## **Related Information**

- There are attached hazard/special site characteristics supplementary sheet/s.



## 2. Private and public stormwater and sewerage drains

*Section 44A(2)(b) LGOIMA. This is information about private and public stormwater and sewerage drains as shown in the Council's records.*

☎ For stormwater and sewerage enquiries, please phone (03) 941 8999 or visit [www.ccc.govt.nz](http://www.ccc.govt.nz).

### Related Information

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

## 3. Drinking Water Supply

*Section 44A(2)(ba) and (bb) LGOIMA. This is information notified to the Council about whether the land is supplied with drinking water, whether the supplier is the owner of the land or a networked supplier, any conditions that are applicable, and any information the Council has about the supply.*

Please note the council does not guarantee a particular water quality to its customers. If you require information on current water quality at this property please contact the Three Waters & Waste Unit.

☎ For water supply queries, please phone (03) 941 8999 or visit [www.ccc.govt.nz](http://www.ccc.govt.nz).

### Water supply

Christchurch City Council is the networked supplier of water to this property. This property is connected to the Christchurch City Council Water Supply. The conditions of supply are set out in the Christchurch City Council Water Supply and Wastewater Bylaw (2022), refer to [www.ccc.govt.nz](http://www.ccc.govt.nz).

## 4. Rates

Section 44A(2)(c) LGOIMA. This is information on any rates owing in relation to the land.

☎ For rates enquiries, please phone (03) 941 8999 or visit [www.ccc.govt.nz](http://www.ccc.govt.nz).

### (a) Annual rates

Annual rates to 30/06/2026: \$4,315.20

	Instalment Amount	Date Due
Instalment 1	\$1,078.73	15/08/2025
Instalment 2	\$1,078.73	15/11/2025
Instalment 3	\$1,078.73	15/02/2026
Instalment 4	\$1,079.01	15/05/2026

Rates owing as at 15/08/2025: \$0.00

### (b) Excess Water Rates

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

### (c) Final water meter reading required at settlement?

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

To advise of a property settlement, please complete the request for settlement information form at [www.ccc.govt.nz/services/rates-and-valuations/solicitors-request](http://www.ccc.govt.nz/services/rates-and-valuations/solicitors-request).

A settlement statement of accounts will be provided on the expected settlement date advised.

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## 5. Consents, certificates, notices, orders, or requisitions affecting the land and buildings

*Section 44A(2)(d) LGOIMA. This is information concerning any consent, certificate, notice, order, or requisition, affecting the land or any building on the land, previously issued by the Council. The information in this section may also cover building consent and/or code compliance information issued by building certifiers under the Building Act 1991 and building consent authorities that are not the Council under the Building Act 2004.*

You can check the property file to identify whether any consent or certificate was issued by a building certifier under the Building Act 1991.

*Section 44A(2)(da) LGOIMA. The information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004. There is currently no information required to be provided by a building contractor to a territorial authority under section 362T(2) of the Building Act 2004. The Building (Residential Consumer Rights and Remedies) Regulations 2014 only prescribed the information that must be given to the clients of a building contractor.*

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

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

☎ For building enquiries, please phone (03) 941 8999, email [EPADutyBCO@ccc.govt.nz](mailto:EPADutyBCO@ccc.govt.nz) or visit [www.ccc.govt.nz](http://www.ccc.govt.nz).

### (a) Consents

- BCN/1997/5313 Applied: 10/07/1997 Status: Cancelled  
151 Edinburgh Street Spreydon  
Accepted for processing 10/07/1997  
Application cancelled 01/01/1999  
2 ATTACHED & 2 DETACHED DWELLINGS WITH 4 ATTACHED GARAGES/ DEMOLISH EXISTING DWELLING (CANCELLED 9-SEP-97)- Historical Reference CON97006001
- BCN/1997/6994 Applied: 17/09/1997 Status: Cancelled  
153 Edinburgh Street Spreydon  
Accepted for processing 17/09/1997  
Building consent granted 04/03/1998  
Building consent issued 01/04/1998  
Application cancelled 01/01/1999  
Stage 1: DWELLING UNIT 3 ONLY WITH ATTACHED GARAGE (CANCELLED 28-MAY-99)- Historical Reference CON97007873
- BCN/1999/6598 Applied: 12/08/1999 Status: Completed  
149 Edinburgh Street Spreydon  
Accepted for processing 12/08/1999  
Building consent granted 18/08/1999  
Building consent issued 24/08/1999  
Code Compliance Certificate Granted 23/11/2000  
Code Compliance Certificate Issued 23/11/2000  
SEWER & STORMWATER PIPING- Historical Reference CON99007381

