

Land Information Memorandum



Property address:

49 Lincoln Road

LIM number: H09156084

Page 1

The contents of this documentation are strictly subject to the terms and conditions of the disclaimer contained at the front of this documentation. Prospective purchasers must accordingly read and acquaint themselves with the disclaimer prior to reading the documentation

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

This information Memorandum, LIM Report, title or other supplementary property information (the "Information") has been prepared by Whalan and Partners Limited, trading as Bayleys ("Bayleys") as agent for "the Vendor". The Information contains information that is publicly available and/or sourced from third parties and capable of independent verification. It has been prepared solely to assist interested parties in deciding whether to further their interest in the Property and Whalan and Partners Limited is acting as a conduit and merely passing this information over. Prospective purchasers must not confine themselves to the contents of the Information but should, in conjunction with their professional advisors, make their own evaluation of the Property and conduct their own investigation, analysis and verification of the data contained in the Information and otherwise concerning the Property. Such evaluation should extend to and include whether there has been a change in the affairs or prospects of the Property since the date of the Information or since the date as at which any information contained in the Information is expressed to be applicable.

Bayleys and the Vendor have not verified any of the detail contained in the Information and Bayleys and the Vendor make no representation or warranty as to the accuracy or completeness of the information and neither Bayleys nor the Vendor accept and/or shall have any liability whatsoever for the accuracy of any part of the information including any liability for any statements, opinions, information or matters (expressed or implied) arising out of, contained in or derived from the Information, or any omissions from, or failure to correct any information, or any other written or oral communications transmitted to any recipient of the Information in relation to the Property.

Application details

Date issued 30 July 2025
Date received 18 July 2025

Property details

Property address 49 Lincoln Road, Addington, Christchurch
Valuation roll number 22070 05600
Valuation information Capital Value: \$1,250,000
Land Value: \$750,000
Improvements Value: \$500,000
Please note: these values are intended for Rating purposes
Legal description Lot 3 DP 2314
Lot 4 DP 2314
Pt Lot 5 DP 2314
Existing owner Versatile Properties Limited
112 Waterloo Road
Christchurch 8042

Council references

Rate account ID 73138300
LIM number H09156084
Property ID 1108858

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.

Property address:

49 Lincoln Road

LIM number: H09156084

Page 3

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

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

- 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

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

(e) Subsidence

- Consultant Report Available

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

(f) Tsunamis

- Tsunami Evacuation Zone

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

(g) Volcanic and Geothermal Hazards

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

(h) Wind

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

(i) Any Other Natural Hazards

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

(j) District Plan Natural Hazard Information

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

Property address:

49 Lincoln Road

LIM number: H09156084

Christchurch City Council

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

(k) Building Notices

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

Other Special Features or Characteristics of the Land

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

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.
- This property is shown to be served by Christchurch City Council Sewer
- The council plan shows no public stormwater lateral to this site.
- 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.

Property address:

49 Lincoln Road

LIM number: H09156084

Page 6

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

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.

Property address:

49 Lincoln Road

LIM number: H09156084

Page 7

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

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: \$11,156.41

	Instalment Amount	Date Due
Instalment 1	\$2,789.03	31/08/2025
Instalment 2	\$2,789.03	30/11/2025
Instalment 3	\$2,789.03	28/02/2026
Instalment 4	\$2,789.32	31/05/2026

Rates owing as at 30/07/2025: \$2,789.03

(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.

Property address:

49 Lincoln Road

LIM number: H09156084

Page 8

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

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/1972/2797 Applied: 22/05/1972 Status: Completed
49 Lincoln Road Addington
Permit granted 31/05/1972
Permit issued 31/05/1972
ALTER OFFICE DWELLING & SHOWROOM- Historical Reference PER72111287
- BCN/1972/4386 Applied: 01/08/1972 Status: Completed
49 Lincoln Road Addington
Permit granted 01/09/1972
Permit issued 01/09/1972
SIGN- Historical Reference PER72111716
- BCN/1973/6685 Applied: 15/10/1973 Status: Completed
47 Lincoln Road Addington
Permit granted 31/10/1973
Permit issued 31/10/1973
LOUNGE & SUNROOM- Historical Reference PER73111309
- BCN/1974/5054 Applied: 23/08/1974 Status: Completed
47 Lincoln Road Addington
Permit granted 09/09/1974
Permit issued 09/09/1974
GARAGE- Historical Reference PER74101886

Property address:

49 Lincoln Road

LIM number: H09156084

Christchurch City Council

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

- BCN/1974/7003 Applied: 03/12/1974 Status: Completed
47 Lincoln Road Addington
Permit granted 20/01/1975
Permit issued 20/01/1975
SIGN- Historical Reference PER74111445
- BCN/1975/1048 Applied: 04/03/1975 Status: Completed
49 Lincoln Road Addington
Permit granted 14/03/1975
Permit issued 14/03/1975
OFFICE ALTERATIONS- Historical Reference PER74211168
- BCN/1975/5741 Applied: 17/10/1975 Status: Completed
49 Lincoln Road Addington
Permit granted 31/10/1975
Permit issued 31/10/1975
GARAGE- Historical Reference PER75111296
- BCN/1978/722 Applied: 23/02/1978 Status: Completed
49 Lincoln Road Addington
Permit granted 13/03/1978
Permit issued 13/03/1978
FENCE- Historical Reference PER77101685
- BCN/1978/4627 Applied: 20/09/1978 Status: Completed
49 Lincoln Road Addington
Permit granted 16/10/1978
Permit issued 16/10/1978
SIGN- Historical Reference PER78101934
- BCN/1985/6043 Applied: 06/09/1985 Status: Completed
49 Lincoln Road Addington
Permit granted 06/09/1985
Permit issued 18/09/1985
WORKSHOP- Historical Reference PER85001176
- BCN/1989/1680 Applied: 16/03/1989 Status: Completed
49 Lincoln Road Addington
Permit granted 09/04/1989
Permit issued 09/04/1989
GARAGE WORKSHOP- Historical Reference PER89102077
- BCN/2024/8903 Applied: 21/01/1991 Status: Completed
47 Lincoln Road Addington
Permit issued 24/01/1991
PLUMBING - Historical Reference PER91156897
- BCN/1995/1393 Applied: 02/03/1995 Status: Completed
47 Lincoln Road Addington
Accepted for processing 02/03/1995
Building consent granted 22/05/1995
Building consent issued 30/05/1995
Code Compliance Certificate Granted 26/04/1996
Code Compliance Certificate Issued 26/04/1996
Drainage for steam cleaning bay and pad miscellaneous/ drainage for new steam cleaning bay and pad- Historical Reference CON95001544

Property address:

