

UNDER

THE COMMISSIONS OF INQUIRY ACT 1908

IN THE MATTER

ROYAL COMMISSION OF INQUIRY INTO
BUILDING FAILURE CAUSED BY
CANTERBURY EARTHQUAKES

STATEMENT OF EVIDENCE OF ANDREW SIMON BOYLE IN
RELATION TO 32 CATHEDRAL SQUARE

DATE OF HEARING: 30 JANUARY 2012

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**STATEMENT OF EVIDENCE OF ANDREW SIMON BOYLE IN
RELATION TO 32 CATHEDRAL SQUARE**

Introduction

1. My full name is Andrew Simon Boyle. I live in Christchurch and am General Manager of The Press and Fairfax Southern Region. I have held this position since May 2008.
2. Fairfax New Zealand Limited, trading as Fairfax Media (“Fairfax”), became the owner of The Press as part of a broader purchase of Independent Newspapers Ltd in 2003. The Press is an operating division of Fairfax.

The position prior to September 2010

3. The Press owned the Press building at 32 Cathedral Square until 2008 when it was sold to Ganellen Pty Ltd (“Ganellen”). The sale was completed on 31 July 2008, at which time the Press became Ganellen’s tenant.
4. In 2006, we had begun a comprehensive review of facilities, which led to Fairfax planning the construction of a dedicated print centre at Logistics Drive, near the airport. As a part of this project, Fairfax was selling its Cathedral Square complex in order to move into a more suitably-sized building for the Press administration and publishing operations.
5. Ganellen agreed to buy the Cathedral Square complex, and to build a new building at 156 Gloucester St which was to be leased to The Press. We would occupy the existing Cathedral Square site until we could move into the new building.
6. During the sale process in 2007, Fairfax’s real estate agent Colliers had obtained a LIM from the City Council which noted that some buildings on the Press site were either earthquake prone or potentially earthquake prone. Fairfax gave the LIM to all prospective purchasers and Colliers, on behalf of Fairfax, also commissioned Holmes Consulting Group to provide a report Fairfax could give to prospective purchasers discussing Council requirements in relation to buildings described in LIMs as “earthquake prone”. Copies of the LIM (**Annexure “A”**) and the Holmes report (**Annexure “B”**) are attached to this statement.

7. The Holmes report in 2007 did not include an onsite investigation. It said that:
- none of the buildings in the complex had been put into a category for upgrading yet,
 - none would be likely to be in Category A, and
 - the heritage Press building had been recorded by Council as “likely to be earthquake prone” and
 - the Press building was “almost certain to be earthquake prone”.
8. But I note that, in Steve McCarthy’s brief of evidence (**WIT.MCC.0026.1**), he says the Council did not specify the building as earthquake prone. I was not, at the relevant times, aware of the report or the LIM at all as I had not been involved in the sale process in 2007. I first became aware of the LIM, and the subsequent Holmes Consulting report, in early December 2011.

September 2010 events

9. Following the 4 September 2010 earthquake, Civil Defence very rapidly cleared The Press building for occupation and Council engineers green stickered it on 5 September.
10. Ganellen instructed Lewis Bradford, consulting engineers, to inspect The Press building on 6 September. On Lewis Bradford’s instruction, the payroll area of the building (north-western corner) was strengthened. Subsequently we received a copy of the Lewis Bradford report to Ganellen, dated 16 September.
11. After the significant aftershock on 8 September 2010, I had staff vacate the Press building immediately. Over the next few days I arranged for Harrison Grierson, another firm of structural engineers, to also inspect the building. I did this so that we had another expert view additional to that of the owners’ engineers.
12. Lewis Bradford (for Ganellen) recommended work be undertaken including – temporary steel work to the parapet, an inspection for loose bricks, and

immediate bracing and securing of the north western corner of the building. They also recommended an in-situ sheer wall in the north western corner to be installed within 2-3 weeks.

13. In relation to the recommendation for an in situ shear wall in the north-western corner, Harrison Grierson agreed but I did note that they did not specify or recommend a timeframe that work to be done.
14. After re-inspection of the bracing work by both Lewis Bradford and Harrison Grierson (for The Press), I understood that the engineers considered the bracing was satisfactory until The Press moved out of the building permanently to go to its new building. That understanding was based on discussions that I and two of my senior managers – Barry Appleby and Phil Marshall-Lee- had at the time with Nick Jennings, site manager for the building owners, Ganellen. The recommended work from the Lewis Bradford report was undertaken and inspected by them, and by Harrison Grierson independently, on behalf of The Press. .
15. On 16 September both firms – Lewis Bradford and Harrison Grierson reported that the building could be reoccupied. We received from Ganellen a letter dated 16 September 2010, discussing these findings. Attached to this statement is a copy of the minutes of a management meeting held on 16 September 2010 in which we discussed the decision to move back and the need to be certain that the building was safe (**Annexure “C”**).
16. As the minutes indicate a small number of us, including myself, began to move back in the late afternoon of 17 September. The area where the bracing/bolting had been installed in the north-western corner was not re-occupied, nor the area on the floor below it, as recommended in the Harrison Grierson Structural Integrity Assessment (**BUI.CAT032.0010.52**).
17. All the key findings of the engineering reports we had were made available to all Press staff as part of many communications we made. I emphasised in these communications that staff could stay at home if they had family or home matters to attend to first. We had operated with a reduced staff during the period in which we were out of the building, and my managers had in that period encouraged some staff who we deemed to be non production-critical to stay at home or to work remotely. We could operate and get news

out, partly by re-routing some functions (like call-centres and credit team) to Fairfax sites outside Christchurch. Our own staff were not all required to come into an office and some worked remotely. This was the outcome of contingency planning we had put in place after 4 September in case we needed to move out of the building – as happened from 8-20 September.

18. However in the media business there is a strong drive to lead the flow of news and information to the public, so we tend to be less likely than other businesses to shut down temporarily or to have staff stay away.
19. Staff and their families could also access counselling at EAP which was entirely confidential and free of charge.
20. My communications also sought feedback from staff as to any concerns they may have had. Our health and safety committee were put on alert to watch for staff who were uneasy and our Fairfax national health and safety advisor made a trip to Christchurch to assess our management of the building damage and staff welfare.

Boxing Day 2010 events

21. Following the Boxing Day 2010 aftershock, the building was red-stickered, partly because a section of the parapet on the Britten building (105 Worcester St) had collapsed causing damage to our building. The remaining piece of it was a fall hazard.. Part of the parapet of the Coachman Hotel had also collapsed on top of the roof of a smaller building at 146 Gloucester St where The Press had its circulation and marketing teams situated. The events of Boxing Day necessitated that we vacate all of The Press buildings at that time. We set up our operation at our print centre in Logistics Drive that afternoon.
22. By then, Ganellen had undertaken a tender process to find the best engineering firm to advise them on the best way to manage this property. I assume that was not only because of the earthquakes but also because Ganellen needed to identify code work required long-term as part of the development of the Press heritage building, after the Press moved to their new building. Holmes Consulting Group had been appointed in about

November and consequently, after the Boxing Day earthquake, Ganellen instructed Holmes Consulting to re-check the building.

23. Holmes Consulting duly did post Boxing Day checks and provided a report to Ganellen **(BUI.CAT032.0010.396)**. This report was given to The Press in early January. Some bracing work to the north-eastern corner and the south wall was required, and the Britten building parapet had to be removed before The Press building could be re-occupied. All of that work was completed. Holmes Consulting issued a report to Ganellen on 7 January which said the building was safe to occupy and The Press re-occupied the building on 10 January 2011.
24. A small amount of further securing works was undertaken on the brick piers of the toilet/lightwell on the top floor of the building, under the recommendation from Holmes and this work was completed on 24 January 2011.
25. In the period after we re-occupied the building (10 January 2011) until the February earthquake struck, Ganellen and its engineers monitored the repairs that had been done previously. We saw this monitoring first-hand.
26. After the September earthquake there was a lot of cracking in the plasterwork, especially in the stairwells, and more again after Boxing Day. To properly inspect the brickwork behind, the engineers had to remove further plaster. After the September earthquake, these areas had been re-plastered and painted after inspection, but after Boxing Day there was one section of the stairwell where canvas painting drop cloths were placed by Ganellen over the exposed brick work. We agreed to this, given we were about ten weeks from moving out of the building into new premises, and Ganellen would be retrofitting as soon as we vacated.
27. I am very confident that any damage observable by us had been pointed out to Ganellen, Lewis Bradford, Harrison Grierson and Holmes Consulting. My staff and I were concerned about the north-western corner where the temporary bracing had been put in on 6 September. We consistently looked at that after the aftershocks and contacted Ganellen immediately to inspect again. It was the obvious damage to that corner that was part of the reason we got a second opinion from Harrison Grierson after 8 September. We were

also informed by Ganellen that that area was also regularly checked by them and engineers who concluded that the securing work to that area was holding and no further action was instructed.

28. When Ganellen advised that they had engaged Holmes Consulting Group, I was aware that they had credentials and that they were familiar with The Press building from previous work. I had also heard that John Hare from Holmes was an experienced engineer and highly regarded. I had no reason to question their appointment by Ganellen as consulting engineers.
29. The engineering inspections had been repeated and apparently comprehensive, and key findings were made freely available to staff. The Christchurch events were unprecedented and it would be expected that staff were unsettled to varying degrees. My focus was on ensuring we obtained the best advice, that all work recommended by the engineers was done and that we communicated all the advice and the steps taken to our staff. Not surprisingly there were a number of questions to me from staff about whether the engineers had okayed the building but no specific requests to me to work elsewhere.

Response to comments by John Hare

30. I would like to comment on suggestions made by John Hare that The Press was pushing hard to re-occupy the building following the Boxing Day aftershock (paragraph 20 of his statement).
31. Following the aftershock, I had many discussions with Michael Doig and Nick Jennings of Ganellen, to understand the degree of damage to the Press buildings, the likely repairs needed, and the likely timeframe for those repairs. The relevance of these discussions for me was so that I could start the immediate and urgent planning of where we could locate staff to continue publishing, given we were operating with a very skeleton crew. Most of these discussions took place on 26 & 27 December.
32. Michael's report of 27 December (**BUI.CAT032.0010.385**) stated that there was no major damage that would prevent immediate occupation of the ground, mezzanine and first floors of building 2, which adjoined the heritage

Press building, but that the top floor could not be used until the restriction was lifted from The Press building and access returned for fire egress.

33. I responded on 29 December (**BUI.CAT032.0010.384**). Before sending that e-mail to Michael, I had not fully appreciated that the fire exit on the top floor of building 2 would have necessitated staff evacuating via the heritage Press building (Building 1), which I clearly understood was red stickered and inaccessible. Michael in turn forwarded my e-mail to John Hare and in his response he explained that the whole complex was red stickered.
34. In a subsequent discussion with Michael, on 30 December, he explained the response from John Hare and why we couldn't have staff on the top floor because their fire exit would have required them to come out through the Press heritage building. That fully clarified the situation for me and we confirmed our booking with the Novotel.
35. I recall another conversation with our maintenance foreman, George Piper (either on 28 or 29 December) in which he expressed concern about the urgent need to remove the remaining piece of the Britten parapet. It was very brittle and George thought that might fall irrespective of more aftershocks. George's particular concern with that was bricks might fall onto an air conditioning unit that cooled our computer server room on level 1 of the old Press building. Had that occurred, the server room would almost certainly have shut down after a period because it had to be kept within a specified temperature range, controlled by the air conditioning unit. If our server room had shut down, we would have had no connectivity in Christchurch from which to publish all our South Island newspapers. Understandably I was anxious about this development and that anxiety was probably reflected in my e-mail to Michael on 29 December, urging him to give me a response as to when the Britten parapet was going to be removed.
36. The brick parapet on the Britten building was removed on 6 January. I also recall this was the last piece of work outstanding as required by Holmes. The shoring work on the Press building had been completed earlier that week.
37. We were not pushing hard to return to the building. Rather, we were looking for clarity as to the implications of the various developments post Boxing

Day. The need to ensure a safe working environment for my staff far outweighed any imperative to resume normal operations.