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- BCN/1999/8356 Applied: 19/10/1999 Status: Completed  
149 Edinburgh Street Spreydon  
Accepted for processing 19/10/1999  
Building consent granted 09/11/1999  
Building consent issued 09/11/1999  
PIM Granted 09/11/1999  
PIM Issued 09/11/1999  
Interim Code Compliance Certificate granted 01/06/2000  
Interim Code Compliance Certificate issued 01/06/2000  
Code Compliance Certificate Granted 14/05/2002  
Code Compliance Certificate Issued 14/05/2002  
3 DETACHED DWELLINGS WITH ATTACHED GARAGES & DEMOLISH DWELLING- Historical Reference  
ABA754

## **(b) Certificates**

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

## **(c) Notices**

- Placards issued under the Civil Defence Emergency Management Act 2002 as a result of the 4 September 2010 and 22 February 2011 earthquakes have now expired (by 12 July 2011 if not before). Some civil defence placards were replaced with dangerous building notices issued under section 124 Building Act 2004, and where this has happened the section 124 notice is separately recorded. Many other buildings, although not issued with a section 124 notice, may require structural work or other repairs before they can be occupied again. It is the building owners responsibility to make sure the building is safe for any occupier or visitor. Detailed structural engineering assessments may still be required to be carried out.
- CDB75037886 01/03/2011 153 Edinburgh Street  
Building Evaluation : Building Inspected Under Civil Defence Emergency , Green Placard Issued (a deemed Building Act notice)

## **(d) Orders**

## **(e) Requisitions**

## **Related Information**

- Please find an electrical certificate/s attached relating to works that have been carried out on the current building/dwelling at this address.

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## 6. Certificates issued by a building certifier

*Section 44A(2)(e) LGOIMA. This is information notified to the Council concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004.*

☎ For building enquiries, please phone (03) 941 8999, email [EPADutyBCO@ccc.govt.nz](mailto:EPADutyBCO@ccc.govt.nz) or visit [www.ccc.govt.nz](http://www.ccc.govt.nz).

### Related Information

- Under 1991 Building Act, building certifiers could issue building consents and code compliance certificates. Attached is a code compliance certificate for this property approved by a building certifier.

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## 7. Weathertightness

*Section 44A(2)(ea) LGOIMA. This is information notified to the Council under section 124 of the Weathertight Homes Resolution Services Act 2006.*

 For weathertight homes enquiries, please phone (03) 941 8999 or visit [www.ccc.govt.nz](http://www.ccc.govt.nz).

*If there is no information below this means Council is unaware of any formal Weathertight Homes Resolution Services claim lodged against this property.*

## 8. Land use and conditions

Section 44A(2)(f) LGOIMA. This is information relating to the use to which the land may be put and conditions attached to that use. The planning information provided below is not exhaustive and reference to the Christchurch District Plan and any notified proposed changes to that plan is recommended: <https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/christchurch-district-plan/>.

There may be some provisions of the Christchurch City Plan or Banks Peninsula District Plan that affect this property that are still operative.

For planning queries, please phone (03) 941 8999, email [DutyPlanner@ccc.govt.nz](mailto:DutyPlanner@ccc.govt.nz) or visit [www.ccc.govt.nz](http://www.ccc.govt.nz).

- **Regional plan or bylaw**

There may be objectives, policies or rules in a regional plan or a regional bylaw that regulate land use and activities on this site. Please direct enquiries to Canterbury Regional Council (Environment Canterbury).

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

#### (ii) Christchurch District Plan

- **Christchurch International Airport Protection Sfc.**

Property or part of property within the Christchurch International Airport Protection Surfaces overlay, which is operative.

- **Liquefaction Management Area (LMA)**

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

- **District Plan Zone**

Property or part of property within the Residential Suburban Density Transition Zone, which is operative.

### (b) Resource consents

If there are any land use resource consents issued for this property the Council recommends that you check those resource consents on the property file. There may be conditions attached to those resource consents for the property that are still required to be complied with.

