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**RayWhite.**

# LIM Report

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\*Source: Owner, Local Council, CERA, Environment Canterbury, Natural Hazards Commission, RPNZ, REINZ

# Land Information Memorandum



Property address:  
47 Frensham Crescent

LIM number: H05745030

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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)

## Application details

**Date issued** 11 December 2024  
**Date received** 29 November 2024

## Property details

**Property address** 47 Frensham Crescent, Woolston, Christchurch  
**Valuation roll number** 22452 36600  
**Valuation information** Capital Value: \$720,000  
Land Value: \$340,000  
Improvements Value: \$380,000  
*Please note: these values are intended for Rating purposes*  
**Legal description** Lot 42 DP 28054  
**Existing owner** Rodney Douglas Derham  
47 Frensham Crescent  
Christchurch 8062

## Council references

**Rate account ID** 73079526  
**LIM number** H05745030  
**Property ID** 1078820

## 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.

## 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).

- **Coastal Hazard Inundation**

The Council has a report, Coastal Hazard Assessment for Christchurch and Banks Peninsula (2017), that indicates this property or part of this property may be susceptible to coastal inundation (flooding by the sea). The 2017 report considers four sea level rise scenarios through to the year 2120. A copy of the 2017 report and other coastal hazard information can be found at [www.ccc.govt.nz/coastalhazards](http://www.ccc.govt.nz/coastalhazards).

- **Property located in Tsunami Risk Zone**

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

- **Fill**

This property is located in an area known to have been filled. The year the fill occurred is Unknown. The filling was, according to the Council's records carried out in an uncontrolled manner and comprises Unknown Material.

- **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.

- **Consultant Report Available**

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

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## 2. Private and public stormwater and sewerage drains

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

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

### Related Information

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

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## 3. Drinking Water Supply

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

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

 For water supply queries, please phone (03) 941 8999 or visit [www.ccc.govt.nz](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 30/06/2025: \$4,123.26

	Instalment Amount	Date Due
Instalment 1	\$1,030.76	15/09/2024
Instalment 2	\$1,030.76	15/12/2024
Instalment 3	\$1,030.76	15/03/2025
Instalment 4	\$1,030.98	15/06/2025

Rates owing as at 11/12/2024: \$1,030.76

### (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.*

☎ 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/1970/3130 Applied: 18/06/1970 Status: Completed  
47 Frensham Crescent Woolston  
Permit issued 01/07/1970  
DWELLING- Historical Reference PER70710414
- BCN/1971/250 Applied: 21/01/1971 Status: Completed  
47 Frensham Crescent Woolston  
Permit issued 01/02/1971  
GARAGE- Historical Reference PER7071211
- BCN/1972/4363 Applied: 31/07/1972 Status: Completed  
47 Frensham Crescent Woolston  
Permit issued 09/08/1972  
PORCH ADDITIONS- Historical Reference PER7273446
- BCN/1976/6181 Applied: 15/11/1976 Status: Completed  
47 Frensham Crescent Woolston  
Permit issued 24/11/1976  
ADDITIONS- Historical Reference PER76770851
- BCN/1981/7694 Applied: 02/11/1981 Status: Completed  
47 Frensham Crescent Woolston  
Permit issued 12/11/1981  
EXTENSION- Historical Reference PER8182388
- BCN/1994/8952 Applied: 28/10/1994 Status: Completed  
47 Frensham Crescent Woolston  
Accepted for processing 28/10/1994  
Building consent granted 10/11/1994  
Building consent issued 15/11/1994  
Code Compliance Certificate Granted 03/09/1998  
Code Compliance Certificate Issued 03/09/1998  
Conservatory outbuilding/ conservatory- Historical Reference CON94009613

### (b) Certificates

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

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## (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.
- CDB75063726 03/03/2011 47 Frensham Crescent  
Building Evaluation : Building Inspected Under Civil Defence Emergency , Green Placard Issued (a deemed Building Act notice)

## (d) Orders

## (e) Requisitions

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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).

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## 7. Weathertightness

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

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

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

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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

- **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 Tsunami Management Area qualifying matter, which has been publicly notified

- **Liquefaction Management Area (LMA)**

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

- **District Plan Zone**

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

- **Flood Management Area**

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

- **Fixed Minimum Floor Overlay**

This property or parts of the property are located within the Fixed Minimum Floor Overlay level in the Christchurch District Plan, which is operative. Under this plan pre-set minimum floor level requirements apply to new buildings and additions to existing buildings. The fixed minimum floor level can be searched at <http://ccc.govt.nz/floorlevelmap>. For more information please contact a CCC duty planner on 941 8999.

### (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

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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**

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## 11. Other information

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

☎ For any enquiries, please phone (03) 941 8999 or visit [www.ccc.govt.nz](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 Coastal-Burwood-Linwood Community Board.

#### • Tsunami Evacuation Zone

This property is in the yellow tsunami evacuation zone. It could potentially be flooded only in a large distant source tsunami. Evacuation is not necessary after a long or strong earthquake. Evacuation is only necessary under an official Civil Defence Tsunami Warning to evacuate the yellow zone. Tsunami sirens should prompt turning on the radio or visiting <https://ccc.govt.nz/services/civil-defence>. Stay out of the zone until told it is safe to go back. For more information visit <https://ccc.govt.nz/services/civil-defence/hazards/tsunami-evacuation-zones-and-routes/>

#### • Electoral Ward

Property located in Linwood 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 publicly 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

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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.

