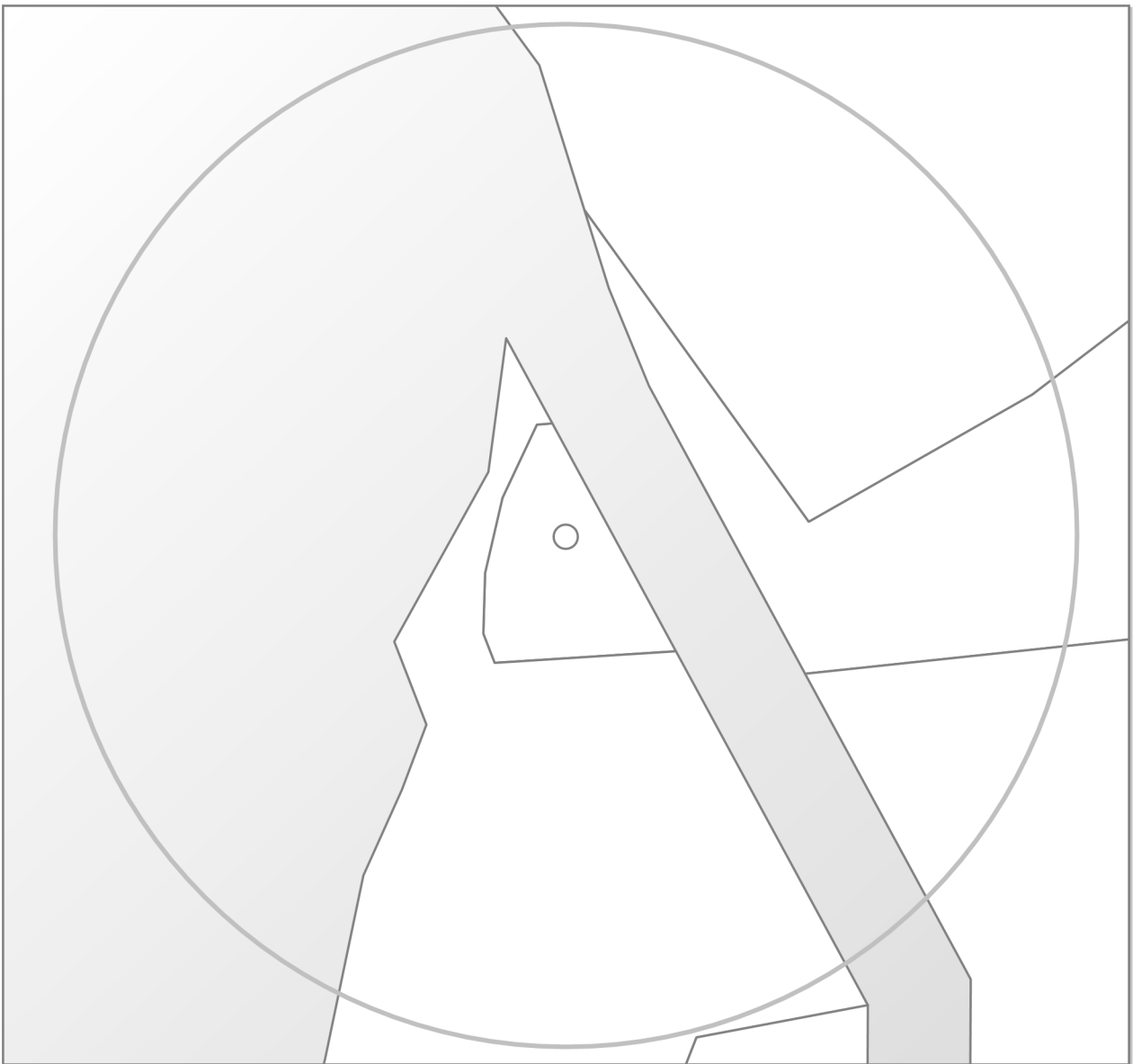


Land Information Memorandum



Property address:
136 Old Tai Tapu Road

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Application details

Date issued 16 October 2025
Date received 7 October 2025

Property details

Property address 136 Old Tai Tapu Road, Halswell, Christchurch
Valuation roll number 23562 61500
Valuation information Capital Value: \$930,000
Land Value: \$185,000
Improvements Value: \$745,000
Please note: these values are intended for Rating purposes
Legal description Lot 1 DP 21280
Existing owner The Birss Cottage Company Limited
122 Old Tai Tapu Road
Christchurch 8025

Council references

Rate account ID 73053756
LIM number H09355193
Property ID 1022528

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.

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.

Natural Hazards

(a) Coastal Hazards

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

(b) Earthquakes

- Consultant Report Available

The Tonkin & Taylor Darfield earthquake 4 September 2010 geotechnical land damage assessment and reinstatement stage 1 report indicates areas of observed surface manifestations of liquefaction resulting from the earthquake. This property is within one of the identified areas. The report can be viewed online at <https://www.eqc.govt.nz/our-publications/darfield-earthquake-geotechnical-land-damage-assessment-reinstatement-stage-1>

Title of report: Tonkin & Taylor Darfield earthquake 4 September 2010 geotechnical land damage assessment and reinstatement stage 1.

Purpose of report: Identify the nature and cause of land damage associated with residential property following the 7.1 earthquake which occurred near Darfield on 4 September 2010.

Scope of report: Christchurch

Where or how to access the report: <https://www.naturalhazards.govt.nz/assets/Publications-Resources/Tonkin-+-Taylor-Darfield-EQ-4-Sept-10-report-Stage-1-report-v2.pdf>

Date of report: October 2010

Name of person/entity that commissioned report: Earthquake Commission

The name of person/entity that prepared the report: Tonkin & Taylor Ltd

- 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. 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 Councils website at <https://www.ccc.govt.nz/environment/land/slope-stability/port-hills-gns-reports>. These consultant reports may or may not make reference to information about your individual property.

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Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Risk assessment for Maffeys Road
Purpose of report: This report combines field information collected after the 2010/11 Canterbury earthquakes from the Maffeys Road site, with numerical slope-stability modelling to assess the risk to people in dwellings within the assessment area.
Scope of report: Maffeys Road and surrounding area
Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2014-79MaffeysRdFINAL.pdf>
Date of report: August 2014
Name of person/entity that commissioned report: Christchurch City Council
The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Risk assessment for Quarry Road
Purpose of report: This report combines field information collected after the 2010/11 Canterbury earthquakes from the Quarry Road site, with numerical slope-stability modelling to assess the risk to people in dwellings within the assessment area.
Scope of report: Quarry Road and surrounding area
Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2014-75QuarryRoadFINAL.pdf>
Date of report: August 2014
Name of person/entity that commissioned report: Christchurch City Council
The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Risk assessment for Cliff Street
Purpose of report: This report combines field information collected after the 2010/11 Canterbury earthquakes from the Cliff Street site with numerical slope-stability modelling to assess the risk to people in dwellings within the assessment area.
Scope of report: Cliff Street and surrounding area
Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2014-73CliffStFINAL.pdf>
Date of report: August 2014
Name of person/entity that commissioned report: Christchurch City Council
The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Earth/debris flow risk assessment for Defender Lane
Purpose of report: This report combines field information collected after the 2010/11 Canterbury earthquakes from the Defender Lane site with numerical slope-stability modelling to assess the risk to people in dwellings within the assessment area.
Scope of report: Defender Lane and surrounding area
Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2014-67DefenderLaneFINAL.pdf>
Date of report: August 2014
Name of person/entity that commissioned report: Christchurch City Council
The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Debris avalanche risk assessment for Richmond Hill
Purpose of report: This report combines field information collected after the 2010/11 Canterbury earthquakes on the Richmond Hill site with numerical slope-stability modelling to assess the risk to people in dwellings and users of the assessment area from cliff-collapse hazards (debris avalanches and cliff-top recession).
Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2014-034RichmondHillFINAL.pdf>
Date of report: August 2014
Name of person/entity that commissioned report: Christchurch City Council
The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Risk assessment for Redcliffs
Purpose of report: This report combines field information collected after the 2010/11 Canterbury earthquakes

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on the Redcliffs site and uses numerical models of slope stability to assess the risk to people in dwellings and users of Main Road from cliff-collapse hazards (debris avalanches and cliff-top recession).

Scope of Report: Redcliffs

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2014-78RedcliffsFINAL.pdf>

Date of report: August 2014

Name of person/entity that commissioned report: Christchurch City Council

The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Risk assessment for Deans Head

Purpose of report: This report combines field information collected after the 2010/11 Canterbury earthquakes on the Deans Head site, with numerical slope-stability modelling to assess the risk to people in dwellings and users of Main Road from mass movement at the site.

Scope of Report: Deans Head and surrounding area

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2014-77DeansHeadFINAL.pdf>

Date of report: August 2014

Name of person/entity that commissioned report: Christchurch City Council

The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury Earthquakes 2010/11 Port Hills slope stability: Risk assessment for Clifton Terrace

Purpose of report: This report combines field information collected after the 2010/11 Canterbury earthquakes on the Clifton Terrace mass movement site, with numerical slope-stability modelling to assess the risk to people in dwellings from mass movements. The assessment area also includes an area containing cliff-collapse hazards.

Scope of Report: Clifton Terrace and surrounding area

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2014-76CliftonTerrace.pdf>

Date of report: August 2014

Name of person/entity that commissioned report: Christchurch City Council

The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury Earthquakes 2010/11 Port Hills slope stability: Stage 1 report on the findings from investigations into areas of significant ground damage (mass movements)

Purpose of report: Detailed investigations of previously identified areas of mass movement following the 2010/11 Canterbury earthquakes, in order to assess the nature of the hazard, the frequency of the hazard occurring, and whether the hazard, if it occurs, poses a risk to life, a risk to existing dwellings and/or a risk to critical infrastructure.

Scope of Report: Port Hills

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2012-317Stage1.pdf>

Date of report: August 2013

Name of person/entity that commissioned report: Christchurch City Council

The name of person/entity that prepared the report: GNS Science

Title of Report: Canterbury earthquakes 2010/2011 Port Hills slope stability: Geomorphology mapping for rockfall risk assessment

Purpose of report: Geomorphic mapping of near-surface materials and processes present in the Port Hills of Christchurch to provide information as inputs to the rockfall hazard and risk assessments undertaken by GNS.

