




Auction files

# Raine & Horne®



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



65 Santa Maria Ave, Mt Pleasant

3 Bed 2 Bath 2 Off Street Carparks

## Affordable Hill Vistas for a Poor Mans Purse!

Affordability and desirability are the key aspects of this lovely contemporary as new family home set with unforgettable views over Pegasus Bay and out to the Kaikoura Ranges. This is a wonderful address with easy street facing access and a section that would be wonderful for kids to play and explore or with a little minor landscaping would achieve some lovely locations for a spa area with plenty of room for gardens, chooks etc. The feature is of course this unbelievable view which is accessible from all over the home with large, double-glazed windows allowing sun-drenched open plan living. Bedrooms are all of a good size with master of course offering a generous walk in robe and ensuite. Easy off-street parking is available on site and its proximity to the local parks and community centre is just a few minutes away plus all the local walking tracks, restaurants and cafés close at hand. This is not only an excellent opportunity to purchase a stunning hill residence for the price of a house in the likes of Halswell. You wont regret setting your sites here as any astute buyer will see not only a great buy but also much untapped potential on offer here. Our owner has committed to a move north and will be sold on or before auction day. Ignore RV will be sold.

### View

As advertised or by appointment

### Auction

Wednesday 10th September at 11.30am



**Peter Warren**  
027 436 9487



**Jo Warren**  
027 634 6738



**ADDRESS: 65 Santa Maria Ave, Mt Pleasant**

## **Chattels & Features**

**Bedrooms:** 3 double bedrooms, master with walk in robe, 2 with built in wardrobes

**Bathrooms:** Separate shower

**Ensuite:** Shower, vanity and toilet

**Garages:** 2 off-street car parks

**Stove:** Wall oven and cook top

**Heating:** Heat pump

**Hot Water:** Electric

**Land Area:** 1123 sq m2 more or less

**Building Size Area:** 136 sqm2 Source: Property Smarts

**Year Built:** Approx. 2017

**RV: \$1,010,000**

**CCC Rates 2025/2026:** \$5943.35

**Legal Description:** Lot 10 Deposited Plan 47858

**Certificate of Title:** CB27A/1291

**Insulation:** Ceiling – batts, Walls – batts, Underfloor - yes

**Chattels:** Blinds, drapes, wall oven, rangehood, heat pump, fixed floor coverings, light fittings, dishwasher, cooktop, smoke detectors, bathroom extractor fan



Statement relating  
to **passing over  
information**



### **Statement Relating to Passing over Information**

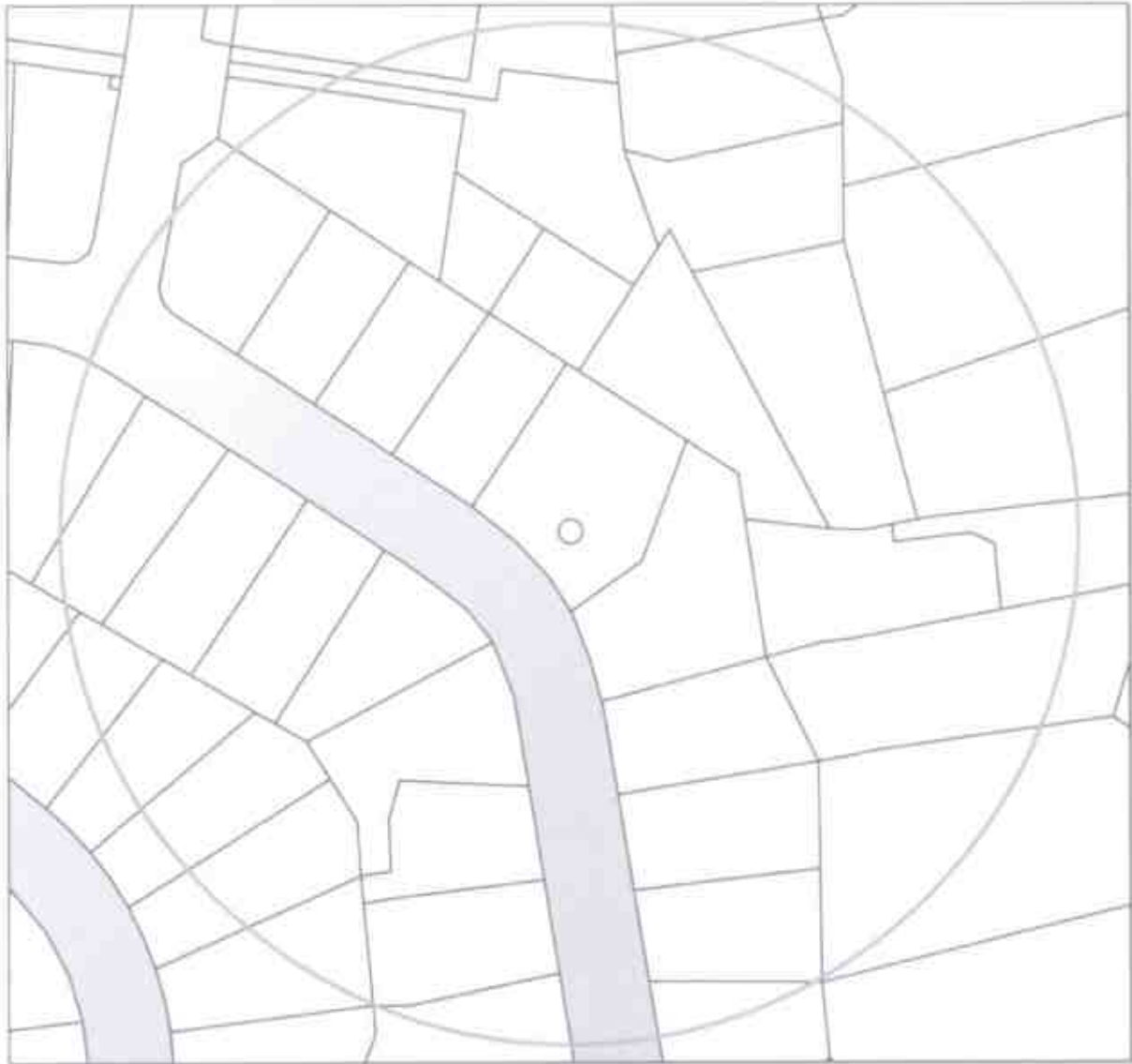
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No responsibility for the accuracy of the materials, whole or in any part, is made by Raine & Horne New Zealand or any of the company's licensees, employees, or officers. This material is provided to assist you with obtaining relevant information about the property, it is not intended that you rely solely on this information. You should conduct your own investigation, this could be legal, technical or any other advice relating to the property or information on the property.

Raine & Horne New Zealand and its licensees recommend you seek legal advice before signing a sale and purchase agreement, or other contractual documents. You should also be aware that you can and may need to seek further information, including technical advice, prior to signing a sale and purchase agreement, or any other contractual document.

# Land Information Memorandum

# Land Information Memorandum



Property address:  
65 Santa Maria Avenue

LIM number: H09275200

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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** 21 August 2025  
**Date received** 18 August 2025

## Property details

**Property address** 65 Santa Maria Avenue, Mt Pleasant, Christchurch  
**Valuation roll number** 22902 49100  
**Valuation information** Capital Value: \$1,010,000  
Land Value: \$320,000  
Improvements Value: \$690,000  
*Please note: these values are intended for Rating purposes*  
**Legal description** Lot 10 DP 47858  
**Existing owner** Carol Ann Le Page  
1E/23 Hibiscus Avenue  
Hamilton Lake  
Hamilton 3204

## Council references

**Rate account ID** 73048960  
**LIM number** H09275200  
**Property ID** 1041502

Property address:  
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## 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

- Consultant Report Available

Council holds indicative information that this property may be subject to risk from geological hazards. These may be but not limited to potential erosion (eg cliff collapse, tunnel gully erosion, slip/sheet erosion, rockfall), falling debris (eg boulder rolls, rockfall), subsidence, slippage (eg slope instability) or inundation. Information on the hazards may be found by calling 03 9418999. Council may require site-specific investigations before granting future sub-division or building consent for the property depending on the hazard.

- Consultant Report Continued

There are a number of Consultant reports on the Port Hills which can be found on the Council's website: <http://www.ccc.govt.nz/environment/land/slope-stability/port-hills-gns-reports/>. These consultant reports may or may not reference to information about your individual property.

- Potential for Erosion

Records Indicate that this property may be susceptible to erosion. Type of Erosion: Unknown. Severity of Risk: Moderate to Severe.

#### (e) Subsidence

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

#### (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.

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**(h) Wind**

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

**(i) Any Other Natural Hazards**

- **Snow Load Design Required**

Contour maps held by the Council indicate that this site is at or above 40 metres above mean sea level. The effects of snow on the design of any proposed buildings will need to be considered and addressed.

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

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

**(k) Building Notices**

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

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

- **Borelog/Engineer Report Image Available**

Borelog/Engineer Report Image Available

**Related Information**

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

## 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

- The council plan shows no public sewer/stormwater lateral to this site.
- Attached are all drainage plans that Council hold for details of private and public drainage. Not all plans provided are verified by Council, and therefore Council cannot be liable for inaccuracies. Site investigation will be required by owners to determine exact layouts.
- Council records show a public sewer pipe passing through this site.

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### 3. Drinking Water Supply

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

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

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

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## 4. Rates

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

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

### (a) Annual rates

Annual rates to 30/06/2026: \$5,943.35

	Instalment Amount	Date Due
Instalment 1	\$1,485.76	15/09/2025
Instalment 2	\$1,485.76	15/12/2025
Instalment 3	\$1,485.76	15/03/2026
Instalment 4	\$1,486.07	15/06/2026

Rates owing as at 21/08/2025: \$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/1981/7222 Applied: 14/10/1981 Status: Completed  
65 Santa Maria Avenue Mt Pleasant  
Permit granted 20/10/1981  
Permit issued 20/10/1981  
SPACE HEATER- No plans and/or further information is available - Historical Reference PER81102498
- BCN/1987/1004 Applied: 02/03/1987 Status: Completed  
65 Santa Maria Avenue Mt Pleasant  
Permit issued 23/03/1987  
DWELLING- Historical Reference PER86704337
- BCN/1987/6376 Applied: 14/10/1987 Status: Completed  
65 Santa Maria Avenue Mt Pleasant  
Permit issued 20/10/1987  
SPACEHEATER- No plans and/or further information is available - Historical Reference PER87802498
- BCN/1992/6501 Applied: 14/07/1992 Status: Completed  
65 Santa Maria Avenue Mt Pleasant  
Permit issued 06/08/1992  
ADDITION TO DWELLING- Historical Reference PER92001266
- BCN/1996/3674 Applied: 09/05/1996 Status: Completed  
65 Santa Maria Avenue Mt Pleasant  
Accepted for processing 09/05/1996  
Building consent granted 19/06/1996  
Building consent issued 02/08/1996

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Code Compliance Certificate Granted 02/09/2002

Code Compliance Certificate Issued 02/09/2002

GARAGE ALTERATION- Historical Reference CON96004002

- BCN/2005/3391 Applied: 09/05/2005 Status: Completed  
65 Santa Maria Avenue Mt Pleasant  
Accepted for processing 09/05/2005  
Building consent granted 09/05/2005  
Building consent issued 09/05/2005  
PIM Granted 09/05/2005  
PIM Issued 09/05/2005  
Code Compliance Certificate Granted 30/05/2005  
Code Compliance Certificate Issued 30/05/2005  
INSTALLATION OF A YUNCA WEGJ FREE STANDING SOLID FUEL HEATER. CLEAN AIR CERTIFICATE  
NUMBER 02011- Historical Reference ABA10055091
- BCN/2017/3686 Applied: 12/05/2017 Status: Completed  
65 Santa Maria Avenue Mt Pleasant  
Accepted for processing 15/05/2017  
PIM Granted 29/05/2017  
PIM Issued 31/05/2017  
Building consent granted 04/07/2017  
Building consent issued 19/07/2017  
Code Compliance Certificate Issued 09/11/2018  
Relocate dwelling - foundations, drainage and siteworks only
- BCN/2017/3686/A Amendment Applied: 05/09/2017 Status: Completed  
65 Santa Maria Avenue Mt Pleasant  
Accepted for processing 05/09/2017  
Building consent granted 08/09/2017  
Building consent issued 13/09/2017  
Amendment 1 - building location change

## (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.
- CDB75033396 30/06/2011 65 Santa Maria Avenue  
Building Evaluation : Building Inspected Under Civil Defence Emergency , Green Placard Issued (a deemed Building Act notice)
- CDB75033396 02/03/2011 65 Santa Maria Avenue  
Building Evaluation : Building Inspected Under Civil Defence Emergency , Red Placard Issued (a deemed Building Act notice)

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# Land Information Memorandum

- CDB75033396 02/03/2011 65 Santa Maria Avenue  
Building Evaluation : Building Inspected Under Civil Defence Emergency , Yellow Placard Issued (a deemed Building Act notice)
- CDB75033396 03/08/2011 65 Santa Maria Avenue  
Building Evaluation : Completed Site Cleared

## (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).

## 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.*

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## 8. Land use and conditions

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

There 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

- **Sites of Ngai Tahu Cultural Significance**

Property or part of property within the Nga Turanga Tupuna overlay, which is operative.

- **Qualifying Matter**

Property or part of property within the Low Public Transport Accessibility Area qualifying matter, which has been publicly notified

- **Qualifying Matter**

Property or part of property within the Sites of Cultural Significance qualifying matter, which has been publicly notified

- **Remainder Slope Instability Management Area**

Property or part of property within the Christchurch District Plan Remainder of Port Hills and Banks Peninsula Slope Instability Management Area overlay, which is operative.

- **District Plan Zone**

Property or part of property within the Residential Hills 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.

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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

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## 10. Network utility information

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

☎ For network enquiries, please phone (03) 941 8999 or visit [www.ccc.govt.nz](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 Monday. Please leave your organics at the Kerbside by 6:00 a.m.
- Your recycling is collected Fortnightly on the Week 1 collection cycle on a Monday. Please leave your recycling at the Kerbside by 6:00 a.m. Your nearest recycling depot is the Metro Place EcoDrop.
- Your refuse is collected Fortnightly on the Week 1 collection cycle on a Monday. Please leave your rubbish at the Kerbside by 6:00 a.m. Your nearest rubbish depot is the Metro Place 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 Heathcote 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.