## Related Information

- The Council has received a third party report relating to an unverified sewer lateral inspection on this property. The report has assessed the integrity of the private sewer lateral pipe(s) at that point in time and provided the Council a priority rating based on the level of damage to the pipes integrity possibly caused by one or more earthquake events. The Council does not accept any liability for the contents or representations made within the report. The report is not included in the Land Information Memorandum (LIM) because the Council cannot verify the information in the report. If a copy is required you can request a property file through our online form by visiting [ccc.govt.nz](http://ccc.govt.nz) & search property file or visit a Council Service Centre. At the time CCTV was undertaken however it is recommended that the report is verified by completing your own CCTV of the wastewater pipes on your property to confirm the current condition as it is likely the condition of the wastewater pipes has changed since the report was completed.

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# Property of interest address

- WwPrivateDrainField
- WwPump
- WwAccess
- Fish Manhole
- Flushing Point
- Trap
- Sealed Manhole
- Standard Manhole
- Vented Manhole
- WwValve
- WwVent
- WwAirGapSeparator
- WwLocalPressureBou
- WwLocalPressureCon
- WwLocalPressureTan
- WwOutfall
- WwRepair
- WwPipeRestraint
- WwFitting
- End Cap
- Junction
- WwEye
- Eye
- Eye (Vertical)
- Raised Inspection Point
- Lateral Fitting
- WwVacuumBreather
- WwVacuumChamber
- Collector
- Interceptor Tank
- Valve
- Reser
- WwVacuumBreatherP
- WwPipeFlowDirection
- WwPipeBlockageCount
- NumberOfBlockages
- 2 or less Blockages
- 3 or more Blockages
- WwPipe
- NominalDiameter
- Diameter is 200mm or smaller
- Diameter is greater than 200mm, up to 450mm
- Diameter is greater than 450mm
- Other (non-circular pipes)
- WwPipe (non-gravity)
- NominalDiameter
- Diameter is 200mm or smaller
- Diameter is greater than 200mm, up to 450mm
- Diameter is greater than 450mm
- Other (non-circular pipes)
- WwLateral
- WwLateral
- WwPipeProtection
- WwFlushTank
- WwStructure
- WwStation
- WwPipe (non CCC)
- In Service
- Abandoned
- Removed
- Out of Service
- WwLateral (non CCC)
- In Service
- Abandoned
- Removed
- Out of Service
- WwLateral (non CCC)
- In Service
- Abandoned
- Removed
- Out of Service
- WwPrivateDrainField
- SwPrivateDrainField
- SwAccess
- SwValve
- Type
- Check
- Duck Bill
- Gate
- Inline Check
- Sluice
- Valve
- SwHeadwall
- Type
- Inlet
- Outlet
- SwFlowRestriction
- SwGrill
- Type
- Inlet
- Outlet
- SwInlet
- Type
- Single Sump
- Dome Sump
- Double Sump
- Triple Sump
- Inlet
- Pipe End
- Gross Debris Trap
- Silt Trap
- SwOutlet
- SwRepair
- SwPipeRestraint
- SwFitting
- Type
- Change
- Bend
- Junction
- End Cap
- SwEye
- SwPipeFlowDirection
- SwLateralFitting
- Type
- Single Sump
- Double Sump
- Inspection Point
- Manhole
- Lateral Fitting
- Soak P4
- SwPipe
- NominalDiameter
- Diameter is 450mm or smaller
- Diameter is greater than 450mm, up to 700mm
- Diameter is greater than 700mm
- Other (non-circular pipes)
- SwLateral
- SwLateral
- SwPipeProtection
- SwFacilityDischargeP
- SwFacility
- SwStructure
- SwStation
- SwRainGarden
- SwPipe (non CCC)
- In Service
- Abandoned
- Removed
- Out of Service
- WsLateral (non CCC)
- In Service
- Abandoned
- Removed
- Out of Service
- WsLateral (non CCC)
- In Service
- Abandoned
- Removed
- Out of Service
- WsPrivateDrainField
- WsFieldHole
- WsFitting
- Type
- Bellows
- End Cap
- Connector
- WsPipeProtection
- WsPipe
- NominalDiameter
- Diameter is 110mm or smaller
- Diameter is greater than 110mm, up to 225mm
- Diameter is greater than 225mm
- Other (non-circular pipes)
- WsPipe (non Potable)
- NominalDiameter
- Diameter is 110mm or smaller
- Diameter is greater than 110mm, up to 225mm
- Diameter is greater than 225mm
- Other (non-circular pipes)
- WsStructure
- WsReservoir
- WsStation
- WsPipe (non CCC)
- In Service
- Abandoned
- Removed
- Out of Service
- Unknown
- WsLateral (non CCC)
- In Service
- Abandoned
- Removed
- Out of Service
- Proposed
- BGConnector
- BGEndCap
- BGValve
- BCPipe
- RatingUnit