Scope of Report: Port Hills

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/gns-ph-geomorph721493web-s.pdf>

Date of report: September 2012

Name of person/entity that commissioned report: Christchurch City Council

The name of person/entity that prepared the report: GNS Science

- Consultant Report Continued

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Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Pilot study for assessing life-safety risk from cliff collapse

Purpose of report: Assess and report on slope instability risk in the Port Hills following the deaths of three people from cliff collapse in the earthquakes of 22 February 2011. This report is one of a series of reports on selected areas where much damage occurred from boulders moved during the 2010/11 Canterbury earthquakes. It specifically presents assessments of the risk to life (death) faced by someone living above or below.

Scope of report: Areas immediately above or below the cliffs at parts of Redcliffs, Shag Rock Reserve (Kinsey Terrace and the non-residential Shag Rock Reserve), Sumner (Wakefield Avenue, Nayland Street, and Richmond Hill Road), and Whitewash Head (Scarborough).

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/gns-ph-pilotlifesafetycliffcollapse12687374web.pdf>

Date of report: March 2012

Name of person/entity that commissioned report: Christchurch City Council

The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury earthquakes 2010/11 Port Hills stability: Life-safety risk from cliff collapse in the Port Hills

Purpose of report: Assess and report on slope instability risk in the Port Hills following the deaths of five people (two from rockfall and three from cliff collapse) in the earthquakes of 22 February 2011. This report is one of a series of reports on areas where much damage occurs. It covers the areas that were not included in the 2012 pilot study report and in which the cliffs meet certain criteria. It presents an assessment of the risk to life faced by someone living above or below cliffs.

Scope of report: Port Hills residential areas above and below steep cliffs not included in the 2012 pilot study (included in the pilot study: areas immediately above or below the cliffs at parts of Redcliffs, Shag Rock Reserve (Kinsey Terrace and the non-residential Shag Rock Reserve), Sumner (Wakefield Avenue, Nayland Street, and Richmond Hill Road), and Whitewash Head (Scarborough).)

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2012-124-01AUG2013.pdf>

Date of report: May 2012

Name of person/entity that commissioned report: Christchurch City Council

The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury earthquakes 2010/11 Port Hills slope instability: additional assessment of the life-safety risk from rockfalls (boulder rolls)

Purpose of report: Assess the risk to people living in the Port Hills of Christchurch from rockfall (boulder roll).

Scope of report: Port Hills

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/gns-ph-additionalassessmtrockfalls12687628.pdf>

Date of report: September 2012

Name of person/entity that commissioned report: Christchurch City Council

The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Pilot study for assessing life-safety risk from rockfalls (boulder rolls)

Purpose of report: Assess and report on slope instability risk in the Port Hills following the deaths of five people from rockfall and cliff collapse in the earthquakes of 22 February 2011. This report is one of a series of reports on selected geographic areas where much damage occurred. It specifically presents assessments of the risk to life (death) faced by someone living below rocky bluffs where life safety is threatened by the hazard of falling debris in the form of isolated boulders rolling and bouncing at high speed for long distances downslope.

Scope of Report: Avoca Valley, Bowenvale, Cashmere, Castle Rock, Heathcote Valley, Hillsborough (Vernon Terrace only), Sumner (Wakefield Avenue and Heberden Avenue areas only), Lyttelton, and Rapaki Bay.

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2011-311-01AUG2013.pdf>

Date of report: March 2012

Name of person/entity that commissioned report: Christchurch City Council

The name of person/entity that prepared the report: GNS Science

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Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Life-safety risk from rockfalls (boulder rolls) in the Port Hills

Purpose of report: Assess and report on slope instability risk in the Port Hills following the deaths of five people and much property damage from rockfalls and cliff collapse in the earthquakes of 22 February 2011. This report is one of a series of reports which assess the risk to life faced by someone living below rocky bluffs in the Port Hills where life safety is threatened by the hazard of falling debris. This report covers those areas where the life safety hazard is from isolated boulders rolling and bouncing downslope and which were not assessed in Massey et al. (2012, GNS report CR2011/311).

Scope of report: Hillsborough, Richmond Hill Road, McCormacks Bay, Mt Cavendish, Taylors Mistake, Moncks Bay, Cass Bay, Governors Bay, and some areas in Lyttelton (east and west), Bowenvale, Sumner (Wakefield Street and Heberden Ave), Vernon Terrace, and Avoca Valley.

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2012-123-01AUG2013.pdf>

Date of report: May 2012

Name of person/entity that commissioned report: Christchurch City Council

The name of person/entity that prepared the report: GNS Science

(e) Subsidence

- Consultant Report Available

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

(f) Tsunamis

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

(g) Volcanic and Geothermal Hazards

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

(h) Wind

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

(i) Any Other Natural Hazards

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

(j) District Plan Natural Hazard Information

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

(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.

Related Information

- Attached are all drainage plans that Council hold for details of private and public drainage. Not all plans provided are verified by Council, and therefore Council cannot be liable for inaccuracies. Site investigation will be required by owners to determine exact layouts.
- The council plan shows no public sewer/stormwater lateral to this site.
- The property is shown to be served by an on-site septic tank disposal system.
- Please note that the pumped sewer installed on this site connects to a Rising Main owned by Selwyn District Council.
- Council Trade Waste Bylaw regulates the use of the sewer system for sources other than domestic sewage. A trade waste consent must be obtained by the new owner or occupier before any wastewater from an industrial or commercial processes including but not limited to wash down grease traps and cooling systems may be discharged to Council sewer system.

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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.

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.

Related Information

- All Commercial and industrial properties are required to have a Reduced Pressure Zone backflow prevention device at the boundary to protect the Christchurch water supply network. The installation of this device is a condition of supply and is the responsibility of the property owner in accordance with the Christchurch City Council Water Supply and Wastewater Bylaw 2022. For more information visit our website <https://ccc.govt.nz/backflow-prevention/> or contact the backflow installation team on 03 941 8999.

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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.

(a) Annual rates

Annual rates to 30/06/2026: \$6,892.45

	Instalment Amount	Date Due
Instalment 1	\$1,723.06	31/08/2025
Instalment 2	\$1,723.06	30/11/2025
Instalment 3	\$1,723.06	28/02/2026
Instalment 4	\$1,723.27	31/05/2026

Rates owing as at 16/10/2025: \$1,723.06

(b) Excess Water Rates

For excess water charge enquiries, please phone (03) 941 8999 or visit 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.

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 or visit www.ccc.govt.nz.

(a) Consents

- BCN/1993/4285 Applied: 04/05/1993 Status: Completed
136 Old Tai Tapu Road Halswell
Accepted for processing 04/05/1993
Building consent granted 21/06/1993
Building consent issued 22/06/1993
Code Compliance Certificate Granted 23/03/1994
Code Compliance Certificate Issued 23/03/1994
COMMERCIAL - WINERY ADDITIONS- Historical Reference CON93005868
- BCN/1995/6709 Applied: 18/08/1995 Status: Cancelled
136 Old Tai Tapu Road Halswell
Accepted for processing 18/08/1995
Application cancelled 01/01/1999
OUTDOOR PAVILION- Historical Reference CON95007220 - No information/plans held on property file
- BCN/1999/4260 Applied: 24/05/1999 Status: Completed
136 Old Tai Tapu Road Halswell
Accepted for processing 24/05/1999
Building consent granted 15/07/1999
Building consent issued 20/07/1999
Code Compliance Certificate Granted 15/08/2002
Code Compliance Certificate Issued 15/08/2002
KITCHEN EXTENSION IN RESTAURANT- Historical Reference CON99004775 - No information/plans held on property file

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- BCN/2001/5561 Applied: 08/08/2001 Status: Completed
136 Old Tai Tapu Road Halswell
Accepted for processing 08/08/2001
Building consent granted 15/08/2001
Building consent issued 15/08/2001
PIM Granted 15/08/2001
PIM Issued 15/08/2001
Code Compliance Certificate Granted 09/12/2002
Code Compliance Certificate Issued 09/12/2002
PUMP SEWAGE SYSTEM- Historical Reference ABA10017839
- BCN/2007/6318 Applied: 09/08/2007 Status: Code Compliance Certificate refused S93
136 Old Tai Tapu Road Halswell
Accepted for processing 09/08/2007
PIM Granted 21/09/2007
PIM Issued 26/09/2007
Building consent granted 18/12/2007
Building consent issued 14/01/2008
Council refused to issue a Code Compliance Certificate, s93 Building Act 2004 19/02/2013
ANCILLARY SERVICES UNIT / TOILETS- Historical Reference ABA10079311
- BCN/2015/722 Applied: 30/01/2015 Status: Withdrawn
136 Old Tai Tapu Road Halswell
Accepted for processing 02/02/2015
Application withdrawn 25/08/2015
Restaurant and bar alteration - Stage 2 of 2 - Exterior bar
- BCN/2015/6416 Applied: 26/06/2015 Status: Completed
136 Old Tai Tapu Road Halswell
Accepted for processing 29/06/2015
Building consent granted 22/07/2015
Building consent issued 10/11/2015
Code Compliance Certificate Issued 17/02/2016
Restaurant and bar alteration - Pergola
- BCN/2015/6416/A Amendment Applied: 03/02/2016 Status: Completed
136 Old Tai Tapu Road Halswell
Accepted for processing 03/02/2016
Building consent granted 11/02/2016
Building consent issued 11/02/2016
Amendment 1 - Change fire report and proposed toilet removed

(b) Certificates

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

(c) Notices

- WOF/2020/5197 Expires: 01/03/2026
Compliance schedule form 11 issued 15/03/2023

(d) Orders

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(e) Requisitions

Related Information

- Council holds no record of building permit/consent for dwelling at this address. No information is held by Council relating to the materials, construction or year the dwelling was built.
- In the property file there is an electrical and/or gas fitters certificate relating to works that have been carried out on the current building at this address. If you require a copy of the certificate/s please order a property file through the Council website www.ccc.govt.nz or phone 03 941 8999.

Property address:

136 Old Tai Tapu Road

LIM number: H09355193

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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

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 or visit www.ccc.govt.nz.

Property address:

136 Old Tai Tapu Road

LIM number: H09355193

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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.

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

Property address:

136 Old Tai Tapu Road

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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 or visit 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).

- **Waterway Provisions for Other Councils**

A resource consent or permit may also be required from the Canterbury Regional Council or other territorial authority, particularly with respect to water bodies managed by those authorities. Please refer to the relevant regional plan and any relevant bylaws, and contact the Christchurch City Council if you are uncertain which authority manages the water body in question.