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# Geotechnical Report

65 Santa Maria Avenue, Mt. Pleasant, Christchurch

Approved by,

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# Geotechnical Report

65 Santa Maria Ave., Mt. Pleasant, Christchurch

Revision	Status	Prepared by	Reviewed by	Approved by	Date of issue
A	DRAFT	BT			21 April 2015
B	FINAL	BT	DB	BT	28 April 2015

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## 1. Summary

Item	Recommended Actions
Foundation for proposed new dwelling	For the house foundation of the proposed new build, we recommend that specifically designed new foundations be founded on and keyed into the bedrock.
Retaining walls	For retaining walls (timber and/or concrete), we recommend that the walls be designed such that they are independent of the house's superstructure. The design should allow for a topographic amplification factor of 1.2 as recommended in MBIE (2014).

## 2. Introduction

Nick and Sally Kendall have engaged Skytec to provide a geotechnical assessment of the above property and provide foundation recommendations for the proposed new two level residential dwelling.

We understand that following the Canterbury earthquake sequence experienced in the region from the 4 September 2010, the original dwelling located on site has been demolished, except for a shed located approximately in the middle of the currently empty section.

## 3. Scope

For the purpose of assessing the subsoil conditions on the property, a total of two boreholes and eleven Scala Penetrometer tests (SC) were carried out.

The series of ground investigations were carried out on 25<sup>th</sup> and 30<sup>th</sup> March 2015. The approximate test locations on the property are as shown in Figure 1 below.

## 4. Geology

The section is located on the Port Hills at an approximate elevation of 100 m AMSL and adjacent to Moncks Spur in the suburb of Mt Pleasant. The land in the section drops steeply in elevation from southwest to northeast. Approximately at the middle of the section and adjacent to the shed, there appears to be a narrow platform cut into the slope to form level ground, from which part of the former dwelling was built. From this platform, the land drops steeply down to another level platform. This second platform appears to form part of the garden of the former dwelling.

The main geological feature underlying the area consist of basalt/and scoria bedrock with varying degrees of weathering. Overlying this bedrock would be varying thicknesses of

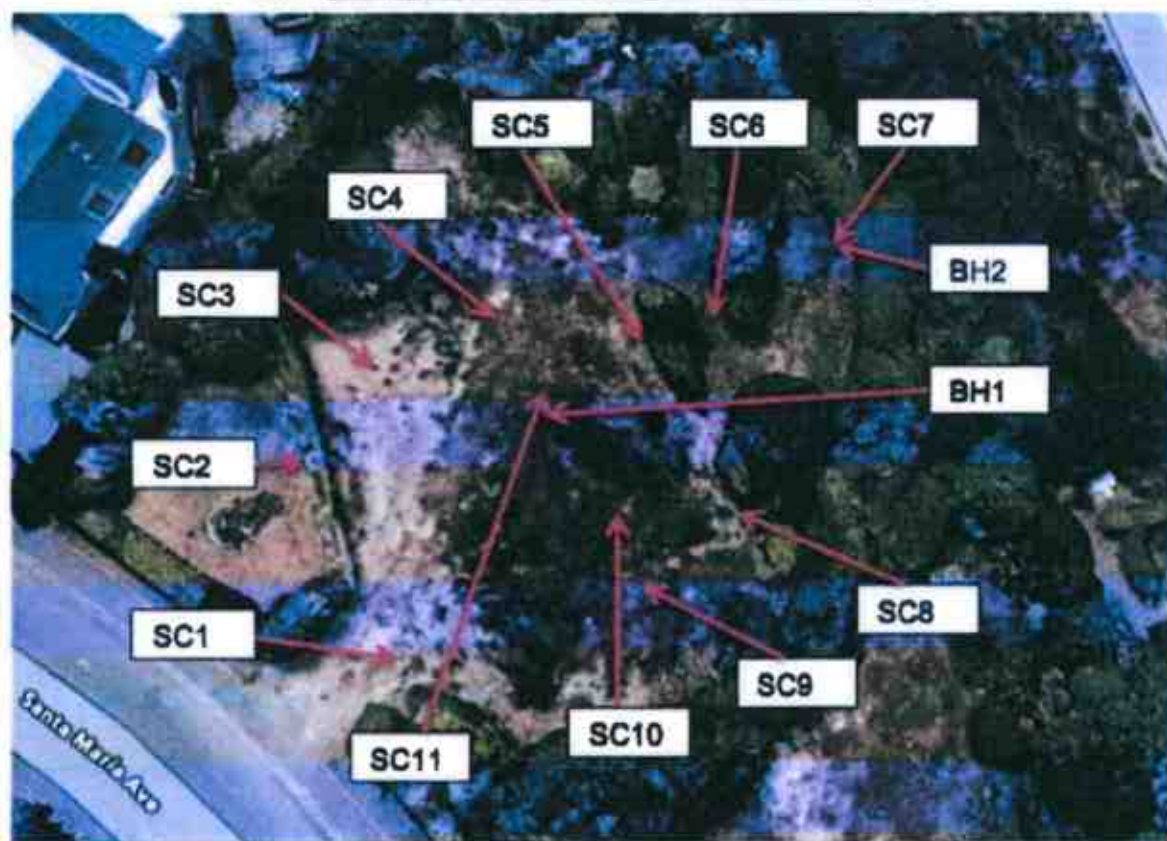




silty clay (loess) and/or colluvium. Hand shear vane tests were attempted in BH1 and BH2 but could not be completed due to the difficulty of penetrating the ground at the test depth.

From our inspection of the road adjacent to the section, there appears to have been some cracking in the asphalt and which has been recently repaired. From our visual inspection of the repaired crack lines, they appear to be perpendicular to the fall of the slope. This appears to indicate that the road and/or ground underlying the road may have experienced some tension cracking.

**Figure 1 - Approximate test locations on the property.**



## 5. Scala Penetrometer Test results

Eleven Scala Penetrometer tests were conducted and were terminated at different depths. SC1, SC3, SC5, SC8, SC10 and SC11 were refused at depths ranging from 0.2 m to 1.7 m below ground level (bgl) while SC2, SC4, SC6, SC7 and SC9 were terminated at depths ranging from 0.4 to 1.3 m bgl. The results of the tests are presented in Appendix A and a summary of depth to ground with an ultimate bearing capacity of 300 kPa is presented in Table 1 below. From the results of SC1, SC2, SC3, SC4, SC5, SC6, SC7, SC8



and SC9, it appears that the depth to ground with 300 kPa ultimate bearing capacity in the nine Scala test is approximately 0.1 m bgl. While SC10 appears to reach the 300kPa ultimate bearing capacity at 0.4 m bgl and SC11 at 0.2 m bgl.

**Table 1: Scala Penetrometer Test results.**

<b>Scala Penetrometer Test</b>	<b>Depth to ground with 300 kPa ultimate bearing capacity according to NZS3604:2011 (m below ground level)</b>
SC1	0.1
SC2	0.1
SC3	0.1
SC4	0.1
SC5	0.1
SC6	0.1
SC7	0.1
SC8	0.1
SC9	0.1
SC10	0.4
SC11	0.2

Considering the ground conditions as covered in Section 6 below, we consider the ground at the depths in Table 1 satisfy the definition of good ground in NZS3604:2011.

## **6. Subsoil conditions**

From the two boreholes drilled on site (refer to Appendix B), the subsoil condition comprises of a thin mantle of top soil/silty clay (loess), mixed with gravel and weathered



## 7. Liquefaction risk

## 8. Erosion

## 9. Port Hills boulder rolls

## 10. Port Hills mass ground movement

**Figure 2 - Port Hills mass ground movement.**







## 11. Flooding risk

Due to the geographical location of the section, we do not believe that there is any flooding risk.

The minimum FFL for the proposed development would have to comply with the requirements for external moisture according to NZS3604:2011.

## 12. Discussions

From our findings, we believe that the depth to bedrock is relatively shallow and it is possible to construct new specifically design foundations founded on and keyed into the bedrock. This will provide some lateral stability to the new build.

Due to the topography of the section, it is likely that the proposed new build would be a split level dwelling. Retaining walls (timber/concrete) are therefore required to provide some form of ground retention. Based on the observed structural damages as a result of movement of retaining walls following the Canterbury earthquake sequence, we consider it prudent, and where possible, to separate retaining walls from the superstructure. The design of such retention structures should account for a topographic amplification factor of 1.2 as recommended by MBIE (2014).

## 13. Recommendations

For the house foundation of the proposed new build, we recommend that specifically designed new foundations be founded on and keyed into the bedrock.

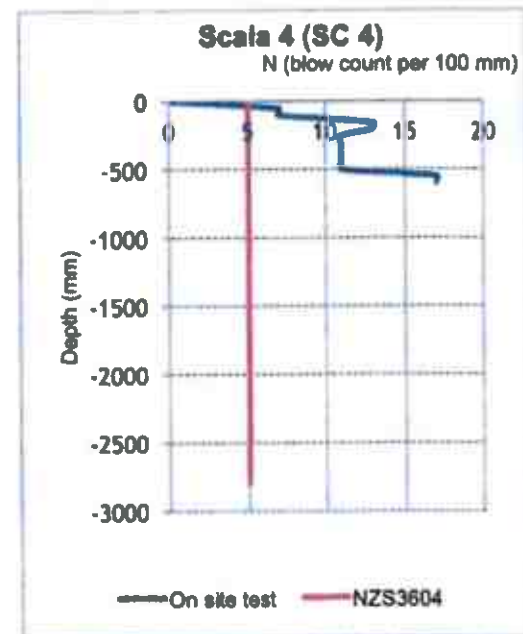
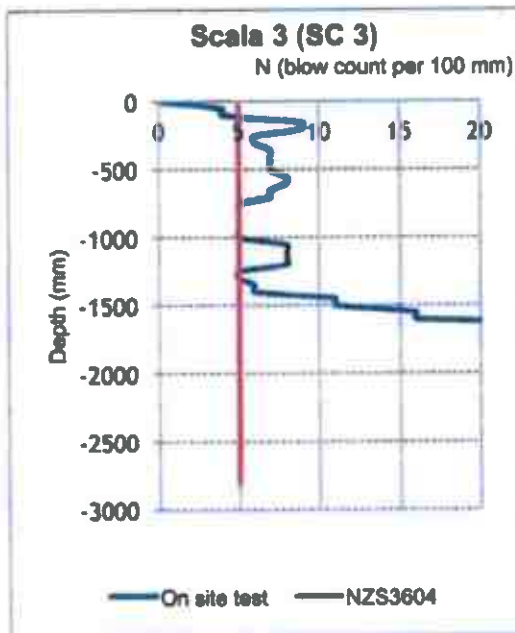
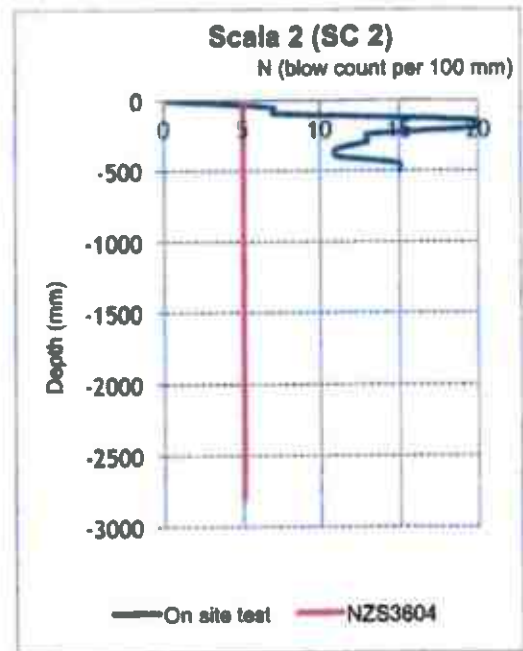
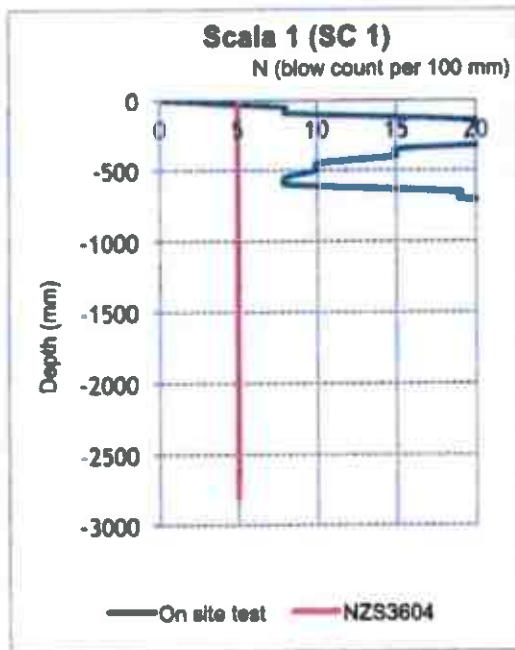
For retaining walls, we recommend that the walls be designed such that they are independent of the house's superstructure. The design should allow for a topographic amplification factor of 1.2 as recommended in MBIE (2014).