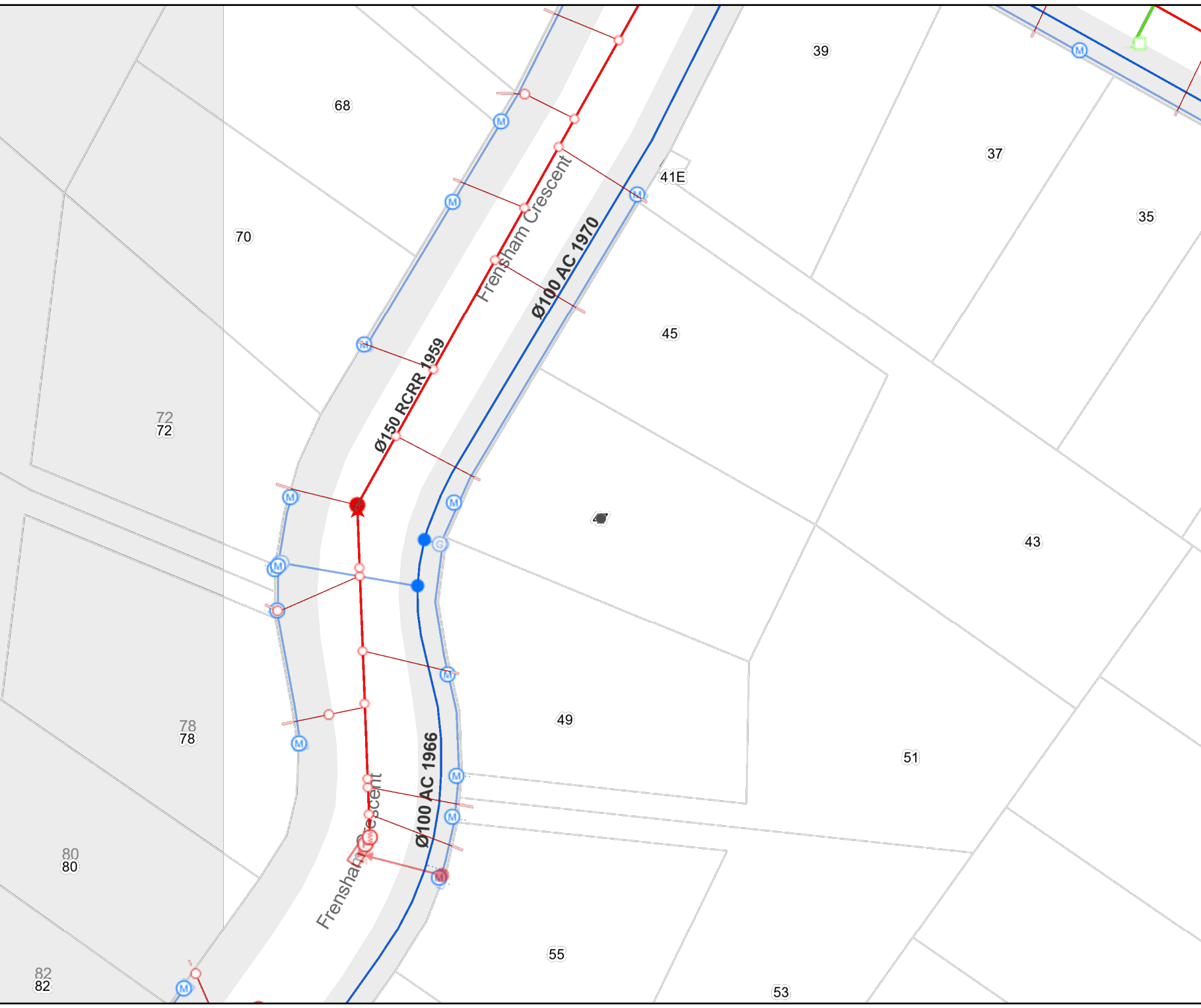
**Christchurch City Council**

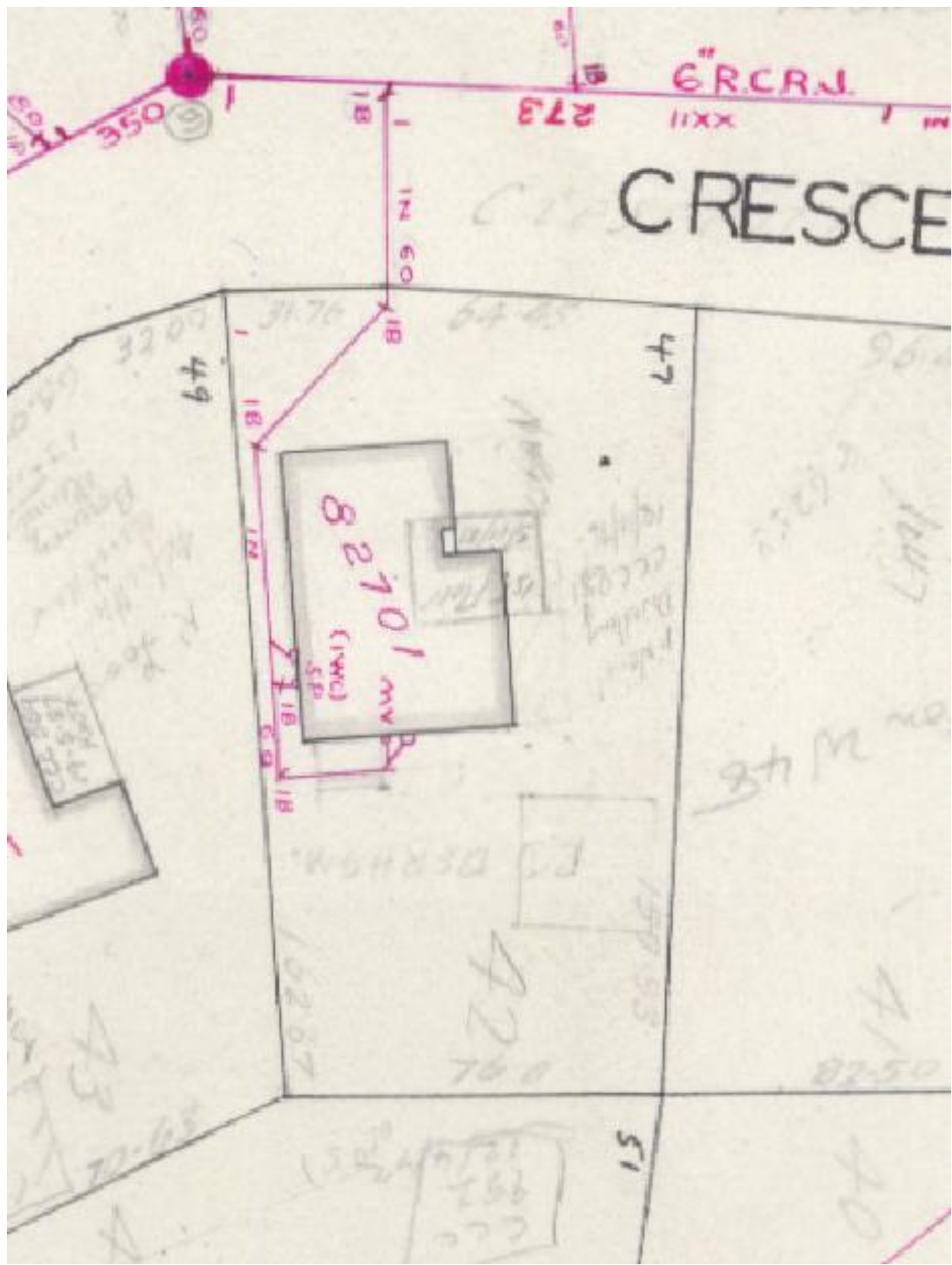
ph: 03 941 8999 web: ccc.govt.nz

Accuracy not guaranteed. Onsite verification required.  
Display of data scale dependant.  
Client selected legend.

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N  
Date: 11/12/2024 9:14 AM  
Scale: 1: 500 on A4