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

(ii) Christchurch District Plan

- **Development Constraint Conditions**

Council records show there is a specific condition on the use of this site: Sewage Gravity Pipe requirements

- **Development Constraint Conditions**

Council records show there is a specific condition on the use of this site: Specific Floor Level required

- **Development Constraint Conditions**

Council records show there is a specific condition on the use of this site: Specific Site Level required

- **District Plan Esplanade Reserve/Strip**

Property or part of property subject to a requirement for an esplanade reserve or strip if subdivided.

- **Liquefaction Management Area (LMA)**

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

- **Waterway Provisions**

This property or part of this property is close to at least one waterway. It may be within the setback for a Downstream Waterway (except Mona Vale). Within that setback, District Plan rules apply to activities including buildings, earthworks, fences and impervious surfacing. Any part of the property within the setback will be affected by those rules. Rules associated with this waterway are operative under the District Plan.

Property address:

136 Old Tai Tapu Road

LIM number: H09355193

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Christchurch City Council

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- **District Plan Zone**

Property or part of property within the Rural Urban Fringe Zone, which is operative.

- **Flood Management Area**

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

(b) Resource consents

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

- **RMA/1999/1166 - Resource consents**
136 Old Tai Tapu Road Halswell
Consent to establish a winery sales outlet in a listed building in the rural 2 zone. 12 objections. - Historical Reference RES9220323
Status: Processing complete
Applied 01/01/1999
Granted 15/01/1993
Decision issued 15/01/1993
- **RMA/1999/2960 - Resource consents**
136 Old Tai Tapu Road Halswell
Application to erect an addition to the former old gate house building which contains a restaurant. non compliance with the use; setback and site coverage. - Historical Reference RES991815
Status: Processing complete
Applied 18/06/1999
Granted 12/07/1999
Decision issued 12/07/1999
- **RMA/2007/2777 - Land Use Consent**
136 Old Tai Tapu Road Halswell
Erect outbuilding - Historical Reference RMA92010122
Status: Withdrawn
Applied 10/10/2007
- **RMA/2014/1929 - Land Use Consent**
136 Old Tai Tapu Road Halswell
Operating Arrangements of Restaurant and Winery - Historical Reference RMA92026603
Status: Processing complete
Applied 30/07/2014
Granted 11/03/2015
Decision issued 12/03/2015
- **RMA/2015/1850 - Land Use Consent**
136 Old Tai Tapu Road Halswell
Restaurant and Winery - Historical Reference RMA92030137
Status: Processing complete
Applied 08/07/2015
Granted 20/08/2015
Decision issued 20/08/2015

Property address:

136 Old Tai Tapu Road

LIM number: H09355193

Christchurch City Council

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

Related Information

- The Development Constraint conditions for this property are as follows:

Sewage Gravity Pipe requirements

sewage is req to be pumped by 110PVC (gravity pipe) to a designed pumping chamber. Care, maintenance and costs are owners responsibility

Property address:

136 Old Tai Tapu Road

LIM number: H09355193

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Christchurch City Council

53 Hereford Street, PO Box 73015

Christchurch 8154, New Zealand

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Fax 64 3 941 8984

www.ccc.govt.nz

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.

Please refer to Section 1 for details

Property address:

136 Old Tai Tapu Road

LIM number: H09355193

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Christchurch 8154, New Zealand
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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.

- **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.

(a) Kerbside waste collection

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

(b) Other

• Floor Levels Information

Council holds a variety of information on requirements for building or property development. This includes:

- required minimum finished floor levels, which 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 property, you can view it online at <https://ccc.govt.nz/flooding-and-floor-levels>.

Otherwise, if you are building or developing on this land, you can request a calculation on required finished floor levels for your proposed building by emailing us at floorlevels@ccc.govt.nz.

• Community Board

Property located in Halswell-Hornby-Riccarton Community Board.

• 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/>

• Electoral Ward

Property located in Halswell 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

• Spatial Query Report

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

Property address:

136 Old Tai Tapu Road

LIM number: H09355193

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Related Information

- Dangerous Goods Licences have been replaced with Location Test Certificates/ Location Compliance Certificates administered by Worksafe. You can contact a local Test Certifier to advise you or to issue the type of test certificate you need.
- Please see attached a copy of the Detailed Engineering Evaluation (DEE) assessment report.

Property address:

136 Old Tai Tapu Road

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www.ccc.govt.nz

3398

4 July 2014

Richard Middleton
Rossendale Restaurant

richard.thief@gmail.com



G E O T E C H
consulting ltd

Dear Sir,

Re: Rossendale Restaurant, Yard Extensions

CCC Advice Note

This consent does not include work to the outdoor bar.

1. Introduction

We understand that is intended to remodel the open area to the rear of this building, with the construction of a timber pergola structure, and an outdoor bar, covering the width of the building of about 14 metres, and extending about 7 metres out towards the river. A limited soils investigation has been carried out to determine the ground bearing characteristics. Four hand auger bore holes and scalar penetrometer tests to 2 metres depth were carried out in the area on the locations shown on the attached site plan. The bore log and test results are appended.

2. Subsurface Conditions

The four boreholes consistently show approximately 0.5 m of dark brown topsoil, overlying silty sand to about 1.3 – 1.5 metres depth, with all the holes terminating in silt. The scala penetrometer tests are surprising in that they indicate very soft conditions in all 4 test locations to over 1.5 metres depth. None of the 4 tests indicate conditions even approaching "good ground" as defined in NZS 3604 above the 2 metres depth. The water table was not located in any of the bore holes.

3. Liquefaction

The site is designated foundation technical category TC3, mainly because of potential lateral spread issues along the river. Our previous experience in the area includes site testing for the new bridge upstream of the restaurant and for extensions to the building on the west side of the river. Both these sites suffered some lateral spread deformation, but it was not severe. The general area was inspected at the time, and there was cracking and movement of the road about 50m north of the site and affecting the east abutment of the old bridge 100m north and both abutments of the new bridge 150m north, but nothing to indicate lateral spread close to the restaurant itself. There is no evidence remaining of liquefaction or lateral spread issues.

Two Cone Penetration (CPT) tests at the new bridge 150m upriver from the site indicated liquefiable layers at about 2.5m, 3.5 – 4.5 and 7.5 – 8m depths, with a cumulative liquefaction induced settlement of less than 50mm at SLS and less than 100mm at ULS.

Dr. Mark Yetton E-mail myetton@geotech.co.nz

Nick Traylen E-mail ntraylen@geotech.co.nz

Ian McCahon E-mail mccahon@geotech.co.nz

Tel (03) 9822 538

Fax (03) 3257 555

PO Box 130 122

4 / 6 Raycroft Street

Christchurch 8141 New Zealand

G E O L O G I C A L & E N G I N E E R I N G S E R V I C E S

For the type of structure envisioned, it could be argued, that it is an importance level 1 structure. In any case, it is of little consequence if there is some ground deformation. We understand that the roof extension over the outdoor bar will be structurally separate from the existing building, thus if there was any movement in the area, it would not impact on the existing building.

From the performance to date in the recent earthquakes, we consider that the liquefaction potential at the site is low, and the lateral spread potential is correspondingly low as well. Even if there was some lateral movement of the ground, the general design should allow some movement to occur at ground level without impacting unduly in the suspended pergola structure. Thus we do not consider that liquefaction or lateral spread need be considered specifically in the design.

4. Foundations

Our advice for foundations for a new habitable building on this site, would be piles to a minimum depth of over two metres. With a light weight pergola, which should not be sensitive to small differential movements across the structure, we suggest that the pergola posts should be embedded at a depth to at least 1.8 metres. We recommend that the new outdoor bar structure should be designed in such a way, that it could be re-levelled easily should there be any tilting of the structure. While the soil conditions are uniform, they are very soft, and some settlement under applied loads might well occur.

Yours faithfully

Geotech Consulting Limited



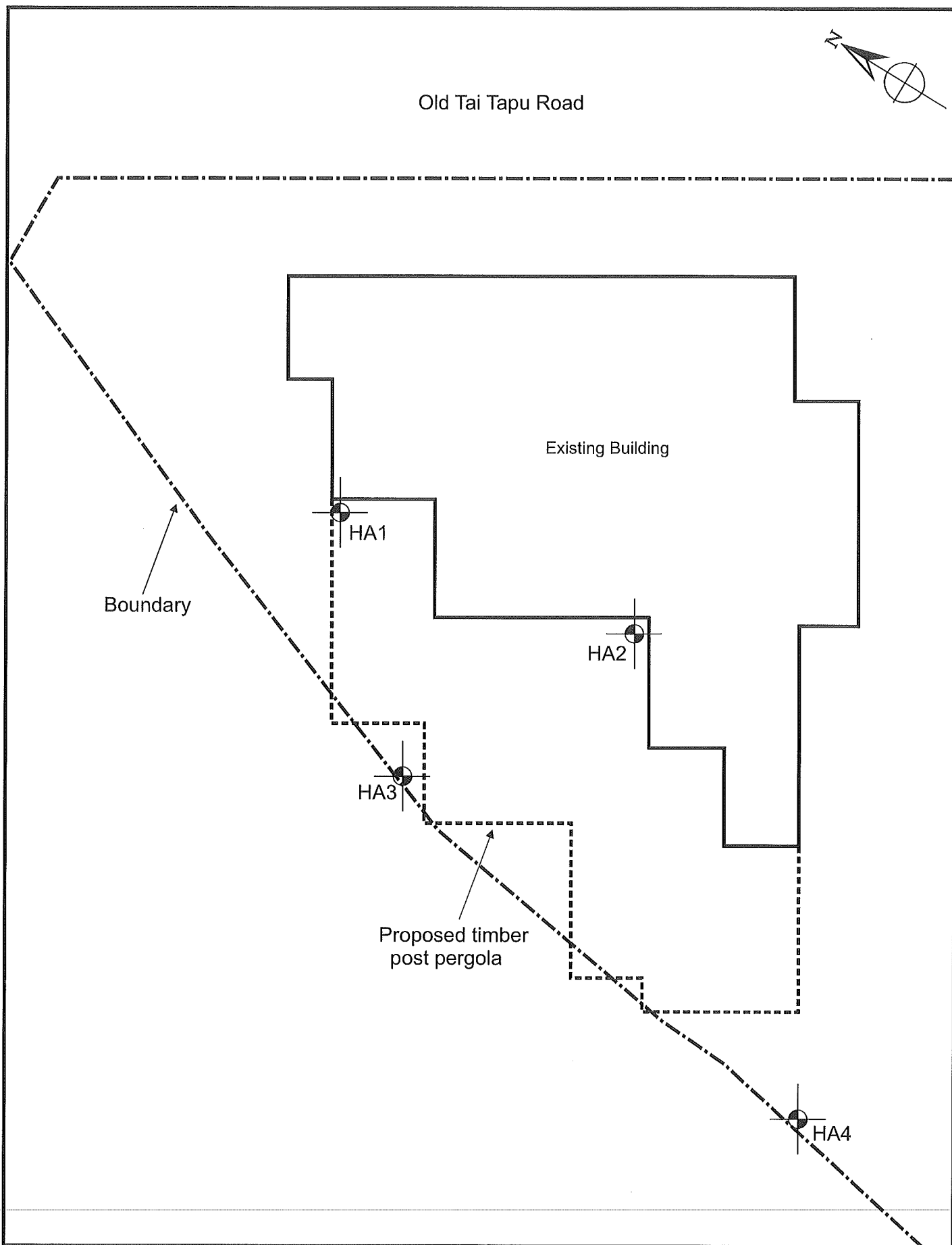
Ian McCahon

Appended:

Site investigation plan

Hand auger boreholes HA1 – HA4

Disclaimer. This report has been prepared solely for the benefit of Richard Middleton and Selwyn District Council. No liability is accepted by this Company or any employee or sub-consultant of this company with respect to its use by any other person. This disclaimer shall apply notwithstanding that the report may be made available to other persons for an application for permission or approval or to fulfill a legal requirement.