49 Lincoln Road

LIM number: H09156084

Christchurch City Council

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

- BCN/2001/2078 Applied: 26/03/2001 Status: Completed
49 Lincoln Road Addington
Accepted for processing 26/03/2001
Building consent granted 30/03/2001
Building consent issued 30/03/2001
PIM Granted 30/03/2001
PIM Issued 30/03/2001
Code Compliance Certificate Granted 23/01/2002
Code Compliance Certificate Issued 23/01/2002
REMOVE GARAGE- Historical Reference ABA10012476
- BCN/2020/8875 Applied: 19/08/2020 Status: Completed
47 Lincoln Road Addington
Accepted for processing 20/08/2020
PIM Granted 10/09/2020
PIM Issued 15/09/2020
Demolition of existing buildings and construction of Warehouse and Oil changers building

(b) Certificates

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

(c) Notices

- Placards issued under the Civil Defence Emergency Management Act 2002 as a result of the 4 September 2010 and 22 February 2011 earthquakes have now expired (by 12 July 2011 if not before). Some civil defence placards were replaced with dangerous building notices issued under section 124 Building Act 2004, and where this has happened the section 124 notice is separately recorded. Many other buildings, although not issued with a section 124 notice, may require structural work or other repairs before they can be occupied again. It is the building owners responsibility to make sure the building is safe for any occupier or visitor. Detailed structural engineering assessments may still be required to be carried out.
- CDB75000019 06/09/2010 49 Lincoln Road
Building evaluation Jasmac Cars Sales : Building Inspected Under Civil Defence Emergency , Green Placard Issued (a deemed Building Act notice)
- CDB75000019 09/03/2011 49 Lincoln Road
Building evaluation Jasmac Cars Sales : Building Inspected Under Civil Defence Emergency , Green Placard Issued (a deemed Building Act notice)

(d) Orders

(e) Requisitions

Property address:

49 Lincoln Road

LIM number: H09156084

Page 11

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:

49 Lincoln Road

LIM number: H09156084

Page 12

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

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.

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).

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

(ii) Christchurch District Plan

- **District Plan Designation**

Property or part of property subject to Christchurch City Council designation number 5 for Road purposes, which is operative.

- **Qualifying Matter**

Property or part of property within the Designation 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 Neighbourhood centre zone, which is operative.

(b) Resource consents

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

- **RMA/1972/100 - Resource consents**

49 Lincoln Road Addington

Consent to establish and operate a motor vehicle sales yard on property zoned commercial `a` in the operative scheme and commercial `c` in the reviewed scheme - Historical Reference RES9208937

Status: Processing complete

Applied 07/09/1972

Granted 17/11/1972

Decision issued 17/11/1972

Property address:

49 Lincoln Road

LIM number: H09156084

Page 14

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

Property address:

49 Lincoln Road

LIM number: H09156084

Page 15

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

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

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

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

• Community Board

Property located in Spreydon-Cashmere-Heathcote Community Board.

• Electoral Ward

Property located in Spreydon Electoral Ward

• Listed Land Use Register

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

• 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.

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.

Property address:

49 Lincoln Road

LIM number: H09156084

Page 18

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

- A building Warrant of Fitness and Compliance Schedule and/or Health Licence may be needed for this property depending on the proposed activity.

Property address:

49 Lincoln Road

LIM number: H09156084

Page 19

Christchurch City Council

53 Hereford Street, PO Box 73015

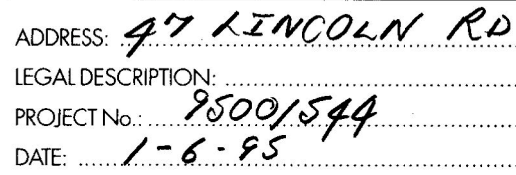
Christchurch 8154, New Zealand

Tel 64 3 941 8999

Fax 64 3 941 8984

www.ccc.govt.nz

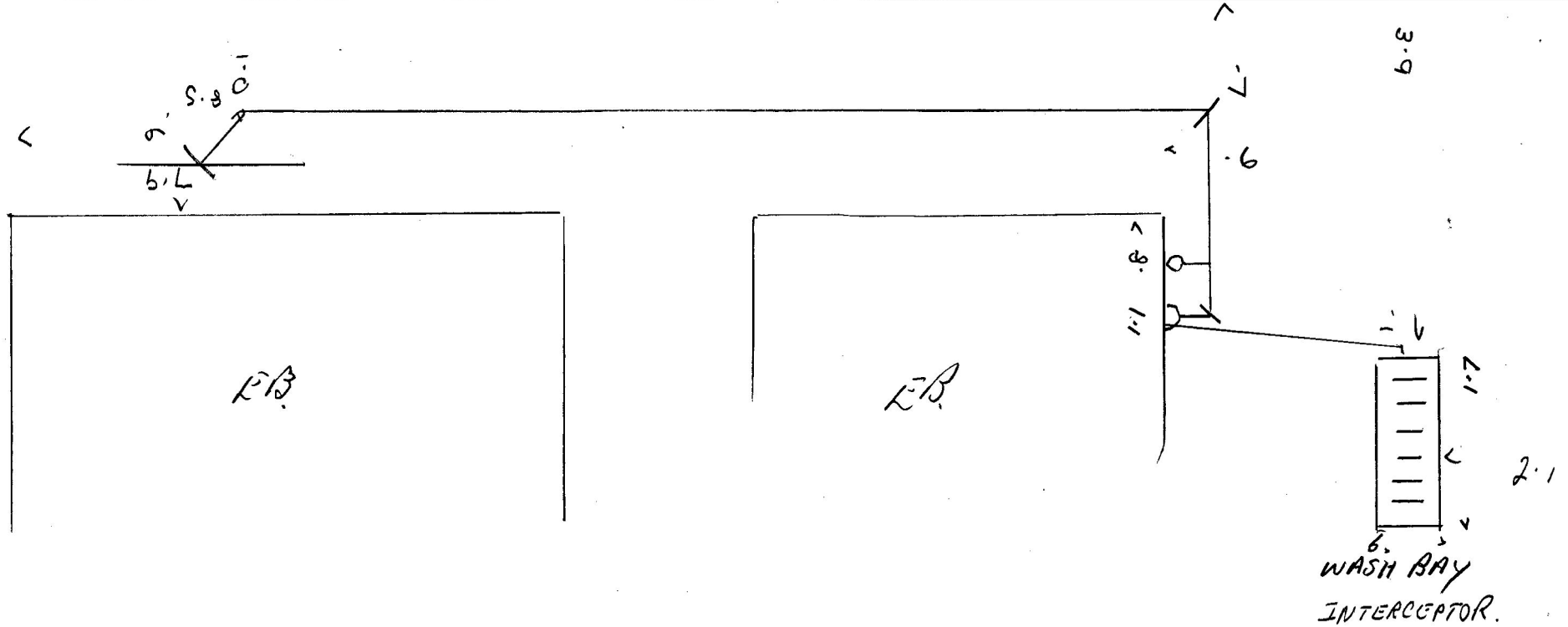
Team 4
12 JUL 1995



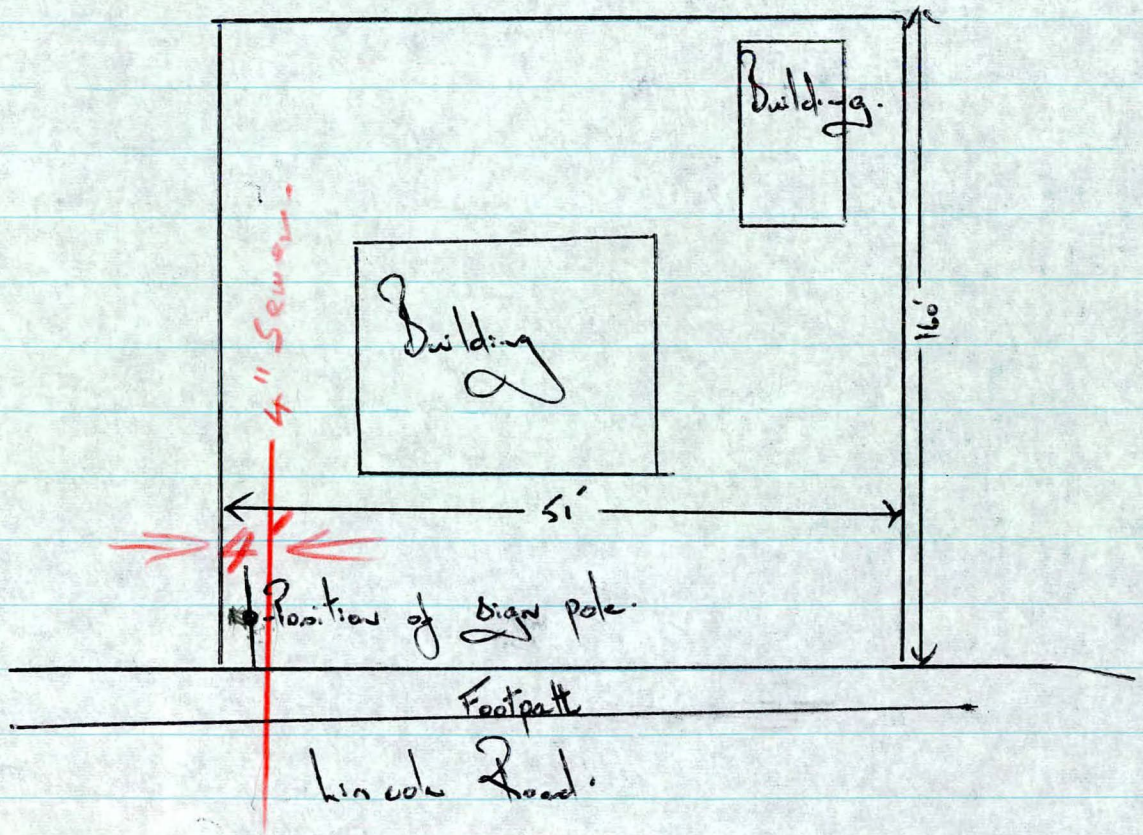
OWNER: YOUNGMAN
DRAINLAYER: G KENNING
PLUMBER: NA
FIELD OFFICER: R SHEARS

RECEIVED: 1955
BLOCK PLAN: *R~1*
PLOTTED: / /
EYE BOOK:

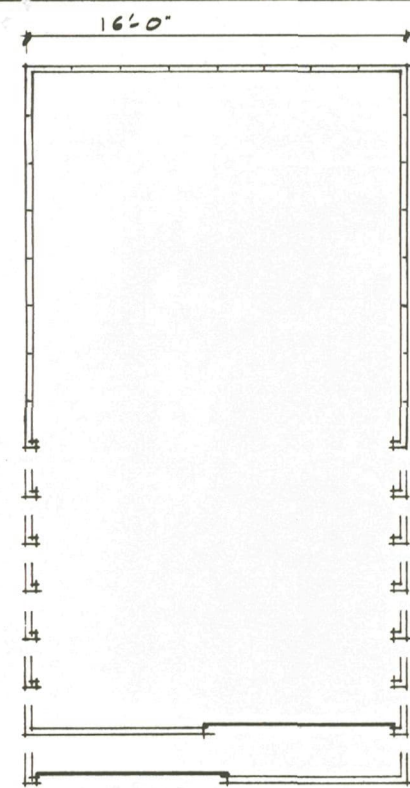
CONNECTION
NUMBER



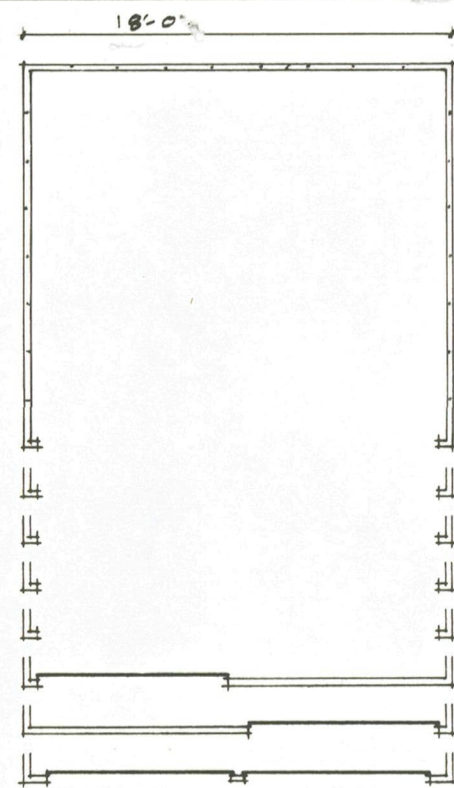
Leo Youngman Ltd.
49 Lincoln Rd.



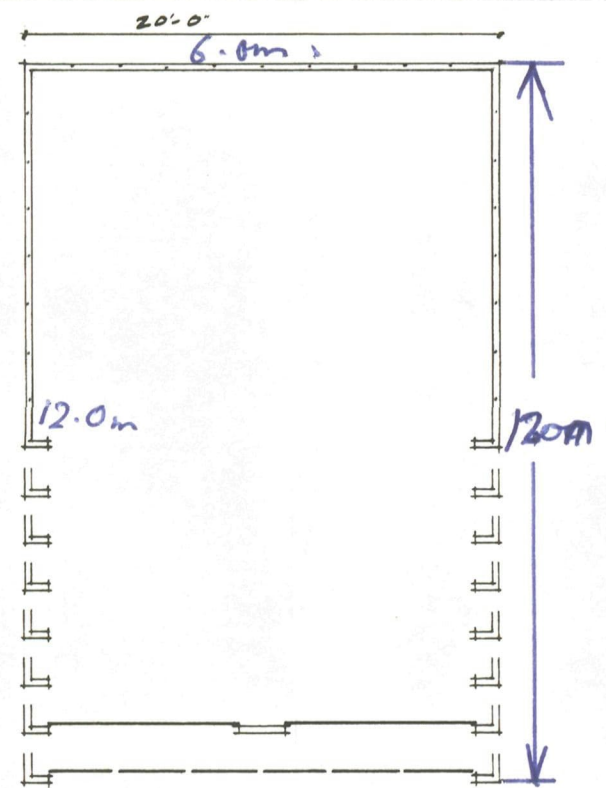
Sign pole 4' 3" from frontage.
2' from boundary.