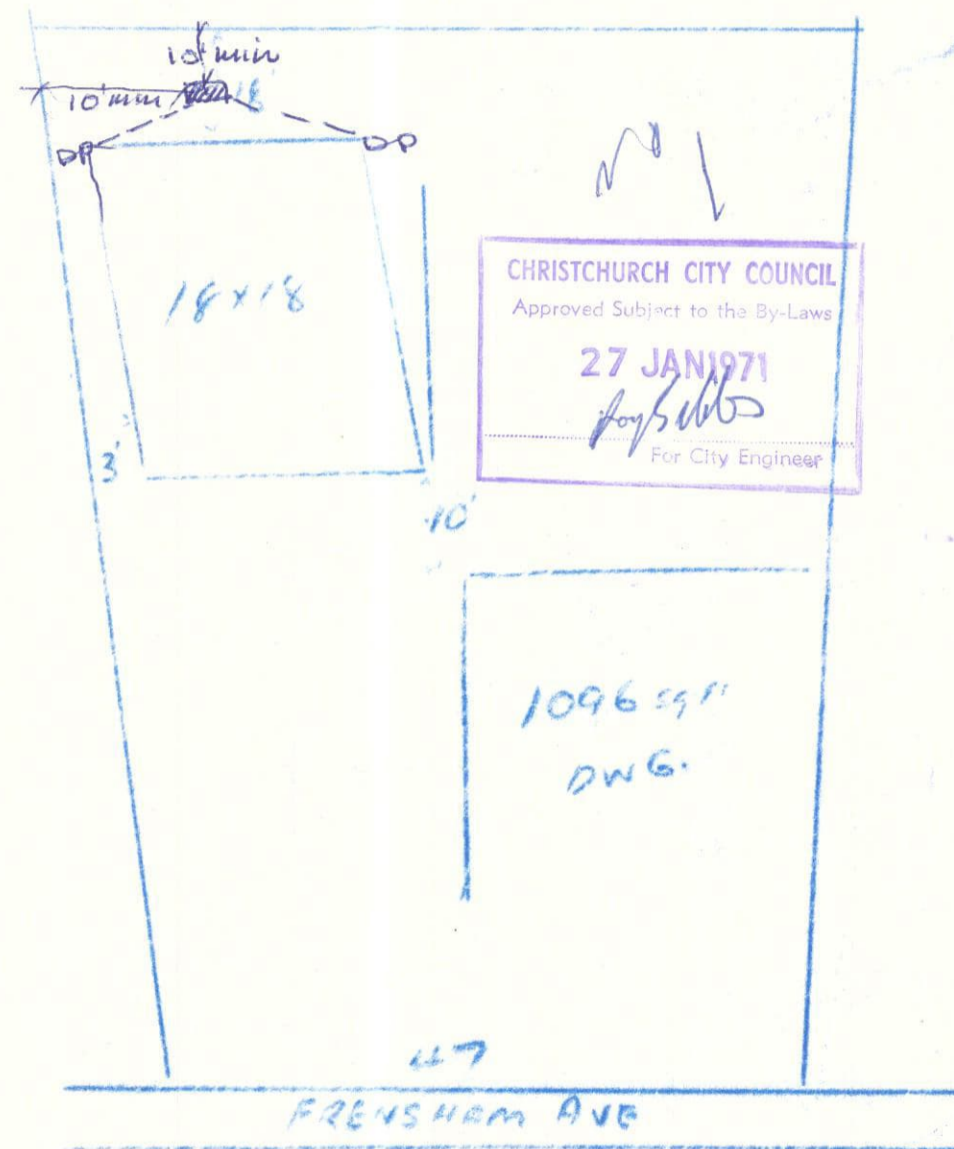




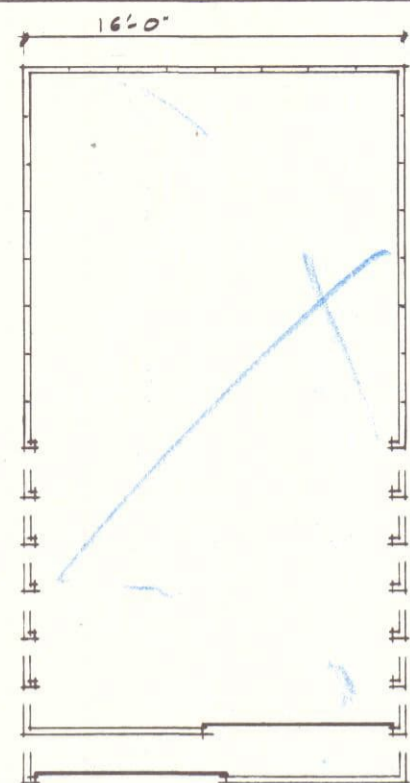
# SKYLINE GARAGES

manufactured by Skyline Buildings Ltd.,  
64 A Wall's Rd., Penrose, Auckland. Ph. 598 821

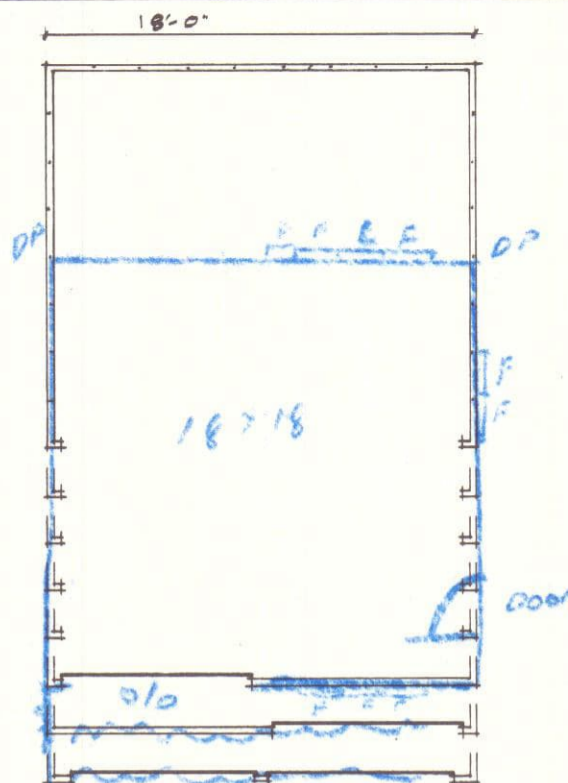
OWNER TO SUPPLY DRAINS  
TO SIDE CHANNEL OR SOAK PIT.



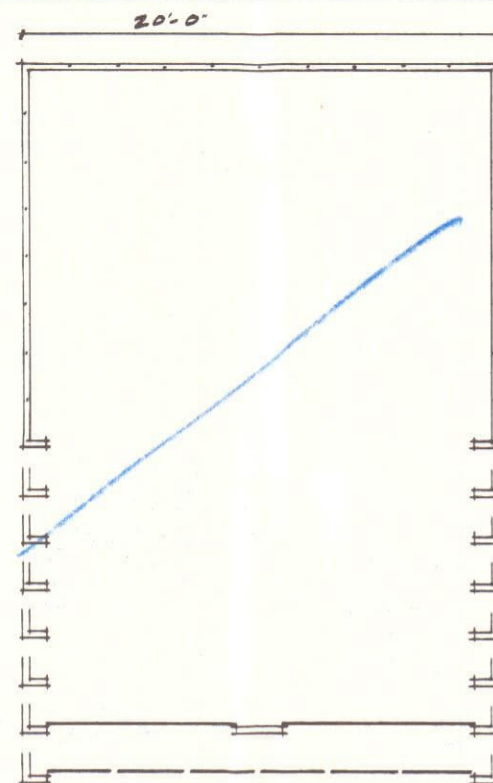
site plan 1/16" = 1'-0"