 G E O T E C H	SITE INVESTIGATION PLAN Rossendale Restaurant Old Tai Tapu Road	SCALE: 1:150(Aprox.)
		DRAWN BY: YUY
		DATE DRAWN: 01/07/2014
		CHECKED BY: IMC
		FIGURE No.: 3398



Hole No:	HA1
Job No:	3398
Logged by:	YUY
Date drilled:	1/07/2014
Checked by:	IMC
Date checked:	1/07/2014
Max depth:	

Project: Rossendale Winery

Client:	Richard Middleton
---------	-------------------

Hole location:	Refer to Site Plan
----------------	--------------------

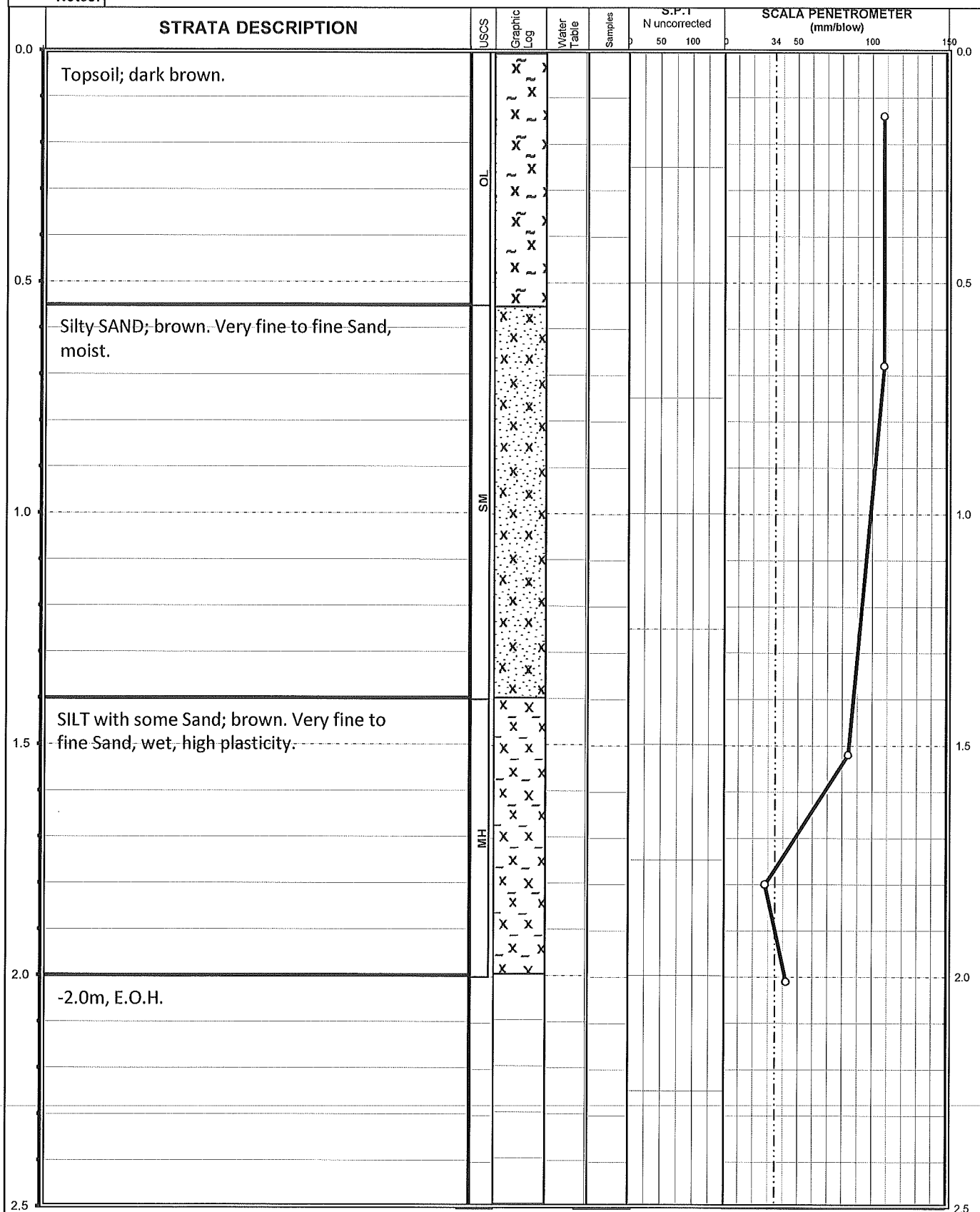
Contractor:

Equipment:	HA+SC
------------	-------

R.L.:

Driller: YUY

Notes:





Hole No:	HA2
Job No:	3398
Logged by:	YUY
Date drilled:	1/07/2014
Checked by:	IMC
Date checked:	1/07/2014
Max depth:	

Project:	Rossendale Winery
----------	-------------------

Client:	Richard Middleton
---------	-------------------

Hole location:	Refer to Site Plan
----------------	--------------------

Driller: YUY

Contractor:

Equipment:	HA+SC
------------	-------

R.L:

Date checked:	1/07/2014
---------------	-----------

Max depth:

Notes:



 GEOTECH		SHALLOW BOREHOLE LOG				Hole No: HA3		
						Job No: 3398		
Project: Rossendale Winery		Logged by: YUY		Date drilled: 1/07/2014				
Client: Richard Middleton		Checked by: IMC		Date checked: 1/07/2014				
Hole location: Refer to Site Plan		Contractor: 		Equipment: HA+SC				
Driller: YUY		R.L.: 		Max depth: 				
Notes: 								
STRATA DESCRIPTION		USCS	Graphic Log	Water Table	Samples	S.P.1 N uncorrected	SCALA PENETROMETER (mm/blow)	
0.0	Topsoil; dark brown.	OL	X					
0.5	Silty SAND; brown. Very fine to fine Sand, moist.		X					
1.0	SILT with some Sand; brown. Very fine to fine Sand, wet, high plasticity.		X					
1.5		MH	X					
2.0	-2.0m, E.O.H.		X					
2.5			X					



Hole No:	HA4
Job No:	3398
Logged by:	YUY
Date drilled:	1/07/2014
Checked by:	IMC
Date checked:	1/07/2014
Max depth:	

Project:	Rossendale Winery
----------	-------------------

Client:	Richard Middleton
---------	-------------------

Hole location:	Refer to Site Plan
----------------	--------------------

Contractor:

Equipment:	HA+SC
------------	-------

R.L:

Driller: YUY

Notes:



Shayne McKenna

From: mccahon8@gmail.com on behalf of ian mccahon <mccahon@geotech.co.nz>
Sent: Friday, 28 November 2014 2:06 a.m.
To: Shayne McKenna
Subject: Re: Rossendale Restaurant - Old Tai Tapu Road

Shayne,

The problem with this site is the very soft surface soils. IL2 structures would need gravel raft or piles to 2m. IL1 structure (I assume this is what this is?) can be done differently if some differential settlement is acceptable. So pergola structure simply posts to 1.8m depth, below the very soft layers, and accept some settlement in EQ should any liquefaction occur.

For outdoor bar, I have little idea what construction is planned and how it is to be built. I have only seen an early "floor" plan of pergola area. Options include

- a) removal of very soft soils to 1.5 - 1.8m depth and extending minimum of 1m beyond bar structure footprint line and replace with hardfill then standard footings above. Obviously expensive.
- b) use piles to 2m and then standard foundation and floor on the piles
- c) strip topsoil and replace with hardfill, and then construct floor system that can be levelled, ie timber floor of short piles into the hardfill, or stiff TC2 type concrete raft that could be levelled with grout injection if ever needed.

option b) likely to be most economical. Sorry not clear in the report but piles to this depth do not need releveable foundation on top.

Hope this clarifies things. If any more questions, please send me drawings of the structure so I have a better idea of what is planned, relative ground and floor levels etc.

regards
Ian

CCC Advice Note
This consent does not include work to the outdoor bar.

On 11/26/14, Shayne McKenna <sdm@spencerholmes.co.nz> wrote:

> Afternoon Ian,

>

> I am currently designing the foundations and superstructure for the

> yard extensions at Rossendale Restaurant, Old Tai Tapu Road. You

> undertook an investigation and provided a report including

> recommendations. I am after a little foundation clarity and advice as to the foundations.

>

> For the outdoor bar structure your foundation advice is for piles to a

> minimum depth of over two metres, but you also recommend the structure

> be able to be re-levelled. Can you please clarify and advise?

>

> As I see it if the foundation is to be piled to a depth of over two

> meters it will not be able to be re-levelled and hence if substantial

> settlement occurs during an event the structure would be demolished

> and rebuilt. If the foundation is to be able to be re-levelled ground

> improvements will be required to increase bearing capacity and a

> substantial raft or similar slab be constructed, typically to the MBIE recommendations for a new house slab.

>

> Your recommendations would be appreciated asap.