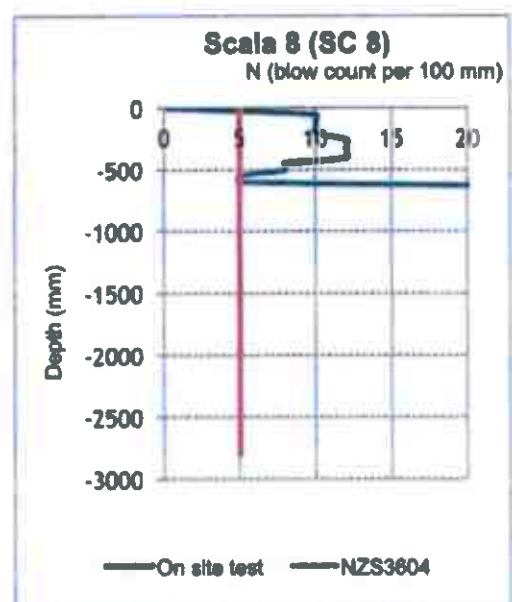
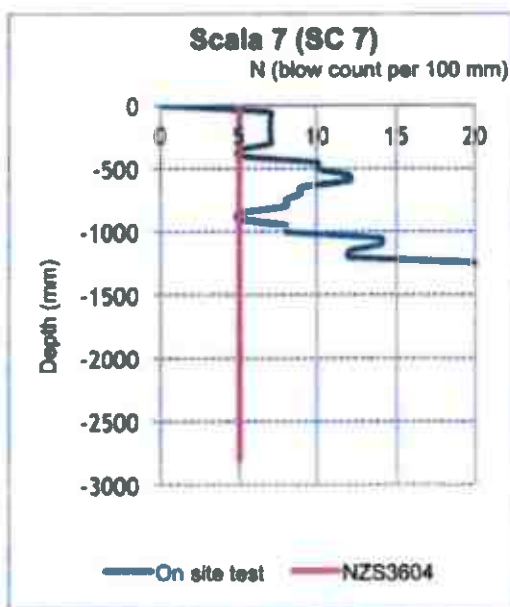
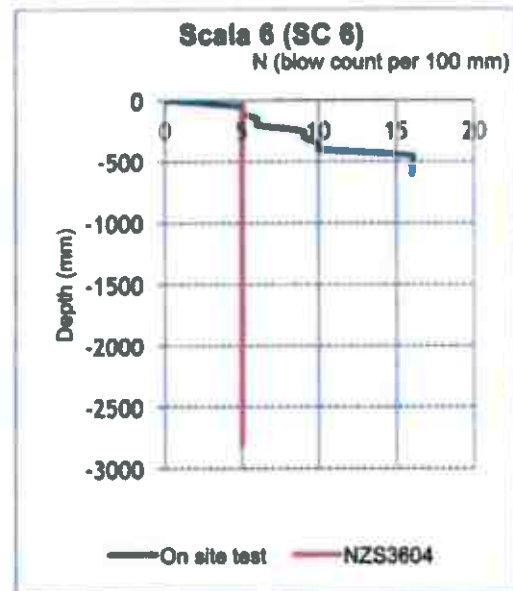
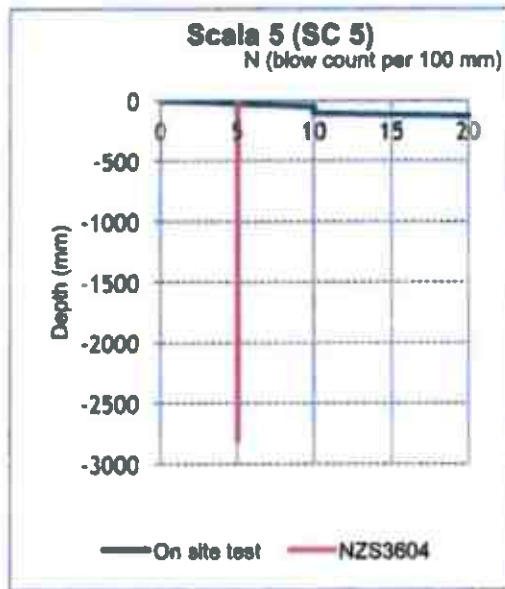
## 14. References

- (a) MBIE (2012), Ministry of Building, Innovation and Employment, Revised guidance on repairing and rebuilding houses affected by the Canterbury earthquake sequence, December 2012.
- (b) MBIE (2014), Ministry of Building, Innovation and Employment, Seismic design of retaining structures guidance, 4 July 2014.
- (c) NZS 3604: 2011 Timber framed buildings.
- (d) IGNS, Geology of the Christchurch Urban Area 1992.
- (e) Canterbury Geotechnical Database.
- (f) GNS (2012), Canterbury Earthquakes 2010/11 Port Hills Slope Stability: Additional assessment of the life-safety risk from rockfalls (boulder rolls), September 2012.

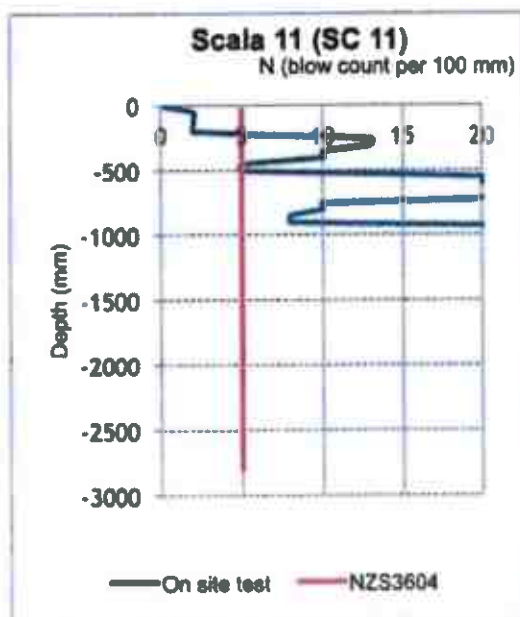
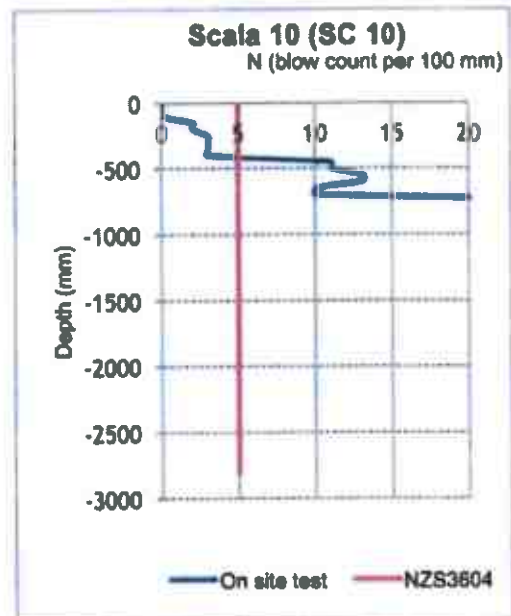
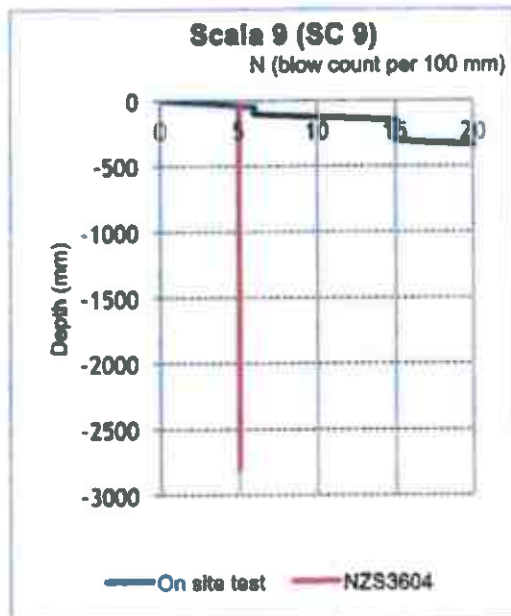


## APPENDIX A - Scala Penetrometer Test












## APPENDIX B - Borehole Log





Client: Nick and Sally Kendall					Excavated By: TTAM					Borehole log BH1						
Project Name: 65 Santa Maria Avenue, Mt Pleasant					Logged by: TT					Sheet 1 of 1						
Location: 65 Santa Maria Avenue, Mt Pleasant					Input By: AM					Date Started: 30-Mar-2015						
Project Reference:					Checked By: ST					Date Completed: 30- Mar-2015						
Drilling Method		Depth (m bgl)		Sample		Shear Vane Tests		Water Level (m bgl)		Graphic Log		Soil Description				
Machine Auger Ø 200 mm		0.5		Shear Vane attempted but could not penetrate soil at test depth								Top Soil				
												Silty CLAY (Loess), mixed with GRAVEL and ROCK, dark brown, medium dense, dry. Gravel size is 10mm to 40mm and sub rounded, loose weathered Rock with sizes up to 200mm.				
		1.0								ROCK, very strong, dry						
		End of Machine Auger at 1.2 m bgl														



Client: Nick and Sally Kendall Project Name: 65 Santa Maria Ave, Mt. Pleasant Location: 65 Santa Maria Ave, Mt. Pleasant Project Reference:					Excavated By: TT/AM Logged by: TT Input By: AM Checked By: BT		Borehole log BH2 Sheet 1 of 1 Date Started: 30-Mar-2015 Date Completed: 30-Mar-2015	
Drilling Method	Depth (m bgl)	Sample	Shear Vane Tests	Water Level (m bgl)	Graphic Log	Soil Description		
Machine Auger Ø 200 mm	0.5	D1 (1 - 1.5 m)	Shear Vane attempted but could not penetrate soil at test depth			Top Soil		
						Clayey SILT, dark brown, firm, dry		
	1.0					Silty Clay, yellowish brown, stiff, dry		
	1.5					Silty CLAY mixed with weathered Rock and scoria light brown, stiff, dry		
	2.0					Silty CLAY mixed with weathered Rock and scoria brown to grey, stiff, dry		
						Inferred ROCK, strong, dry		
						End of Machine Auger @ 2.1 m bgl		