February 2011 event

38. When part of the Press Building's roof collapsed in the February earthquake, Adrienne Lindsay was working on the top floor with other staff and tragically she was killed. Two other staff suffered substantial injuries and there were other injuries on that floor.
39. Some survivors were rescued through a hole that was made in the collapsed roof by USAR. Others were assisted out of the top floor by Press and a number of Ganellen staff. We don't know what caused the roof to fail, but I have heard speculation that the Britten building swayed into or otherwise struck the roof area of the Press building.
40. In hindsight I have asked myself whether we could have permanently vacated the Press building after Boxing Day. In fact while we were waiting for expert advice about the safety of the building my senior staff and I explored two options including moving to the new building at 156 Gloucester Street. which was due to be fully complete in mid to late March. While many floors remained a building site, there was space on the ground floor which looked to me to be finished.
41. However this option was very difficult to implement. The new building was not fully complete and had a number of workers on site. Not being practically complete shifted some liability for our staff health and safety to Ganellen. Ganellen was not willing to have that responsibility and we did not want to pass it to them – so we decided not to pursue that option.
42. The second option was for our staff to remain working at the business centre of the Novotel Hotel, where we had housed some staff from 5 January 2011. . The importance to us of the Novotel Hotel, aside from the sufficient space to accommodate a good number of us, was that we could run a cable from our server in The Press building to maintain connectivity with our network. We could not easily operate our business and that of many other South Island newspapers given many of their production processes are centralised in Christchurch, without such connectivity. However, remaining at the

Novotel until our likely move to the new building, was clearly going to present the hotel with significant difficulties. We concluded that remaining in the hotel was not a feasible option either.

43. Ultimately, however, my primary concern was the safety of my staff. Difficulties arising from the practicalities of any required move would never have superseded that primary concern. If I had not been assured that the building was safe, we would not have gone back in.
44. While all decisions as to moving back into the building were my responsibility, I took advice from a number of sources., including four of my senior team – Barry Appleby, Phil Marshall-Lee, Mark Ross and Joanne Ballantyne – in particular. I also kept in regular contact with Fairfax’s CEO Allen Williams and Fairfax’s Legal Counsel Sarah Hard about the steps we were taking to review options and to obtain engineering advice. The decision to move back into the Press building after the 8 September quake was the subject of the broader management meeting on 16 September, to which I have already referred.
45. The decision to move back into the building on January 10, 2011, did not involve a full-scale management meeting, but rather discussions with the small number of managers who were working at the time. The bulk of the team remained on annual leave. But in making my decisions, I ultimately relied on expert advice that the building was “safe”.
46. After the building failed, I learned by reading the Holmes interim report of 3 February 2011 (**BUI.CAT032.0010.496**) that the building was not earthquake prone before the September events. I noted the reference to the building clearly being less than 33% of Full Code Load after the earthquakes of September and December but we were never provided with a copy of that report prior to 22 February.
47. Following this, I have considered what my response would have been had I seen that report. I am conscious that this is said with the benefit of hindsight. However, I am certain that I would have convened a meeting with my deputy Barry Appleby, who was handling property related issues, Ganellen, Holmes Consulting, and quite likely another engineering firm such as Harrison Grierson, in order to get complete clarity as to the significance of

the Full Code Load in terms of the safety of the building. I could do no more than speculate on what the outcome of that discussion would have been.

Andrew Boyle

LAND INFORMATION MEMORANDUM



Page 1
of 38 pages
LIM No:
LIM70088679

This Land Information Memorandum has been prepared for the purpose of s.44A of the Local Government Official Information and Meetings Act 1987, and contains all the information known to the Christchurch City Council to be relevant to the land as detailed in subsection (2). It 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. 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.

Please Supply to:

SOUTH ISLAND COMMERCIAL (2004)

P O BOX 13513

Client Reference: CARLA

Phone No: 365-7887

Fax No: (03)366-0931

Date Received: 15/08/2007

Date Issued: 22/08/2007

Property Address:

32 CATHEDRAL SQRE CITY

Legal Description:

SEC 699 TOWN CHRISTCHURCH (TOWN CHRISTCH),
PT SEC 701 TOWN CHRISTCHURCH (TOWN
CHRISTCH), PT SEC 701 TOWN CHRISTCHURCH
TOWN CHRISTCHURCH AND additional legal lots
Valuation Information: Rating Valuation as at 01 Aug 2004

Capital Value: \$4720000 Land Value: \$2380000 Improvements Value: \$2340000

Please Note: These Values are intended for Rating purposes only

Existing Owner:

FAIRFAX NEW ZEALAND LIMITED

P O BOX 2595

WELLINGTON 6015

A search of records held by the council has revealed the following information:

1. Annual rates to : 30/06/ 2008

\$33374.07

For Rates Enquiries Please Phone: 941 8999

	<u>Instalment Amount</u>	<u>Date Due</u>
Instalment 1 :	\$8343.52	
Instalment 2 :	\$8343.52	15/08/2007
Instalment 3 :	\$8343.52	15/11/2007
Instalment 4 :	\$8343.51	15/02/2008
		15/05/2008

Rates Owing as at : 22/08/2007 \$0.00

- 2. Excess Water Charges \$764,550000
- 3. Final water meter reading may be required YES

For Office Use:

Debtor Number: 3192916
LIM Number: LIM. 70088679
Property ID: 811782
Rate Account ID: 1928037

This Information was Processed at: Civic Offices

Telephone : (03) 941 8825

CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH

22. Aug. 2007 11:33

CCC Environmental services

No. 2677 P. 2/38

LAND INFORMATION MEMORANDUM



2.

LIM No:
LIM70088679

4. Consents Certificate, notices, orders, or requisitions affecting the land and buildings

For Building Enquiries Please Phone: 941 8995

i. Building Permits:

PER40100016 Completed

Applied:

Issued Date: 01/11/1940

NEW SHOP FRONT & ALTER PREMISES

PER41000072 Completed

Applied:

Issued Date: 30/09/1941

ERECT NEW STAIRCASE TO PREMISES

PER42100093 Completed

Applied:

Issued Date: 12/03/1942

ERECT INTERNAL WALL AND ACCESS STAIRS

PER48001042 Completed

Applied:

Issued Date: 13/05/1948

ERECT NEW FIRE ESCAPE

PER48100692 Completed

Applied:

Issued Date: 15/07/1948

ERECT SUBDIVISION FOR 1ST FLOOR

PER49001038 Completed

Applied:

Issued Date: 10/03/1949

EXTEND EXISTING CHIMNEY

This Information was Processed at:

Civic Offices

CHRISTCHURCH CITY COUNCIL
P.O. BOX 257, CHRISTCHURCH

22. Aug. 2007 11:33

CCC Environmental services

No. 2677 P. 3/38

LAND INFORMATION MEMORANDUM



CHRISTCHURCH
CITY COUNCIL

3

LIM No:
LIM70088679

PER56001917 Completed

Applied:

Issued Date: 24/09/1956

ERECT ALTERATIONS TO BUILDING

PER63251421 Completed

Applied:

Issued Date: 07/08/1963

SIGN OVER VERANDAII

PER63288475 Completed

Applied:

Issued Date: 07/08/1963

SIGN UNDER VERANDAII

PER50001007 Completed

Applied:

28/09/1950 Issued Date: 28/09/1950

ERECT CEILING

PER51001104 Completed

Applied:

4/05/1951 Issued Date: 04/05/1951

ERECT PARTITIONS TO MAKE TWO OFFICES

PER52001249 Completed

Applied:

10/04/1952 Issued Date: 10/04/1952

TAKE DOWN AND RE-ERECT TIMBER PARTITIONS

PER 5455301 Completed

Applied:

14/12/1954 Issued Date: 17/12/1954

ERECT SHELTER FOR STORAGE OF IN DRUMS

This Information was Processed at: Civic Offices

CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH

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CCC Environmental services

No. 2677 P. 4/38

LAND INFORMATION MEMORANDUM



CHRISTCHURCH
CITY COUNCIL

4.

LIM No:
LIM70088679

PER55560335 Completed

Applied: 1/04/1955 Issued Date: 19/04/1955

ALTER DOORS AND INTERNAL WALLS

PER 5758011 Completed

Applied: 14/06/1957 Issued Date: 05/07/1957

ALTERATIONS TO PARTITIONS

PER61620465 Completed

Applied: 14/03/1962 Issued Date: 27/03/1962

ERECT ALTERATIONS TO OFFICES

PER64060134 Completed

Applied: 5/06/1964 Issued Date: 26/06/1964

ALTERATIONS

PER65660911 Completed

Applied: 27/05/1965 Issued Date: 29/07/1965

ERECT ALTERATIONS TO 2ND FLOOR

PER 6566067 Completed

Applied: 4/02/1966 Issued Date: 02/03/1966

NEW LIFT AND LIFT MACHINE ROOM

PER66670238 Completed

Applied: 10/06/1966 Issued Date: 23/06/1966

ALTER INTERIOR PARTITIONS

This Information was Processed at: **Civic Offices**

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CCC Environmental services

No. 2677 P. 5/38

LAND INFORMATION MEMORANDUM



5.

 LIM No:
LIM70088679

PER 6667231 Completed

Applied: 13/01/1967 Issued Date: 17/01/1967

ADDITION TO BUILDING *SEE 34 CATHEDRAL

PER67680648 Completed

Applied: 15/05/1967 Issued Date: 08/06/1967

ALTERATIONS

PER67680811 Completed

Applied: 22/03/1968 Issued Date: 26/04/1968

SHOP FRONT

PER68100989 Completed

Applied: 22/10/1968 Issued Date: 25/10/1968

ERECT PARTITIONS

PER69700723 Completed

Applied: 15/04/1969 Issued Date: 29/04/1969

ERECT ALTERATIONS TO GROUND FLOOR

PER70060304 Completed

Applied: 9/06/1970 Issued Date: 16/06/1970

ALTERATIONS TO PARTITIONS IN STORE

PER72050338 Completed

Applied: 5/05/1972 Issued Date: 11/05/1972

ERECT PARTITION WITHIN OFFICE

This Information was Processed at: Civic Offices

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P.O. BOX 237, CHRISTCHURCH

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CCC Enviromental services

No. 2677 P. 6/38

LAND INFORMATION MEMORANDUM



CHRISTCHURCH
CITY COUNCIL

6.

LIM No:
LIM70088679

PER73740426 Completed

Applied: 1/11/1973 Issued Date: 16/11/1973

ERECT ALTERATIONS TO INTERIOR PARTITIONS

PER73740680 Completed

Applied: 4/03/1974 Issued Date: 18/03/1974

STRENGTHEN PARAPETS

PER74750986 Completed

Applied: 28/05/1974 Issued Date: 13/06/1974

ERECT PARTITIONS

PER75760672 Completed

Applied: 10/02/1976 Issued Date: 09/07/1976

ERECT ALTERATIONS TO FORM CARPARK

PER76770331 Completed

Applied: 2/07/1976 Issued Date: 05/08/1976

ERECT NEW TOILETS, EXTEND NEWSROOM

PER81820112 Completed

Applied: 5/06/1981 Issued Date: 20/07/1981

ALTER HALL AND ERECT NEW METROLINER

PER81820204 Completed

Applied: 11/06/1981 Issued Date: 10/07/1981

ERECT PASSAGEWAY BETWEEN BUILDINGS

This Information was Processed at: Civic Offices

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P.O. BOX 237, CHRISTCHURCH

22. Aug. 2007 11:34

CCC Enviromental services

No. 2677 P. 7/38

LAND INFORMATION MEMORANDUM



7.

LIM No:
LIM70088679

PER82830337 Completed

Applied: 21/10/1982 Issued Date: 02/11/1982

ALTERATIONS

PER 8384849 Completed

Applied: 20/10/1983 Issued Date: 03/11/1983

ALTERATIONS

PER84854457 Completed

Applied: 19/02/1985 Issued Date: 26/09/1985

ERECT ALTERATIONS TO 1ST & 3RD FLOOR

PER87804013 Completed

Applied: 11/03/1988 Issued Date: 29/03/1988

INTERNAL ALTERATIONS

PER88900556 Completed

Applied: 23/05/1988 Issued Date: 02/09/1988

2ND FLOOR ADDITION *SEE 34 CATHEDR

PER88902954 Completed

Applied: 14/11/1988 Issued Date: 18/11/1988

MED SUBSTATION

PER89100715 Completed

Applied: 28/05/1989 Issued Date: 29/05/1989

DRAINAGE: STORMWATER REPAIRS

This Information was Processed at: Civic Offices

CHRISTCHURCH CITY COUNCIL
P.O. BOX 257, CHRISTCHURCH

22. Aug. 2007 11:34

CCC Environmental services

No. 2677 P. 8/38

LAND INFORMATION MEMORANDUMCHRISTCHURCH
CITY COUNCIL, ENVIRONMENT

3.