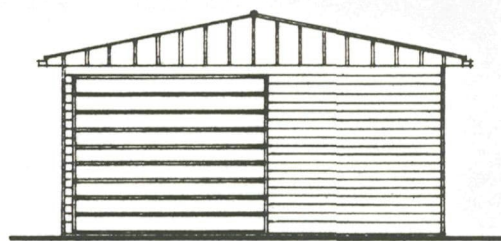
PLAN 1/8" = 1'-0"



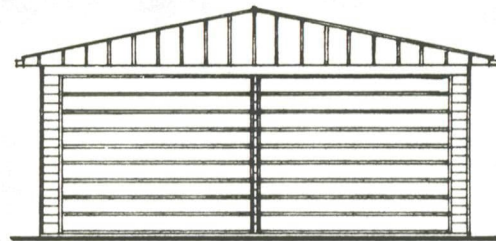
PLAN 1/8" = 1'-0"



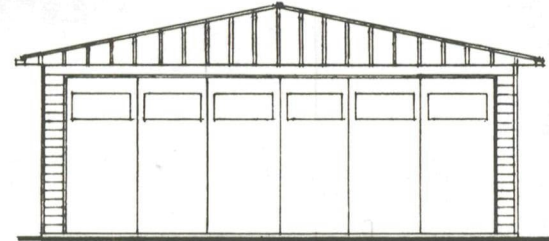
PLAN 1/8" = 1'-0"



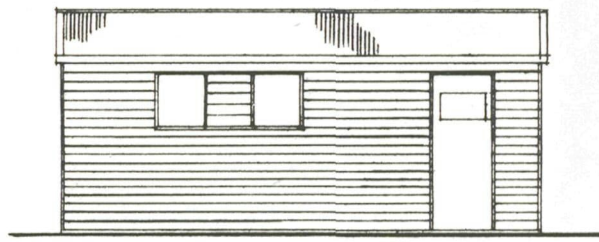
ELEVATION



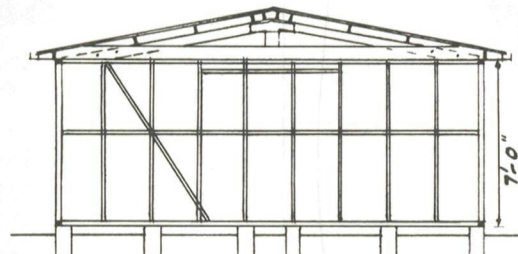
ELEVATION



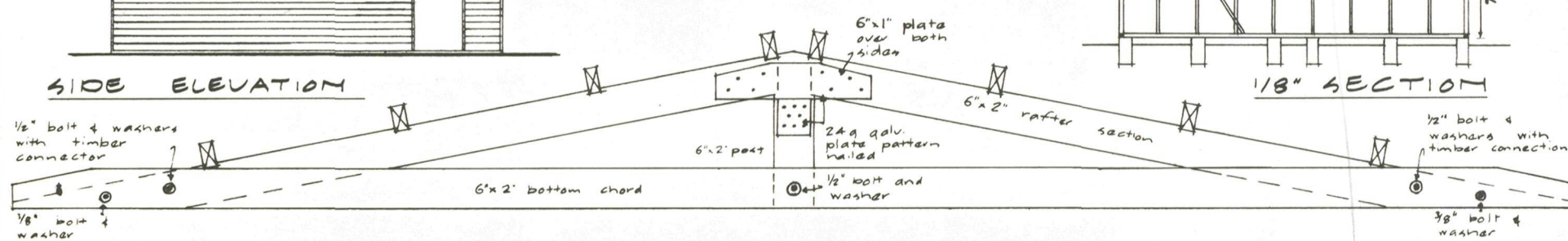
ELEVATION



SIDE ELEVATION



1/8" SECTION



Detail of 20'-0" span truss
Trusses for 18'-0" and 16'-0" exactly the same but scaled down to suit. When light metal lined door sections hung 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.

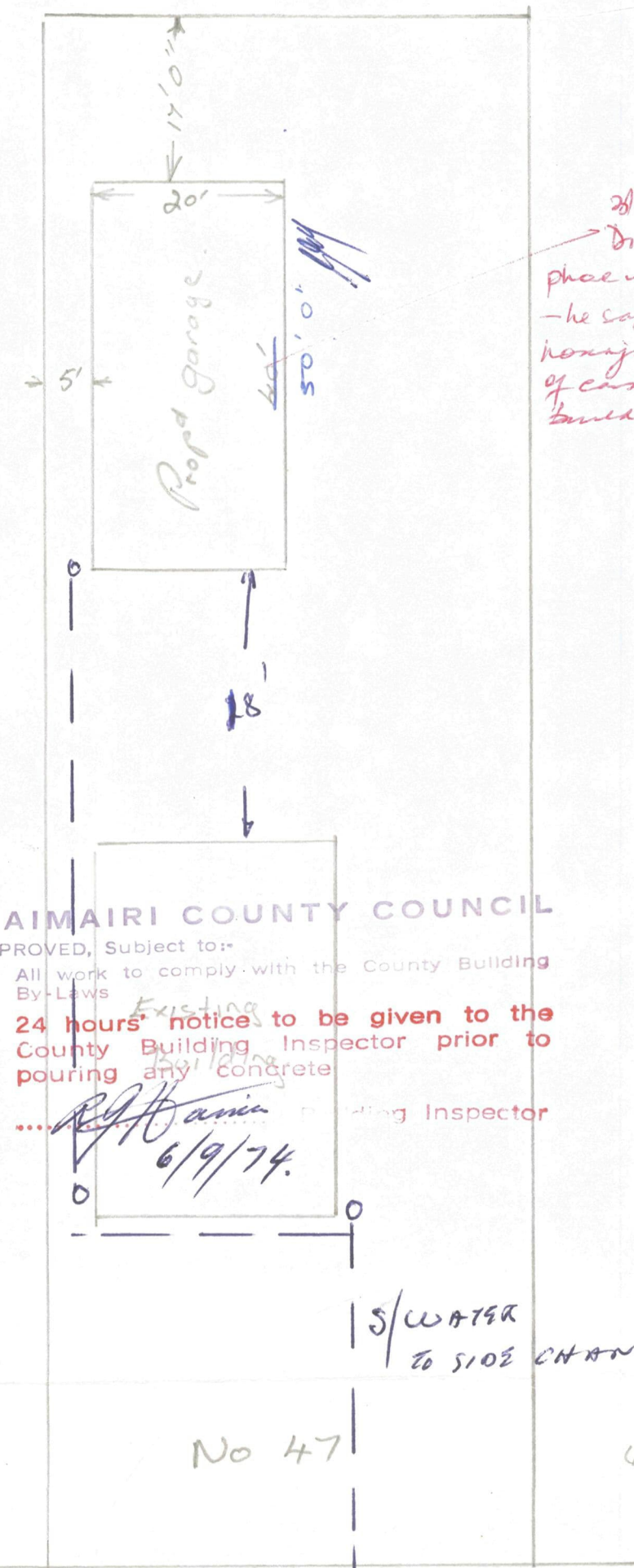
- SPECIFICATIONS:**
- Foundations:** 8"x6" concrete piles at 4'-0" & 3'-0" centres under studs or continuous concrete dwarf walls or pads.
 - Dampcourse:** 2 ply malthoid under all plates.
 - Framing:** All timber is boris treated machine gauged No 1 framing radiata checked into studs. Studs at 2'-0"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