>

> Thanks,

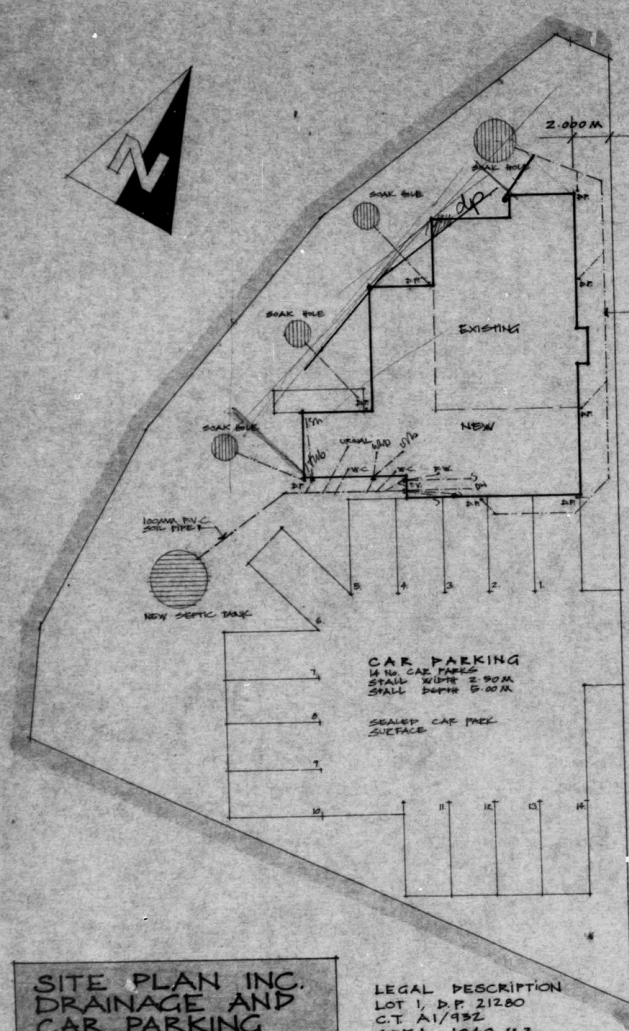
>

> Shayne McKenna

> Engineer

> SpencerHolmes Limited
>
> PO Box 588, Wellington 6140
> Level 6, 8 Willis Street, Wellington 6011
> sdm@spencerholmes.co.nz<mailto:sdm@spencerholmes.co.nz>
> www.spencerholmes.co.nz<blocked::http://www.spencerholmes.co.nz/>
> P 04-472-2261 F 04-471-2372
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> immediately and erase all copies of the message and any attachments.
>
>
>





SITE PLAN INC. DRAINAGE AND CAR PARKING SCALE 1:200

LEGAL DESCRIPTION
LOT 1, DP 21280
CT A1/1932
AREA 1040 M²

NOTES RE FOUL AND WASTE WATER DISPOSAL

EXISTING SEPTIC TANK + REMOVE & BACKFILL TO COUNCIL SATISFACTION.

NEW SEPTIC TANK - THE OWNER IS TO ORGANISE THE INSTALLATION OF A NEW SEPTIC TANK OF A TYPE & IN A LOCATION APPROVED BY THE COUNCIL.

T.V. - EXTEND TERMINAL VENT UP IN FRAMING.

F.W. - FLOOR WASTE DISCHARGE OVER 12 P.V.C. CHANNEL AT G.H.

+ - GULLY TRAP

OLD TAI TAPU ROAD

AMENDED
CCC SR

NEW BUILDING WORK OUTSIDE
EXISTING BUILDING LINE

CHRISTCHURCH CITY COUNCIL
17 JUN 1993
CONSENT DOCUMENT

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

EXISTING FLOOR PLAN AND EXTENT OF ADDITIONAL NEW BUILDING WORK.
SCALE 1:50

MR. J.R. REGISTERED ENGINEER

CONSULTING ENGINEER
BUCHANAN & FLETCHER LTD
51 ELING COURT
41 HEREFORD STREET
CHRISTCHURCH
CONTACT: MIKE FLETCHER
PHONE: 3660 304
FAX: 3795 011



ROSS MAGUIRE
ARCHITECTURAL DESIGNER

333 BEALEY AVENUE - CHRISTCHURCH 1 - NZ - TELEPHONE (03) 653 771

FILE COPY

DETAIL 1
SCALE 1:20

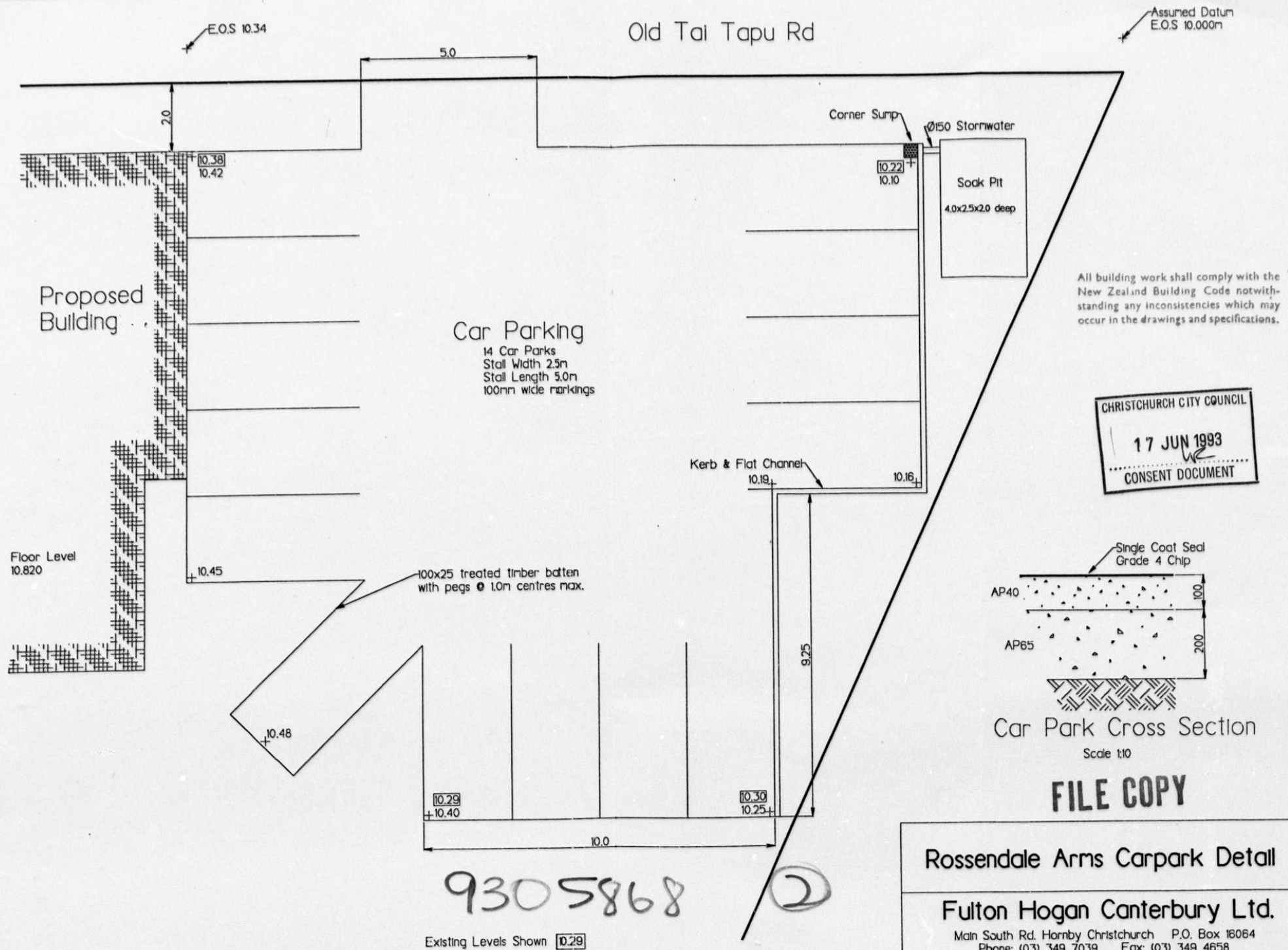
CONFIDENTIAL

THIS CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE ANY WORK IS NOT SCALE OFF THESE DRAWINGS

DATE: APRIL 1993
SCALE: 1:20, 1:50, 1:200
FILE: 327
ISSUE: 30 APR 1993 OF 10 SHEETS

1

**ROSSENDALE ARMS
OLD TAI TAPU ROAD**



22

Existing House

No. 10749.

Pump

CHRISTCHURCH CITY COUNCIL
P.I.M. APPLICATION

Rec'd - 7 AUG 2001

Sockburn Service Centre

10017839

PROJECT NO.

Mr Cheema

Rosendale Holdings

OLD T.T. Rd.

City Council

Selwyn Council

Restaurant

Pump

(168)

Main Pump to Main

MAIN HOUSE

830 m.

