

Rating Unit properties

Rating Unit

Property Address: 80 Byron Street

Locality: Sydenham

Area: 1280.0

Site Name:

Location:

Valuation Roll Number: 2256053901

Capital Value: 760000

Land Value: 455000

Improvements Value: 305000

Legal Description: Lot 1 DP 449853

Allotment
Lot 1 DP 449853

Owners

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Publication	Owner	Address	Owner Role
	Spaghetti Junction Limited	29 Frankleigh Street Christchurch 8024	Property Owner

Addresses

Property Address: 80 Byron Street

Address	SAID	prupi
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Plans

Private Drainage

Special Book

Engineering Plan

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Survey Plan
CanterburyDP449853
CanterburyDP449853_1

Property Info

Fire : Fires Prohibited

Your property is in the following zones: Urban Fire District, Christchurch Clean Air Zone 1.

[Show Fire Ban FAQ](#)

Conditions:

Property Condition Group Description	Property Condition
City Plan Other	Property or part of property is within urban area
City Plan Planning Zone	Business 3 (Inner City Industrial)
Community Board	Property located in Linwood-Central-Heathcote Community Board
District Plan	Property or part of property within the Christchurch International Airport Protection Surfaces overlay which is operative.
District Plan	Property or part of property within the Liquefaction Management Area (LMA) Overlay which is operative.

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District Plan Zone	Property or part of property within the Industrial General Zone which is operative.
Earthquake Related	Due to changes to the definition of earthquake prone buildings in the Building Act 2004, Councils current records do not fully identify all buildings which may be potentially earthquake prone.
Earthquake Related	Applicants are advised to engage a structural engineer to assess the building to determine the significance of this information.
Earthquake Related	The effect of this change is buildings built prior to 1976 may need to be assessed against the requirements of the Building Act 2004, requiring building strength to be one third of the current building code. Note: prior strengthening work may no longer be enough to be compliant.
Earthquake Related	Some properties have experienced land damage and considerable settlement during the sequence of Canterbury earthquakes. While land in the green zone is still generally considered suitable for residential construction, houses in some areas will need more robust foundations or site foundation design where foundation repairs or rebuilding are required. Most properties have been assigned a technical category. Details of the MBIE guidance can be found at www.building.govt.nz/
Ecan Requirement	There may be policies or rules within Environment Canterburys Natural Resources Regional Plan that regulate land use on this site. Queries regarding the impact of the Natural Resources Regional Plan on the property should be made to Ecan customer services on Ph 03 353 9007.

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ECan Requirement	ECan holds indicative information on liquefaction hazard in the Christchurch area. Information on liquefaction can be found on the ECan website at www.ecan.govt.nz/liq or by calling ECan customer services on Ph 03 353 9007. The Christchurch City Council may require site-specific investigations before granting future subdivision or building consent for the property, depending on the liquefaction potential of the area that the property is in.
Electoral Ward	Property located in Central Electoral Ward
Flooding Related	This property, or parts of this property are predicted to be within the extent of a 1 in 50 year flood event. For new developments a minimum finished floor level may be required for flood limitation purposes under the Building Code. For more information please refer to (http://maps.cera.govt.nz/advanced-viewer/?Viewer=Ccc-Floor-Levels) or phone 941 8999.
Flooding Related	Property or part of property within the Flood Management Area (FMA) Overlay which is operative.
Land Characteristic Other	Provisional findings from a Land Information New Zealand (LINZ) study Darfield (Canterbury) Earthquake Provisional Coordinate Change Vectors 201010508 - Christchurch v1.1 dated 16 November 2010 indicate that some degree of earthquake induced subsidence has occurred across vast areas of Christchurch. This property is located in such an area. The actual extent of subsidence for each property is unknown but is in the order of millimetres or centimetres and will vary for each property.
Waste Collection	Your organics are collected Weekly on Tuesday. Please leave your organics at the Kerbside by 6:00 a.m.

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Waste Collection	Your recycling is collected Fortnightly on the Week 2 collection cycle on a Tuesday. Please leave your recycling at the Kerbside by 6:00 a.m. Your nearest recycling depot is the Metro Place Refuse Station.
Waste Collection	Your refuse is collected Fortnightly on the Week 2 collection cycle on a Tuesday. Please leave your rubbish at the Kerbside by 6:00 a.m. Your nearest rubbish depot is the Metro Place Refuse Station.