GARAGE, SHED at 4 Lincoln Rd for T. Youngman Ltd.

SKYLINE GARAGES

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



WAIMAIRI COUNTY COUNCIL

APPROVED, Subject to:

- All work to comply with the County Building By-Laws.
- 24 hours notice to be given to the County Building Inspector prior to pouring any concrete.

Building Inspector

6/9/74.

5/ WATER TO SIDE CHANNEL.

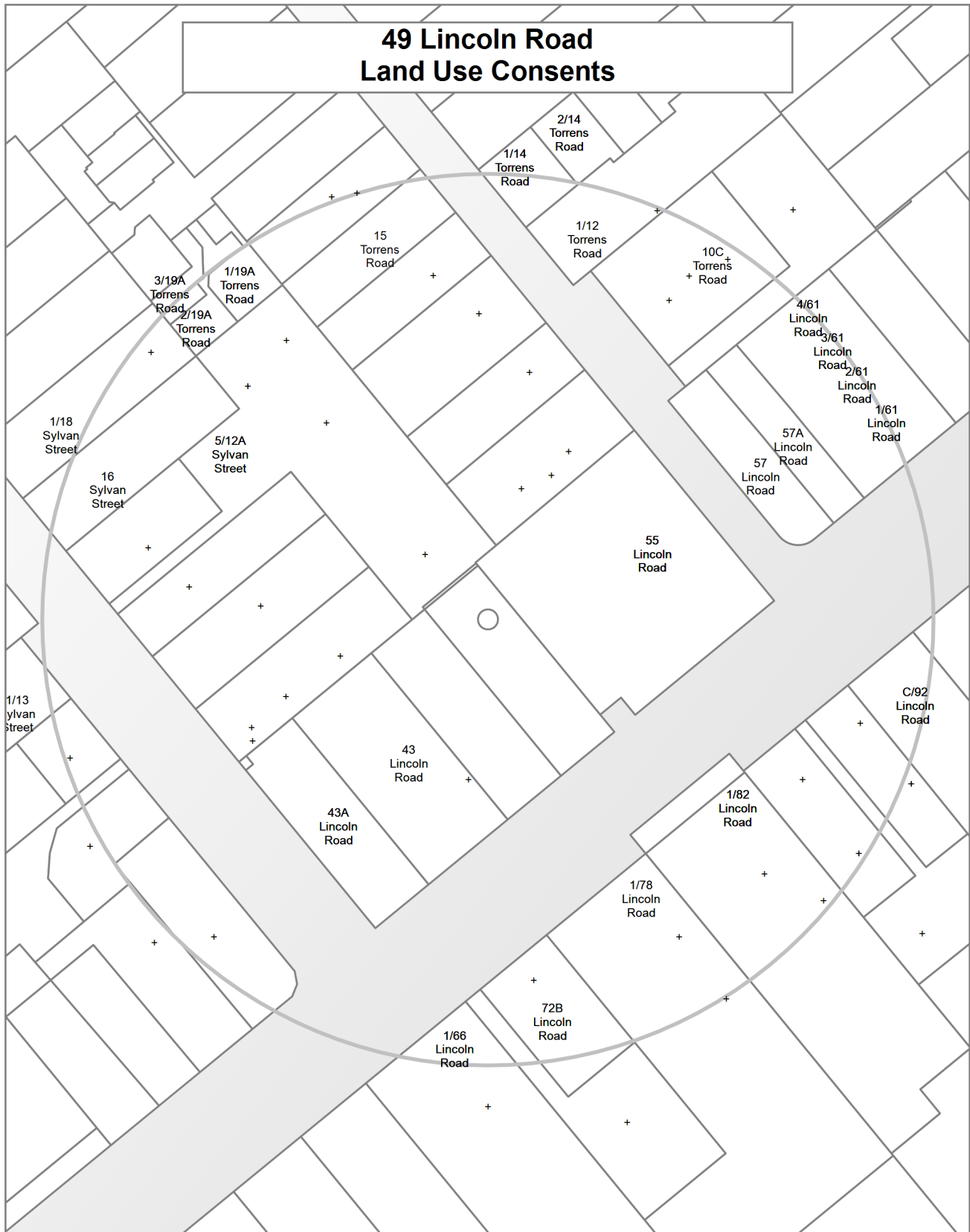
No 47

49

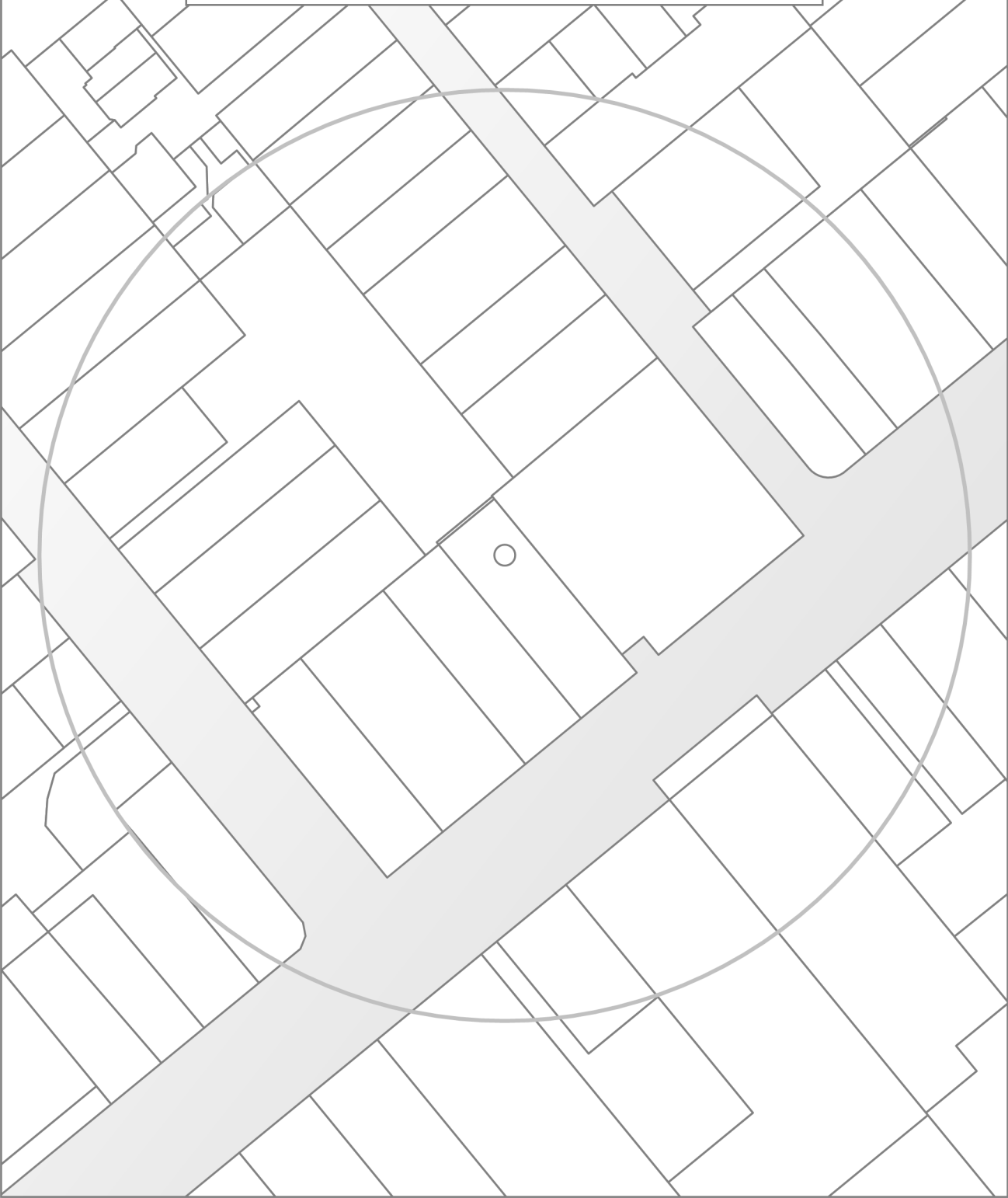
Site plan 1/16" = 1'-0"

28/9/74