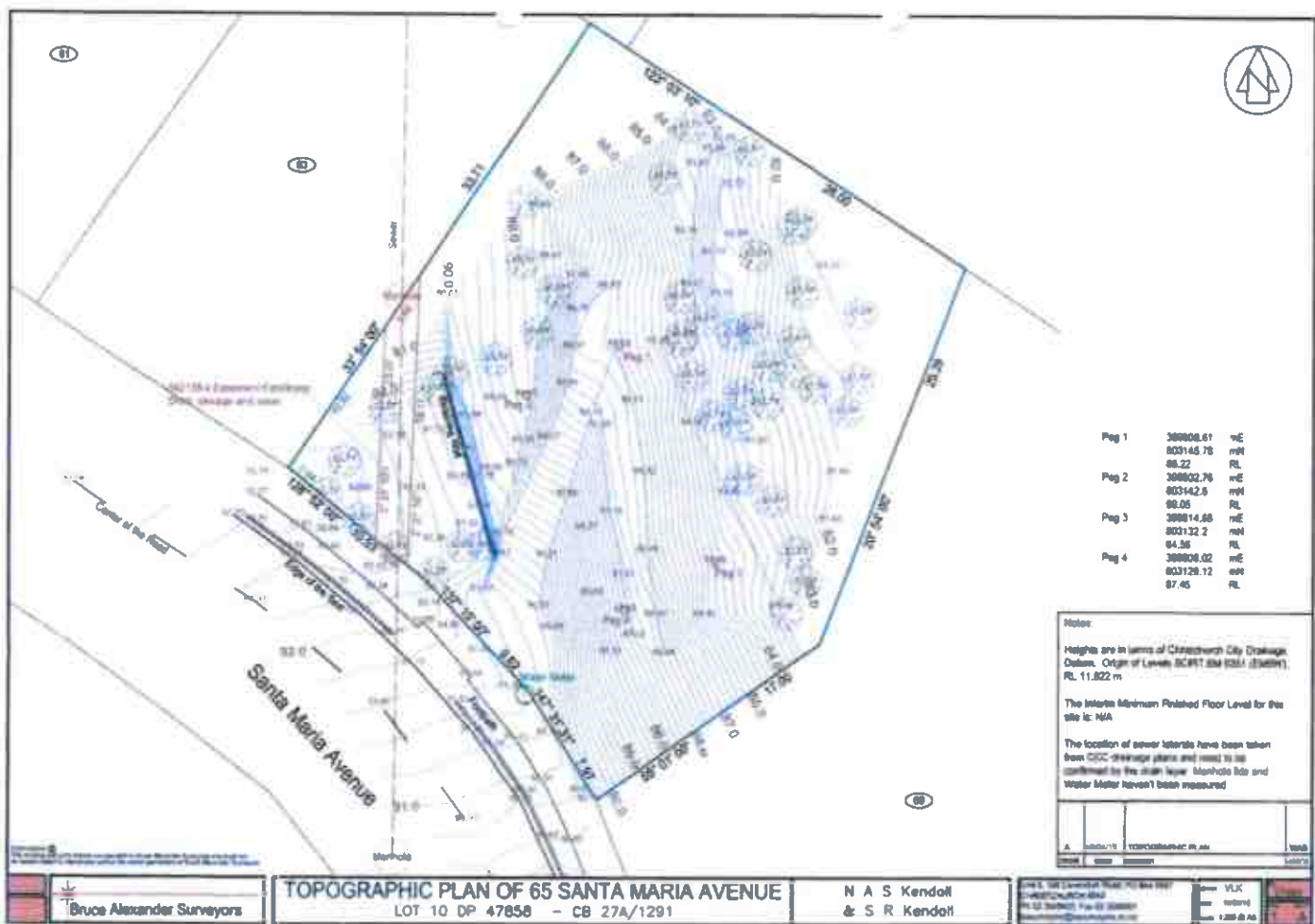


**Disclaimer:**

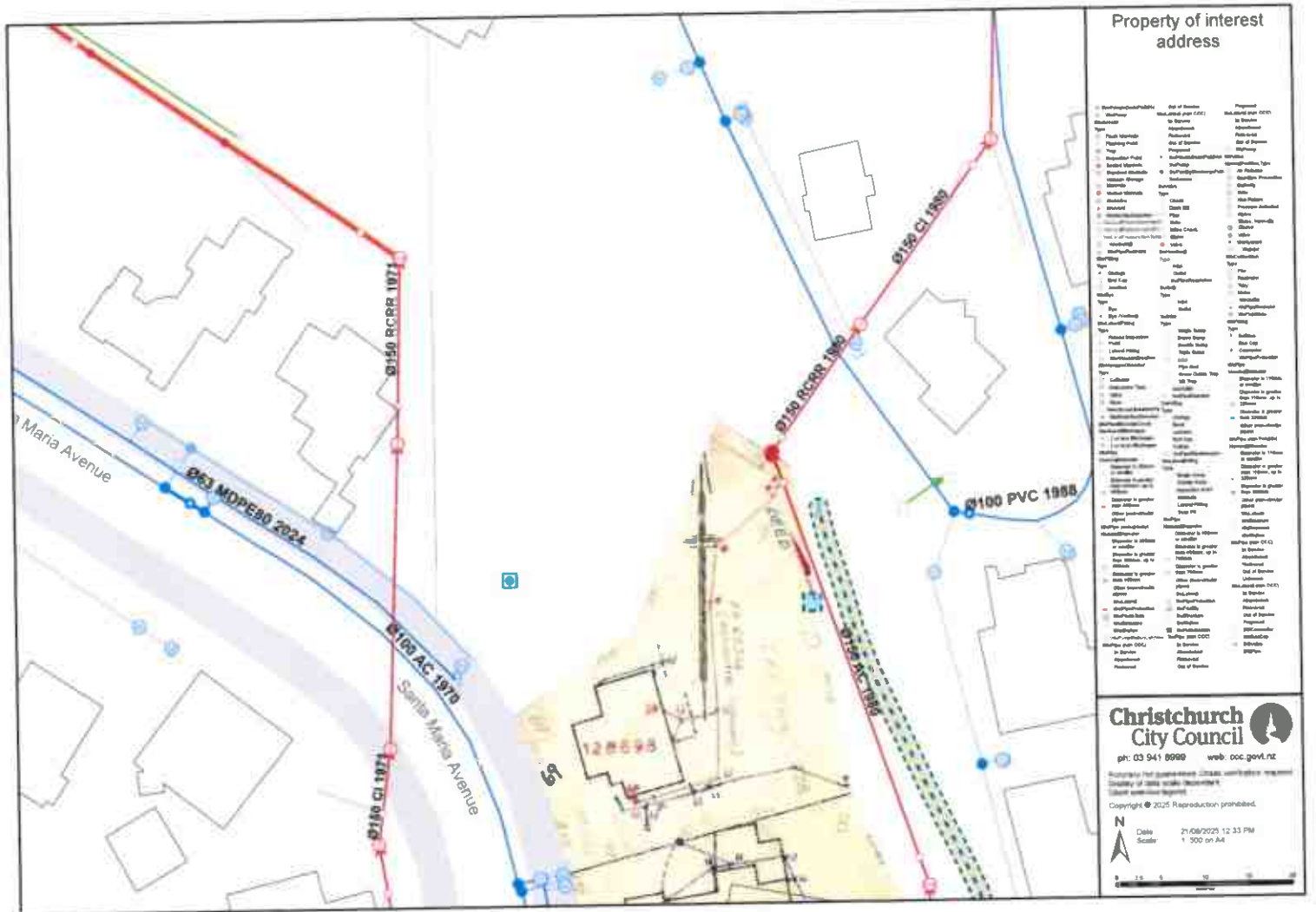
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# CERTIFIED DRAINAGE LTD

"Specialised Drainage Systems and Solutions"

PROJECT 65 Santa Maria Ave

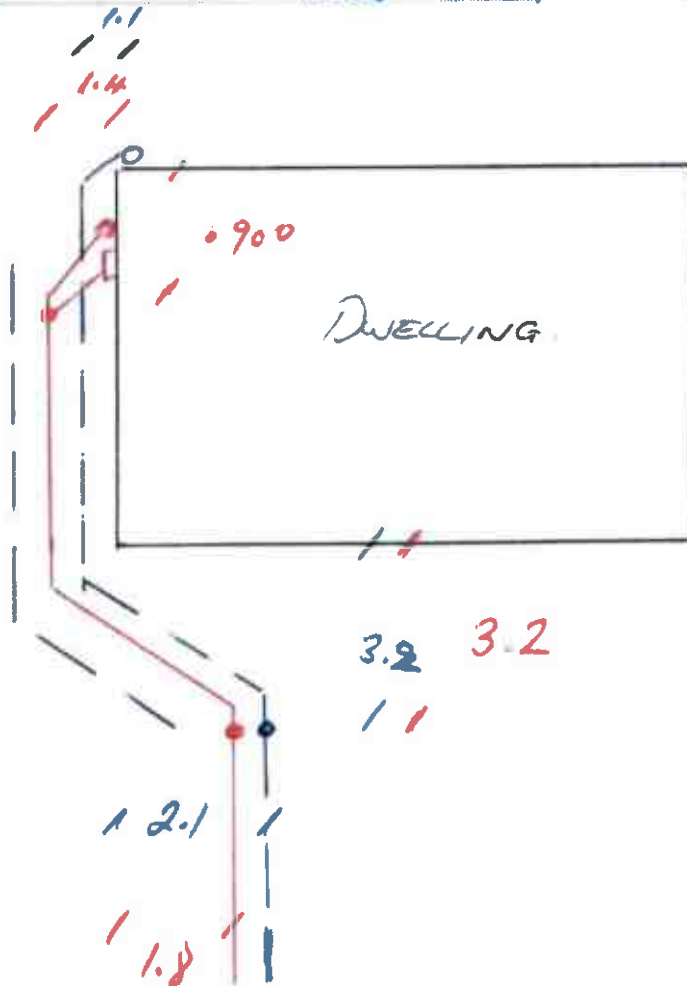
DESCRIPTION New House Drains Laid  
on hill side installed to  
ASN23500 SAP 20 AGG used

PAGE

BY Kyle Ord 20976

DATE 26/9/2017

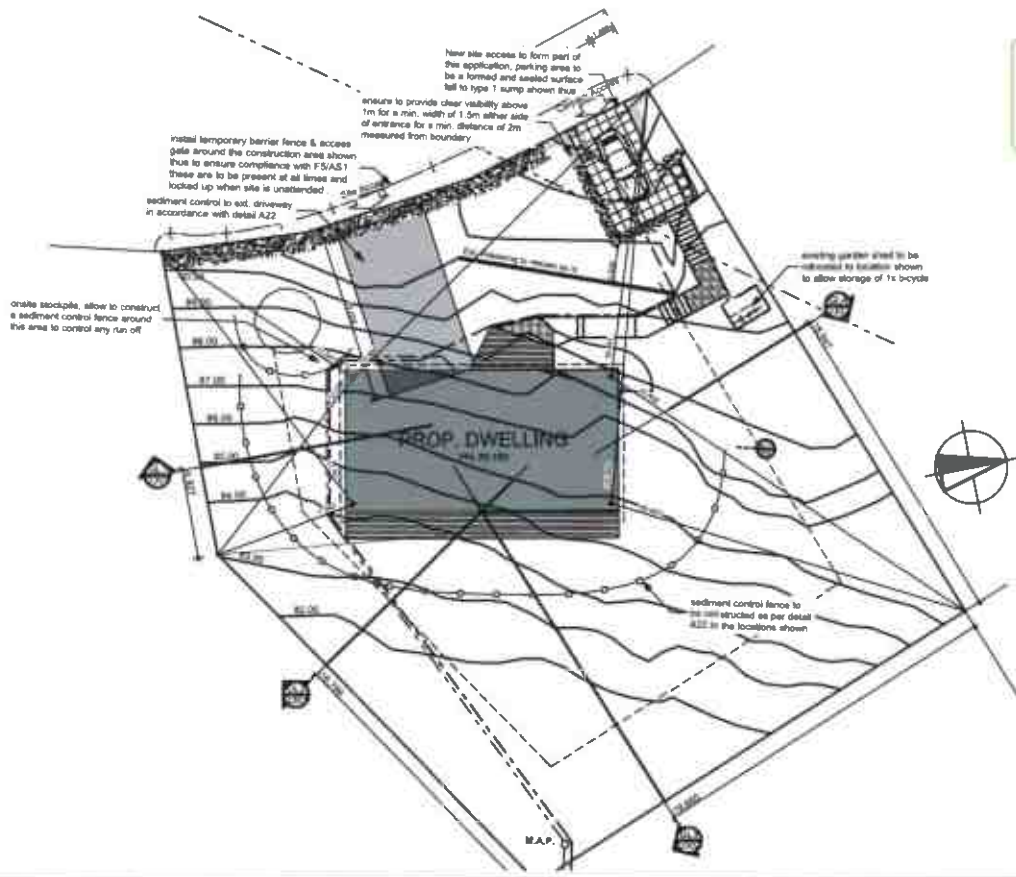
JOB REF BCN 2017/3686



Note  
Allow to confirm all dimensions  
on site prior to manufacture



Page 3 of 22



<b>Site Information</b>	
Address	65 Santa Maria Avenue - Christchurch
Legal Description	LOT 10 DP 47858
Site Area	1,123m <sup>2</sup>
Dwelling Area	113.30m <sup>2</sup>
Site Coverage	10.88%

<b>Design Conditions</b>	
Earthquake Zone	2
Exposure Zone	0
Wind Zone	Very High
Altitude	35m A.S.L.
Snow Loading Zone	0.9kPa
District Plan Zone	Residential Hills Zone

<b>Services</b>	
Water supply shall be taken from the ext. mains connection. Power & Telecommunications supply shall be taken from the existing mains connections.	
Sewer supply be taken to the existing mains connection. 150mm nominal or H.A.P. 7mm is not currently present.	
sewer	-----
stormwater	-----
water	-----
power	-----

**Construction**  
The house is to be constructed in Genius Homes Factory in Christchurch and delivered to site.

**Levels**  
Topography data have been undertaken by Bruce Alexander Surveys Ltd. - referenced above. Height angle coordinates have also been collected by Bruce Alexander Surveys Ltd. Levels are in reference to the Christchurch City Datum.



**Genius Homes**  
smart homes for busy people

## Heather Residence

Construct in Genius Homes factory at 93  
Racecourse Rd - Washdyke & transported to

65 Santa Maria Avenue, Christchurch

SHEET TITLE:  
Site Plan

DESIGN:  
Genius Homes

DRAWN:  
F Silva-Valdes

REVISION #: **REV C** - 10/09/17

ISSUED: 3<sup>rd</sup> May 2017

PROJECT #: RH16-478  
jn0993GH

SHEET  
**D101**

SCALE  
1:200

Note  
Allow to confirm all dimensions  
on site prior to manufacture

**Plumbing & Drainage to comply  
with NZBC G73 & NZS 4200:1996**  
Notes legend, pipe size & min gradient

lwb	laundry tub	Ø 40mm @ 1:30
wc	toilet pan	Ø 100mm @ 1:90
shw	shower	Ø 40mm @ 1:30
whb	wash hand basin	Ø 40mm @ 1:30
sink	sink	Ø 40mm @ 1:30
gt	gully trap	
evp	stack and vent pipe	Ø 80mm
dp	downpipe	Ø 74mm ID
ip	inspection point	

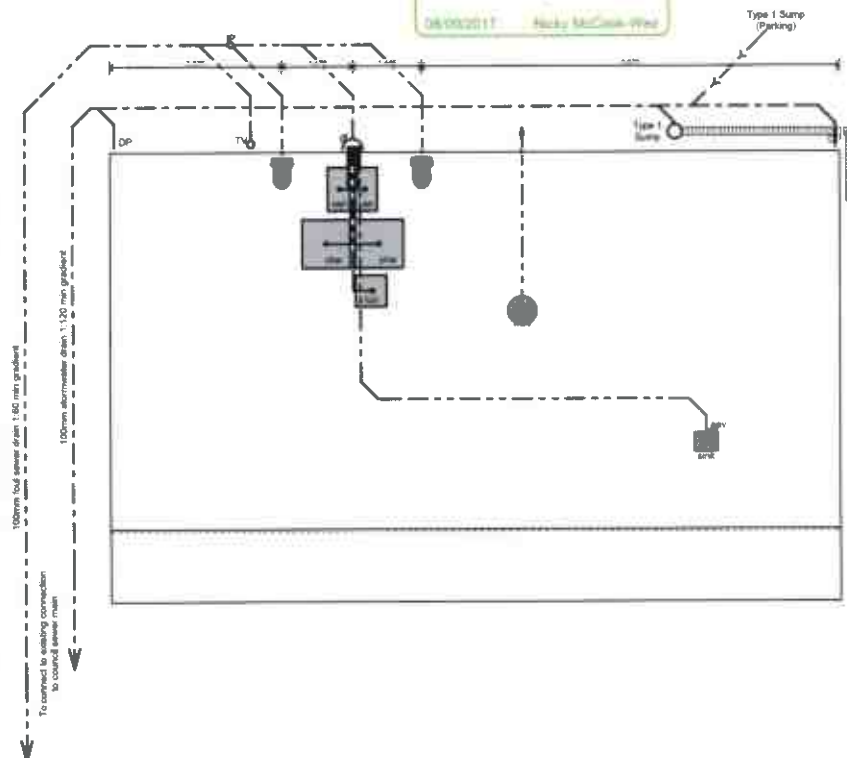
Warning - All waste pipes within site over 5.5m  
from trap to gully shall be vented in accordance  
with table 8 of NZBC (G15A88)

sanitary fixture	downstack/vent pipe
sink (hot)	0.2 @ 60° 15mm
sink (cold)	0.2 @ 60° 15mm
tub (hot)	0.2 @ 60° 15mm
tub (cold)	0.3 @ 60° 15mm
basin	0.1 @ 45° 10mm
shower	0.3 @ 45° 20mm

Drainage layout is indicative only and can be  
altered on site with discussion between the  
installer and approved civil engineer. All work drawings  
shall be provided to the local authority on  
practical completion of the works.