LIM No:

LIM70088679

PER 167292 Completed

Applied: 27/03/1992

PRESS HALL & FOUNDATIONS

ii. Project Information Memoranda:...None recorded for this Propertyiii. Building Consents:

ABA 765 Cancelled

Applied: 25/08/1999

ABA 1109 Completed

Applied: 5/11/1999 Issued Date: 22/11/1999

Code Compliance Certificate Issued Date: 13/11/2000

CONSTRUCT SOUNDPROOF BOOTH (INTERNAL)
CONSTRUCT SOUNDPROOF BOOTH (INTERNAL-FIRST FLOOR)

ABA10011212 Completed

Applied: 12/02/2001 Issued Date: 14/06/2001

Code Compliance Certificate Issued Date: 14/01/2002

PIM Issued Date: 12/02/2001

RECONSTRUCTION OF EXISTING 1ST FLOOR TOILETS

ABA10017828 Completed

Applied: 7/08/2001 Issued Date: 12/09/2001

Code Compliance Certificate Issued Date: 28/04/2005

PIM Issued Date: 13/08/2001

OFFICE FITOUT, GROUND FLOOR

This Information was Processed at: Civic Offices

CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH

LAND INFORMATION MEMORANDUM



9.
LIM No:
LIM70088679

ABA10026956 Lapsed

Applied: 2/08/2002 Issued Date: 29/11/2002

PIM Issued Date: 12/08/2002

NEW DOOR OPENING

ABA10047409 Current (In Progress)

Applied: 14/07/2004 Issued Date: 11/05/2005

PIM Issued Date: 02/08/2004

INTERNAL OFFICE ALTERATIONS

ABA10065433 Completed

Applied: 27/04/2006 Issued Date: 12/05/2006

Code Compliance Certificate Issued Date: 12/06/2006

BACK FLOW PREVENTION DEVICE

ABA10070871 Completed

Applied: 24/10/2006 Issued Date: 18/01/2007

Code Compliance Certificate Issued Date: 09/02/2007

PIM Issued Date: 05/12/2006

PLUMBING AND DRAINAGE FOR PHOTO LITHOGRAPH MACHINE

CON94008820 Completed

Applied: 4/10/1994 Issued Date: 26/10/1994

Code Compliance Certificate Issued Date: 06/07/1998

E.W drain in footpath replaced in P.V.C.
miscellaneous/ drainage

CON95001975 Completed

Applied: 15/03/1995 Issued Date: 12/04/1995

Code Compliance Certificate Issued Date: 16/04/1996

Mechanical equipment supports industrial/
mechanical equipment supports

CON96000948 Completed

Applied: 15/02/1996 Issued Date: 07/05/1996

Code Compliance Certificate Issued Date: 11/02/1998

Internal alterations (Press hall)
industrial/ internal alterations (Press hall)

This Information was Processed at: Civic Offices

CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH

LAND INFORMATION MEMORANDUM



10.
LIM No:
LIM70088679

CON97001451 Completed

Applied: 28/02/1997 Issued Date: 23/04/1997

Code Compliance Certificate Issued Date: 11/02/1998

Press hall viewing platform and walkway
commercial/ Press hall viewing platform and
walkway

CON98008053 Completed

Applied: 8/10/1998 Issued Date: 09/04/1999

Code Compliance Certificate Issued Date: 13/11/2000

FITOUT 1ST FLOOR-PARTIAL FIRE UPGRADE
STAGE 1: OFFICE FITOUT, 1ST FLOOR & PARTIAL FIRE SAFETY
UPGRADE

iv. Building Act Certificates of Acceptance: ...None recorded for this Property

v. Building Act Exemptions:

BAE35000966 APPROVED

Applied: 21/02/2006

Exemption Granted Date:

Application for exemption from Building Consent to cover over skylight

vi. Registered Premises:

DGD 14142 Industrial Processes

Expires: 31/03/2004

CHRISTCHURCH PRESS CO. LTD

vii. Hazardous Substance Test Certificate: ...None recorded for this Property

This Information was Processed at: Civic Offices

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11.

LIM No:
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viii. Building Warrant Of Fitness:

...None recorded for this Property

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LAND INFORMATION MEMORANDUM



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LIM No:
LIM70088679

5. Planning Information:

For Planning Enquiries Please Phone: 941 8999

(A) Transitional Plan

(B) Proposed Plan

Zoning

Com 5
CITY

Zoning

Central City

Designations on Site ~~Yes / No~~
Road Widening Designations ~~Yes / No~~

- | | |
|-------------------------------------|--------------------------------------|
| 1. Special Amenity Area | No |
| 2. Community Footprint | No |
| 3. Opposite Important Open Space | <input checked="" type="radio"/> Yes |
| 4. Designations on Site | No |
| 5. Road Widening Designations | No |
| 6. Historic or Protected Bldg | <input checked="" type="radio"/> Yes |
| 7. Other Heritage Protection Items | No |
| 8. Protected Trees | |
| - Heritage/Notable Tree | No |
| - Other eg. Category A,B,C | No |
| Street Plantings; Subdivision Trees | |
| 9. Noise Control | No |
| 10. Coastal Protection | No |
| 11. Landscape Protection | No |

Note - The Council is not required to include all information in a LIM that is apparent from the Transitional District Plan or the Proposed City Plan. However it is this Council's current practice to include planning information that it considers will be helpful to the LIM applicant. Please note that the planning information provided is not exhaustive, and reference to the Transitional District Plan and the Proposed City Plan is recommended.

(C) Land Use Resource Consents

RES 9222145 Completed Applied: 1/04/1976
Application Granted, Consent Issued : 01/05/1976

Chch Press wish to develop a basement into off street parking for 26 cars - exceed 10 spaces maximum

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LIM No:
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RES 960888 Completed Applied: 18/04/1996
Application Granted, Consent Issued: 23/05/1996

Internal alterations and roof alterations to a
protected bld

RES 970826 Completed Applied: 21/03/1997
Application Granted, Consent Issued: 10/04/1997

Minor alterations to a group one Heritage
building

RES 982882 Completed Applied: 23/10/1998
Application Granted, Consent Issued: 25/11/1998

Office fit out of the first floor of "the
press" building, a group one protected item

RMA20011150 Completed Applied: 27/08/2002
Application Granted, Consent Issued: 16/09/2002

Opening in wall of a heritage building.

RMA20013445 Completed Applied: 2/05/2003
16/05/2003

Overseas Investment Certificate application.

RMA20017438 Completed Applied: 15/07/2004
Application Granted, Consent Issued: 23/08/2004

Internal alterations to a Group 1 Heritage Listed
building.

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CHRISTCHURCH
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14.

LIM No:
LIM70088679

Resource Consent Conditions Relating to the above Resource Consents
RES 960888

COMPLIANCE WITH THE BUILDING CODE

THE WORK IS TO BE CARRIED OUT SUBSTANTIALLY IN ACCORDANCE WITH THE PLANS
29836/S1-1 TO S1-3 BY HOLMES CONSULTING GROUP

Resource Consent Conditions Relating to the above Resource Consents
RES 970826

That the development proceed in accordance with the plans attached to the application and entered into Council records as RC 970826.

Resource Consent Conditions Relating to the above Resource Consents
RES 982882

That the development proceed in accordance with the plans titled "The Christchurch Press Company Cathedral Square Christchurch", dated 9/98 and drawn by Sheppard and Roul Architects and Planners and entered into Council records as RC982882/1&2.

Resource Consent Conditions Relating to the above Resource Consents
RES 9222145

PARKING TO BE USED SOLELY BY EMPLOYEES OR TENANTS OF CICH PRESS CO
ACCESS TO PARKING AREA BE FROM CATHEDRAL SQ

6. Information notified to council by any statutory organisation having the power to classify land or building for any purpose:..... Yes

Please refer to Section 9 for details.

7. Information notified to council by any network utility operator pursuant to the Building Act 1991:..... No

8. Refuse

The 26 bags which the council provides each year are for the refuse generated on that property during the year. When moving house (or flat) all refuse bags should be left behind for the new owners. There should be enough to last until next May.

- ◆ Your recycling is Collected Weekly on Wednesday Leave your recycling at the Kerbside by 5:30 p.m. Your nearest recycling depot is the Metro Place Refuse Station
- ◆ Your refuse is Collected Daily Leave your refuse at the Kerbside by 5:30 p.m. Your nearest refuse depot is the Metro Place Refuse Station

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CHRISTCHURCH
CITY COUNCIL GOVERNMENT

15.

LIM No:
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9. Other Related Property Information

- ◆ **Building Characteristics**
Building Details held by council indicates that this site contains a building with the following characteristics:
Earthquake Prone Building

- ◆ **Building Characteristics**
Building Details held by council indicates that this site contains a building with the following characteristics:
Earthquake Prone Building

- ◆ **Building Characteristics**
Building Details held by council indicates that this site contains a building with the following characteristics:
Earthquake Prone Building

- ◆ **Building Earthquake Prevention Works Carried out**
Previous Building Activities on this site were undertaken with the following action(s):
Parapet Altered

- ◆ **Building Earthquake Prevention Works Carried out**
Previous Building Activities on this site were undertaken with the following action(s):
Parapet Altered

- ◆ **Building adjacent to or opposite an Important Open Space**
Changes to buildings or sites opposite Important Open Spaces are subject to a visual appearance rule in the city plan. If you are proposing to change a building or site opposite an Important Open Space, a resource consent will be required and early consultation with council planning staff is recommended.

- ◆ **Central Business District Archaeological Area**
This site is an Archaeological site under the Historic Places Act. This Act places responsibilities onto a property owner to obtain an authority from the HPT to modify or damage any part of the site. If you are proposing to undertake any development early consultation with the Historic Places Trust is recommended.

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CITY COUNCIL

16.

LTM No:
LIM70088679

◆ Contains or contained a Tank

Council Records indicate that this site contains or contained a Tank
Details of Tank are as follows: Date Installed: NA
Tank Function: Flammable Liquid Volume(l): 20550
Underground or Above Ground: Underground Tank Tank Status: NA
Date Removed: NA Condition when Removed: NA

◆ ECan Liquefaction Assessment 1

This property is in the 2004 Stage IV ECan liquefaction risk study area and the report identified areas with a potential susceptibility for liquefaction and related lateral spread and subsidence. All queries regarding this information should be made to ECan on Ph 03 353 9007 or via the ECan website www.ecan.govt.nz
<<http://www.ecan.govt.nz>>.

◆ ECan Liquefaction Assessment 2

Council may require further specific site investigation before granting any future subdivision or building consent for this property. The classification of the liquefaction potential are indicative only given the limited information within the study area.

◆ ECan Natural Resources Regional Plan

The Proposed Natural Resources Regional Plan notified by ECan in July 2004 has classified this site and there may be policies or rules within the NRRP that regulate the use of this site in regard to a proposed land use. Council has not and cannot verify the accuracy of such information and its impact on and applicability to the property, and advises LIM applicants to consult with ECan and independent advisers about the direct impact of the NRRP on the subject property. All queries regarding this information should be made to ECan on Ph 03 353 9007.

◆ Historic Places Trust Register

This site is a Historic Place under the Historic Places Act. This Act places responsibilities onto a property owner to obtain an authority from the HPT to modify or damage any part of the site. If you are proposing to undertake any development early consultation with the Historic Places Trust is recommended.

◆ Historic or Protected Building

This is a heritage building, place or object, and is subject to rules in the Christchurch City Plan or the Banks Peninsula District Plan. If you are proposing to change the building or site, a resource consent is likely to be required. Some of the information may not be accurate and early consultation with the Christchurch City Council heritage team is recommended on Ph. 941-8643.

◆ Historic or Protected Building

This is a heritage building, place or object, and is subject to rules in the Christchurch City Plan or the Banks Peninsula District Plan. If you are proposing to change the building or site, a resource consent is likely to be required. Some of the information may not be accurate and early consultation with the Christchurch City Council heritage team is recommended on Ph. 941-8643.