- **RMA/1997/4264 - Subdivision Consent**

Fee Simple SUBDIVISION - Historical Reference RMA5913

Status: Processing complete

Applied 21/11/1997

- **RMA/1999/4534 - Subdivision Consent**

Fee Simple SUBDIVISION 224 REQUESTED 20/07/00 Issued 27/7/00 DP 82731 - Historical Reference RMA13123

Status: Processing complete

Applied 20/07/1999

Granted 04/08/1999

Decision issued 04/08/1999

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## 9. Other land and building classifications


*Section 44A(2)(g) LGOIMA. This is information notified to the Council by any statutory organisation having the power to classify land or buildings for any purpose.*

 For land and building enquiries, please phone (03) 941 8999 or visit [www.ccc.govt.nz](http://www.ccc.govt.nz).

Please refer to Section 1 for details

## 10. Network utility information

*Section 44A(2)(h) LGOIMA. This is information notified to the Council by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004.*

 For network enquiries, please phone (03) 941 8999 or visit [www.ccc.govt.nz](http://www.ccc.govt.nz).

- **None recorded for this property**

## 11. Other information

Section 44A(3) LGOIMA. This is information concerning the land that the Council has the discretion to include if it considers it to be relevant.

☎ For any enquiries, please phone (03) 941 8999 or visit [www.ccc.govt.nz](http://www.ccc.govt.nz).

### (a) Kerbside waste collection

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

### (b) Other

- **Floor Levels Information**

Christchurch City Council holds a variety of information relevant to building/property development across the city. This includes minimum finished floor levels that need to be set to meet the surface water requirements in clause E1.3.2 of the building code (where this applies), and the requirements of the Christchurch District Plan (where a property is in the Flood Management Area). Where this information has been processed for your site, it can be viewed at <https://ccc.govt.nz/floorlevelmap/>, otherwise site specific advice can be obtained by emailing [floorlevels@ccc.govt.nz](mailto:floorlevels@ccc.govt.nz)

- **Guest Accommodation**

Guest accommodation (including whole unit listings on Airbnb; BookaBach; etc.) generally requires a resource consent in this zone when the owner is not residing on the site. For more information, please refer to: <https://ccc.govt.nz/providing-guest-accommodation/>.

- **Community Board**

Property located in Spreydon-Cashmere-Heathcote Community Board.

- **Electoral Ward**

Property located in Spreydon Electoral Ward

- **Listed Land Use Register**

Hazardous activities and industries involve the use, storage or disposal of hazardous substances. These substances can sometimes contaminate the soil. Environment Canterbury identifies land that is used or has been used for hazardous activities and industries. This information is held on a publically available database called the Listed Land Use Register (LLUR). The Christchurch City Council may not hold information that is held on the LLUR. Therefore, it is recommended that you check Environment Canterbury's online database at [www.llur.ecan.govt.nz](http://www.llur.ecan.govt.nz)

- **Spatial Query Report**

A copy of the spatial query report is attached at the end of this LIM. The spatial query report lists land use resource consents that have been granted within 100 metres of this property.

Property address:

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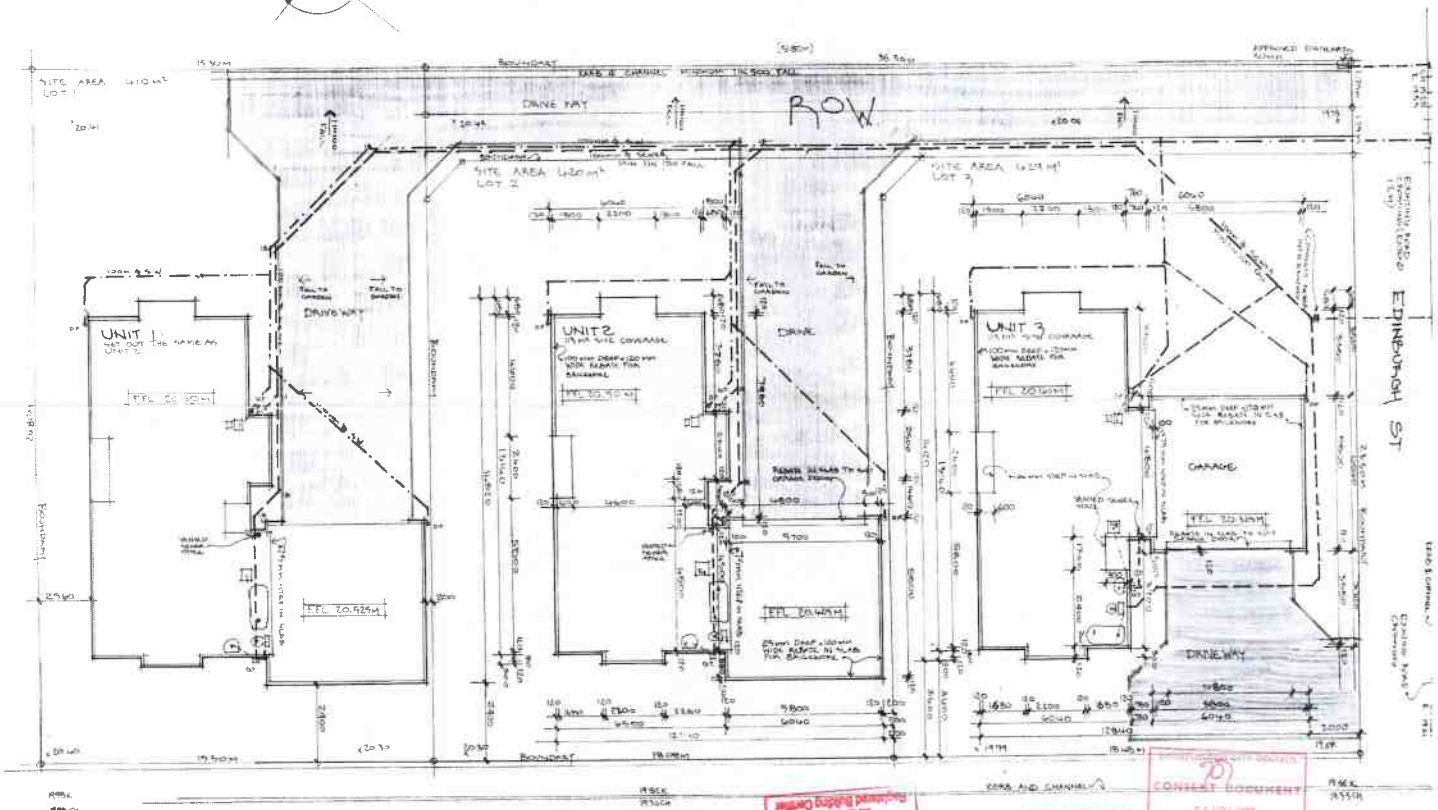
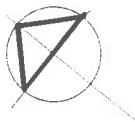
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CERTIFIED  
BY  
REGISTERED BUILDING OFFICER

FILE COPY

CONSISTENT WITH SUBMITTED  
20  
CONSISTENT DOCUMENT  
24 NOV 1993

151 EDINBURGH STREET, CHRISTCHURCH  
PROPOSED THREE TOWNHOUSES

SITE PLAN

1  
AUG 99







**Resource Management Act 1991/Building Act 1991**  
**Hazards or Special Site Characteristics**  
**SOCKBURN SERVICE CENTRE**

Location Edinburgh Street Number 149  
 Legal Description: Pat Lots 1 D.P. 4860 Ward: Spirendon

Date Recorded 1.4.99 Severity 1 Accuracy 2 Recorded by George Marsh Computer Entry 26.7.99

**DETAILS:**

Soft ground (suspect)

LOCATION OF INFORMATION: SOCKBURN SERVICE CENTRE SP. Sp 99/651

File No. or Source of Information .....

Further Details: .....

**Site is located in an area known to have variable ground conditions. The conditions are soft and wet with a high water table. Following soil tests a N.Z.S 3604 foundation may be satisfactory or may only require wide footings or one additional reinforcing bar.**

**Site has suspected soft ground.**

After foundation is excavated and before concrete is poured check that the bearing pressure is 100 kpa or greater.

Where the bearing pressure is less than 100 kpa referral is required to a Registered Structural Engineer for penetrometer tests and foundation design. Producer Statement Design to be forwarded to council.

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



# Electrical Certificate of Compliance

for prescribed electrical work that is carried out on electrical installations and involves the placing or positioning or the replacing or repositioning of conductors (including fittings attached to those conductors).

No. **1263299**No. of attachments 

## CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer

**KAY HOOD**Telephone Fax 

Address of installation

**153 GAINSBURN ST**

Postal address of customer (if not as above)

**Mt West Coast Co.**

## WORK DETAILS

**45** No. of lighting outlets**1** No. of ranges

Please tick (✓) as appropriate where work includes:

**37** No. of socket outlets**1** No. of water heaters☐ Mains☐ Main earth

Was any installation work carried out by the homeowner?

☐ Yes ☒ No☐ Switchboard☐ Electric lines

Description

**NEW HOUSE RE BOOT**

Use sketch if necessary

**2x upFloor Htg zone****1x THERM, 1x BTHRM HTR****PANTRY LIGHT, CLOSET LIGHT****TRUSS LIGHT, SINK, 2x BURNER****30x DOWNLIGHTS, 1x SPOT, 1x STAIR LT**

## CERTIFICATION OF WORK

I certify that the above electrical work has been carried out in accordance with the requirements of the Electricity Act 1992 and Electricity Regulations 1997.