**PLEASE NOTE:**  
connections to drainage to be the responsibility  
on site, services are to run through wall  
space and terminate at floor level ready for  
transportation to site.

size legend  
Proposed Foul Sewer  
Proposed Stormwater



**Genius Homes**  
smart homes for busy people

**Heather Residence**

Construct in Genius Homes factory at 93  
Racecourse Rd - Washdyke & transported to

65 Santa Maria Avenue, Christchurch

SHEET TITLE:  
**Drainage Plan**  
DESIGN:  
Genius Homes

DRAWN:  
F Sáiz-Valdes

REVISION #: RFI - 9/09/17

ISSUED: 3<sup>rd</sup> May 2017

PROJECT #: RH16-478  
j00993GH

SHEET

**D102**

SCALE  
1:75

ELECTRICAL CERTIFICATE OF COMPLIANCE  
AND ELECTRICAL SAFETY CERTIFICATE

Reference/Certificate ID No: Heather 001

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

## Location Details:

65 Santa Maria Ave

Contact Details:  
(Name and address)

Richard Heather 02108476053

Name of  
Electrical worker:

James Caird

Registration/Practising  
licence number:

1265902

## Organisation/company:

NZDF

## Phone and email:

0276540212

Name of person(s)  
supervised:

RICHARD HEATHER

## CoC

## Type of work:

☐

Additions

☐

Alterations

☒

New work

## The prescribed electrical work is:

☐

Low risk

☒

General

☐

High risk (Specify):

## Reference Standards:

☐

Part 1 of AS/NZS 3000

☒

Part 2 of AS/NZS 3000

☐

Additional Standards:

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

Inspection and testing of mains cable. Cable laid by homeowner in trench, trench depth no less than 600mm, cable laid with 300mm of soil on top followed by cable location marker tape.  
Cable 25mm NS single core. Installed Main earth electrode, Driven Earth 1.8m in length. Second earth driven beneath meter box and bonded to Meter box. Installation tested and separate COC issued by electrical worker.

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

## Select those that apply:

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

Electronic/Other reference: <http://www.ideal.co.nz/>

Certifier's signature:

## Test Results

Polarity (Independent earth):	Pass
Insulation resistance:	>500 m ohm
Earth Continuity:	0.1 Ohms
Bonding:	
Fault Loop impedance	
Other (specify):	

Date:

30.09.17

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

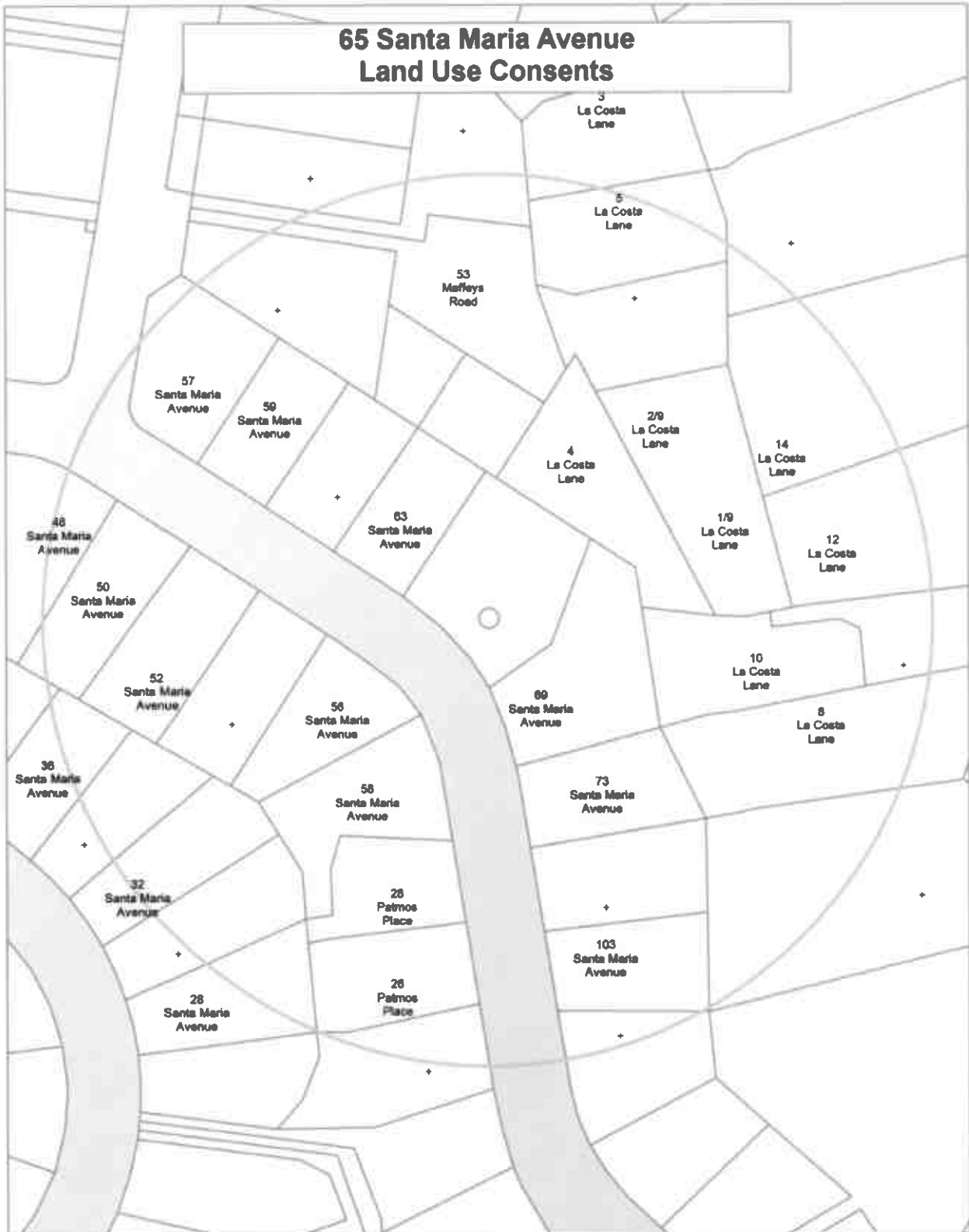
## ESC

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

Certifier's  
name:Registration/Practising  
licence number:Certifier's  
signature:Certificate  
Issue Date:Connection  
Date:

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

## 65 Santa Maria Avenue Land Use Consents



**65 Santa Maria Avenue**  
**Subdivision Consents**





## **Land Use Resource Consents within 100 metres of 65 Santa Maria Avenue**

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

---

### **1/9 La Costa Lane**

RMA/1998/1363

To erect decks and stairs which intrude the 4m deck setback and exceed the 30% site coverage. - Historical Reference RES981542

Processing complete

Applied 11/06/1998

Decision issued 19/06/1998

Granted 19/06/1998

### **10 La Costa Lane**

RMA/1998/2016

To erect a dwelling which fails to comply with the 4m deck setback, 31.5 degree recession plane and 3m living area window setback. - Historical Reference RES982306

Processing complete

Applied 24/08/1998

Decision issued 07/09/1998

Granted 07/09/1998

### **103 Santa Maria Avenue**

RMA/1997/3060

To erect a dwelling and intrude through the recession plane and exceed 7m in height. - Historical Reference RES973544

Processing complete

Applied 08/12/1997

Decision issued 24/12/1997

Granted 24/12/1997

RMA/1998/883

To erect a deck at the first floor level which intrudes into the 4m boundary setback and 1.8m setback. - Historical Reference RES980943

Processing complete

Applied 08/04/1998

Decision issued 16/04/1998

Granted 16/04/1998

## **12 La Costa Lane**

RMA/2020/1368

To construct a new dwelling with earthworks

Withdrawn

Applied 02/07/2020

RMA/2020/2677

Replace existing retaining wall and construct dwelling

Processing complete

Applied 18/11/2020

Decision issued 12/01/2021

Granted 12/01/2021

## **14 La Costa Lane**

RMA/1994/1517

To allow a dwelling to intrude the 33 degree recession plane and exceed the 9 metre maximum height above the original ground contours of the site - Historical Reference RES950178

Processing complete

Applied 29/11/1994

Decision issued 25/09/1995

Granted 25/09/1995

RMA/2016/2118

Dwelling

Processing complete

Applied 01/08/2016

Decision issued 22/09/2016

Granted 22/09/2016

## **2/9 La Costa Lane**

RMA/2021/4174

Dwelling additions with associated earthworks

Processing complete

Applied 13/12/2021

Decision issued 23/03/2022

Granted 22/03/2022

### **26 Patmos Place**

RMA/2018/618

Retrospective consent for the rebuild and extension of a first floor deck

Processing complete

Applied 16/03/2018

Decision issued 11/04/2018

Granted 11/04/2018

### **28 Patmos Place**

RMA/1988/340

Exceed the maximum accessory building wall length of 7.5m within 1.8m of the boundary to allow a gaage of 8.2m legth at 0.700 from boundary - Historical Reference RES9208096

Processing complete

Applied 26/07/1988

Decision issued 03/08/1988

Granted 03/08/1988

### **28 Santa Maria Avenue**

RMA/2016/2514

Build a ~~garage~~/workshop

Processing complete

Applied 08/09/2016

Decision issued 03/10/2016

Granted 03/10/2016

### **3 La Costa Lane**

RMA/2023/2064

Construct new residential dwelling and minor dwelling

Cancelled

Applied 10/08/2023

Cancelled - fee not paid 14/09/2023

RMA/2023/2428

Construction of main and minor dwellings

Withdrawn

Applied 15/09/2023

RMA/2024/1261

Construction of a dwelling and minor dwelling with associated earthworks

Processing complete

Applied 07/05/2024

Decision issued 04/06/2024

Granted 04/06/2024

### **32 Santa Maria Avenue**

RMA/2014/2450

Four level dwelling with attached garage - Historical Reference RMA92027136

Processing complete

Applied 19/09/2014

Decision issued 07/05/2015

Granted 06/05/2015

### **36 Santa Maria Avenue**

RMA/2025/954

New House with attached garage and associated earthworks

Processing complete

Applied 07/04/2025

Decision issued 28/05/2025

Granted 28/05/2025

Within scope amendment decision issued 28/07/2025

Within scope amendment not accepted 28/07/2025

### **38 Santa Maria Avenue**

RMA/2025/1619

To extend and alter an existing residential dwelling

On hold - waiting for response from applicant

Applied 28/05/2025

### **4 La Costa Lane**

RMA/2021/761

To establish a new dwelling with a parking bay and associated earthworks

Processing complete

Applied 26/03/2021

Decision issued 05/05/2021

Granted 05/05/2021

**48 Santa Maria Avenue**

RMA/2012/1442

Rebuild dwelling with a basement garage which was damaged during the Christchurch earthquakes - Historical Reference RMA92020847

Processing complete

Applied 13/09/2012

Decision issued 21/09/2012

Granted 20/09/2012

**5 La Costa Lane**

RMA/1998/682

To erect a dwelling and intrude the 4m 1st floor living area window setback. - Historical Reference RES980676

Withdrawn

Applied 17/03/1998

**50 Santa Maria Avenue**

RMA/2014/271

Dwelling with attached garage - Historical Reference RMA92024876

Processing complete

Applied 10/02/2014

Decision issued 17/03/2014

Granted 14/03/2014

**52 Santa Maria Avenue**

RMA/2019/1788

To Conduct Earthworks and Replace EQ Damaged Retaining Walls

Processing complete

Applied 12/08/2019

Decision issued 20/09/2019

Granted 20/09/2019

**53 Maffey's Road**

RMA/2002/2629

Dwelling additions which exceed 7m in height. - Historical Reference RMA20011673

Processing complete

Applied 16/10/2002

Decision issued 23/10/2002

Granted 18/10/2002

### **56 Santa Maria Avenue**

RMA/1981/363

Erect dwelling which intrudes 55 degree recession plane - Historical Reference RES9209311

Processing complete

Applied 27/10/1981

Decision issued 05/11/1981

Granted 05/11/1981

### **57 Santa Maria Avenue**

RMA/1993/652

To erect a dwelling extension with recession plane intrusion and intruding into the 1.8m side yard setback - Historical Reference RES9219370

Processing complete

Applied 05/11/1993

Decision issued 18/11/1993

Granted 18/11/1993

### **58 Santa Maria Avenue**

RMA/1982/338

Erect two storey dwelling that intrudes 37 degree recession plane - Historical Reference RES9209312

Processing complete

Applied 13/12/1982

Decision issued 31/12/1982

Declined 31/12/1982

### **59 Santa Maria Avenue**

RMA/1995/1996

To exceed the height of a boundary fence and intrude the recession plane, exceed 9.0m building length and 20m wall length without step in Plan to establish a tennis court - Historical Reference RES952252

Processing complete

Applied 07/07/1995

Decision issued 24/07/1995

Granted 24/07/1995



### **63 Santa Maria Avenue**

RMA/1992/1067

Construct carport up to road boundary. - Historical Reference RES9220914

Processing complete

Applied 17/03/1992

Decision issued 23/03/1992

Granted 23/03/1992

RMA/1995/1025

To erect dwelling additions intruding the 40 degree recession plane by 1.2m and 0.25m from the Eastern site boundary - Historical Reference RES951176

Processing complete

Applied 30/05/1995

Decision issued 19/06/1995

Granted 19/06/1995

### **69 Santa Maria Avenue**

RMA/1988/385

Reduce 6m setback to 4.5m from road boundary for garage - Historical Reference RES9209313

Processing complete

Applied 16/06/1988

Decision issued 23/06/1988

Granted 23/06/1988

RMA/2016/1439

Carparking Pad - Historical Reference RMA92033575

Processing complete

Applied 01/06/2016

Decision issued 14/07/2016

Granted 14/07/2016

### **73 Santa Maria Avenue**

RMA/2014/1144

SINGLE STOREY DWELLING - Historical Reference RMA92025787

Processing complete

Applied 15/05/2014

Decision issued 10/06/2014

Granted 19/05/2014

RMA/2014/523

To construct a single storey dwelling - Historical Reference RMA92025139

Processing complete

Applied 07/03/2014

Decision issued 10/03/2014

Granted 08/03/2014

RMA/2018/2318

Additions and Alterations to an Existing Dwelling to create a new under-croft level

Processing complete

Applied 24/09/2018

Decision issued 26/10/2018

Granted 26/10/2018

### **8 La Costa Lane**

RMA/1996/202

To relocate a dwelling from Memorial Avenue to LA Costa Lane - Historical Reference RES960216

Withdrawn

Applied 26/01/1996

RMA/2014/3213

Three Level Dwelling - Historical Reference RMA92027916

Processing complete

Applied 03/12/2014

Decision issued 05/03/2015

Granted 04/03/2015

### **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

Raine&Horne.