Discuss a phase with the council - he says that the horizontal etc of cars in this building

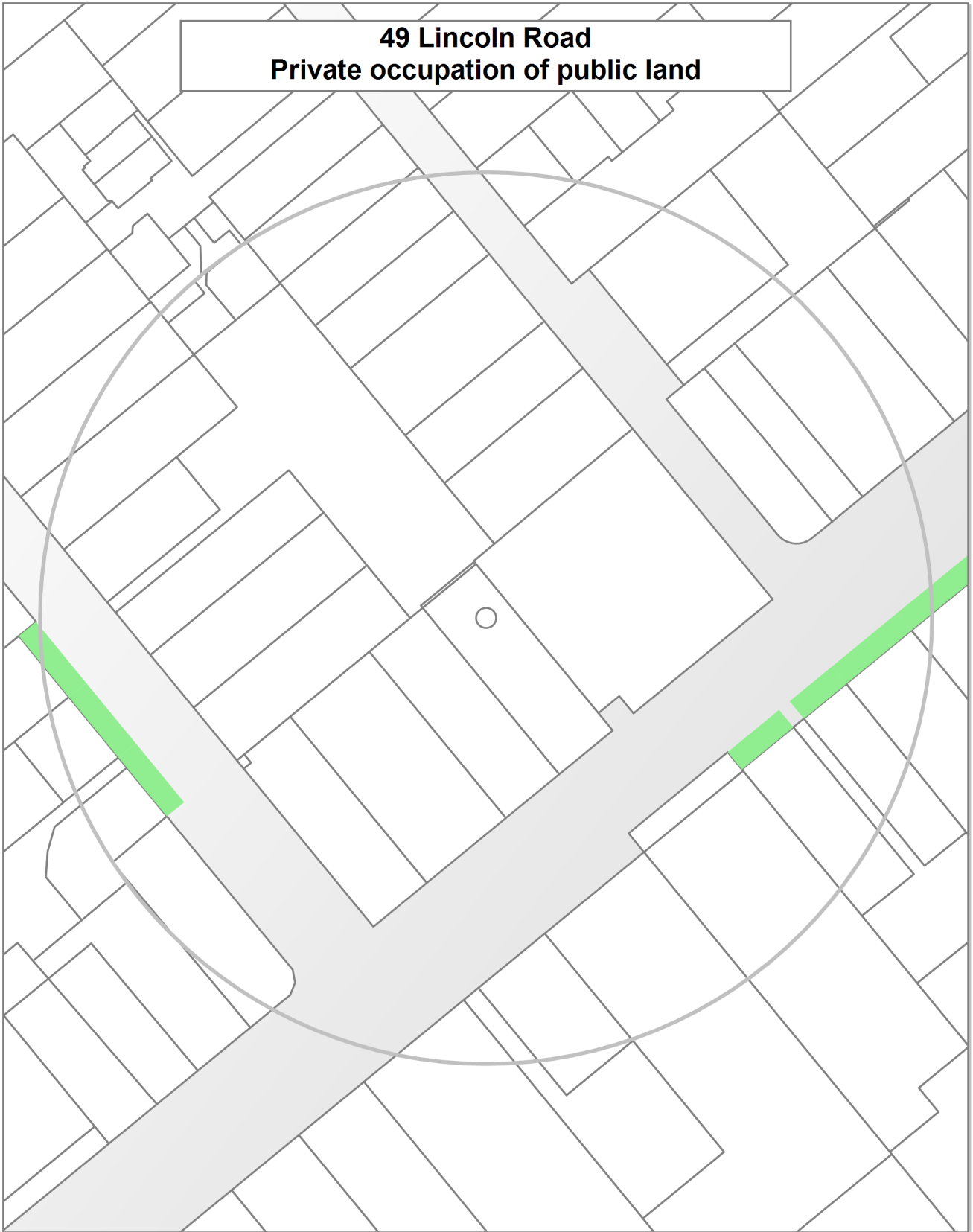
49 Lincoln Road Land Use Consents



**49 Lincoln Road
Subdivision Consents**



49 Lincoln Road
Private occupation of public land



Land Use Resource Consents within 100 metres of 49 Lincoln Road

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

1/12 Torrens Road

RMA/1990/652

Consent to erect 3 residential units on a site in the residential G zone - Historical Reference RES9213565