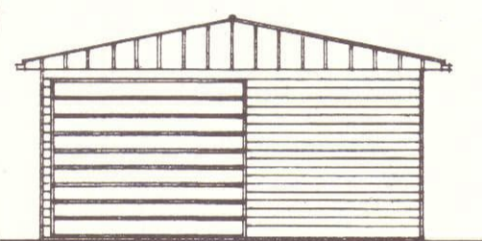
PLAN 1/8" = 1'-0"



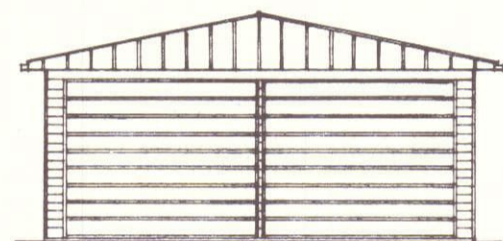
PLAN 1/8" = 1'-0"



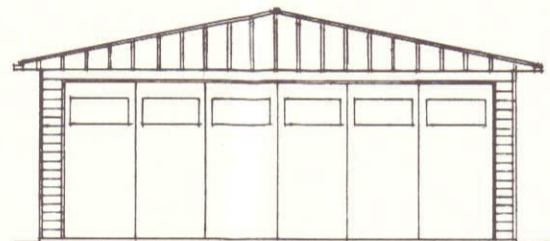
PLAN 1/8" = 1'-0"



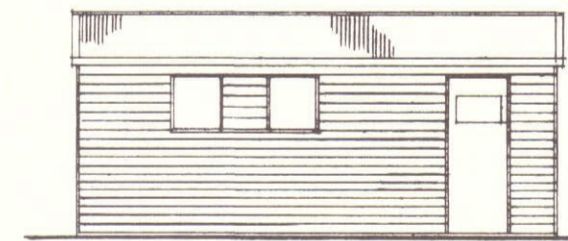
ELEVATION



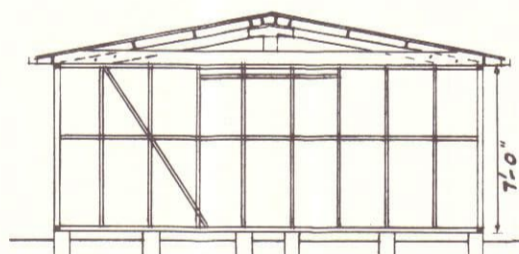
ELEVATION



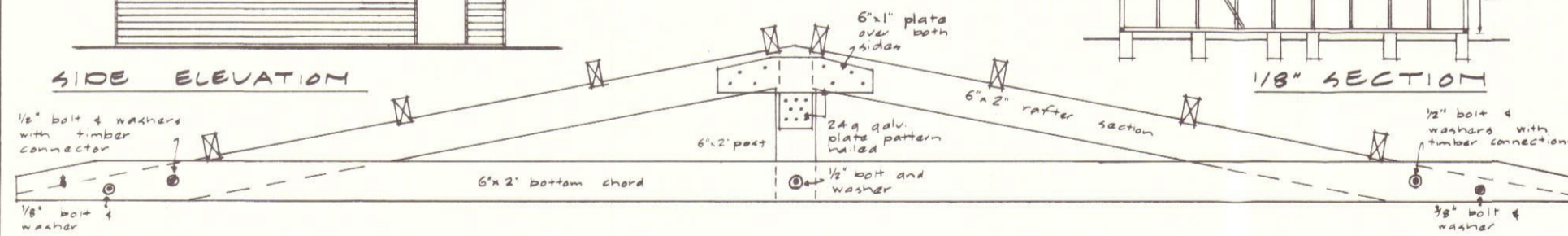
ELEVATION



SIDE ELEVATION



1/8" SECTION



Detail of 20'-0" span truss scale: 1/2" = 1'-0"  
Trusses for 18'-0" and 16'-0" exactly the same but scaled down to suit. When light metal lined door sections hang on rollers are used for 17' and 18' door openings in double garages, the gable end is formed with a similar truss and completely metal lined.

- SPECIFICATIONS:**
- Foundations:** 8"x6" concrete piles at 4'-0" & 3'-0" centres under studs or continuous concrete dwarf walls or pads
  - Dampcourse:** 2 ply malthoid under all plates
  - Framing:** All timber is boris treated machine ganged No 1 framing radiata. All framing is housed i.e. studs checked into plates & nodes checked into studs.
  - Wall braces:** Studs at 2'-0" centres top and bottom plates and nogs - 4"x2" 3"x2" cut on edge at least one to each bay with 2 to bays over 20'-0"
  - Door beams:** Minimum 6"x2" with minimum of 1/2" check in at each end
  - Roof trusses and purlins:** as per detail drawing placed over studs at 6'-0" and 8'-0" centres to suit
  - Dragon ties:** 3"x2" at 45° over top plate to each corner
  - Roofing:** 26 g. galv. corr. iron single sheets
  - Ridging:** 26 g. galv. lead edged
  - Walls:** 26 g. galv. metal weatherboards
  - Spearing:** 4" galv. iron
  - Downpipes:** 2" galv. iron
  - Doors:** sliding doors on track gal metal lined. 24g & 26 g. galv. metal doors on overhead gear galv. roller doors