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17.
LIM No:
LIM70088679

◆ **Important LIM Information**

CONTAMINATED SITE OR POTENTIALLY CONTAMINATED Jul 11 1997

◆ **Important LIM Information**

SITE WITH A POSSIBLE EARTHQUAKE PRONE BUILDING Nov 22 1994

◆ **Property Records are held at the Civic Service Centre**

◆ **Property located in Hagley-Ferrymead Community Board area**

◆ **Property located in Hagley-Ferrymead Ward**

◆ **Property or part of property within urban area**

10. Water Related Property Information

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LIM No:
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11. Special Site Characteristics and Additional Water Related Services Information

- ◆ The drainage works associated with this property have not been plotted on the Council's drainage plan. A copy of the field Inspectors pickup showing the drains and house outline is attached.
- ◆ The property is shown to be served by a sewer drain which is shared.
- ◆ The site is shown to be served by a stormwater drain.
- ◆ The records held by this Unit do not show any history of flooding or drainage problems on the property.
- ◆ A consent must be obtained before any trade wastes can be discharged to the Council's sewer system. Any consent to discharge will be issued in accordance with the Council's Trade Wastes Bylaw.
- ◆ A trade waste consent may not be transferable, so a new consent and discharge rate may need to be negotiated if a change of ownership takes place. Any application will need to be made under the Trade Wastes Bylaw 2000.
- ◆ A drainage plan is attached. for further enquiries regarding drainage information supplied with the LIM please phone 941 8240.

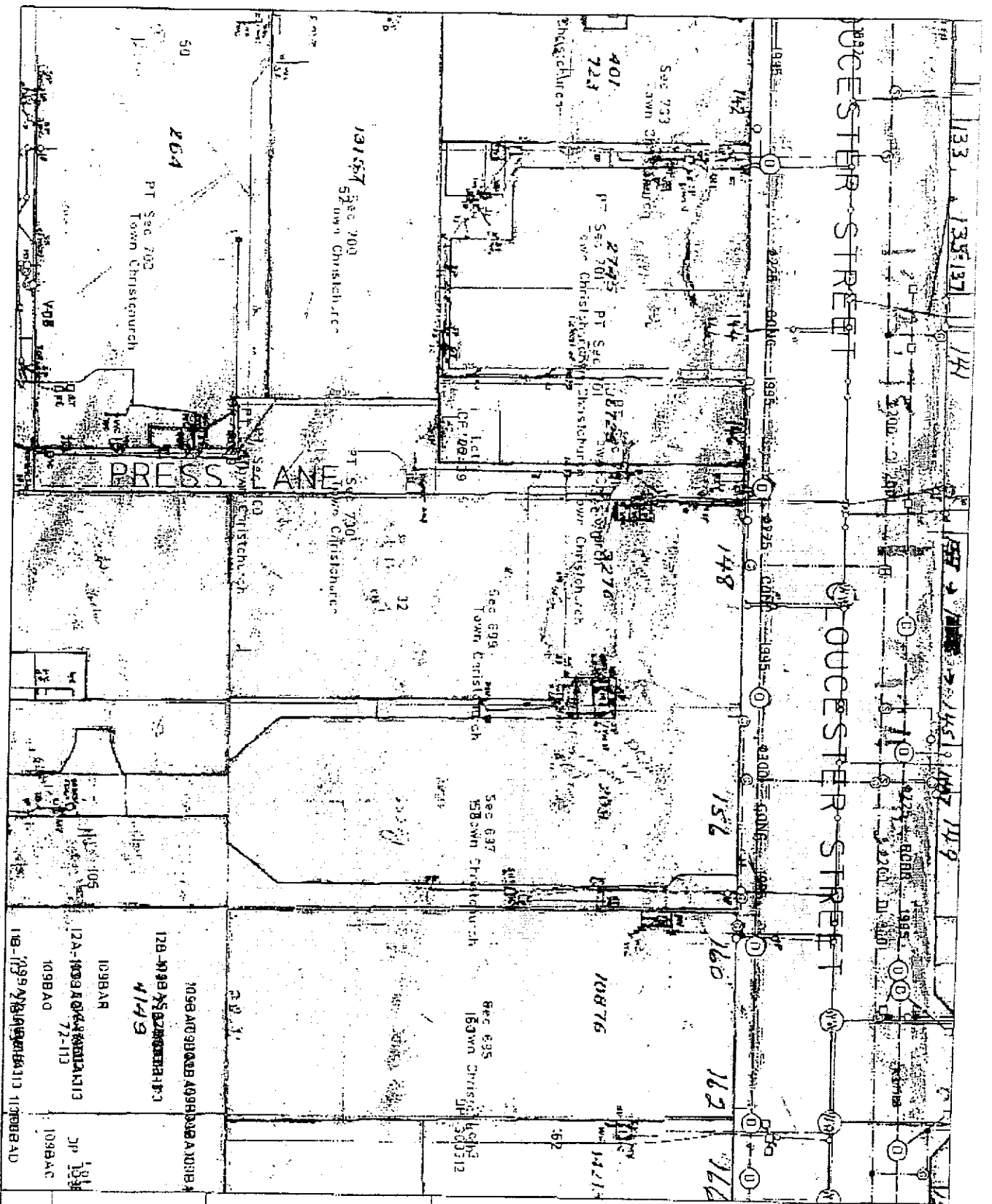
Please Note :

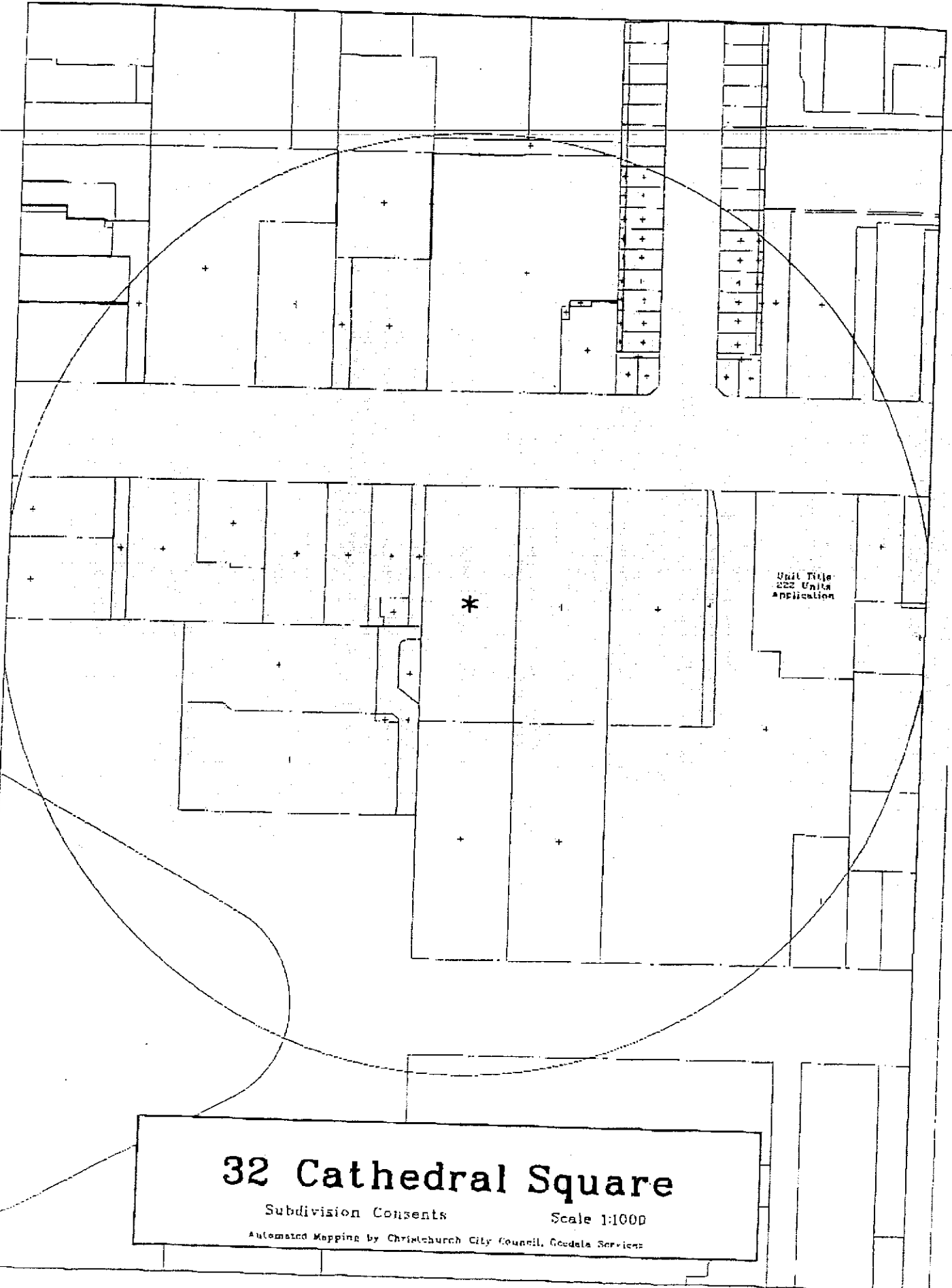
The Council may require a development contribution in respect of any activities in the City that create a demand for new reserves and infrastructure. Such activities include sub-division of land parcels and new construction. The Development Contributions Policy and supporting information is obtainable online at <http://www.ccc.govt.nz/LTCCP/Draft/DevelopmentContributionsPolicy/> and at Civic Offices, Tuam Street and Council Service Centres.

To enable 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 appropriate Service Centre as shown on the front page of this LIM.

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CHRISTCHURCH CITY COUNCIL
P.O. BOX 337, CHRISTCHURCH





32 Cathedral Square

Subdivision Consents

Scale 1:1000

Automated Mapping by Christchurch City Council, Geodata Services

Spatial Query Report



Land Use Resource Consents within 100 metres of 32 Cathedral Square

Note, This map does not include Subdivision Consents and Certificate of Compliance issued under the Resource Management Act.

Address: 107 WORCESTER STREET

Consent Type: Activity: Discretionary Activity
Reference: 980165 **Status:** Completed **Decision:** Declined
Date Received: 16 January 1998 **Date of Decision:**

Description:

To erect one 6 x 3 metre billboard which contains non-related site advertising and is situated on the former Cincrama Theatre, a group 4 Heri.

Consent Type: Non-Notified Application **Activity:** Controlled Activity
Reference: 20005446 **Status:** Completed **Decision:** Granted
Date Received: 29 June 2001 **Date of Decision:** 27 July 2001

Description:

BOUNDARY ADJUSTMENT 224 REQUESTED 20/09/01 224 RELEASED 21/09/01 223 RELEASED 30/08/01.

Consent Type: Non-Notified Application **Activity:** Controlled Activity
Reference: 20007975 **Status:** Completed **Decision:** Granted
Date Received: 27 August 2001 **Date of Decision:** 30 August 2001

Description:

BOUNDARY ADJUSTMENT 223 RECEIVED 27/08/01 223 RELEASED 30/08/01 224 RELEASED 21/09/01.

Consent Type: Non-Notified Application **Activity:** Limited Discretionary
Reference: 20011475 **Status:** Completed **Decision:** Granted
Date Received: 26 September 2002 **Date of Decision:** 19 December 2002

Description:

Nine level commercial building incorporating apartments, a hotel, retail facilities and basement car parking.

Consent Type: Non-Notified Application **Activity:** Controlled Activity
Reference: 20013632 **Status:** Completed **Decision:** Granted
Date Received: 22 May 2003 **Date of Decision:** 25 July 2003

Description:

UNIT TITLE SUBDIVISION - 97 UNITS 223 received 25/7/03 Certified 25/7/03 224 requested 11/9/03 Issued 18/9/03 DP 325897.

22. Aug. 2007 11:35

CCC Environmental services

No. 2677 P. 24/38

Consent Type: Non-Notified Application Activity: Controlled Activity
 Reference: 20003152 Status: Completed Decision: Granted
 Date Received: 22 September 2000 Date of Decision: 25 September 2000

Description:
 RIGHT OF WAY 348 REQUESTED 16/11/01 Certified 22/11/01.

Consent Type: Activity: Discretionary Activity
 Reference: 982020 Status: Completed Decision: Granted
 Date Received: 27 July 1998 Date of Decision: 15 October 1999

Description:
 Commercial carparking as a temporary use on a Central City site which contains a group 4 Heritage building.