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** **CB27A/1291**

**Land Registration District** **Canterbury**

**Date Issued** 19 April 1985

**Prior References**

CB10F/1239

---

**Estate** Fee Simple  
**Area** 1123 square metres more or less  
**Legal Description** Lot 10 Deposited Plan 47858  
**Registered Owners**  
Carol Ann Le Page

---

**Interests**

833725 Easement Certificate specifying the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way rights to convey electricity, gas and telephonic communications	Lot 79 Deposited Plan 28653 - CT CB10F/1243	Yellow and Yellow A DP 41934	Lot 10 Deposited Plan 47858 - herein	
Right of way rights to convey electricity, gas and telephonic communications	Lot 1 Deposited Plan 41934 - CT CB20K/22	Existing easements in easement certificate 833725 DP 41934	Lot 10 Deposited Plan 47858 - herein	

835823 Transfer creating the following easements in gross

Type	Servient Tenement	Easement Area	Grantee	Statutory Restriction
Drain sewage	Lot 10 Deposited Plan 47858 - herein	Part herein	The Christchurch Drainage Board	

542139.4 Easement Certificate specifying the following easements - 19.4.1985 at 10.06 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Drain sewage	Lot 9 Deposited Plan 47858 - CT CB27A/1290	-	Lot 10 Deposited Plan 47858 - herein	
Drain water	Lot 9 Deposited Plan 47858 - CT CB27A/1290	-	Lot 10 Deposited Plan 47858 - herein	
Drain water	Part Lot 72 Deposited Plan 28653 - CT CB27A/1292	-	Lot 10 Deposited Plan 47858 - herein	

The easements specified in Easement Certificate 542139.4 when created will be subject to Section 309 (1)(a) Local  
Government Act 1974

[illegible]

**EASEMENT CERTIFICATE**

Canterbury

Land Registry Office

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

**APEX INDUSTRIES (CHRISTCHURCH) LIMITED** a duly incorporated company having  
its registered office at Christchurch

being the registered proprietor of the land described in Schedule 'A' hereto hereby certify that the easements 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 \_\_\_\_\_ 19\_\_\_\_  
under No. 47858 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	
10F/1239	Right to Drain Sewage	9	I	Lot 10
	Right to Drain Water	9	O, E, J, I	Lot 10
	Right to Drain Stormwater	Part Lot 72 D.P. 28653	F, T	Lots 9, 10
	"	Part Lot 72 D.P. 28653	K, L, M	Lot 9✓
	"	Part Lot 72 D.P. 28653	N	Lot 7✓
	"	Part Lot 72 D.P. 28653	Q	Lot 8 27A/1289

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.

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

Dated this 20th day of March

1986

THE COMMON SEAL OF APEX INDUSTRIES  
Signed by the above named (CHRISTCHURCH)  
in the presence of LIMITED was hereunto  
affixed in the presence of:-

Witness:

Occupation:

Address:



Correct for the purposes of the Land Transfer Act

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:

Notes

APPROVED



Registered Proprietor

NOTE: There are no lots 1-5 on this plan

PLAN OF SUBDIVISION

Right to drain stormwater in gross

Right to drain stormwater in gross

Right to drain stormwater in gross

Right to drain stormwater in gross

Right to drain stormwater in gross

Right to drain stormwater in gross

Right to drain stormwater in gross

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Right to drain stormwater in gross

Right to drain stormwater in gross

Right to drain stormwater in gross

Right to drain stormwater in gross

Right to drain stormwater in gross

Right to drain stormwater in gross



DIAGRAM AB  
(NOT TO SCALE)

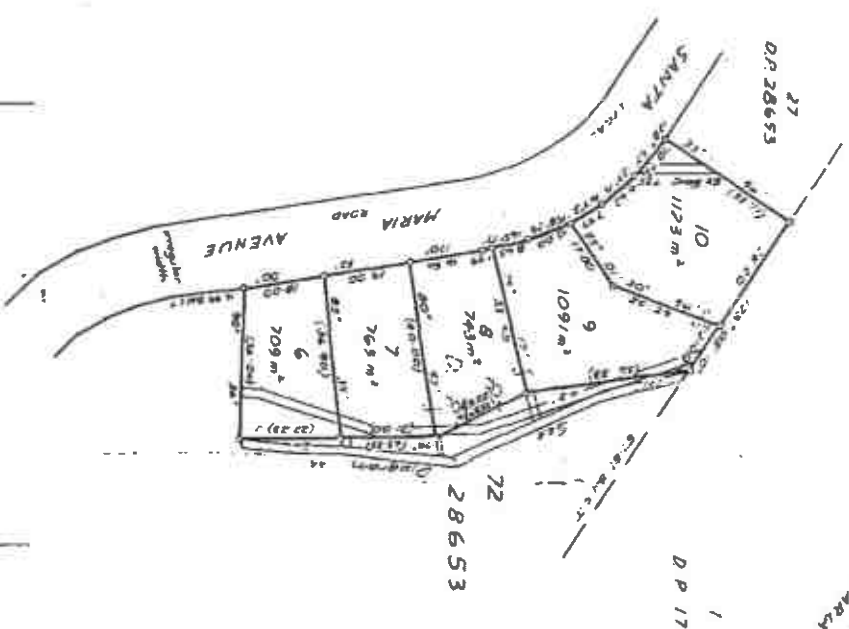
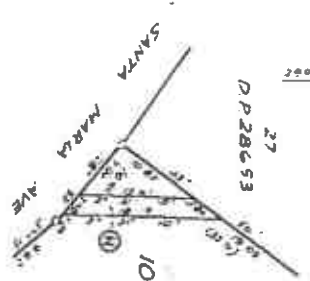
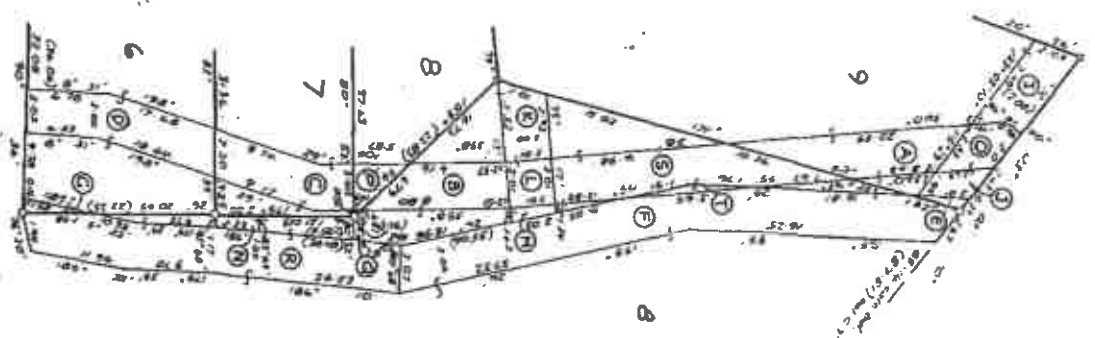


Diagram of  
balance lot 72  
D.P. 28653  
Scale 1:1500

DIAGRAM A1 DISTORTED



LOTS 6-10 BEING SUBDIVISION  
OF PART LOT 72, D.P. 28653

LAND DISTRICT - CANTERBURY  
SURVEY BIXA DIST. BY Christchurch  
NIMS - 261 SHEET NO. M36/76.3

TERRITORIAL AUTHORITY Christchurch City  
Surveyed by Daus Ogilvie & Partners Assoc.  
Scale 1:750 Date JUN 79 - JUL 1984

Deposited this ... day of ... 19...

Chief Surveyor

District Land Registrar

LT 4 7853

Total Area 9399 m²  
Comprised in: D.P. 10/1239

I, the Surveyor, do hereby certify that the above plan is a true and correct copy of the original plan as submitted to me, and that the same has been examined and found to be correct and true in accordance with the requirements of the Land Act 1924.

Witness my hand and seal this ... day of ... 19...

Approved as to Survey

Deposited this ... day of ... 19...

LT 4 7853

A. Stokes  
c/o Queerstown Post Office

WE, JOHANNES SOUR and DIANE MARIE SOUR, Caveators under and by virtue of Caveat Number 259342/1 hereby consents to registration of the documents in the Schedule hereto.

DATED at *Opaawa* this *8th* day of March 1985.

SIGNED by the abovenamed  
JOHANNES SOUR and DIANE MARIE  
SOUR in the presence of:-

*Opaka*  
*Postmaster*  
*Opaawa P.O.*

X *Johannes Sour*  
X *D. Sour*

POSTMASTER  
- 8 MAR 1985  
OPAWA  
SCHEDULE

Easement Certificate creating Easements in Lots 6 to 10 Deposited Plan 47858 executed by APEX INDUSTRIES (CHRISTCHURCH) LIMITED

Transfer Grant of Easement No. .... to Christchurch Drainage Board (Right to Drain Sewage in Gross) shown A, O, S, B, L, T, C, D, P, on Deposited Plan 47858

Transfer Grant of Easement No. .... to Christchurch Drainage Board (Right to Drain Stormwater in Gross) shown R, G, on Deposited Plan 47858

Order for new Certificate of Title for Lots 6 to 10 Deposited Plan 47858 executed by APEX INDUSTRIES (CHRISTCHURCH) LIMITED



# Certificate of Non-Revocation of Power of Attorney

Form I

I, GAVIN MARK ABBOT

of Christchurch

in New Zealand, Solicitor

hereby certify:

1. That by deed dated the 20th day of July 1984 JANETTE HELEN READ

of Christchurch

in New Zealand, Married Woman

appointed me his attorney on the terms and subject to the conditions set out in the said deed, which was deposited in the Land Registry Office at Christchurch

as Number C523646/2

2. That at the date hereof I have not received any notice or information of the revocation of that appoint-

ment by the death of the said JANETTE HELEN READ

or otherwise.

Signed at

Christchurch

this

25<sup>th</sup>

day of

MARCH

19

85



\*

CHRISTCHURCH CITY COUNCIL, Caveator under and by virtue of Caveat Number C538889/1 hereby consents to registration of the documents in the Schedule hereto.

DATED at Christchurch this 18<sup>th</sup> day of April 1985.

SCHEDULE

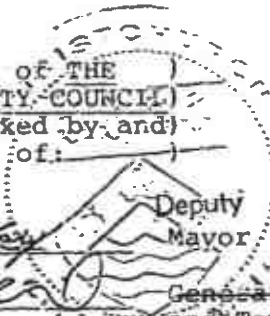
Easement Certificate creating Easements in Lots 6 to 10  
Deposited Plan 47858 executed by APEX INDUSTRIES (CHRISTCHURCH) LIMITED

Transfer Grant of Easement No \_\_\_\_\_ to Christchurch Drainage Board (Right to Drain Sewage in Gross) shown A, O, S, B, L, T, C, D, P on Deposited Plan 47858

Transfer Grant of Easement No \_\_\_\_\_ to Christchurch Drainage Board (Right to Drain Stormwater in Gross) shown R, G on Deposited Plan 47858

Order for new Certificate of Title for Lots 6 to 10 Deposited Plan 47858 executed by APEX INDUSTRIES (CHRISTCHURCH) LIMITED

THE COMMON SEAL of THE  
CHRISTCHURCH CITY COUNCIL  
was hereto affixed by and  
in the presence of:

A circular seal with a dotted border. Inside the seal is a stylized mountain range with a building on top. The text "Deputy Mayor" is written above the mountain, and "General Manager and Town Clerk" is written below it.  
\_\_\_\_\_  
Deputy Mayor  
\_\_\_\_\_  
General Manager  
and Town Clerk  
ASSOCIATE TOWN CLERK

I, SCOTT RODERICK DICKSON, Caveator under and by virtue of Caveat Number 222416/1 hereby consents to registration of the documents in the Schedule hereto.

DATED at Cranford Street this 8th day of March 1985.

SIGNED by the abovenamed  
SCOTT RODERICK DICKSON in the  
presence of:-

) *[Signature]*  
)  
) *BE right*  
*Postmaster*



#### SCHEDULE

Easement Certificate creating Easements in Lots 6 to 10 Deposited Plan 47858 executed by APEX INDUSTRIES (CHRISTCHURCH) LIMITED

Transfer Grant of Easement No. \_\_\_\_\_ to Christchurch Drainage Board (Right to Drain Sewage in Gross) shown A, O, S, B, L, T, C, D, P, on Deposited Plan 47858

Transfer Grant of Easement No. \_\_\_\_\_ to Christchurch Drainage Board (Right to Drain Stormwater in Gross) shown R, G, on Deposited Plan 47858

Order for new Certificate of Title for Lots 6 to 10 Deposited Plan 47858 executed by APEX INDUSTRIES (CHRISTCHURCH) LIMITED



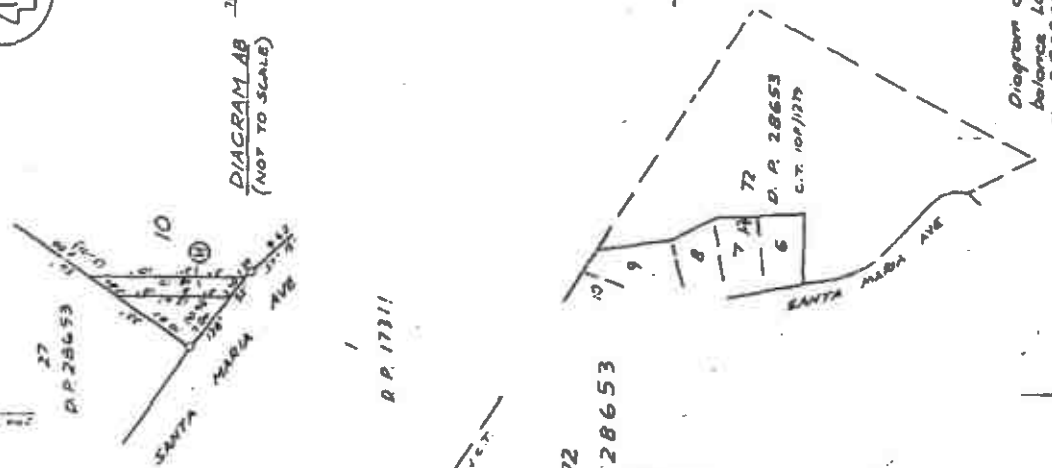


Diagram of  
balance Lot 72  
D.P. 28653  
Scale 1:1500

TERRITORIAL AUTHORITY Christchurch City  
 Surveyed by Dens. Ogilvie & Partners - 1950s  
 Scale 1:750 Date JUN 79 - JUL 1984

[illegible]

2.18 04.APR05 C ~~599391~~

! PARTICULARS ENTERED IN REGISTER;  
LAND REGISTRY CANTERBURY

ASST. LAND REGISTRAR.....