**GARAGE, SHED at 47 Frensham Ave for MR R.D. DERHAM.**



site area = 562 m<sup>2</sup>  
 house = 13.08 m<sup>2</sup>  
 garage = 30 m<sup>2</sup>  
 conservatory = 19.13 m<sup>2</sup>  


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 162.21 m<sup>2</sup>

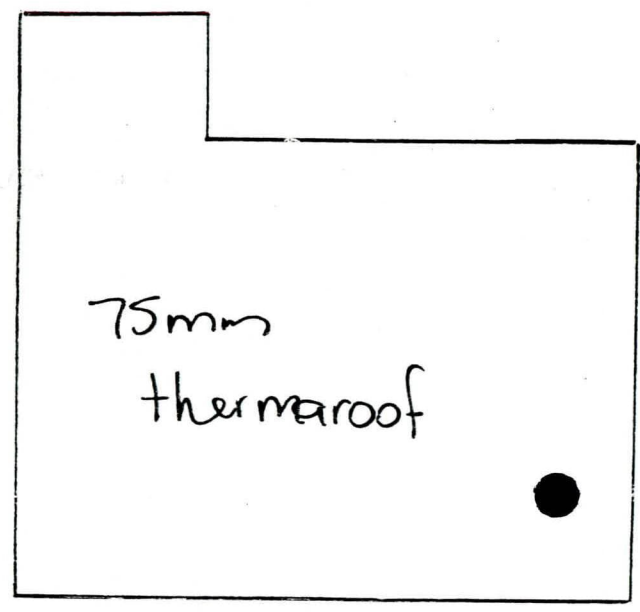
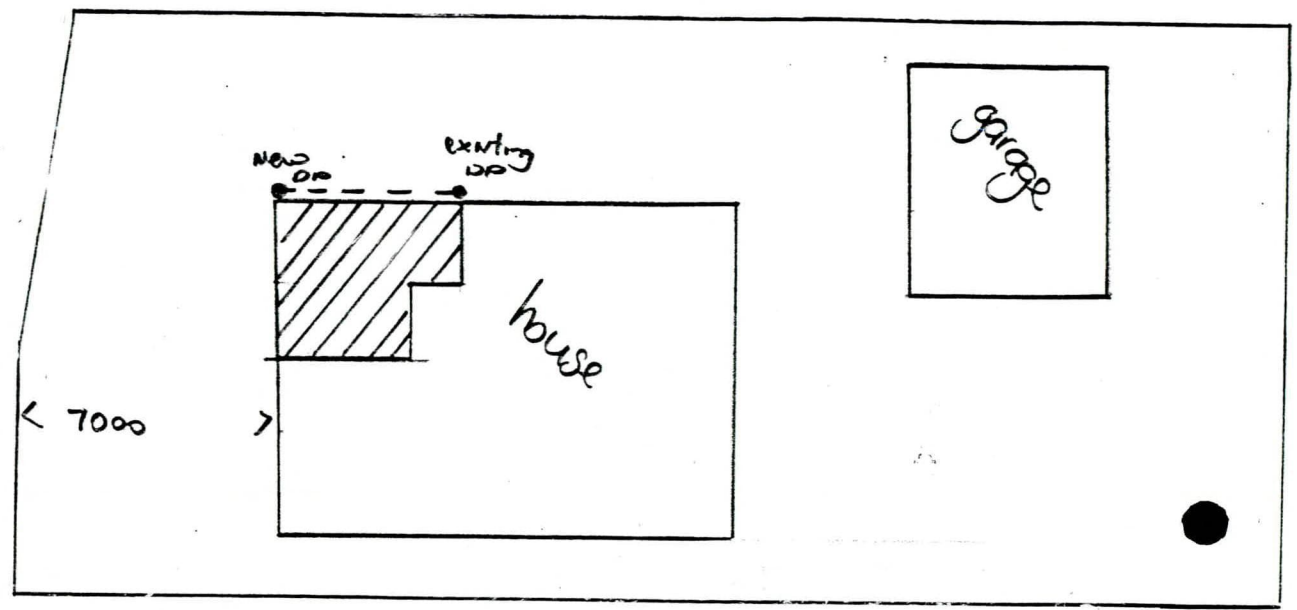
site coverage = .29

All building work shall comply with the New Zealand Building Code notwithstanding any inconsistencies which may occur in the drawings and specifications.