Processing complete

Applied 05/11/1990

Decision issued 01/01/1999

Declined 01/01/1999

1/13 Sylvan Street

RMA/1999/3855

Application to erect 25 elderly persons units. non-complying activity under Transitional Plan and non compliances with recession planes; setback; access - Historical Reference RES993021

Processing complete

Applied 21/10/1999

Decision issued 10/11/1999

Granted 10/11/1999

1/14 Torrens Road

RMA/2001/1115

To replace/erect signage for the ki - Historical Reference RMA20004990

Processing complete

Applied 02/05/2001

Decision issued 24/05/2001

Granted 24/05/2001

RMA/2021/810

Social Housing - Five units

Processing complete

Applied 31/03/2021

Decision issued 06/05/2021

Granted 06/05/2021

Within scope amendment accepted 20/12/2021

Within scope amendment decision issued 13/12/2021

1/18 Sylvan Street

RMA/1994/67

Consent to a reduced setback for a garage from a right-of-way boundary - Historical Reference RES9221723

Processing complete

Applied 28/02/1994

Decision issued 08/03/1994

Granted 08/03/1994

1/19A Torrens Road

RMA/2024/2346

Subdivision - Fee simple - Eight lots with associated land use

Processing complete

Applied 15/08/2024

s223 Certificate issued 21/01/2025

s224 Certificate issued 04/02/2025

Decision issued 04/09/2024

Granted 04/09/2024

1/61 Lincoln Road

RMA/1998/2568

Application for relocation of a dwelling and for living area windows to intrude 3m setback. - Historical Reference RES982939

Processing complete

Applied 30/10/1998

Decision issued 26/11/1998

Granted 26/11/1998

RMA/2014/1570

Streamline - 4 EPH - Historical Reference RMA92026230

Consent issued

Applied 26/06/2014

Decision issued 22/07/2014

Granted 10/07/2014

1/66 Lincoln Road

RMA/1972/101

Consent to establish and operate a car sales yard 17 objections - Historical Reference RES9208972

Processing complete

Applied 01/09/1972

Decision issued 28/03/1973

Declined 28/03/1973

RMA/1979/249

Consent to erect a temporary shelter over a boat in the front of a property - Historical Reference RES9208978

Processing complete

Applied 13/06/1979

Decision issued 24/07/1979

Granted 24/07/1979

1/78 Lincoln Road

RMA/1992/1216

ERECT A CONSERVTORY ADDITION TO A DWELLING NECESSITATING A REDUCED SETBACK FROM THE FRONT BOUNDARY - UNIT 1 - Historical Reference RES953138

Processing complete

Applied 30/03/1992

Decision issued 06/04/1992

Granted 06/04/1992

1/82 Lincoln Road

RMA/1985/492

Consent to site units 19,20,21 and 24 less than 4.5m from the street boundary - Historical Reference RES9208995

Processing complete

Applied 12/02/1985

Decision issued 01/01/1999

Declined 01/01/1999

RMA/1999/639

Consent to extend clubrooms at 82 Lincoln Road - Historical Reference RES9208993

Processing complete

Applied 01/01/1999

Decision issued 19/07/1968

Granted 19/07/1968

RMA/1999/640

Consent to extend clubrooms to 0.914m from the southwestern boundary - Historical Reference RES9208994

Processing complete

Applied 01/01/1999

Decision issued 20/12/1974

Granted 20/12/1974

RMA/2002/2594

Application to erect a conservatory and car-port additions to the existing dwelling - Flat 1 - Historical Reference RMA20011637

Processing complete

Applied 11/10/2002

Decision issued 29/11/2002

Granted 29/11/2002

10C Torrens Road

RMA/1990/651

Consent to exceed the site coverage permitted for the construction of a garage at 10 Torrens Road - Historical Reference RES9213564

Processing complete

Applied 06/04/1990

Decision issued 20/04/1990

Granted 20/04/1990

15 Torrens Road

RMA/2025/99

Internal alterations to existing house and construction of relocated garage.

Withdrawn

Applied 20/01/2025

16 Sylvan Street

RMA/2002/1671

Application for additions to an existing dwelling including an attached garage - Historical Reference RMA20010684

Processing complete

Applied 11/07/2002

Decision issued 26/07/2002

Granted 26/07/2002

2/14 Torrens Road

RMA/2001/1115

To replace/erect signage for the ki - Historical Reference RMA20004990

Processing complete

Applied 02/05/2001

Decision issued 24/05/2001

Granted 24/05/2001

RMA/2021/810

Social Housing - Five units

Processing complete

Applied 31/03/2021

Decision issued 06/05/2021

Granted 06/05/2021

Within scope amendment accepted 20/12/2021

Within scope amendment decision issued 13/12/2021

2/19A Torrens Road

RMA/2024/2346

Subdivision - Fee simple - Eight lots with associated land use

Processing complete

Applied 15/08/2024

s223 Certificate issued 21/01/2025

s224 Certificate issued 04/02/2025

Decision issued 04/09/2024

Granted 04/09/2024

2/61 Lincoln Road

RMA/1998/2568

Application for relocation of a dwelling and for living area windows to intrude 3m setback. - Historical Reference RES982939

Processing complete

Applied 30/10/1998

Decision issued 26/11/1998

Granted 26/11/1998

RMA/2014/1570

Streamline - 4 EPH - Historical Reference RMA92026230

Consent issued

Applied 26/06/2014

Decision issued 22/07/2014

Granted 10/07/2014

3/19A Torrens Road

RMA/2024/2346

Subdivision - Fee simple - Eight lots with associated land use

Processing complete

Applied 15/08/2024

s223 Certificate issued 21/01/2025

s224 Certificate issued 04/02/2025

Decision issued 04/09/2024

Granted 04/09/2024

3/61 Lincoln Road

RMA/1998/2568

Application for relocation of a dwelling and for living area windows to intrude 3m setback. - Historical Reference RES982939

Processing complete

Applied 30/10/1998

Decision issued 26/11/1998

Granted 26/11/1998

RMA/2014/1570

Streamline - 4 EPH - Historical Reference RMA92026230

Consent issued

Applied 26/06/2014

Decision issued 22/07/2014

Granted 10/07/2014

4/61 Lincoln Road

RMA/1998/2568

Application for relocation of a dwelling and for living area windows to intrude 3m setback. - Historical Reference RES982939

Processing complete

Applied 30/10/1998

Decision issued 26/11/1998

Granted 26/11/1998

RMA/2014/1570

Streamline - 4 EPH - Historical Reference RMA92026230

Consent issued

Applied 26/06/2014

Decision issued 22/07/2014

Granted 10/07/2014

43 Lincoln Road

RMA/2009/592

Proposed 24/7 hour operation of the McDonald's Hillmorton and replacement pylon sign - Historical Reference RMA92014023