### ELECTRICAL WORKER DETAILS

Name

**D. MOOT**

Registration no.

**E8361**

Company

**MOOT ELECTRIC**

Signature

Date

**8/5/02**

### CERTIFICATION OF ELECTRIC LINES

(to be completed where "Description of Work" includes "Electric Lines")

Name

Registration no.

Company

Signature

Date

## INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector



New mains



Switchboard



Earthing system



Installation work in hazardous areas

I certify that the inspection has been carried out in accordance with the requirements of the Electricity Regulations 1997.

Name

**MURAM JAYAR**

Registration no.

**12650**

Signature

Date

**08-05-02**

## CODE COMPLIANCE CERTIFICATE No :99/318.

*Issued under section 56 ( 3 ) Building Act 1991*

*Issued By Malcolm Davis.*

*Currently Approved and Registered as a Building Certifier.*

**To :- CHRISTCHURCH CITY COUNCIL**

**PROJECT No 99007564.**

### PROJECT

3 New Dwellings&  
Attached Garages ✓  
Addition & Alteration. ☐

Intended Use(s) Residential.

Intended Life :- Indefinite but not less  
than 50 years. ✓

Specified as -----years. ☐

Demolition Yes ☐ No ✓

### PROJECT LOCATION

Street Address : 149 Edinburgh Street.

Legal Description: Lot 1  
DP 4860  
Other

**This is :-**

1. A final code compliance certificate issued in respect of all the building work under the above building consent. ✓
2. An interim code of compliance in respect of part only, as specified in the attached particulars , of the building work under the above building consent. ☐
3. This certificate is issued subject to the conditions specified in the attached.....pages headed "Conditions of code of compliance Certificate No " ( being this certificate) ☐

**Signed by :-**



**Malcolm Davis.**  
**Building Certifier No 13.**  
**14/05/02 File 99318C**

## 153 Edinburgh Street Land Use Consents





**153 Edinburgh Street  
Subdivision Consents**





**153 Edinburgh Street**  
**Private occupation of public land**



## **Land Use Resource Consents within 100 metres of 153 Edinburgh Street**

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

---

### **1/34 Sumner Street**

RMA/2024/504

Construct three residential dwellings and associated earthworks

Processing complete

Applied 29/02/2024

Decision issued 02/04/2024

Granted 27/03/2024

### **1/4 Granton Lane**

RMA/2001/1881

Application for a conservatory addition which intrudes the 3 metre setback and reduces outdoor living space - Flat 1 - Historical Reference RMA20007780

Processing complete

Applied 06/08/2001

Decision issued 10/08/2001

Granted 10/08/2001

### **10 Nairn Street**

RMA/1997/197

Application for south Eastern wall of dwelling to be 23.4m in length without 2.4m step in Plan under Proposed Plan and for dwg extension to be setback 1.7m from south Eastern boundary and to intrude the recession plane drawn from the south Ea - Historical Reference RES970095

Processing complete

Applied 15/01/1997

Decision issued 10/02/1997

Granted 10/02/1997

### **129 Edinburgh Street**

RMA/1989/234

6m extension on garage for hobby - Historical Reference RES9205802

Processing complete

Applied 13/07/1989

Decision issued 08/08/1989

Granted 08/08/1989

## **142 Edinburgh Street**

RMA/1977/92

Build additional flat onto an existing non-complying dwelling - Historical Reference RES9205804

Processing complete

Applied 20/06/1977

Decision issued 21/06/1977

Granted 21/06/1977

RMA/2000/680

Application for a garage which intrudes recession plane and road boundary setback. - Historical Reference RMA20001348

Processing complete

Applied 07/03/2000

Decision issued 01/05/2000

Granted 28/04/2000

## **146 Edinburgh Street**

RMA/1998/2223

Application for a garage in the front yard and for a reduced setback for a living area window. - Historical Reference RES982539

Processing complete

Applied 17/09/1998

Decision issued 08/10/1998

Granted 08/10/1998

RMA/1998/2617

Trans: Reduced site areas lots 1 and 2 (408m<sup>2</sup> and 339 m<sup>2</sup>), Reduced building setback Lot 1 rear boundary (1.9m), increased site coverage Lot 2 (42.5%) - Historical Reference RES982993