Consent Type: Non-Notified Application Activity: Limited Discretionary
 Reference: 20008324 Status: Completed Decision: Granted
 Date Received: 28 September 2001 Date of Decision: 20 December 2001

Description:
 Nine level commercial building incorporating apartments, a hotel, retail facilities and basement car parking.

Address: 115 WORCESTER STREET

Consent Type: Activity: Non-Complying Activity
 Reference: 9221041 Status: Completed Decision: Granted
 Date Received: 5 November 1993 Date of Decision: 21 December 1993

Description:
 Consent to the construction and operation of a passenger Tramway on land zoned community 5 includes foundations and rail, overhead contact wire an.

Consent Type: Activity: Non-Complying Activity
 Reference: 9221040 Status: Completed Decision: Granted
 Date Received: 5 November 1993 Date of Decision: 21 December 1993

Description:
 Consent to the construction and operation of a passenger Tramway on land zoned community 5 include foundations and rails, overhead contact wire an.

22. Aug. 2007 11:35

CCC Environmental services

No. 2677 P. 25/38

Address: 121 WORCESTER STREET**Consent Type:****Activity: Discretionary Activity****Reference:** 94102684**Status:** Completed**Decision:** Granted**Date Received:** 19 August 1994**Date of Decision:****Description:**

To waive the required carparking (12).

Consent Type:**Activity:****Reference:** 94102467**Status:** Completed**Decision:** Granted**Date Received:** 1 August 1994**Date of Decision:** 21 November 1994**Description:**

Consent granted to not provide any off-street parking on the site and that a bank Bond be provided until such time as parking is provided.

Address: 123 WORCESTER STREET**Consent Type:****Activity: Discretionary Activity****Reference:** 982088**Status:** Completed**Decision:** Granted**Date Received:** 31 July 1998**Date of Decision:** 16 September 1998**Description:**

To erect an illuminated sign on a building which is located within a character group.

Consent Type:**Activity: Non-Complying Activity****Reference:** 982408**Status:** Completed**Decision:** Granted**Date Received:** 3 September 1998**Date of Decision:****Description:**

Failure to meet car-parking width and access width and height.

Address: 137 GLOUCESTER STREET**Consent Type:****Activity:****Reference:** 9222174**Status:** Completed**Decision:** Granted**Date Received:** 11 February 1982**Date of Decision:** 19 March 1982**Description:**

Consent to waive of off street parking - requirements of scheme assoc. with change of use - Place of entertainment - existing building covers entire site.

22. Aug. 2007 11:35

CCC Environmental services

No. 2677 P. 26/38

Address: 140 GLOUCESTER STREET**Consent Type:****Activity:****Reference:** 20011677**Status:** Withdrawn**Decision:****Date Received:** 16 October 2002**Date of Decision:****Description:**

Erect a sign on a heritage building.

Consent Type: Non-Notified Application**Activity:** Limited Discretionary**Reference:** 20011397**Status:** Completed**Decision:** Granted**Date Received:** 23 September 2002**Date of Decision:** 9 December 2002**Description:**

To erect 7 canopies on a Heritage building, Group 2.

Consent Type: Non-Notified Application**Activity:** Limited Discretionary**Reference:** 20009529**Status:** Completed**Decision:** Granted**Date Received:** 8 March 2002**Date of Decision:** 27 March 2002**Description:**

Alterations to the ground floor of a heritage building.

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CCC Environmental services

No. 2677 P. 27/33

Address: 144 GLOUCESTER STREET**Consent Type:** Non-Notified Application**Activity:** Limited Discretionary**Reference:** 20008877**Status:** Completed**Decision:** Granted**Date Received:** 26 November 2001**Date of Decision:** 6 December 2001**Description:**

To establish a teppan yaki restaurant in the existing restaurant area of the ground floor of the Coachman Inn a heritage building.

Consent Type:**Activity:** Certificate of Compliance**Reference:** 952214**Status:** Completed**Decision:** Granted**Date Received:** 23 June 1995**Date of Decision:** 3 July 1995**Description:**

To demolish a building listed in appendix j of the City section of District Plan (street facade).

Consent Type: Notified Application**Activity:** Other**Reference:** 530**Status:** Completed**Decision:** Granted**Date Received:** 11 July 1997**Date of Decision:** 4 August 2000**Description:**

Heritage order to protect the Coachman Inn building (a Group 2 Heritage Item) from demolition.

Consent Type: Non-Notified Application**Activity:** Discretionary Activity**Reference:** 20009368**Status:** Completed**Decision:** Granted**Date Received:** 14 February 2002**Date of Decision:** 8 March 2002**Description:**

Internal alterations to heritage building.

Consent Type: Non-Notified Application**Activity:** Limited Discretionary**Reference:** 20001580**Status:** Completed**Decision:** Granted**Date Received:** 3 April 2000**Date of Decision:** 9 August 2000**Description:**

Remove verandah from building.

Consent Type: Non-Notified Application**Activity:** Discretionary Activity**Reference:** 20010074**Status:** Completed**Decision:** Granted**Date Received:** 13 May 2002**Date of Decision:** 12 June 2002**Description:**

To erect three new signs on the building facade for the new tenants within the refurbished building.

Consent Type: Non-Notified Application**Activity:** Limited Discretionary**Reference:** 20018779**Status:** Completed**Decision:** Granted**Date Received:** 8 December 2004**Date of Decision:** 27 January 2005**Description:**

internal alterations to heritage building, Coachman Inn.

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CCC Environmental services

No. 2677 P. 28/33

Address: 145 GLOUCESTER STREET**Consent Type:** Non-Notified Application**Activity:** Limited Discretionary**Reference:** 20016019 **Status:** Completed **Decision:** Granted**Date Received:** 12 February 2004**Date of Decision:** 20 May 2004**Description:**

Works on a listed heritage building.

Address: 146 GLOUCESTER STREET**Consent Type:****Activity:** Discretionary Activity**Reference:** 973640**Status:** Completed**Decision:** Granted**Date Received:** 16 December 1997**Date of Decision:** 15 January 1998**Description:**

Alterations to the exterior of a building located within a Character group of buildings.

Address: 149 GLOUCESTER STREET**Consent Type:****Activity:** Discretionary Activity**Reference:** 960237**Status:** Completed**Decision:** Granted**Date Received:** 29 January 1996**Date of Decision:** 19 March 1996**Description:**

To replace the existing under verandah sign with a suspended sign on a group 1 Heritage building.

Consent Type:**Activity:** Discretionary Activity**Reference:** 972875**Status:** Completed**Decision:** Granted**Date Received:** 9 October 1997**Date of Decision:** 13 November 1997**Description:**

Seismic strengthening and fire sprinkler installation in a the Theatre Royal, a group two Heritage building.

Consent Type:**Activity:** Discretionary Activity**Reference:** 990698**Status:** Completed**Decision:** Granted**Date Received:** 15 March 1999**Date of Decision:** 19 April 1999**Description:**

Internal alterations and refurbishment.

Consent Type:**Activity:** Discretionary Activity**Reference:** 956186**Status:** Completed**Decision:** Granted**Date Received:** 7 December 1995**Date of Decision:** 21 December 1995**Description:**

To upgrade the lower facade of a group 1 Heritage building.

22. Aug. 2007 11:35

CCC Environmental services

No. 2577 P. 29/38

Address: 153 GLOUCESTER STREET**Consent Type:****Activity: Discretionary Activity****Reference:** 990733**Status:** Completed**Decision:** Granted**Date Received:** 17 March 1999**Date of Decision:** 4 June 1999**Description:**

Alterations to the facade of a group 2? protected building, on the corner of new Regent and Gloucester Streets. the building is also within a character group, and adjacent to a significant open space.

Address: 157A GLOUCESTER STREET**Consent Type:** Non-Notified Application**Activity: Limited Discretionary****Reference:** 20010978**Status:** Completed**Decision:** Granted**Date Received:** 9 August 2002**Date of Decision:** 30 August 2002**Description:**

Signage on a heritage building.

Address: 158 GLOUCESTER STREET**Consent Type:** Non-Notified Application**Activity: Limited Discretionary****Reference:** 20003031**Status:** Withdrawn**Decision:** Withdrawn**Date Received:** 7 September 2000**Date of Decision:****Description:**

To alter the facade of the existing building and to establish new signage.

Address: 159 GLOUCESTER STREET**Consent Type:****Activity:****Reference:** 9211933**Status:** Completed**Decision:** Declined**Date Received:** 25 February 1991**Date of Decision:** 14 March 1991**Description:**

Consent to a vertical over-verandah sign which exceeds the 1200mm maximum width by 800mm - total width of 2000mm.

Consent Type:**Activity:****Reference:** 9211934**Status:** Completed**Decision:** Granted**Date Received:** 17 November 1986**Date of Decision:** 1 December 1986**Description:**

Consent to a reduction in on site loading facilities.

22. Aug. 2007 11:36

CCC Environmental services

No. 2677 P. 30/38

Address: 160 GLOUCESTER STREET

Consent Type: Notified Application **Activity:** Non-Complying Activity

Reference: 9221036 **Status:** Completed **Decision:** Granted

Date Received: 5 November 1993 **Date of Decision:** 21 December 1993

Description:

Consent to the construction and operation of a passenger Tramway on land zoned community 5, including foundations and rails, overhead contact wire and ancillary supports, for full proposal see file 132/160.

Consent Type: **Activity:** Non-Complying Activity

Reference: 94102830 **Status:** Completed **Decision:** Granted

Date Received: 10 November 1994 **Date of Decision:** 29 November 1994

Description:

To vary the route of the Tramway.

Consent Type:**Activity:**

Reference: 20018911 **Status:** Withdrawn **Decision:** Withdrawn

Date Received: 22 December 2004 **Date of Decision:**

Description:

To create an opening in an internal wall of a protected heritage building.

Address: 162 GLOUCESTER STREET

Consent Type: **Activity:** Non-Complying Activity

Reference: 9221038 **Status:** Completed **Decision:** Granted

Date Received: 5 November 1993 **Date of Decision:** 21 December 1993

Description:

Consent to the construction and operation of a passenger Tramway on land zoned community 5, including foundations and rails, overhead contact wire.

Consent Type: Non-Notified Application **Activity:** Controlled Activity

Reference: 92008168 **Status:** Completed **Decision:** Granted

Date Received: 20 April 2007 **Date of Decision:** 3 May 2007

Description:

Right of Way - granted 3/05/07 348 cert reissued 25/05/07 DP 388089.

Consent Type: Non-Notified Application **Activity:** Limited Discretionary

Reference: 92005851 **Status:** Completed **Decision:** Granted

Date Received: 31 July 2006 **Date of Decision:** 25 August 2006

Description:

signage.

22. Aug. 2007 11:36

CCC Environmental services

No. 2677 P. 31/38

Address: 166 GLOUCESTER STREET**Consent Type:** Non-Notified Application**Activity:** Discretionary Activity**Reference:** 92004779 **Status:** Completed **Decision:** Granted**Date Received:** 7 April 2006**Date of Decision:** 29 June 2006**Description:**

23 level mixed use building.

Consent Type: Other**Activity:** Change Condition**Reference:** 92006221 **Status:** Completed **Decision:** Granted**Date Received:** 8 September 2006**Date of Decision:** 29 September 2006**Description:**

Change of condition to rma92004779 granted on 6 July 2006.

Consent Type: Non-Notified Application**Activity:** Limited Discretionary**Reference:** 20020358 **Status:** Completed **Decision:** Granted**Date Received:** 1 July 2005**Date of Decision:** 25 July 2005**Description:**

To erect a sign advertising the businesses within Cathedral Junction.

Consent Type: Non-Notified Application**Activity:****Reference:** 92008898 **Status:** Suspend **Decision:****Date Received:** 26 June 2007**Date of Decision:****Description:**

UNIT TITLE SUBDIVISION - 222 UNITS.

Address: 172 GLOUCESTER STREET**Consent Type:****Activity:** Certificate of Compliance**Reference:** 991368 **Status:** Completed **Decision:** Granted**Date Received:** 7 May 1999**Date of Decision:** 22 June 1999**Description:**

Alterations (internal) to existing 2 storey building changing use from ground floor retail to restaurant and first floor offices to apartment.

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CCC Environmental services

No. 2677 P. 32/38

Address: 239 MANCHESTER STREET**Consent Type:****Activity: Discretionary Activity****Reference: 20021515****Status: Suspend****Decision:****Date Received: 21 November 2005****Date of Decision:****Description:**

billboard sign exceeding site area.