I, ANDREW MARK STOKES of Christchurch, Carpenter, Caveator under and by virtue of Caveat Number 238519/1 hereby consents to registration of the documents in the Schedule hereto.

DATED at Phillipstown this 8 day of March 1985.

SIGNED by the abovenamed  
ANDREW MARK STOKES  
in the presence of:-

)  
) *AM Stokes*  
)



SCHEDULE

Easement Certificate creating Easements in Lots 6 to 10 Deposited Plan 47858 executed by APEX INDUSTRIES (CHRISTCHURCH) LIMITED

Transfer Grant of Easement No. . . . . to Christchurch Drainage Board (Right to Drain Sewage in Gross) shown A, O, S, B, L, T, C, D, P, on Deposited Plan 47858

Transfer Grant of Easement No. . . . . to Christchurch Drainage Board (Right to Drain Stormwater in Gross) shown R, G, on Deposited Plan 47858

Order for new Certificate of Title for Lots 6 to 10 Deposited Plan 47858 executed by APEX INDUSTRIES (CHRISTCHURCH) LIMITED

# Certificate of Non-Revocation of Power of Attorney

Form 1

I, JOHN EDWIN READ

of Christchurch in New Zealand, Retired

hereby certify:

1. That by deed dated the 6th day of June 1984 MURRAY DAVID READ  
of Christchurch in New Zealand, Shipping Clerk  
appointed me his attorney on the terms and subject to the conditions set out in the said deed, which was  
deposited in the Land Registry Office at Christchurch  
as Number C523646/1

2. That at the date hereof I have not received any notice or information of the revocation of that appoint-  
ment by the death of the said MURRAY DAVID READ  
or otherwise.

Signed at Christchurch this 25<sup>th</sup> day of MARCH 1985

*[Handwritten Signature]*

WE, MURRAY DAVID READ and JANETTE HELEN READ Caveators under and by virtue of Caveat Number 303528/1 hereby consents to registration of the documents in the Schedule hereto.

DATED at Christchurch this 25<sup>th</sup> day of March 1985.

SIGNED by the abovenamed  
MURRAY DAVID READ by his  
Attorney\*and JANETTE HELEN READ  
by her Attorney\*in the  
presence of:-

) Murray David Read  
) by his Attorney  
) J. E. Read  
) Janette Helen Read by her  
) attorney  
) Ronaldson

SR Lantieri  
law clerk to  
Lane Neave

SCHEDULE

Easement Certificate creating Easements in Lots 6 to 10 Deposited Plan 47858 executed by APEX INDUSTRIES (CHRISTCHURCH) LIMITED

Transfer Grant of Easement No. to Christchurch Drainage Board (Right to Drain Sewage in Gross) shown A, O, S, B, L, T, C, D, P, on Deposited Plan 47858

Transfer Grant of Easement No. to Christchurch Drainage Board (Right to Drain Stormwater in Gross) shown R, G, on Deposited Plan 47858

Order for new Certificate of Title for Lots 6 to 10 Deposited Plan 47858 executed by APEX INDUSTRIES (CHRISTCHURCH) LIMITED

John Edwin Read  
Gavin Mark Abbot

**SCHEDULE 'C'**

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

# EASEMENT CERTIFICATE

WHEREAS THE EASEMENTS HEREIN GRANTED WILL BE SUBJECT TO SECTION 209(1) (a) LOCAL GOVERNMENT ACT 1974 AND THE EASEMENT OF WAY TO CONSTRUCTION OF COUNCIL'S CONSENT AS SET OUT IN DOCUMENT.....

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



27A/1288  
1289  
1290  
1291  
1292

298/976

10.06 19.APR85 C 542139/4  
PARTICULARS ENTERED IN REGISTER  
LAND REGISTRY CANTEBURY

542139/4 ⊕

FRASER, VENNING & CRERAR,  
~~RHODES, FRASER & CRERAR~~

SOLICITORS  
RANGIORA, N.Z.

THE CAXTON PRESS, CHRISTCHURCH



833725 EC

## EASEMENT CERTIFICATE

and

FRANCIS EDWARD MCGREGOR of Christchurch Photographer and JOAN SHIRLEY MCGREGOR his wife /  
 J. & S. RYAN INVESTMENTS LIMITED a duly incorporated Company having its Registered  
 Office at Christchurch being the registered proprietor of the land described in  
 the Schedule hereto hereby certifies that the easements 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 6th day of May, 1971 under number  
 28653 are the easements which it is intended shall be created by the operation of  
 SECTION 90A of the "Land Transfer Act, 1952".

## SCHEDULE

Nature of Easement	SERVIENT TENEMENT		Dominant tenement allotment number	Title Reference
	allotment No.	colour or other means of identification of part subject to easement		
Right of way, Right to convey Electricity Gas and Telephonic Communications, Right to Drain Sewage, Right to Drain Water,	8	yellow	7	10F/1175 10F/1176
	9	blue	7	10F/1176 10F/1177
	10	yellow	7	10F/1177 10F/1178
	11	blue marked natural R.O.W.	7	10F/1178 10F/1179
	7	blue	8	10F/1179 10F/1180
	10	yellow	8	10F/1180 10F/1181
	9	blue	8	10F/1181 10F/1182
Right of way, Right to convey Electricity Gas and Telephonic Communications,	11	blue marked natural R.O.W.	8	10F/1182 10F/1183
	7	blue	9	10F/1184 10F/1185
	8	yellow	9	10F/1185 10F/1186
	10	yellow	9	10F/1186 10F/1187
	11	blue marked natural R.O.W.	9	10F/1187 10F/1188
	7	blue	10	10F/1188 10F/1189
	8	yellow	10	10F/1189 10F/1190
	9	blue	10	10F/1190 10F/1191
	11	blue marked natural R.O.W.	10	10F/1191 10F/1192
	7	blue	11	10F/1192 10F/1193
	8	yellow	11	10F/1193 10F/1194
	9	blue	11	10F/1194 10F/1195
	10	yellow	11	10F/1195 10F/1196
	18	yellow	19-22	10F/1197 10F/1198
	19	yellow	18,20-22	10F/1198 10F/1199
	20	blue	18-19,21-22	10F/1199 10F/1200
	21	yellow	18-20,22	10F/1200 10F/1201
	22	blue	18-21	10F/1201 10F/1202
	31	yellow	28-30	10F/1202 10F/1203
	30	blue	28-29	10F/1203 10F/1204
	29	blue blue A	28	10F/1204 10F/1205
	48	yellow	49-54	10F/1205 10F/1206
	49	yellow	50-54	10F/1206 10F/1207
	50	yellow	51-54	10F/1207 10F/1208
	51	yellow	52-54	10F/1208 10F/1209
	52	yellow	53-54	10F/1209 10F/1210
	53	yellow	54	10F/1210 10F/1211
	64	yellow	63	10F/1211 10F/1212
	65	yellow	63-64,61	10F/1212 10F/1213
	61	yellow yellow A & B	63-71,42-43	10F/1213 10F/1214
	66	yellow yellow A & B	61,63-65,42-43,67-71	10F/1214 10F/1215
	67	yellow	61,63-65,42-43,68-71	10F/1215 10F/1216
	68	yellow	61,63-67,42-43,69-71	10F/1216 10F/1217

10F/1217 10F/1218 10F/1219 10F/1220 10F/1221 10F/1222  
 10F/1223 10F/1224 10F/1225 10F/1226 10F/1227 10F/1228  
 10F/1229 10F/1230 10F/1231 10F/1232 10F/1233 10F/1234

S C H E D U L E (cont.)

Nature of Easement	Allotment No.	SERVIENT TENEMENT		Dominant tenement allotment number	Title Reference
		colour or other means of identification of part subject to easement			
Right of way, Right to convey Electricity Gas and Telephonic Communications CONTINUED:	69	yellow		70-71	10F/1134: 10F/1137-38
	70	yellow		71	10F/1137: 10F/1138
	79	yellow yellow A		62,72-73	10F/1138: 10F/1139
	73	blue		62,79,72	10F/1139: 10F/1140
	79	yellow yellow A		pt lot61DP3565	667/2: 10F/1140
	73	blue		pt lot61DP3565	10F/1140
Right to Drain Water, Right to Drain Sewage,	7	blue		6	10F/1174: 10F/1173
	8	yellow		6	10F/1173: 10F/1172
	9	blue		6	10F/1172: 10F/1171
	10	yellow		6	10F/1171: 10F/1170
	11	blue MARKED Mutual ROW		6	10F/1170: 10F/1169
	10	blue		9	10F/1169: 10F/1168
	11	yellow		9-10	10F/1168: 10F/1167
	7	blue		12	10F/1167: 10F/1166
	8	yellow		12	10F/1166: 10F/1165
	9	blue		12	10F/1165: 10F/1164
	10	yellow		12	10F/1164: 10F/1163
	11	blue MARKED Mutual ROW		12	10F/1163: 10F/1162
	14	blue A		9-11,13	10F/1162: 10F/1161
	38	blue		39	10F/1161: 10F/1160
	63	blue B		58	10F/1160: 10F/1159
	64	yellow		58-60	10F/1159: 10F/1158
	59	blue		60	10F/1158: 10F/1157
	65	yellow		58-60	10F/1157: 10F/1156
	66	yellow		58-61,40-45	10F/1156: 10F/1155
	61	yellow		40-45,58-60	10F/1155: 10F/1154
	61	blue		43-45	10F/1154: 10F/1153
	67	yellow		40-42	10F/1153: 10F/1152
	68	yellow		40-42	10F/1152: 10F/1151
	69	yellow		40-41	10F/1151: 10F/1150
	70	yellow		40	10F/1150: 10F/1149
	79	yellow B		55-56	10F/1149: 10F/1148
	62	yellow A		55-57	10F/1148: 10F/1147
	62	yellow B		55-57,63	10F/1147: 10F/1146
	63	yellow yellowA yellowB			10F/1146: 10F/1145
		blue blueA		57	10F/1145: 10F/1144
	63	yellow yellow A yellow B		55-56	10F/1144: 10F/1143
Right to Drain Water,	25	blue		26-27	10F/1143: 10F/1142
	19	blue B		20-23	10F/1142: 10F/1141
	20	yellow		21-23	10F/1141: 10F/1140
	21	blue		22-23	10F/1140: 10F/1139
	22	yellow		23	10F/1139: 10F/1138
	24	blue		25-27	10F/1138: 10F/1137
	31	blue		36-37	10F/1137: 10F/1136
	36	blue		37	10F/1136: 10F/1135
	29	blue A blue B		38-39	10F/1135: 10F/1134
	26	blue		27	10F/1134: 10F/1133
	79	yellow A		55-57,62-63	10F/1133: 10F/1132
	45	blue		60	10F/1132: 10F/1131
	56	blue		55	10F/1131: 10F/1130
Right to Drain Sewage,	11	blue A yellow		13	10F/1130: 10F/1129
	36	blue		37-39	10F/1129: 10F/1128
	37	blue		38-39	10F/1128: 10F/1127
	48	blue		49-54	10F/1127: 10F/1126
	49	blue		50-54	10F/1126: 10F/1125
	50	blue		51-54	10F/1125: 10F/1124
	51	blue		52-54	10F/1124: 10F/1123
	52	blue		53-54	10F/1123: 10F/1122
	44	yellow Blue A		43,45,60	10F/1122:

**1. RIGHTS AND POWERS:**

In addition to the rights and powers set out in the Seventh Schedule to the "Land Transfer Act, 1952" the full, free, uninterrupted and unrestricted right liberty and privilege for the grantee and his tenants (in common with the grantor, his tenants and any other person lawfully entitled so to do) from time to time and at all times to convey gas, electric power and telephone communication across the land over which the easement is granted or created together with the full, free, uninterrupted and unrestricted right, liberty and privilege for the grantee and his tenants (in common with the grantor, his tenants and any other person lawfully entitled so to do) for the purposes aforesaid:-

(a) To use any line of pipes, electric power poles, supply wires, conduit pipes and mains of all descriptions already laid or any pipes, electric power poles, supply wires, conduit pipes and mains as aforesaid in replacement or in substitution for all or any such pipes, electric power poles, supply wires, conduit pipes and mains as aforesaid.

(b) Where no such line of pipes, electric power poles, supply wires, conduit pipes and mains as aforesaid exist to lay, place, maintain construct and erect or to have laid, placed, maintained, constructed or erected such line of pipes, electric power poles, supply wires, conduit pipes and mains as aforesaid as may be respectively required for such of the aforesaid purposes under or over the surface (as the parties decide) of the land over which the easement is granted or created and along such line as may be defined for such purpose or purposes.

(c) in order to construct or maintain the efficiency of any such line of pipes, electric power poles, supply wires, conduit pipes and mains as aforesaid the full free uninterrupted and unrestricted right, liberty and privilege for the grantee, his tenants, servants, agents and workmen with any tools, implements, machinery, vehicles or equipment of whatsoever nature necessary for the purpose to enter upon the land over which the easement is granted or created and to remain there for any reasonable time for the purpose of laying, inspecting, cleansing, repairing, maintaining and renewing such line of pipes, electric power poles, supply wires, conduit pipes and mains as aforesaid or any part thereof and of opening up the soil of that land to such extent as may be necessary and reasonable in that regard, subject to the condition that as little disturbance as possible is caused to the surface of the land of the grantor and that the surface is restored as nearly as possible to its original condition and any other damage done by reason of the aforesaid operations is repaired.