Processing complete

Applied 05/11/1998

Decision issued 12/11/1998

Granted 12/11/1998

### **148 Edinburgh Street**

RMA/2022/3470

Dwelling extension

Processing complete

Applied 14/11/2022

Decision issued 12/12/2022

Granted 12/12/2022

### **151 Edinburgh Street**

RMA/1997/2947

Application to erect an additional single storey dwelling unit where out door living area of 55m<sup>2</sup> and 4.5m in width has not been provided and southeast le - Historical Reference RES973399

Processing complete

Applied 24/11/1997

Decision issued 23/12/1997

Granted 23/12/1997

RMA/1999/3416

Application for three unit development where garages intrude recession plane (units 1 and 2); Unit 3 garage intrudes 4.5m road boundary setback and v - Historical Reference RES992382

Processing complete

Applied 17/08/1999

Decision issued 29/09/1999

Granted 29/09/1999

### **157 Edinburgh Street**

RMA/1994/216

Consent to erect a garage larger than 40m<sup>2</sup> forward of a dwelling - Historical Reference RES9221985

Processing complete

Applied 24/03/1994

Decision issued 11/04/1994

Granted 11/04/1994

### **16 Nairn Street**

RMA/1990/709

Consent to an overheight and oversized accessory building - Historical Reference RES9214829

Processing complete

Applied 05/02/1990

Decision issued 16/02/1990

Granted 16/02/1990

## **2/135 Edinburgh Street**

RMA/2009/1414

Application to erect a conservatory - Historical Reference RMA92014883

Processing complete

Applied 23/09/2009

Decision issued 27/10/2009

Granted 23/10/2009

## **2/34 Sumner Street**

RMA/2024/504

Construct three residential dwellings and associated earthworks

Processing complete

Applied 29/02/2024

Decision issued 02/04/2024

Granted 27/03/2024

## **2/42 Harker Street**

RMA/2004/1564

Application to erect a conservatory to the existing dwelling - Historical Reference RMA20017179

Processing complete

Applied 21/06/2004

Decision issued 21/07/2004

Granted 20/07/2004

## **3 Leith Place**

RMA/1995/3006

Application to erect a conservatory within 3m side yard setback(2.7m) under the Proposed District Plan. - Historical Reference RES956090

Processing complete

Applied 28/11/1995

Decision issued 08/01/1996

Granted 08/01/1996

### **3/34 Sumner Street**

RMA/2024/504

Construct three residential dwellings and associated earthworks

Processing complete

Applied 29/02/2024

Decision issued 02/04/2024

Granted 27/03/2024

### **33 Sumner Street**

RMA/2019/2771

Fee simple subdivision - Three lots with land use consent

Processing complete

Applied 28/11/2019

s223 Certificate issued 30/01/2020

s224 Certificate issued 30/01/2020

Decision issued 20/12/2019

Granted 20/12/2019

RMA/2019/698

Multi-unit development, comprising of three single storey residential dwellings

Processing complete

Applied 01/04/2019

Conditions changed/cancelled - s127 16/08/2019

Decision issued 27/05/2019

Granted 27/05/2019

Within scope amendment decision issued 22/07/2019

Within scope amendment not accepted 22/07/2019

### **35 Sumner Street**

RMA/2019/2771

Fee simple subdivision - Three lots with land use consent

Processing complete

Applied 28/11/2019

s223 Certificate issued 30/01/2020

s224 Certificate issued 30/01/2020

Decision issued 20/12/2019

Granted 20/12/2019



RMA/2019/698

Multi-unit development, comprising of three single storey residential dwellings

Processing complete

Applied 01/04/2019

Conditions changed/cancelled - s127 16/08/2019

Decision issued 27/05/2019

Granted 27/05/2019

Within scope amendment decision issued 22/07/2019

Within scope amendment not accepted 22/07/2019

### **37 Sumner Street**

RMA/2019/2771

Fee simple subdivision - Three lots with land use consent

Processing complete

Applied 28/11/2019

s223 Certificate issued 30/01/2020

s224 Certificate issued 30/01/2020

Decision issued 20/12/2019

Granted 20/12/2019

RMA/2019/698

Multi-unit development, comprising of three single storey residential dwellings

Processing complete

Applied 01/04/2019

Conditions changed/cancelled - s127 16/08/2019

Decision issued 27/05/2019

Granted 27/05/2019

Within scope amendment decision issued 22/07/2019

Within scope amendment not accepted 22/07/2019

### **8 Nairn Street**

RMA/2025/1362

Four three-bedroom (Units 1-4) residential dwellings

Processing complete

Applied 14/05/2025

Decision issued 23/07/2025

Granted 23/07/2025

## **9A Leith Place**

RMA/1993/1028

Consent to relocate a dwelling from 77 Maidstone Road to 9 Leith Pl - Historical Reference RES9221791