Consent Type:**Activity: Limited Discretionary****Reference: 92007303****Status: Suspend****Decision:****Date Received: 17 January 2007****Date of Decision:****Description:**

Erection of a sign.

Consent Type: Non-Notified Application**Activity: Limited Discretionary****Reference: 20012226****Status: Completed****Decision: Granted****Date Received: 10 December 2002****Date of Decision: 13 January 2003****Description:**

Alterations to the shop front of an existing building, that is within a character group of buildings.

22. Aug. 2007 11:36

CCC Environmental services

No. 2677 P. 33/38

Address: 32 CATHEDRAL SQUARE**Consent Type:****Activity:****Reference:** 9222145**Status:** Completed**Decision:** Granted**Date Received:** 1 April 1976**Date of Decision:** 1 May 1976**Description:**

Chch Press wish to develop a basement into off street parking for 26 cars - exceed 10 spaces maximum.

Consent Type:**Activity:** Discretionary Activity**Reference:** 982882**Status:** Completed**Decision:** Granted**Date Received:** 23 October 1998**Date of Decision:** 25 November 1998**Description:**

Office fit out of the first floor of "the press" building, a group one protected item.

Consent Type:**Activity:** Discretionary Activity**Reference:** 970826**Status:** Completed**Decision:** Granted**Date Received:** 21 March 1997**Date of Decision:** 10 April 1997**Description:**

Minor alterations to a group one Heritage building.

Consent Type: Non-Notified Application**Activity:** Discretionary Activity**Reference:** 20011150**Status:** Completed**Decision:** Granted**Date Received:** 27 August 2002**Date of Decision:** 12 September 2002**Description:**

Opening in wall of a heritage building.

Consent Type:**Activity:****Reference:** 960888**Status:** Completed**Decision:** Granted**Date Received:** 18 April 1996**Date of Decision:** 23 May 1996**Description:**

Internal alterations and roof alterations to a protected bld.

Consent Type: Non-Notified Application**Activity:** Discretionary Activity**Reference:** 20017438**Status:** Completed**Decision:** Granted**Date Received:** 15 July 2004**Date of Decision:** 23 August 2004**Description:**

Internal alterations to a Group 1 Heritage Listed building.

Consent Type: Other**Activity:** Other**Reference:** 20013445**Status:** Completed**Decision:****Date Received:** 2 May 2003**Date of Decision:****Description:**

Overseas Investment Certificate application.

22. Aug. 2007 11:36

CCC Environmental services

No. 2677 P. 34/38

Address: 4 NEW REGENT STREET

Consent Type:

Activity: Discretionary Activity

Reference: 972646

Status: Completed

Decision: Granted

Date Received: 22 September 1997

Date of Decision: 17 October 1997

Description:

Internal and external alterations to a group two Heritage building which is also located within a character group of buildings and adjacent to a significant open space.

22. Aug. 2007 11:35

CCC Environmental services

No. 2577 P. 35/38

Address: 50 CATHEDRAL SQUARE**Consent Type:** Non-Notified Application**Activity:** Limited Discretionary**Reference:** 20004401**Status:** Completed**Decision:** Granted**Date Received:** 2 March 2001**Date of Decision:** 8 March 2001**Description:**

To cut doors in the northern wall of the building to link to the adjoining site which is proposed to be a beer.

Consent Type: Non-Notified Application**Activity:** Limited Discretionary**Reference:** 20005201**Status:** Completed**Decision:** Granted**Date Received:** 31 May 2001**Date of Decision:** 13 June 2001**Description:**

PROPOSED ALTERATIONS TO GROUP 3 HERITAGE BUILDING.

Consent Type: Non-Notified Application**Activity:** Discretionary Activity**Reference:** 20008031**Status:** Completed**Decision:** Granted**Date Received:** 3 September 2001**Date of Decision:** 6 September 2001**Description:**

Alterations to Warners, a heritage building.

Consent Type: Non-Notified Application**Activity:** Limited Discretionary**Reference:** 20004815**Status:** Completed**Decision:** Granted**Date Received:** 17 April 2001**Date of Decision:** 9 May 2001**Description:**

Alterations to Warners Hotel, a heritage building.

Consent Type:**Activity:** Limited Discretionary**Reference:** 20017050**Status:** Withdrawn**Decision:** Withdrawn**Date Received:** 8 June 2004**Date of Decision:****Description:**

addition to warners hotel, a heritage building.

Consent Type: Non-Notified Application**Activity:** Discretionary Activity**Reference:** 92006337**Status:** Completed**Decision:** Granted**Date Received:** 21 September 2006**Date of Decision:** 20 December 2006**Description:**

BOUNDARY ADJUSTMENT 223 Certified 4/5/07 224 Issued 8/5/07 DP 387611.

Consent Type:**Activity:** Discretionary Activity**Reference:** 970069**Status:** Completed**Decision:** Granted**Date Received:** 24 December 1996**Date of Decision:** 11 March 1998**Description:**

To demolish the group 2 Heritage building known as Warners hotel.

22. Aug. 2007 11:36

CCC Enviromental services

No. 2677 P. 36/38

Address: 52 CATHEDRAL SQUARE**Consent Type:****Activity: Non-Complying Activity****Reference:** 94101767**Status:** Completed**Decision:** Declined**Date Received:** 25 July 1994**Date of Decision:** 25 November 1994**Description:**

To establish a carpark at 52 Cathedral sq and 140 Gloucester St, both in the C5 zone.

Consent Type: Non-Notified Application**Activity: Discretionary Activity****Reference:** 92007629**Status:** Completed**Decision:** Granted**Date Received:** 21 February 2007**Date of Decision:** 23 March 2007**Description:**

Make alterations to RMA92006284, intrude height and minor building design changes.

Consent Type: Non-Notified Application**Activity: Limited Discretionary****Reference:** 92007635**Status:** Completed**Decision:** Granted**Date Received:** 21 February 2007**Date of Decision:** 22 June 2007**Description:**

Erect signage on a heritage building.

Consent Type: Notified Application**Activity:****Reference:** 9211043**Status:** Completed**Decision:** Granted**Date Received:** 13 September 1989**Date of Decision:** 5 December 1989**Description:**

Consent to erect a sign on a building in the com/5 zone - above verandah and approx 3 X 6m.

Consent Type: Non-Notified Application**Activity: Discretionary Activity****Reference:** 92006284**Status:** Completed**Decision:** Granted**Date Received:** 15 September 2006**Date of Decision:** 31 October 2006**Description:**

A new hotel with ancillary retail bar and restaurant floor space, including minor works to facilitate access through the existing historic Warners building.

22. Aug. 2007 11:36

CCC Environmental services

No. 2677 P. 37/38

Address: 56 CATHEDRAL SQUARE**Consent Type:****Activity: Discretionary Activity****Reference:** 970070**Status:** Completed**Decision:** Granted**Date Received:** 24 December 1996**Date of Decision:** 11 March 1998**Description:**

To demolish the Lyttelton times building (140 Gloucester Street) and the old Star/ sun building(56 Cathedral Square).

Consent Type: Non-Notified Application**Activity:** Limited Discretionary**Reference:** 20005307**Status:** Completed**Decision:** Granted**Date Received:** 13 June 2001**Date of Decision:** 10 July 2001**Description:**

ALTERATIONS TO A HERITAGE BUILDING, REMOVAL OF VERANDAH.

Consent Type: Non-Notified Application**Activity:** Limited Discretionary**Reference:** 20010501**Status:** Completed**Decision:** Granted**Date Received:** 21 June 2002**Date of Decision:** 17 July 2002**Description:**

To erect signage to a heritage.

Consent Type: Non-Notified Application**Activity:** Limited Discretionary**Reference:** 20008897**Status:** Completed**Decision:** Granted**Date Received:** 3 December 2001**Date of Decision:** 8 March 2002**Description:**

Alterations to heritage building.

Address: 66 CATHEDRAL SQUARE**Consent Type:****Activity:** Discretionary Activity**Reference:** 970868**Status:** Completed**Decision:** Granted**Date Received:** 20 March 1997**Date of Decision:** 15 April 1997**Description:**

Exterior and interior alterations to a building situated opposite a significant open space.

Consent Type:**Activity:****Reference:** 9211044**Status:** Completed**Decision:** Granted**Date Received:** 6 March 1984**Date of Decision:****Description:**

Consent to temporary sign to be displayed during C. M. L. Centennial year - display of this sign exceeds one per face of building as permitted.

22. Aug. 2007 11:36

CCC Environmental services

No. 2677 P. 38/38

Address: 7 NEW REGENT STREET**Consent Type:** Non-Notified Application**Activity:** Discretionary Activity**Reference:** 20003254**Status:** Completed**Decision:** Granted**Date Received:** 3 October 2000**Date of Decision:** 5 October 2000**Description:**

To establish a hair and beauty salo Heritage Building.

Address: 738 COLOMBO STREET**Consent Type:****Activity:****Reference:** 20002029**Status:** Withdrawn**Decision:****Date Received:** 23 May 2000**Date of Decision:****Description:**

To extend the existing shop front. Proposal does not comply with the setback of the building under the Transitional Plan.

Data Quality Statement**Land Use Consents**

All resource consents* are shown for sites that have been labeled with an address. For sites that have been labeled 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 area radius. If there are such sites and you would like them to be 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 have a status of current, may in fact be notified resource consents that have not yet been through the notification process. If in doubt, please phone (03)9418657.

* 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 sites that have been labelled with an address and 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 area radius. If there are such sites and you would like them to be 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 and new properties have not been created in the council's property database; 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.

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CCC Enviromental services

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LAND INFORMATION MEMORANDUM

Page 1

of 30 pages

LIM No:
LJM70088676

"This Land Information Memorandum has been prepared for the purpose of s.46A of the Local Government Official Information and Meetings Act 1987, and contains all the information known to the Christchurch City Council to be relevant to the land as detailed in subsection (2). It 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. 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."

Please Supply to:

SOUTH ISLAND COMMERCIAL (2004)

P O BOX 13513

Client Reference: CARLA

Phone No: 365-7887

Fax No: (03)366-0931

Date Received: 15/08/2007

Date Issued: 22/08/2007

Property Address:

160 GLOUCESTER ST CITY

Legal Description:

SEC 695 TOWN CHRISTCHURCH (TOWN CHRISTCH)

Valuation Roll Number: 22700 19700

Valuation Information: Rating Valuation as at 01 Aug 2004

Capital Value:\$950000 Land Value: \$850000 Improvements Value:
\$100000

Please Note: These Values are intended for Rating purposes only

Existing Owner:

FAIRFAX NEW ZEALAND LIMITED

P O BOX 2595

WELLINGTON 6015

A search of records held by the council has revealed the following information:**1. Annual rates to : 30/06/ 2008**

\$6848.71

For Rates Enquiries Please Phone: 941 8999

	<u>Instalment Amount</u>	<u>Date Due</u>
Instalment 1 :	\$1712.18	15/08/2007
Instalment 2 :	\$1712.18	15/11/2007
Instalment 3 :	\$1712.18	15/02/2008
Instalment 4 :	\$1712.17	15/05/2008

Rates Owing as at : 22/08/2007 \$0.00

2. Excess Water Charges \$0.00
3. Final water meter reading may be required YES

For Office Use:

Debtor Number: 3192916
LIM Number: LIM, 70088676
Property ID: 830947
Rate Account ID: 1928061

This Information was Processed at: Civic Offices

Telephone : (03) 941 8825

CHRISTCHURCH CITY COUNCIL
P.O. BOX 257, CHRISTCHURCH

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CCC Environmental services

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LAND INFORMATION MEMORANDUM
CHRISTCHURCH
CITY COUNCIL

2.