Processing complete

Applied 07/05/2009

Decision issued 27/05/2009

Granted 27/05/2009

43A Lincoln Road

RMA/1995/2384

To establish a drive-thru takeaway with restaurant seating and associated parking and signage - Historical Reference RES953988

Processing complete

Applied 01/09/1995

Decision issued 05/12/1995

Granted 05/12/1995

RMA/2009/592

Proposed 24/7 hour operation of the McDonald's Hillmorton and replacement pylon sign - Historical Reference RMA92014023

Processing complete

Applied 07/05/2009

Decision issued 27/05/2009

Granted 27/05/2009

5/12A Sylvan Street

RMA/1985/1099

Consent granted to erect 4 dwelling units. - Historical Reference RES94102444

Processing complete

Applied 18/04/1985

Decision issued 04/07/1985

Granted 04/07/1985

RMA/1988/894

Consent granted for a 5 unit development at 12A Sylvan St, in Res G zone. there are already 2 completed houses and 2 garages on the site. - Historical Reference RES94102445

Processing complete

Applied 02/02/1988

Granted 08/12/1988

Decision issued 08/12/1988

55 Lincoln Road

RMA/1966/53

Consent to replace an existing building behind the Service Station - Historical Reference RES9221900

Processing complete

Applied 06/08/1966

Decision issued 21/10/1966

Granted 21/10/1966

RMA/1969/183

Consent to extend existing Service Station - Historical Reference RES9221943

Processing complete

Applied 27/03/1969

Decision issued 20/06/1969

Granted 20/06/1969

RMA/1971/72

Consent to establish and operate a used car business, 1 objection - Historical Reference RES9208953

Processing complete

Applied 05/05/1971

Decision issued 04/10/1971

Granted 04/10/1971

RMA/1973/132

Consent to establish and operate in the commercial `c` zone a Service Station and used car sales yard - Historical Reference RES9208945

Processing complete

Applied 07/08/1973

Decision issued 07/11/1973

Granted 07/11/1973

RMA/1983/381

Consent to install and operate a 4870 litre water capacity (2 tonnes) liquified petroleum gas (l.p.g) storage tank and related dispensing equipment as an alternative automotive fuel, 10 objection, 1 supporter - Historical Reference RES9208949

Processing complete

Applied 01/03/1983

Decision issued 01/10/1983

Declined 01/10/1983

RMA/1985/490

Consent to install and operate a 2 tonne l.p.g. tank and associated equipment, 10 objections 1 supporter - Historical Reference RES9208938

Processing complete

Applied 28/03/1985

Decision issued 06/07/1985

Granted 06/07/1985

Outcome not recorded 06/07/1985

RMA/1999/3240

Application to erect replacement signs, including a 9m High pylon sign and to alteration the Service Station canopy. - Historical Reference RES992161

Processing complete

Applied 26/07/1999

Decision issued 09/09/1999

Granted 09/09/1999

57 Lincoln Road

RMA/2012/1146

Establish a Bin Inn Store, Associated Car Parking and Landscaping - Historical Reference RMA92020529

Processing complete

Applied 30/07/2012

Decision issued 06/12/2012

Granted 06/11/2012

57A Lincoln Road

RMA/2012/1146

Establish a Bin Inn Store, Associated Car Parking and Landscaping - Historical Reference RMA92020529

Processing complete

Applied 30/07/2012

Decision issued 06/12/2012

Granted 06/11/2012

72B Lincoln Road

RMA/1991/1294

We wish for relocate on industrial building load out bays canopy. - Historical Reference RES955353

Processing complete

Applied 06/03/1991

RMA/1999/1504

Consent to replace the existing store and preparation room adjoining the fish shop. - Historical Reference RES955352

Processing complete

Applied 01/01/1999

Decision issued 06/12/1976

Granted 06/12/1976

94 Lincoln Road

RMA/1973/323

Use an existing building on property as a retail grocery store and to renovate and alteration the existing building so as to enable its better utilisation as a retail grocery store and ancillary sorting and storing rooms. (residential 1 zone). - Historical Reference RES953142

Processing complete

Applied 03/04/1973

Decision issued 21/06/1973

Declined 21/06/1973

Outcome not recorded 21/06/1973

RMA/1974/150

Consent to alteration and expand an existing building in the residential 1 zone retail - Historical Reference RES9209007

Processing complete

Applied 27/06/1974

Decision issued 10/07/1974

Declined 10/07/1974

RMA/1978/197

Consent to erect 6 retail shops on land zoned residential 1, 12 objections - Historical Reference RES9209016

Processing complete

Applied 09/11/1978

Decision issued 18/04/1983

Declined 18/04/1983

RMA/1982/363

Consent to erect additional signs on commercial premises on land zoned residential 1 - Historical Reference RES9210126

Processing complete

Applied 15/09/1982

Decision issued 11/02/1983

Granted 11/02/1983

RMA/1989/916

Establish and operate the hire and retailing of video tapes from the existing premises on a site in the residential 1 zone. - Historical Reference RES953151

Processing complete

Applied 25/11/1989

Decision issued 30/04/1992

Granted 30/04/1992

RMA/2000/307

Application to erect a sign to replace an existing sign following council road widening. - Historical Reference RMA20000783

Processing complete

Applied 31/01/2000

Decision issued 24/05/2000

Granted 24/05/2000

RMA/2017/275

Establishment and operation of a New World Supermarket with associated carparking, vehicle access, landscaping, signage and stormwater treatment

Processing complete

Applied 10/02/2017

Lapse period extended - s125 14/07/2021

Decision issued 10/11/2017

Granted 10/11/2017

RMA/2021/1481

Extension of time request for Land Use Consent RMA/2017/275

Processing complete

Applied 24/05/2021

Decision issued 14/07/2021

Granted 14/07/2021

C/92 Lincoln Road

RMA/1999/642

Consent to extend medical centre further into boundary setback where it is already a non-complying 2.6m from boundary line - Historical Reference RES9209000

Processing complete

Applied 01/01/1999

Decision issued 27/04/1990

Granted 27/04/1990

RMA/1999/643

Consent to a number of only 20 carparks to be supplied where 21 are req'd due to the need for an on-site turning area - Historical Reference RES9209003

Processing complete

Applied 01/01/1999

Decision issued 27/04/1990

Granted 27/04/1990

RMA/2017/275

Establishment and operation of a New World Supermarket with associated carparking, vehicle access, landscaping, signage and stormwater treatment

Processing complete

Applied 10/02/2017

Lapse period extended - s125 14/07/2021

Decision issued 10/11/2017

Granted 10/11/2017

D/92 Lincoln Road

RMA/2017/275

Establishment and operation of a New World Supermarket with associated carparking, vehicle access, landscaping, signage and stormwater treatment

Processing complete

Applied 10/02/2017

Lapse period extended - s125 14/07/2021

Decision issued 10/11/2017

Granted 10/11/2017

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