Processing complete

Applied 15/12/1993

Decision issued 17/02/1994

Granted 17/02/1994

RMA/1993/817

Consent to relocate a dwelling from 447 Papanui Road to 9 Leith Pl - Historical Reference RES9220310

Processing complete

Applied 09/06/1993

Decision issued 25/06/1993

Granted 25/06/1993

RMA/2007/3296

Application to extend the living room area of the existing dwelling - Historical Reference RMA92010664

Processing complete

Applied 12/12/2007

Decision issued 10/01/2008

Granted 10/01/2008

## **Data Quality Statement**

### **Land Use Consents**

All resource consents are shown for sites that have been labelled with an address. For sites that have been labelled with a cross (+) no resource consents have been found. Sites that have no label have not been checked for resource consents. This will be particularly noticeable on the margins of the search radius. If there are such sites and you would like them included in the check, please ask for the LIM spatial query to be rerun accordingly. This will be done free of charge although there may be a short delay. Resource consents which are on land occupied by roads, railways or rivers are not, and currently cannot be displayed, either on the map or in the list. Resource consents that relate to land that has since been subdivided, will be shown in the list, but not on the map. They will be under the address of the land as it was at the time the resource consent was applied for. Resource consents that are listed as Non-notified and are current, may in fact be notified resource consents that have not yet been through the notification process. If in doubt. Please phone (03)941 8999.

The term "resource consents" in this context means land use consents. Subdivision consents and certificates of compliance are excluded.

**Subdivision Consents**

All subdivision consents are shown for the sites that have been labelled with consent details. For Sites that have been labelled with a cross (+) no records have been found. Sites that have no label have not been checked for subdivision consents. This will be particularly noticeable on the margins of the search radius. If there are such sites and you would like them included in the check, please ask for the LIM spatial query to be rerun accordingly. This will be done free of charge although there may be a short delay.

The term "subdivision consents" in this context means a resource consent application to subdivide land. Non subdivision land use resource consents and certificates of compliance are excluded.

This report will only record those subdivision applications which have not been completed i.e once a subdivision has been given effect to and the new lots/properties have been established the application which created those lots will not be shown

All subdivision consent information is contained on the map and no separate list is supplied

Title



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land  
Transfer Act 2017**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **CB47D/461**  
**Land Registration District** **Canterbury**  
**Date Issued** 07 August 2000

**Prior References**  
CB449/33 CB449/34

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**Estate** Fee Simple  
**Area** 474 square metres more or less  
**Legal Description** Lot 1 Deposited Plan 82731  
**Registered Owners**  
Judith Olive Ayling

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**Interests**

A468961.4 Easement Certificate specifying the following easements - 7.8.2000 at 10.11 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way, right to drain water and sewage and right to convey water, electric power and telephonic communications	Lot 2 Deposited Plan 82731 - CT CB47D/462	A DP 82731	Lot 1 Deposited Plan 82731 - herein	
Right of way, right to drain water and sewage and right to convey water, electric power and telephonic communications	Lot 1 Deposited Plan 82731 - herein	B DP 82731	Lot 2 Deposited Plan 82731 - CT CB47D/462	
Drain water	Lot 3 Deposited Plan 82731 - CT CB47D/463	C DP 82731	Lot 1 Deposited Plan 82731 - herein	
Drain sewage	Lot 3 Deposited Plan 82731 - CT CB47D/463	D DP 82731	Lot 1 Deposited Plan 82731 - herein	

The above easements will be subject to Section 243(a) Resource Management Act 1991 when created

100% MONEY BACK



**EASEMENT CERTIFICATE**

Canterbury

Land Registry Office

(IMPORTANT — Registration of this certificate does not of itself create any of the easements specified herein.)

by PETER N. & K.M. HOOD LIMITED at Christchurch

being the registered proprietor of the land described in Schedule 'A' hereto hereby certify that the easement specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at Christchurch on the day of 12 2000 under No. 82731 are the easements which it is intended shall be created by the operation of Section 90A of the Land Transfer Act 1952.