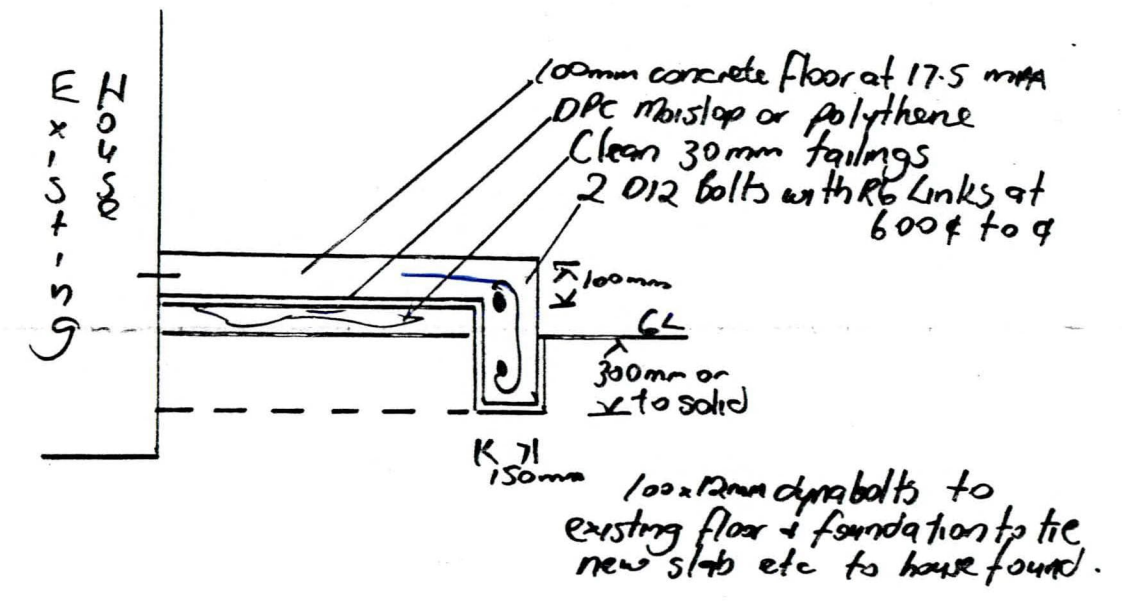
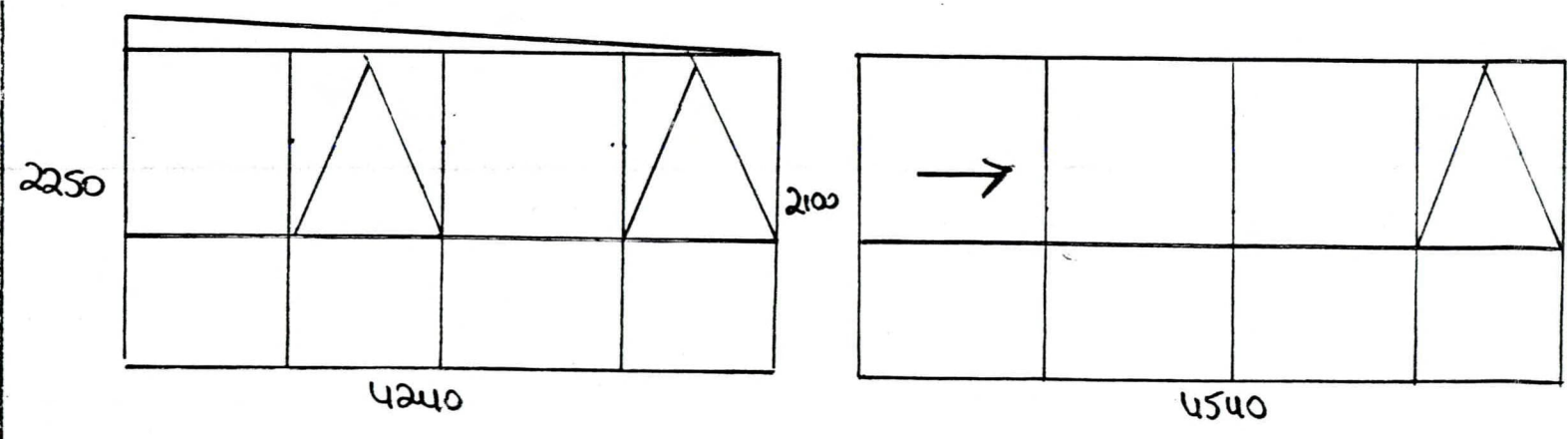
**All Spouting and Down-Pipes are to be connected to an approved Stormwater Out-Fall within 28 days of the Roof being fitted.**

**FILE COPY**

Frensham Cres



Foundation Not to scale



Vision Aluminium  
 49 Te Rama Place  
 Phone: 3811-315

Proposed Conservatory for Derham  
 47 Frensham Cres lot u2 DP 28054

Contact: Janine Jamieson  
 Phone: 3811-315  
 Scales: 1:50 1:20  
 Sheet: 1  
 Series of: 2

# 47 Frensham Crescent Land Use Consents



**47 Frensham Crescent  
Subdivision Consents**





## Land Use Resource Consents within 100 metres of 47 Frensham Crescent

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

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### 44 Frensham Crescent

RMA/2005/1930

Replacement garage within waterway setback - Historical Reference RMA20020805

Processing complete

Applied 23/08/2005

Decision issued 23/05/2006

Granted 23/05/2006

### 49 Frensham Crescent

RMA/1996/2173

To erect a dwelling addition 1.8m from the side boundary which fails to comply with the 3m living area window setback. - Historical Reference RES962527

Processing complete

Applied 26/09/1996

Decision issued 14/10/1996

Granted 14/10/1996

### 88 Frensham Crescent

RMA/2002/738

Garage addition which exceeds 9m within 1.8m of the boundary. - Historical Reference RMA20009719

Processing complete

Applied 02/04/2002

Decision issued 24/04/2002

Granted 22/04/2002

### 90 Tilford Street

RMA/1989/469

Build a garage resulting in 108m<sup>2</sup> total floor area of accessory buildings - Historical Reference RES9210412

Processing complete

Applied 21/06/1989

Granted 20/07/1989

Decision issued 20/07/1989

## **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