 LIM No:
 LIM70088676
4. Consents Certificate, notices, orders, or requisitions affecting the land and buildings

For Building Enquiries Please Phone: 941-8995

i. Building Permits:

PER56570162 Completed Applied: 15/01/1957 Issued Date: 13/02/1957

ALTERATIONS & ADDITIONS FOR SCOTT GARAGE

PER59600207 Completed Applied: 17/09/1959 Issued Date: 12/10/1959

INTERNAL ALTERATIONS

PER 6364033 Completed Applied: 23/12/1963 Issued Date: 20/01/1964

OFFICES

PER 7172826 Completed Applied: 12/07/1971 Issued Date: 23/02/1971

ALTERATIONS TO ACCESS TO BUILDING

PER 7273826 Completed Applied: 14/06/1972 Issued Date: 27/06/1972

FLUE

PER85004248 Completed Applied: 11/02/1985 Issued Date: 11/02/1985

SIGN

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 P.O. BOX 237, CHRISTCHURCH

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LAND INFORMATION MEMORANDUM
 3.
 LIM No:
 LIM70088676

PER91158685 Completed

Applied: 23/04/1991 Issued Date: 23/04/1991

PLUMBING: ADDITION

 ii. Project Information Memoranda: ...None recorded for this Property

 iii. Building Consents:

ABA10013305	Completed	Applied: 30/04/2001	Issued Date: 30/05/2001
	Code Compliance Certificate Issued Date: 29/04/2002		PIM Issued Date: 01/05/2001

STRUCTURAL ALTERATIONS FOR NEW EQUIPMENT

ABA10029131	Completed	Applied: 18/10/2002	Issued Date: 07/11/2002
	Code Compliance Certificate Issued Date: 11/06/2004		PIM Issued Date: 23/10/2002

NEW ROOF AND FANS TO PRESS PLANT

ABA10051723	Current (In Progress)	Applied: 22/12/2004	Issued Date: 21/03/2005
			PIM Issued Date: 29/12/2004

ALTERATIONS TO OFFICE, GROUND LEVEL

ABA10061907	Current (In Progress)	Applied: 20/12/2005	Issued Date: 28/04/2006
			PIM Issued Date: 17/01/2006

NEW ACCESSIBLE RAMP FACILITY

 iv. Building Act Certificates of Acceptance: ...None recorded for this Property

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CCC Environmental services

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LAND INFORMATION MEMORANDUM†.
LIM No:
LIM70088676

v. Building Act Exemptions: ...None recorded for this Property

vi. Registered Premises: ...None recorded for this Property

vii. Hazardous Substance Test Certificate: ...None recorded for this Property

viii. Building Warrant Of Fitness: ...None recorded for this Property

This Information was Processed at: Civic Offices

CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH

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LAND INFORMATION MEMORANDUMCHRISTCHURCH
CITY COUNCIL

5.

LIM No:
LIM70088676**5. Planning Information:**

For Planning Enquiries Please Phone: 941 8999

(A) Transitional Plan**(B) Proposed Plan**

Zoning

Com5
CITY

Zoning

Central City

Designations on Site

Yes / No

Road Widening Designations

Yes / No

- | | |
|-------------------------------------|----|
| 1. Special Amenity Area | No |
| 2. Community Footprint | No |
| 3. Opposite Important Open Space | No |
| 4. Designations on Site | No |
| 5. Road Widening Designations | No |
| 6. Historic or Protected Bldg | No |
| 7. Other Heritage Protection Items | No |
| 8. Protected Trees | |
| - Heritage/Notable Tree | No |
| - Other eg. Category A,B,C | No |
| Street Plantings; Subdivision Trees | |
| 9. Noise Control | No |
| 10. Coastal Protection | No |
| 11. Landscape Protection | No |

Note - The Council is not required to include all information in a LIM that is apparent from the Transitional District Plan or the Proposed City Plan. However it is this Council's current practice to include planning information that it considers will be helpful to the LIM applicant. Please note that the planning information provided is not exhaustive, and reference to the Transitional District Plan and the Proposed City Plan is recommended.

(C) Land Use Resource Consents

RES 9221036 Completed Applied: 5/11/1993
Application Granted, Consent Issued: 21/12/1993

Consent to the construction and operation of a passenger Tramway on land zoned community including foundations and rails, overhead contact wire and ancillary supports for full proposal see file 132/160

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P.O. BOX 237, CHRISTCHURCH

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CCC Environmental services

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LAND INFORMATION MEMORANDUM

6.

LJM No:
LJM70088676

RES94102830 Completed

Applied: 10/11/1994

Application Granted. Consent Issued: 29/11/1994

To vary the route of the Tramway

RMA20018911 Withdrawn
Application Withdrawn

Applied: 22/12/2004

To create an opening in an internal wall of a protected
heritage building.Resource Consent Conditions Relating to the above Resource Consents

RES94102830

The additional section of tramway shall be located, constructed and used generally in accordance with the details provided in the application.

6. Information notified to council by any statutory organisation having the power to classify land or building for any purpose:..... Yes

Please refer to Section 9 for details

7. Information notified to council by any network utility operator pursuant to the Building Act 1991:..... No

8. Refuse

The 26 bags which the council provides each year are for the refuse generated on that property during the year. When moving house (or flat) all refuse bags should be left behind for the new owners. There should be enough to last until next May.

- ◆ Your recycling is Collected Weekly on Wednesday Leave your recycling at the Kerbside by 5:30 p.m.
Your nearest recycling depot is the Metro Place Refuse Station
- ◆ Your refuse is Collected Daily Leave your refuse at the Kerbside by 5:30 p.m.
Your nearest refuse depot is the Metro Place Refuse Station

This Information was Processed at: Civic Offices

CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH

LAND INFORMATION MEMORANDUM



CHRISTCHURCH
CITY COUNCIL, CHRISTCHURCH

7.
LIM No:
LIM70088676

9. Other Related Property Information

- ◆ **Building Characteristics**
Building Details held by council indicates that this site contains a building with the following characteristics:
Earthquake Prone Building

- ◆ **Central Business District Archaeological Area**
This site is an Archaeological site under the Historic Place Act. This Act places responsibilities onto a property owner to obtain an authority from the HPT to modify or damage any part of the site. If you are proposing to undertake any development early consultation with the Historic Places Trust is recommended.

- ◆ **ECan Liquefaction Assessment 1**
This property is in the 2004 Stage IV ECan liquefaction risk study area and the report identified areas with a potential susceptibility for liquefaction and related lateral spread and subsidence. All queries regarding this information should be made to ECan on Ph 03 353 9007 or via the ECan website www.ecan.govt.nz
<<http://www.ecan.govt.nz>>

- ◆ **ECan Liquefaction Assessment 2**
Council may require further specific site investigation before granting any future subdivision or building consent for this property. The classification of the liquefaction potential are indicative only given the limited information within the study area.

- ◆ **ECan Natural Resources Regional Plan**
The Proposed Natural Resources Regional Plan notified by ECan in July 2004 has classified this site and there may be policies or rules within the NRRP that regulate the use of this site in regard to a proposed land use. Council has not and cannot verify the accuracy of such information and its impact on and applicability to the property, and advises LIM applicants to consult with Ecan and independent advisers about the direct impact of the NRRP on the subject property. All queries regarding this information should be made to ECan on Ph 03 353 9007.

- ◆ **Important LIM Information**
SITE WITH A POSSIBLE EARTHQUAKE PRONE BUILDING Nov 23 1994

- ◆ **Property Records are held at the Civic Service Centre**

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P.O. BOX 237, CHRISTCHURCH

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CCC Environmental services

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LAND INFORMATION MEMORANDUM

8.
LIM No:
LIM70088676

◆ Property located in Hagley-Ferrymead Community Board area

◆ Property located in Hagley-Ferrymead Ward

◆ Property or part of property within urban area

10. Water Related Property Information**11. Special Site Characteristics and Additional Water Related Services Information**

- ◆ The property is shown to be served by a sewer drain which is shared.
- ◆ The site is shown to be served by a stormwater drain.
- ◆ The records held by this Unit do not show any history of flooding or drainage problems on the property.
- ◆ A consent must be obtained before any trade wastes can be discharged to the Council's sewer system. Any consent to discharge will be issued in accordance with the Council's Trade Wastes Bylaw.
- ◆ A trade waste consent may not be transferable, so a new consent and discharge rate may need to be negotiated if a change of ownership takes place. Any application will need to be made under the Trade Wastes Bylaw 2000.
- ◆ A drainage plan is attached. For further enquiries regarding drainage information supplied with the LIM please phone 941 8240.

Please Note:

The Council may require a development contribution in respect of any activities in the City that create a demand for new reserves and infrastructure. Such activities include sub-division of land parcels and new construction. The Development Contributions Policy and supporting information is obtainable online at <http://www.ccc.govt.nz/LITCCP/Draft/DevelopmentContributionsPolicy/> and at Civic Offices, Tuam Street and Council Service Centres

This Information was Processed at: **Civic Offices**

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P.O. BOX 337, CHRISTCHURCH

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CCC Environmental services

No. 2682 P. 9/30

LAND INFORMATION MEMORANDUM



CHRISTCHURCH
CITY COUNCIL DEPARTMENT

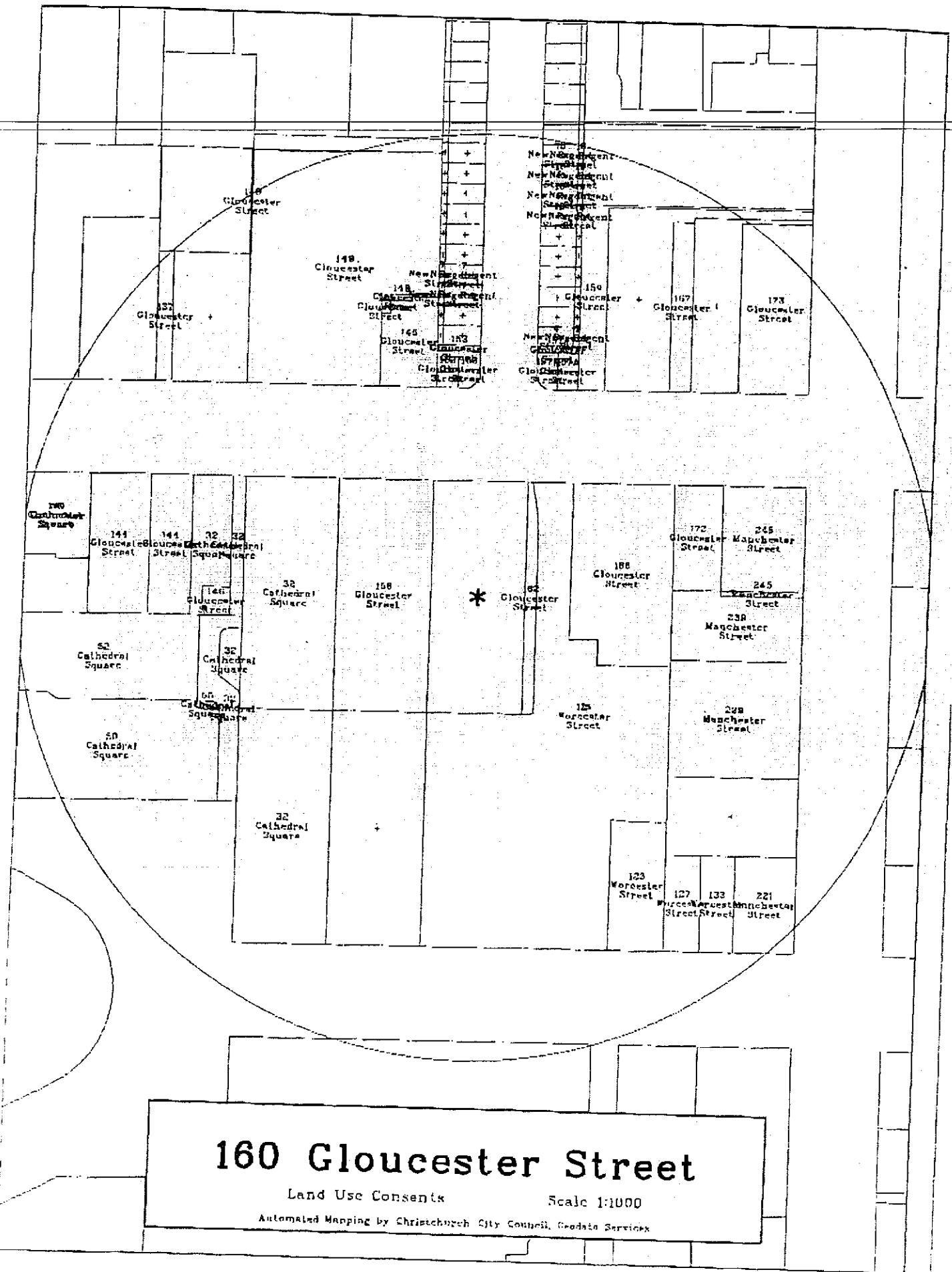
9.