CHRISTCHURCH CITY COUNCIL

DAVE BARLOW
CONSENT DOCUMENT

10 AUG 2001

DAVE BARLOW

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

FILE COPY

River Avenue

MAIN Road. SH 72


CHRISTCHURCH

CITY COUNCIL - YOUR PEOPLE - YOUR CITY

DRAINAGE PICKUP

Address: 136 Old Taitapu Rd

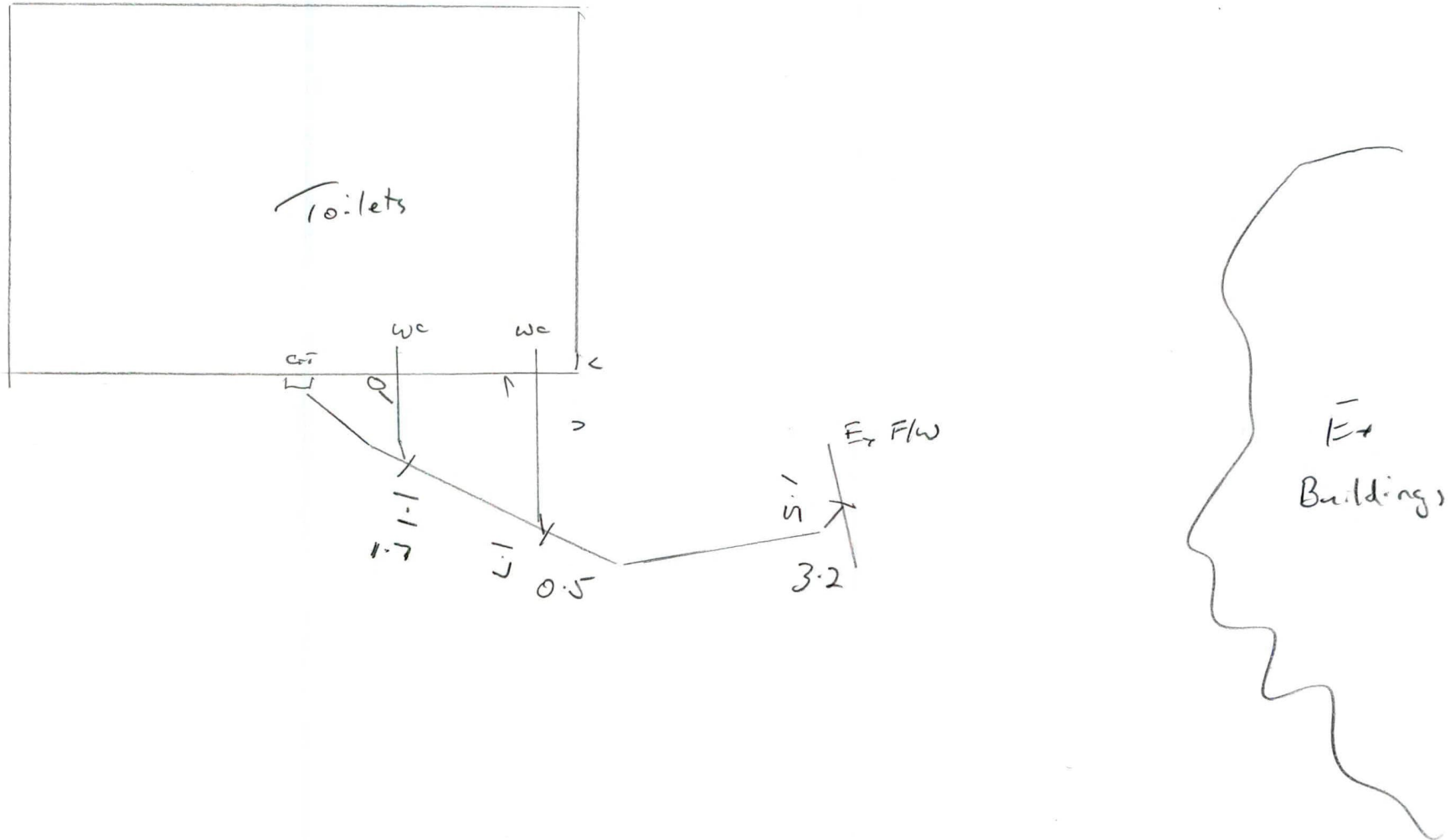
Drainlayer: Robin Jones

Date: 2.7.08

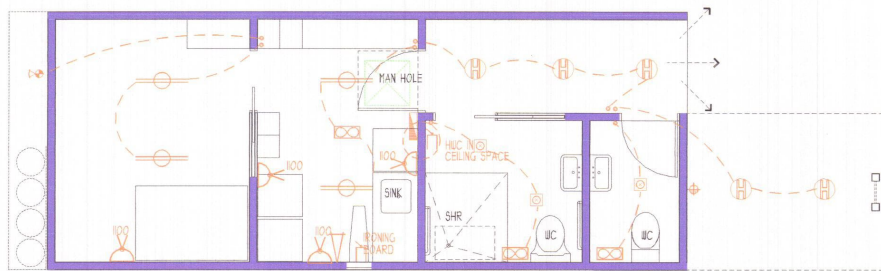
Inspector: Mortlock

CONSENT NUMBER

10079311



RD



ELECTRICAL PLAN

SCALE 1:50 @A2

ELECTRICAL SYMBOLS

- SUB BOARD
- 2 TUBE SURFACE FLUORESCENT
- SURFACE MOUNTED FITTING
- SENSOR FLOOD LIGHT
- EXTERIOR WALL LIGHT
- DOUBLE SWITCHED PLUG
- PHONE JACK
- FIXED WIRED POWER POINT
- EXTRACT FAN



TILES

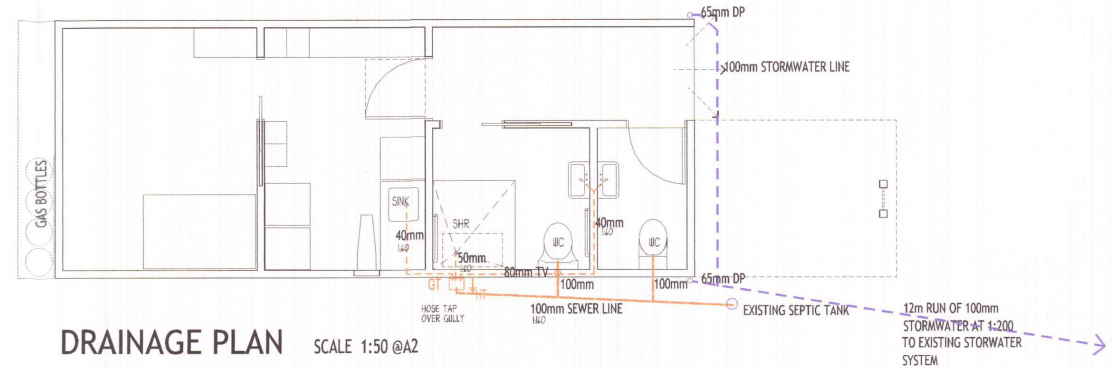


NON-SLIP VINYL-COVERED

FLOOR FINISHES

ALL TIMBER TO BE TREATED RADIATA PINE
MSG 8 FRAMING GRADE MIN
IN ACCORDANCE WITH NZS 3602:2003.

ROSSENDALE



DRAINAGE PLAN

SCALE 1:50 @A2

DRAINAGE SYMBOLS

- Sewer Line
- Stormwater Line
- Irrigation Line
- Gully Trap
- Terminal Vent

PLUMBING SYMBOLS

- Water Main
- Toby+Gate Valve
- Hose Tap
- Hot Water Cylinder
- Floor Waste
- Waste (size dia)

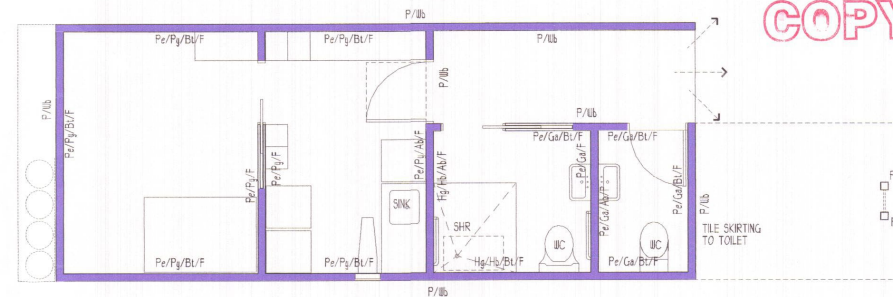


RECEIVED

12 DEC 2007

CONSENTS

CONSENTS
COPY



- F - FRAMING
- Wb - WEATHERBOARDS
- Pg - 12mm H3.1 PLY
- Hb - HARDIBACKER
- Ga - AQUALINE
- Hg - HARDIGLAZE
- P - PAINT
- PE - ENAMEL PAINT
- AB - ACOUSTIC BATTS
- Bt - R2.6 WALL INSULATION

WALL FINISHES

MARK MITCHELL
Building Consent Officer

10079311

CONSENT

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS
ON SITE BEFORE COMMENCING ANY WORK

DESIGNS AND DRAWINGS ARE THE
COPYRIGHT OF ARCHITECTS PLUS LTD

Architects Plus Ltd
Registered Architects
7 Pilgrim Place
P.O. Box 2870 Christchurch
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REV.
BY: GMD
TIME: 11:41 a.m.
DATE: Tuesday, 11 December 2007
FILE: Rossendale-consent-Rev

4

architects+
ARCHITECTS PLUS LTD

17 April 2013

4491/MRF

Birss Cottage Company Ltd
122 Old Tai Tapu Road
Halswell
CHRISTCHURCH 8025

Attention: Brent & Shirley Rawstron

Dear Brent & Shirley

**THE RESTAURANT @ ROSSENDALE
136 OLD TAI TAPU ROAD, HALSWELL, CHRISTCHURCH
- DETAILED ENGINEERING EVALUATION**

1. ENGAGEMENT AND BRIEF

Buchanan & Fletcher has been engaged by you to carry out a detailed engineering evaluation for the building and to prepare this report.

In preparing this evaluation we made a visual inspection on 19 March 2013 where we took levels on the floors.

2. ADDRESS

The site is located at 136 Old Tai Tapu Road in central Halswell.

The building is on the west side of Old Tai Tapu Road and faces onto the road. The Halswell River is about 25 metres to the west.

The main part of the building is oriented approximately north/south.

A Detailed Engineering Evaluation Summary Data form has been completed for the building and is issued with this report.

3. BUILDING DESCRIPTION

The building is based on a cottage built in 1875. It was extensively altered and added to in 1994. Architectural design for this work was by Ross Maguire Architectural Designer and structural engineering design by Buchanan & Fletcher Ltd. Further alterations and additions were carried out in 1999, with both architectural and structural engineering design by Buchanan & Fletcher Ltd.

The building is single storey. It is irregular in shape, with maximum plan dimensions of 16.5m along (north/south) x 14.8m across (east/west).

The building is Importance Level 2.

4. STRUCTURAL SYSTEM ABOVE GROUND

We have architectural and structural drawings for the 1994 and 1999 alterations.

4.1 Description

4.1.1 Roofs

The roof along the east side of the building slopes at 55 degrees each way from a central ridge running north/south. There are two gables facing the road on the eastern side of this roof. Construction is corrugated iron cladding on timber framing. The roof is supported on timber framed walls, and on steel frames in areas where cross walls have been removed. The frames land on the east exterior wall and on a main steel beam running north/south along the western edge of the roof.

Two wings project out to the west – a small one at the north end and a larger one, over the kitchen and amenities, at the south end. Three gables face the road along the southern side of the south wing. The roofs over these wings also slope at 55 degrees, from ridges running east/west. Construction is corrugated iron cladding on timber framing.

A section over the centre of the building, approximately 6.5 x 7.0m, has 2 flat roofs either side of a double pitched glazed skylight. The roofs are formed in Butynol on ply on timber framing. This part of the roof is supported on steel beams running east/west at the edges of the skylight. The beams are supported on steel posts at the west exterior wall, and on the main steel beam described above at their eastern ends.

4.1.2 Floors

The ground floor is timber, on timber framing.

4.1.3 Walls

The exterior walls are timber framed. Gables are clad with timber board and batten. The lower parts are clad with timber weatherboards.

Internal walls are timber framed and Gib lined.

4.1.4 Ceilings

Ceilings over the main part of the restaurant follow the roof line and are timber T&G. Elsewhere there are flat ceilings which are Gib lined.