Other property information:

Type	Description
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Building Applications

ApplicationNo.	BCN/2017/2013
Address	
Type	Online application
Status	Received
Received Date	22 March 2017
BCGranted Date	
PIMGranted Date	
CCCIssued Date	
Details	Construction of office block addition to existing commercial building

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ApplicationNo.	BCN/2017/870
Address	
Type	Commercial / industrial alterations & additions
Status	Not accepted
Received Date	14 February 2017
BCGranted Date	
PIMGranted Date	
CCCIssued Date	
Details	Alterations and Additions to Existing Commercial Building - New Office/Meeting and Store Room

ApplicationNo.	BCN/2010/8559
Address	
Type	Commercial / industrial alterations & additions
Status	Completed
Received Date	4 November 2010
BCGranted Date	21 December 2010
PIMGranted Date	11 November 2010
CCCIssued Date	16 October 2013
Details	REPLACE ROLLER DOOR WITH FIRE WALL- Historical Reference ABA10107578

ApplicationNo.	BCN/1994/3440
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Address

Type Conversion

Status Completed

Received Date 6 May 1994

BCGranted Date 16 May 1994

PIMGranted Date

CCCIssued Date 9 August 1996

Details Sign (hall shopfitting) miscellaneous freestanding sign (hall shopfitting)- Historical Reference CON94003859

ApplicationNo. [BCN/1990/5627](#)

Address

Type Permit

Status Completed

Received Date 13 July 1990

BCGranted Date

PIMGranted Date

CCCIssued Date

Details DRAINAGE: STORMWATER - TO SIDECHANNEL- Historical Reference PER90154182

ApplicationNo. [BCN/1990/5558](#)

Address

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Type	Permit
Status	Completed
Received Date	11 July 1990
BCGranted Date	
PIMGranted Date	
CCCIssued Date	
Details	DRAINAGE: STORMWATER TO SIDECHANNEL- Historical Reference PER90154146

ApplicationNo.	BCN/1988/5288
Address	
Type	Permit
Status	Completed
Received Date	29 July 1988
BCGranted Date	
PIMGranted Date	
CCCIssued Date	
Details	FACTORY- Historical Reference PER88901646

ApplicationNo.	BCN/1986/785
Address	
Type	Permit

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Status	Completed
Received Date	20 February 1986
BCGranted Date	
PIMGranted Date	
CCCIssued Date	
Details	WAREHOUSE ADDITIONS- Historical Reference PER85604153

ApplicationNo.	BCN/1971/655
Address	
Type	Permit
Status	Completed
Received Date	12 February 1971
BCGranted Date	
PIMGranted Date	
CCCIssued Date	
Details	STORAGE BUILDING- Historical Reference PER71200448

ApplicationNo.	BCN/1969/957
Address	
Type	Permit
Status	Completed

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Received Date	28 February 1969
BCGranted Date	
PIMGranted Date	
CCCIssued Date	
Details	OFFICE ALTERATIONS & MEZZANINE EXT.- Historical Reference PER68900213

ApplicationNo.	BCN/1964/1982
Address	
Type	Permit
Status	Completed
Received Date	15 April 1964
BCGranted Date	
PIMGranted Date	
CCCIssued Date	
Details	ADDITIONS- Historical Reference PER64400376

ApplicationNo.	BCN/1960/3038
Address	
Type	Permit
Status	Completed
Received Date	7 June 1960

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BCGranted Date

PIMGranted Date

CCCIssued Date

Details FACTORY- Historical Reference PER60100689

ApplicationNo. [BCN/1959/3222](#)

Address

Type Permit

Status Completed

Received Date 31 July 1959

BCGranted Date

PIMGranted Date

CCCIssued Date

Details REPAIRS TO SHED- Historical Reference PER59900617

Planning Applications

ApplicationNo. [RMA/1986/390](#)

Address

Type Resource consents

Received Date 20 February 1986

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Issued Date	24 March 1986
Status	Processing complete
Details	Dispensation from provision of on site turning for two carparks - Historical Reference RES9207688

ApplicationNo.	RMA/1985/436
Address	
Type	Resource consents
Received Date	4 December 1985
Issued Date	1 January 1999
Status	Processing complete
Details	Consent to inclusion of parking space where the vehicle needs to reverse in - ind 3 zone - interim measure only - Historical Reference RES9207692

Historic Subdivision Applications

Application No.	RMA/2011/615
Address	80 BYRON STREET SYDENHAM
Type	Subdivision Consent
Status	Processing complete
Received Date	26 May 2011
Issued Date	8 June 2011

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s223 Issued Date

s224 Issued Date

Details

BOUNDARY ADJUSTMENT Sec223 issued 25/1/13 Sec224 issued 8/9/14 Lt 449853 - Historical Reference RMA92018158

RFS

RFS (CSR)

Rfs CSR 92215524 (RIN)

Received Date 1 March 2017

Status COMPLETED

Situation

Details christine seeking pvte drainage plan for this ppty - paid \$12.80 - plse email - buyline trans 51791762

Description Request Information

Rfs CSR 92149822 (GRA)

Received Date 6 October 2016

Status COMPLETED

Situation

Details Proactive job from Trans Pacific

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Description

Graffiti

Other

Identifiers

GIS Rate Account ID:	171286
SAP PLNO:	1171794
GEMS RtRac ID:	0
Sap Contract Account:	73173933
prupi:	921510
Valuation Roll Number:	2256053901
Street Address ID:	219437

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