**SCHEDULE 'A'**

C.T. Ref.	Nature of Easement (e.g. Right of Way etc.)	SERVIENT TENEMENT		Dominant Tenement Lot No. or other Legal Description
		Lot No. or other Legal Description	Identification of Part Subject to Easement	
47D/462	Right of Way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 2	A	Lot 1
47D/461		Lot 1	B	Lot 2
47D/463	Right to drain water	Lot 3	C	Lots 1 and 2
47D/463	Right to drain sewage	Lot 3	D	Lots 1 and 2

1. The rights and powers set out in the Seventh Schedule to the Land Transfer Act 1952 are herein implied except as they are added to or substituted in Schedule 'B' hereto. are the Ninth Schedule to the Property Law Act 1952

2. The terms, covenants, conditions, or restrictions set out in Schedule 'C' hereto shall attach to the easements specified therein.

Dated this 3rd day of August 12 2000

Signed by the above-named  
PETER N. & K.M. HOOD LIMITED  
by its two directors  
in the presence of

Witness: .....

Occupation: .....

Address: .....

Correct for the purposes of the Land Transfer Act

*[Signature]*  
Solicitor for the Registered Proprietor

## SCHEDULE 'B'

State whether any rights or powers set out here are in addition to or in substitution for those set out in the Seventh Schedule to the Land Transfer Act 1952.

### 1. Rights and Powers:

In addition to the rights or powers set out in the Seventh Schedule to the Land Transfer Act 1952 and the Ninth Schedule to the Property Law Act 1952 the following shall apply

### 2. Additional rights to convey electric power and telephonic communications.

The full free and uninterrupted and unrestricted right liberty and privilege for the grantee and his servants tenants agents workmen licensees and invitees (in common with the Grantor his tenants and any other persons lawfully entitled so to do) from time to time and at all times hereafter to transmit and convey along wires and cables electric power and telephonic communications in a free and unimpeded flow AND to construct, lay and maintain such underground conduit wires and cables for the purpose of conveying and transmitting electric power and telephonic communications across the land over which the easements are granted or created TOGETHER WITH the additional and incidental rights set out in Clause 5 of the Seventh Schedule to the Land Transfer Act in so far as the same are applicable and as if the reference therein to "line of pipes", "pipe line" and "pipes" was a reference to wires and cables.

Kfir  
M Wood

#### SCHEDULE 'C'

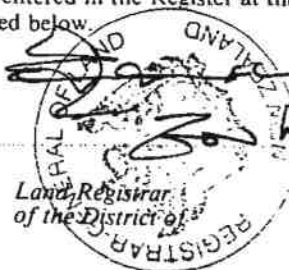
2. Terms, conditions, covenants, or restrictions in respect of any of the above easements:

- (a) Sewer and stormwater pipes shall be laid and maintained to the satisfaction in all respects of the Chief Engineer for the time being of the relevant Local Authority having jurisdiction over the same.
- (b) Rights of Way shall at all times be kept in good order and repair to the satisfaction in all respects of the Chief Engineer for the time being of the relevant Local Authority having jurisdiction over the same.
- (c) The costs of maintaining and repairing any rights of way and easement services shall be borne by the registered proprietors of the lots who are entitled to the benefit of the same in the proportions to which they have the actual use and enjoyment thereof but no registered proprietor shall be liable to contribute to the cost of any such maintenance or repair, either:-
  - (i) which is in respect of any part thereof which is not used by him or in respect of which such use has not commenced; or
  - (ii) which arises through the omission, neglect or default of any one or more of the other registered proprietors or their tenants, invitees, servants or workmen.
- (d) Any maintenance or repair to the easement services is subject to a condition that minimal disturbance is caused to the easement areas and the land is restored as practicable as possible to its original condition.
- (e) If any dispute or difference shall arise out of or touching or concerning these presents, then such dispute or difference shall be referred to arbitration conducted under the provisions of the Arbitration Act 1996 or any enactment in substitution therefor.

*K. M. Hood*

Particulars entered in the Register at the date and at the time recorded below.

District  
Assistant



## EASEMENT CERTIFICATE

THE WITHIN EASEMENTS WHEN  
CREATED WILL BE SUBJECT TO  
SECTION 243(a) RESOURCE  
MANAGEMENT ACT 1991.

---

HAROLD SMITH & DALLISON

SOLICITORS

CHRISTCHURCH

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THE CANTON PRESS, CHRISTCHURCH

**REGISTER**



IN 1 07 AUG 00 AT 4 00 00 PM  
PARTICULARS ENTERED IN REGISTER  
LAND REGISTRY 20170915  
FOR REFERENCE