4.2 Gravity Load System

Gravity loads on the roof are carried by timber framing to the supporting timber framed walls and structural steelwork

4.3 Earthquake Resisting System

Earthquake resistance both along the building (north/south direction) and across (east/west) is provided by timber framed and Gib lined interior and exterior walls. The wall bracing was designed and installed as part of the 1994 alterations.

5. FOUNDATIONS AND GROUND CONDITIONS

5.1 Foundations

The building is founded on shallow piles and has a concrete perimeter foundation.

Most of the foundations are new. In these areas the piles are concrete, cast into 250mm square unreinforced concrete pads. The perimeter foundations and foundations under new loadbearing walls are reinforced concrete, typically 200mm wide. Piles and perimeter foundations are founded in sand at 450 - 600mm below original ground level.

5.2 Ground Conditions

5.2.1 Pre Earthquake

A single test hole was dug alongside the building in 1993. It found 400mm of topsoil overlying light silty sand. We have not seen and are not aware of any more detailed geotechnical report for the site.

5.2.2 Post Earthquake Observations

There was significant lateral spread due to liquefaction along both sides of the Halswell River to the north of the site. Old Tai Tapu Road was damaged by settlement and lateral spread about 80m away to the north.

The site has been placed in Foundation Technical Category 3 (TC3) by the Department of Building & Housing. This means that moderate to significant land damage from liquefaction is possible in future large earthquakes.

You have told us that there was no liquefaction damage on the site, and no liquefaction ejecta was observed.

The tops of the original concrete perimeter foundations have been covered by 125mm deep fibre-cement strips, so are not directly visible. However we saw no cracking or other damage to the fibre cement, and only one minor crack in the foundation below the fibre cement. In the newer foundations we saw some minor cracks. These appeared to be shrinkage cracks rather than earthquake damage. There were no significant cracks at vent openings.

There has been some separation of paving and kerbs on the south and west sides of the building.

5.2.3 Floor Levels

We took levels on the ground floor of the building on 19 March 2013 using a Zip level. The levels are shown on Sketch 4491/Sk01, issued with this report.

The maximum variation in level over the floor is 44mm, between a point adjacent to an internal wall about 5m from the northeast corner and a point just inside the southwest corner. Overall the building is level within 30mm apart from a small section, approximately 4m square, at the southwest corner.

Over most of the floor area, slopes are less than 0.5%. The overall slope between the high and low points of the ground floor is 44mm over a length of 15m, or 0.29%. Maximum local slopes are:

- Near southwest corner = 20mm over 4.4m = 0.45%
- West of restaurant entry = 14mm over 2.4m = 0.58%

5.2.4 Post Earthquake Geotechnical Comment

No post-earthquake geotechnical report has been prepared for this site.

However the lack of any significant damage to this building, and in particular the lack of any lateral spreading or significant settlement, leads us to believe that this site is geotechnically different from the riverside land to its north and west. An explanation for this could be the tongue or ridge of rock that runs down to the site from the east. The rock has been cut down on the east side of Old Tai Tapu Road to form the road. We think it is possible that this rock tongue continues under the site.

6. PREDICTION OF LIKELY EARTHQUAKE HOT-SPOTS

We have copies of structural and architectural drawings for alterations to this building.

From the information available we concluded that the likely areas for earthquake damage were:

- A** Cracking or settlement of the perimeter foundations induced by liquefaction settlement or lateral spread.
- B** Settlement of the ground floor induced by liquefaction settlement.
- C** Cracking or other damage to Gib lined bracing walls.

7. EARTHQUAKE DAMAGE OBSERVED

As noted above we carried an inspection of the building in March 2013.

Our observations were as follows:

7.1 Exterior

The exterior of the building is visible from all sides.

No damage was visible to the roof or exterior wall claddings.

Foundation observations are set out in 5.2.2 above. Only very minor damage was observed.

This addresses hotspot A from Section 6.

7.2 Interior – Walls

We understand that minor cracking occurred, principally during the September 2010 earthquake, and that this has subsequently been repaired. We saw no visible damage during our inspection.

This addresses hotspot C from Section 6.

7.3 Interior – Ground Floor

Ground floor levels are discussed in Section 5.2.3 above. Differences in floor levels are not sufficient to cause concern – see discussion in Section 9 below.

Floor coverings remain in place, but there is no evidence to suggest that the floor has separated or has any steps in it.

This addresses hotspot B from Section 6.

8. INTRUSIVE INVESTIGATIONS

The condition of most of the structure apart from the shallow pile foundations can be inferred from inspections inside and outside the building. As only relatively minor damage has been observed we do not consider that intrusive investigations are warranted.

9. DISCUSSION OF DAMAGE

The only damage of any significance is the level differences observed on the ground floor. It is not possible to tell what part of these level differences has been caused by earthquake shaking and what parts by construction tolerances and long term settlement.

The maximum variation in level is 44mm, which would not warrant a foundation re-level under the current MBIE guidelines.

Locally some floor slopes exceed the 0.5% (1 in 200) guideline, but we consider these slopes to be acceptable in a building that has been built in stages and that has parts more than 130 years old.

Consideration could be given to packing some floor piles locally and to re-levelling the small part of the floor at the southwest corner that is about 20 - 30mm below the general level.

- *Recommended Earthquake Repairs*
 - No repairs required.
 - Consider local re-packing of some piles, and re-levelling the floor at the southwest corner

10. CONSIDERATION OF GENERIC BUILDING TYPES

This is a timber framed structure.

Earthquake resistance both along the building (north/south), and across (east/west) is provided by Gib lined timber framed walls.

We saw no damage to these walls. You have told us that there was only minor cracking in the walls, which had been repaired prior to our inspection.

11. ELEMENTS REVIEWED

We were able to inspect some of the perimeter foundations. The ground floor has floor coverings throughout. We did not lift these.

Most of the Gib lined bracing walls are accessible for inspection and were reviewed.

We were able to see the all of the exterior walls.

We were not able to see the roof structure.

12. ESTIMATES OF LATERAL LOAD RESISTANCE

12.1 Background

The building's earthquake resistance was determined by calculation.

Demand was calculated according to NZS 3604:2011, as modified by the Department of Building & Housing Information Sheet dated May 2011. The bracing capacity of the walls was taken from our calculations for the 1994 alterations.

12.2 Along the Building (North/South)

The calculated earthquake resistance in this direction is 50%NBS.

12.3 Across the Building (East/West)

The calculated earthquake resistance in this direction is 52%NBS.

12.4 Overall Earthquake Resistance

We estimate that the overall earthquake resistance of the building is 50%NBS, limited by the bracing capacity of Gib lined walls running north/south along the building.

As the building's resistance exceeds 33%, it is not earthquake prone.

13. REPAIR WORK

As discussed in Section 9, no repair work is required as a result of the earthquakes. Consideration could be given to re-levelling parts of the ground floor.

14. SCOPE AND LIMITATIONS OF REPORT

14.1 Restriction of Use

This report has been prepared solely for the benefit of Birss Cottage Company Ltd as our client with respect to the brief and the Christchurch City Council. The reliance by other parties on the information or opinions contained in the report shall be at such parties' sole risk.

14.2 Limitations of Report

The brief is as set out in Section 1 of this report. This report has been prepared for the purpose of the meeting the requirements of the brief and the report shall not be relied on for any other purpose.

Our investigation has extended to a visual inspection of the building. The inspection was limited to those parts of the building that were readily accessible. No testing of strength of materials was carried out.

We did not carry out any formal design work in the preparation of this report. The only structural engineering calculations carried out were those necessary to estimate the building's lateral load resistance.

Please contact the writer if you have any questions or concerns.