**2. TERMS, CONDITIONS, COVENANTS OR RESTRICTIONS IN RESPECT OF ANY OF THE ABOVE EASEMENTS:**

(a) The cost of formation, installation, maintenance and repair of the rights-of-way, sewage pipes, water pipes, power poles, gas pipes and wires shall be borne by the Registered Proprietors of the tenements using the same in the proportion which such rights are used by each of the Registered Proprietors and so that no Registered Proprietor shall bear the cost of any such formation, installation, maintenance and repair in respect of any part which is not used by him provided always that neither the said J. & B. RYAN INVESTMENTS LIMITED nor CHRISTCHURCH PROPERTIES LIMITED a duly incorporated Company having its Registered office at Christchurch shall be liable to contribute towards such cost of the formation, maintenance and repair but this provision shall not enure for the benefit of any purchaser from the said J. & B. RYAN INVESTMENTS LIMITED (apart from the said CHRISTCHURCH PROPERTIES LIMITED) or CHRISTCHURCH PROPERTIES LIMITED.

(b) If any such repair or maintenance becomes necessary through the omission neglect or default of any one or more registered proprietor then that Registered Proprietor or if more than one then those Registered Proprietors shall bear the whole cost of such repair or maintenance.

(c) If any dispute shall arise between any of the Registered Proprietors as to the cost or type of formation of the said rights-of-way, sewage pipes, water pipes, power poles, gas pipes and wires or otherwise arising out of or touching or concerning these presents then such dispute shall be referred to arbitration under the provisions of the "Arbitration Act, 1908" and its amendments.

DATED this 8<sup>th</sup> day of June 1971

THE COMMON SEAL OF  
J. & B. RYAN INVESTMENTS  
LIMITED was hereunto  
affixed in the presence  
of:



*J. Ryan*  
*B. Ryan*

DIRECTORS

SIGNED by the said FRANCIS EDWARD  
McGREGOR and JOAN SHIRLEY McGREGOR  
in the presence of:

H. E. McGregor  
J. McGregor

Pat Duncan

Solomon

Alvin Smith

# EASEMENT CERTIFICATE

situated in

Particulars entered in the Register-Book  
 Vol. 10F folio 1173 to 1174  
 11 JUL 1971  
 on the day of 10F/1243/567/2  
 at 12 o'clock pm 23A/1231  
 245/195

*K. J. James*  
 District Land Registrar  
 Assistant

of the District of CANTERBURY

The within Rights of Way,  
 Sewer & water easements  
 and the telephone & electricity  
 easements on Lots 82 & 83  
 when created well before 1971  
 to Section 351E(a) Municipal  
 Corporations Act 1954 and the  
 Power to remove, consolidate  
 of easements as set out in  
 attached the Memorandum  
 of easements in Document  
 824388

*K. J. James*

MALLEY MAHON & CO.,  
 SOLICITORS,  
 CHRISTCHURCH.

E/C  
 MALLEY MAHON  
 12.10  
 824388  
 No. 4612

CONVEYANCE ACT

*Conveyance*  
 SOLICITOR.

Registration of Transfer  
 33934/2 creates the within  
 the within easement notation  
 to Lot 43 P.P. 28653  
 27-2-1981 at 10.00 a.m.  
*A. A. Gullbrook*  
 for R. Y. Q.

The within easements are merged by  
 unity of owner in so far as they  
 are between the part of Lot 1  
 of 82095 formerly contained in CT 105/100  
 and the part of Lot 1 formerly contained  
 in CT 105/100

*K. J. James*

835823 TE

# MEMORANDUM OF TRANSFER

(GRANT OF EASEMENT — SEWAGE AND WASTE)

WHEREAS J & B RYAN INVESTMENTS LIMITED a duly incorporated company having its registered office at Christchurch

is registered as the proprietors of an estate in fee simple

subject, however, to such encumbrances, liens and interests as are notified by memoranda underwritten or endorsed hereon

in all those pieces of land situated in the City of Christchurch

containing together NINE ACRES THREE ROADS AND THIRTY FOUR POINT TWO PERCHES (9ac: 3rds. 34.2)

be the same a little more or less being Lots 14 to 27, 32 to 35, 55 to 57, 61, 63 to 67 and 68 to 72 (all inclusive) on Deposited Plan 28653 part Rural Sections 24077 and 33904 and being the whole of the land comprised and described in Certificates of Title Register 10F Folios 1181 to 1194, 1199 to 1202, 1222 to 1224, 1228, 1230 to 1234, and 1235 to 1239 (all inclusive) (Canterbury Land Registry)

SUBJECT TO: Section 351 E (c) of the Municipal Corporations Act 1954

AND WHEREAS the above registered proprietor (A) (hereinafter referred to as and included in the term "the transferor") has ~~transferred~~ agreed to grant unto the CHRISTCHURCH DRAINAGE BOARD a body corporate constituted by an Act of the General Assembly of New Zealand intitled the Christchurch District Drainage Act 1951 and having its office at Christchurch (hereinafter with its successors and assigns referred to as and included in the term "the Board") the rights, liberties and easements hereinafter contained.

NOW THEREFORE in consideration of the premises and of the covenants on the part of the Board hereafter contained the transferor DOTH HEREBY TRANSFER AND GRANT unto the Board the full free uninterrupted and unrestricted right liberty and licence from time to time and at all times hereafter to take carry convey lead and drain

sewage and other waste material and fluid including trade wastes, other than condensing or cooling water

in any quantities and any other liquid or matter usually conveyed and carried in sewers through over along or under those parts of the above described lands as are shown on Deposited Plan 28653 and as to Lots 14 to 19 (inclusive) coloured blue and marked "Stormwater Sewer Easement" and "Proposed Sewer and Stormwater Easement"; as to Lot 19 coloured blue and marked "B" and "Proposed Sewer and Stormwater Easement"; as to Lots 20 and 22 coloured yellow and marked "Proposed Sewer and Stormwater Easement"; as to Lots 21, 24 & 25 coloured blue and marked "Proposed Sewer and Stormwater Easement"; as to Lots 23, 26 & 27 coloured blue and marked "Proposed Sewer Easement"; as to Lots 32 to 35 (inclusive) coloured blue and marked "Proposed Sewer Easement"; as to Lots 55 to 57 & 61 to 66 (all inclusive) coloured blue and marked "Prop. Sewer Emt"; and "Prop. Sewer Easement"; as to Lots 61 & 66 coloured yellow and marked "B"; as to Lot 67 coloured yellow and marked "A" as to Lots 68 to 71 (inclusive) coloured blue and marked "Proposed Sewer

Easement; and as to Lot 72 coloured blue and marked "Prop. Sewer Easement". as to Lot 67 coloured blue and marked "proposed sewer and stormwater easement" and blue "A"

(such parts of the above described lands being hereinafter referred to as "the easement line") and for such purposes and for other purposes of these presents full free uninterrupted and unrestricted right liberty and licence from time to time and at all times hereafter to lay make construct erect maintain alter and repair sewers of such sizes and specifications as the Board may from time to time think fit and with or without manholes valves and surface boxes and other appurtenant structures as the Board shall from time to time think fit through over along or under the easement line and with surveyors workmen contractors and other persons horses carts wagons motor vehicles machinery material implements tools and things to enter upon the easement line and the land contiguous thereto belonging to the transferor and for those purposes to have access to and from the street across the remainder of the above described lands and to bring on to the easement line and remove therefrom such material machinery or other things as the Board shall from time to time think fit and to sink and to make trenches and shafts on the easement line and to remove and carry away as hereinafter mentioned any of the clay and gravel shingle stones and earth which in the opinion of the Board it shall be necessary to take out of the easement line and to inspect maintain cleanse repair extend remove and enlarge or replace any such sewers manholes valves surface boxes and other appurtenant structures and generally to do and perform such acts and things in or upon the above described lands as may be necessary or proper for or in relation to any of the purposes aforesaid.

AND for the considerations aforesaid the transferor DOTH HEREBY COVENANT with the Board as follows:-

1. THAT the transferor will not build under over or upon the easement line or plant trees upon or permit or allow trees or any roots thereof to grow upon the easement line.

2. THAT the transferor will not do or permit or suffer to be done any thing which may in any way injure or damage any sewer or manhole valve or surface box or other appurtenant structures as aforesaid now in or on the easement line or any sewer or manhole valve or surface box or other appurtenant structure as aforesaid which may hereafter be laid made constructed or erected as aforesaid or interfere with the free flow and passage through such sewer of any matter hereby authorised to be carried in the same.

3. THAT if the transferor does or knowingly suffers to be done anything which shall injure or damage any sewer or manhole valve or surface box or appurtenant structure as aforesaid now in or on the easement line or any sewer or manhole valve or surface box or appurtenant structure as aforesaid which may hereafter be laid made constructed or erected as aforesaid or shall interfere with the free flow or passage through such sewer of any matter hereby authorised to be carried in the same the transferor shall and will forthwith at the cost and expense of the transferor properly and substantially repair and make good all such injury or damage and restore such free flow and passage aforesaid and do all things necessary and expedient for the purposes aforesaid or any of them.

4. THAT the transferor will not do or permit or suffer any act whereby the rights liberties and easements or any of them hereby granted to the Board or whereby anything laid made constructed or erected under or pursuant to any right herein contained may be interfered with or affected and if the level of the surface of the easement line shall be so altered or affected by the transferor as to make any manhole valve or surface box or other appurtenant structures aforesaid unusable the transferor will forthwith at the option of the Board repair or amend the same or pay to the Board the cost of so doing.

5. THAT the transferor and all and every person or persons lawfully and equitably claiming through or under him, them or any of them will at all times at the request and cost of the person or persons body or bodies requiring the same execute and do every assurance and thing for further or more perfectly assuring granting and confirming all or any of the rights liberties and easements hereinbefore expressed to be hereby transferred and granted unto and to the use of the Board as by it shall be reasonably required.

AND the Board DOTH HEREBY COVENANT with the transferor as follows:-

1. THAT it will at all times hereafter repair and cleanse any sewer to which these presents relate and which is now in the easement line and every sewer which may hereafter be laid made constructed or erected by the Board as aforesaid in such manner that the same shall not be a nuisance or annoyance to the transferor or to the registered proprietor or proprietors occupier or occupiers of the above described lands.

2. THAT it will remove and carry away all clay gravel shingle stones and earth which shall be excavated or taken out and not used or otherwise disposed of in laying making constructing erecting inspecting maintaining cleansing repairing extending altering removing enlarging or replacing any sewer as aforesaid or in the making or sinking of any trenches or shafts and shall without delay restore the surface of the easement line as nearly as possible to the condition and state in which it was immediately prior to its disturbance by the Board.

3. THAT it will repair and make good any damage which may be done to any fence or fences or to any part of the above described lands incurred in the exercise by it of any of the rights liberties or easements hereinbefore contained Provided however that the Board shall not be responsible for or be held liable to contribute to the cost of removing existing buildings or similar improvements or any trees or any roots thereof which are at present on the easement line. And provided further that the Board shall not be liable for any damage to any pipes in the easement line (save as provided in paragraph 1 of the Board's covenants) where in the exercise of the rights liberties or easements aforesaid such damage cannot reasonably be prevented.

AND IT IS HEREBY MUTUALLY AGREED by and between the parties hereto as follows:-

1. NOTHING herein contained or implied shall be deemed to compel the Board to conduct any sewage or other matter hereinbefore referred to through any such sewer as aforesaid or the easement line and the Board may commence discontinue or resume such drainage at will.

2. ANY rights of action which shall at any time hereafter accrue to the Board by reason of any breach or non-observance of any of the covenants herein expressed or implied and on the part of the transferor to be observed or performed shall be enforced by the Board only against the registered proprietor or proprietors for the time being of those parts of the easement line in respect of which such breach or non-observance shall occur or against the registered proprietor or registered proprietors thereof at the time of such occurrence aforesaid to the intent that the liability of any registered proprietor for the time being of the easement line or any part thereof shall cease (except as to the acts and defaults occurring in respect of the easement line or that part thereof of which he is registered as proprietor and while he is so registered) upon his ceasing to be registered as proprietor of the easement line or that part thereof in respect of which such breach or non-observance shall occur.

3. Nothing herein contained shall be deemed to abrogate limit restrict or abridge any of the rights powers or remedies vested in the Board by statute.

4. All covenants on the part of the transferor herein expressed or implied shall be deemed to be covenants by each of the registered proprietors included in the term "transferor" severally and shall bind each of such registered proprietors and his or its executors administrators successors and assigns and throughout this transfer any word importing the singular shall include also the plural and any word importing the masculine shall include also the feminine and vice versa in both cases.

5. The rights and powers implied by Section 90D of the Land Transfer Act 1952 are hereby negated.



IN WITNESS whereof these presents have been executed by the parties hereto the 22nd day of June  
one thousand nine hundred and seventy one

THE COMMON SEAL of  
J. & B. RYAN INVESTMENTS  
LIMITED was hereto  
affixed in the presence  
of:-



*J. Ryan*

DIRECTOR

*B. Ryan*

THE COMMON SEAL of the CHRISTCHURCH DRAIN-  
AGE BOARD was hereto affixed pursuant to resolution of  
the Board in the presence of:-

*John Smith*

Chairman

*John Doe*

Secretary

CONSENTS TO THE GRANT OF THE FOREGOING EASEMENT

No.

885823

Correct for the purposes of the Land Transfer Act.

# TRANSFER

(Grant of Easement — Sewage and Waste)

*E. C. Champion*

Solicitor for the Transferee

J. & B. RYAN INVESTMENTS  
LIMITED

Transferor

THE CHRISTCHURCH DRAINAGE BOARD

Transferee

Particulars entered in the Register-Book

10F/1181-1194, 1199-1202, 1211,  
1222-1224, (1228) 1230-1234  
1235-1239

10F/1228  
24/7/1971

the 2-JUL-1971



o'clock

District  
Assistant

Land Registrar

of the District of Canterbury

The easements created herein  
are subject to Section 351E(4)  
Municipal Corporations Act  
1954

*Kobson*  
Dul

LAND & DEEDS	
Nature:	Transfer <i>16E</i>
Firm:	E. C. Champion & Somers
Date:	2-7-1971
Time:	12 noon
Fee:	\$ 2
Abstract No.	4603 <i>T</i>

CHAMPION, ALLAN & CO

~~BY CHAMPION & SOMERS~~

Solicitors,

CHRISTCHURCH