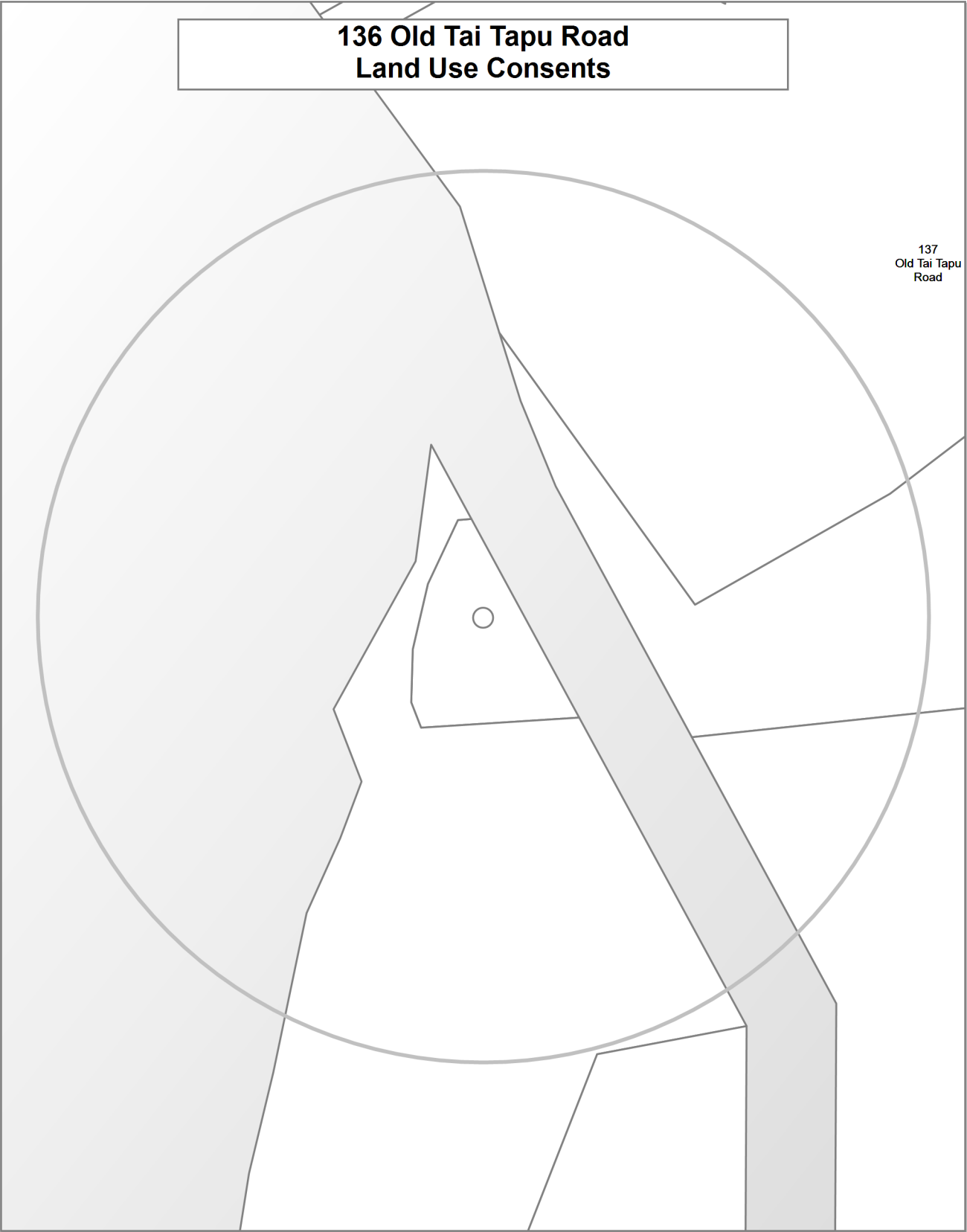
Yours faithfully



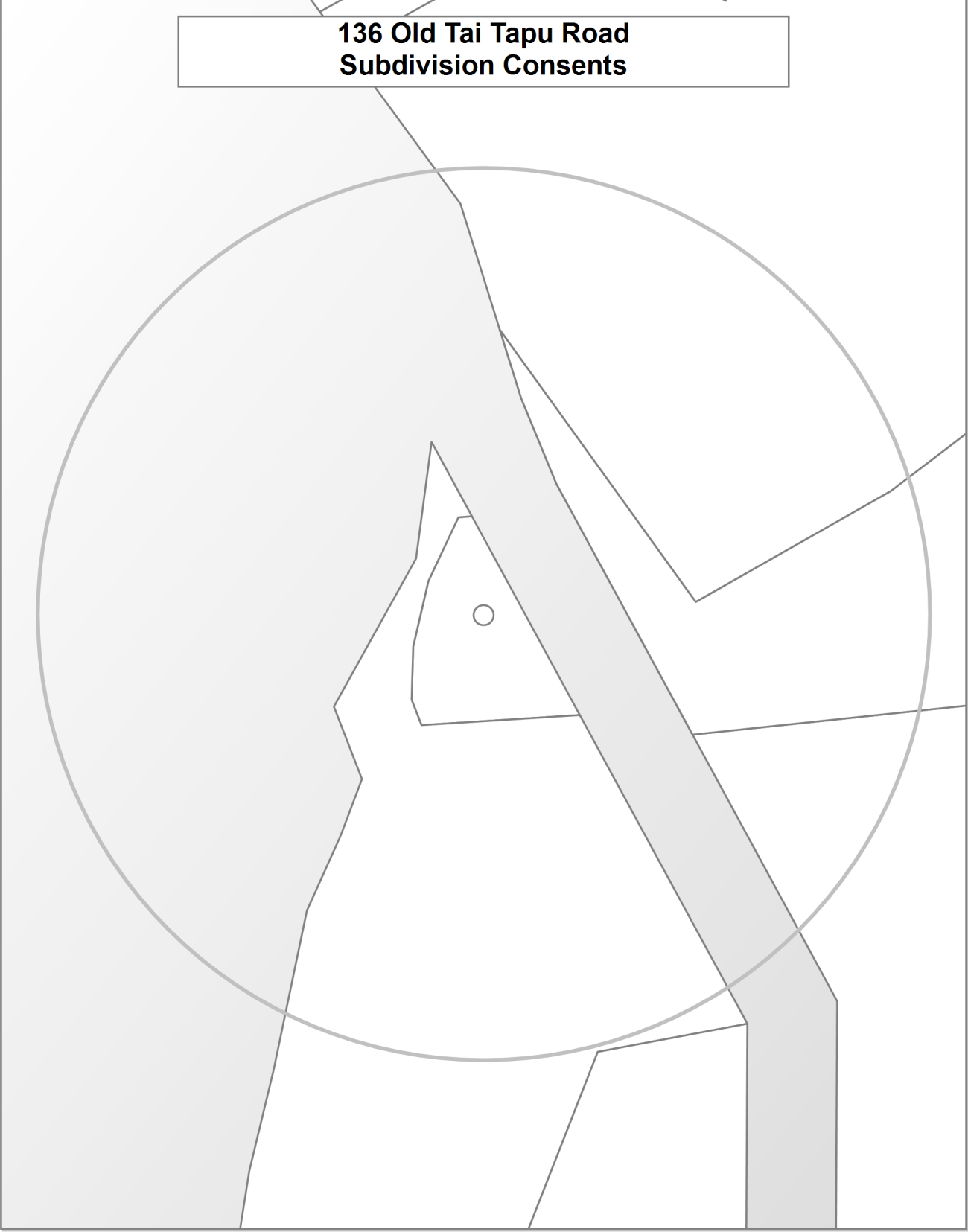
M R Fletcher
DIRECTOR
BUCHANAN & FLETCHER LTD

**136 Old Tai Tapu Road
Land Use Consents**

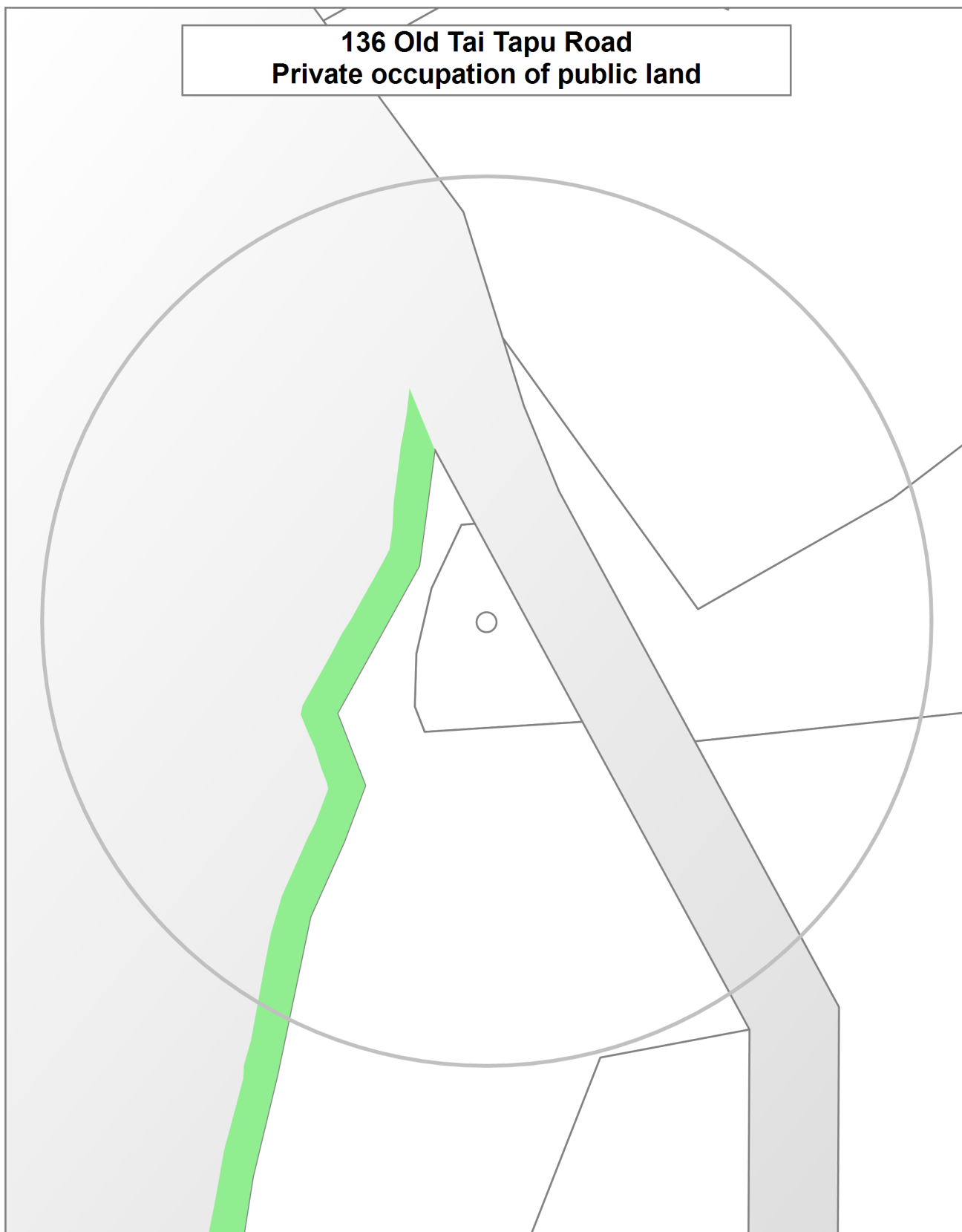
137
Old Tai Tapu
Road



**136 Old Tai Tapu Road
Subdivision Consents**



136 Old Tai Tapu Road
Private occupation of public land



Land Use Resource Consents within 100 metres of 136 Old Tai Tapu Road

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

132 Old Tai Tapu Road

RMA/2025/1396

Minimum floor level Certificate

Processing complete

Applied 13/05/2025

Certificate issued 10/06/2025

RMA/2025/2231

New three bay farm shed and earthworks

Processing complete

Applied 10/07/2025

Decision issued 21/08/2025

Granted 11/08/2025

RMA/2025/2967

Dwelling addition, two (2) new accessory buildings and an extended driveway and parking area

Processing complete

Applied 02/09/2025

Decision issued 08/10/2025

Granted 07/10/2025

137 Old Tai Tapu Road

RMA/2000/739

r/consent-family unit > 65m², 10.m boundary intrusion - Historical Reference RMA20001408

Withdrawn

Applied 16/03/2000

RMA/2007/1128

Establish a new function centre on the site - Historical Reference RMA92008380

Withdrawn

Applied 16/05/2007

RMA/2014/1929

Operating Arrangements of Restaurant and Winery - Historical Reference RMA92026603

Processing complete

Applied 30/07/2014

Decision issued 12/03/2015

Granted 11/03/2015

RMA/2015/1850

Restaurant and Winery - Historical Reference RMA92030137

Processing complete

Applied 08/07/2015

Decision issued 20/08/2015

Granted 20/08/2015

139 Old Tai Tapu Road

RMA/1985/1105

Consent to dwelling in conjunction with deer farming. - Historical Reference RES952555

Processing complete

Applied 17/10/1985

Decision issued 20/12/1985

Granted 20/12/1985

RMA/1992/1332

To use an existing cottage for a residential purposes where it was to be rendered inhabatable as a condition of a previous conse - Historical Reference RES954338

Processing complete

Applied 29/07/1992

Decision issued 04/03/1993

Granted 04/03/1993

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