LIM No:
LIM70088676

To enable 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 appropriate Service Centre as shown on the front page of this LIM.

This Information was Processed at: Civic Offices

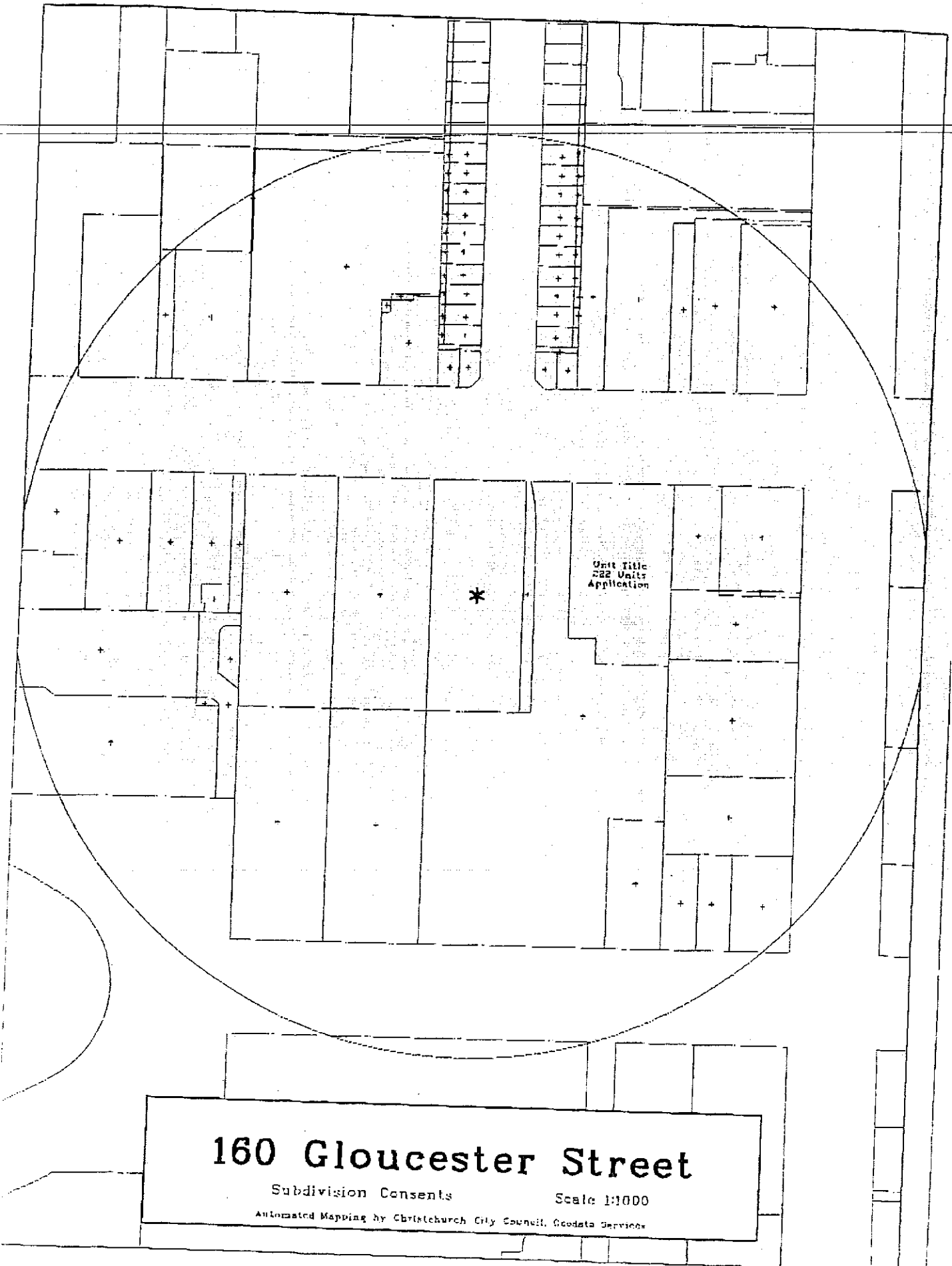
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160 Gloucester Street

Land Use Consents Scale 1:1000

Automated Mapping by Christchurch City Council, Geodata Services



160 Gloucester Street

Subdivision Consents

Scale 1:1000

Automated Mapping by Christchurch City Council, Geodata Services

Spatial Query Report



Land Use Resource Consents within 100 metres of 160 Gloucester Street

Note, This map does not include Subdivision Consents and Certificate of Compliance issued under the Resource Management Act.

Address: 107 WORCESTER STREET

Consent Type: Non-Notified Application **Activity:** Controlled Activity

Reference: 20013632 **Status:** Completed **Decision:** Granted

Date Received: 22 May 2003 **Date of Decision:** 25 July 2003

Description:

UNIT TITLE SUBDIVISION - 97 UNITS 223 received 25/7/03 Certified 25/7/03 224 requested 11/9/03 Issued 18/9/03 DP 325897.

Consent Type: Non-Notified Application **Activity:** Limited Discretionary

Reference: 20011475 **Status:** Completed **Decision:** Granted

Date Received: 26 September 2002 **Date of Decision:** 19 December 2002

Description:

Nine level commercial building incorporating apartments, a hotel, retail facilities and basement car parking.

Consent Type: Non-Notified Application **Activity:** Limited Discretionary

Reference: 20008324 **Status:** Completed **Decision:** Granted

Date Received: 28 September 2001 **Date of Decision:** 20 December 2001

Description:

Nine level commercial building incorporating apartments, a hotel, retail facilities and basement car parking.

Consent Type: **Activity:** Discretionary Activity

Reference: 982020 **Status:** Completed **Decision:** Granted

Date Received: 27 July 1998 **Date of Decision:** 15 October 1999

Description:

Commercial carparking as a temporary use on a Central City site which contains a group 4 Heritage building.

Consent Type: **Activity:** Discretionary Activity

Reference: 980165 **Status:** Completed **Decision:** Declined

Date Received: 16 January 1998 **Date of Decision:**

Description:

To erect one 6 x 3 metre billboard which contains non-related site advertising and is situated on the former Cincrama Theatre, a group 4 Heri.

22. Aug. 2007 11:37

CCC Environmental services

No. 2682 P. 14/30

Consent Type: Non-Notified Application Activity: Controlled Activity
 Reference: 20007975 Status: Completed Decision: Granted
 Date Received: 27 August 2001 Date of Decision: 30 August 2001

Description:

BOUNDARY ADJUSTMENT 223 RECEIVED 27/08/01 223 RELEASED 30/08/01 224
 RELEASED 21/09/01.

Consent Type: Non-Notified Application Activity: Controlled Activity
 Reference: 20005446 Status: Completed Decision: Granted
 Date Received: 29 June 2001 Date of Decision: 27 July 2001

Description:

BOUNDARY ADJUSTMENT 224 REQUESTED 20/09/01 224 RELEASED 21/09/01 223
 RELEASED 30/08/01.

Consent Type: Non-Notified Application Activity: Controlled Activity
 Reference: 20003152 Status: Completed Decision: Granted
 Date Received: 22 September 2000 Date of Decision: 25 September 2000

Description:

RIGHT OF WAY 348 REQUESTED 16/11/01 Certified 22/11/01.

Address: 115 WORCESTER STREET

Consent Type: Activity: Non-Complying Activity
 Reference: 9221040 Status: Completed Decision: Granted
 Date Received: 5 November 1993 Date of Decision: 21 December 1993

Description:

Consent to the construction and operation of a passenger Tramway on land zoned community 5
 include foundations and rails, overhead contact wire an.

Consent Type: Activity: Non-Complying Activity
 Reference: 9221041 Status: Completed Decision: Granted
 Date Received: 5 November 1993 Date of Decision: 21 December 1993

Description:

Consent to the construction and operation of a passenger Tramway on land zoned community 5
 includes foundations and rail, overhead contact wire an.

22. Aug. 2007 11:38

CCC Environmental services

No. 2682 P. 15/30

Address: 121 WORCESTER STREET**Consent Type:****Activity: Discretionary Activity****Reference:** 94102684**Status:** Completed**Decision:** Granted**Date Received:** 19 August 1994**Date of Decision:****Description:**

To waive the required carparking (12).

Consent Type:**Activity:****Reference:** 94102467**Status:** Completed**Decision:** Granted**Date Received:** 1 August 1994**Date of Decision:** 21 November 1994**Description:**

Consent granted to not provide any off-street parking on the site and that a bank Bond be provided until such time as parking is provided.

Address: 123 WORCESTER STREET**Consent Type:****Activity: Non-Complying Activity****Reference:** 982408**Status:** Completed**Decision:** Granted**Date Received:** 3 September 1998**Date of Decision:****Description:**

Failure to meet car-parking width and access width and height.

Consent Type:**Activity: Discretionary Activity****Reference:** 982088**Status:** Completed**Decision:** Granted**Date Received:** 31 July 1998**Date of Decision:** 16 September 1998**Description:**

To erect an illuminated sign on a building which is located within a character group.

Address: 127 WORCESTER STREET**Consent Type:** Other**Activity: Other****Reference:** 20005050**Status:** Completed**Decision:****Date Received:** 10 May 2001**Date of Decision:****Description:**

Massage parlour.

22. Aug. 2007 11:38

CCC Environmental services

No. 2682 P. 16/30

Address: 133 WORCESTER STREET

Consent Type: Non-Notified Application Activity: Limited Discretionary
 Reference: 20021179 Status: Completed Decision: Granted

Date Received: 5 October 2005 Date of Decision: 8 November 2005
 Description:

Alterations to a heritage building incl seismic and fire upgrade alterations to north and south facades installation of skylights and removal of flooring ground floor.

Consent Type: Non-Notified Application Activity: Controlled Activity
 Reference: 20016589 Status: Completed Decision: Granted

Date Received: 14 April 2004 Date of Decision: 22 October 2004
 Description:

Earthquake strengthening and alterations to the facade of a protected heritage building.

Address: 137 GLOUCESTER STREET

Consent Type: Activity:
 Reference: 9222174 Status: Completed Decision: Granted

Date Received: 11 February 1982 Date of Decision: 19 March 1982
 Description:

Consent to waive of off street parking - requirements of scheme assoc. with change of use - Place of entertainment - existing building covers entire site.

Address: 140 GLOUCESTER STREET

Consent Type: Activity:
 Reference: 20011677 Status: Withdrawn Decision:

Date Received: 16 October 2002 Date of Decision:
 Description:

Erect a sign on a heritage building.

Consent Type: Non-Notified Application Activity: Limited Discretionary
 Reference: 20011397 Status: Completed Decision: Granted

Date Received: 23 September 2002 Date of Decision: 9 December 2002
 Description:

To erect 7 canopies on a Heritage building, Group 2.

Consent Type: Non-Notified Application Activity: Limited Discretionary
 Reference: 20009529 Status: Completed Decision: Granted

Date Received: 8 March 2002 Date of Decision: 27 March 2002
 Description:

Alterations to the ground floor of a heritage building.

Address: 144 GLOUCESTER STREET

Consent Type: Notified Application **Activity:** Other

Reference: 530 **Status:** Completed **Decision:** Granted

Date Received: 11 July 1997 **Date of Decision:** 4 August 2000

Description:

Heritage order to protect the Coachman Inn building (a Group 2 Heritage Item) from demolition.

Consent Type: Non-Notified Application **Activity:** Limited Discretionary

Reference: 20018779 **Status:** Completed **Decision:** Granted

Date Received: 8 December 2004 **Date of Decision:** 27 January 2005

Description:

internal alterations to heritage building, Coachman Inn.

Consent Type: Non-Notified Application **Activity:** Limited Discretionary

Reference: 20001580 **Status:** Completed **Decision:** Granted

Date Received: 3 April 2000 **Date of Decision:** 9 August 2000

Description:

Remove verandah from building.

Consent Type: Non-Notified Application **Activity:** Limited Discretionary

Reference: 20008817 **Status:** Completed **Decision:** Granted

Date Received: 26 November 2001 **Date of Decision:** 6 December 2001

Description:

To establish a teppan yaki restaurant in the existing restaurant area of the ground floor of the Coachman Inn a heritage building.

Consent Type: Non-Notified Application **Activity:** Discretionary Activity

Reference: 20009368 **Status:** Completed **Decision:** Granted

Date Received: 14 February 2002 **Date of Decision:** 8 March 2002

Description:

Internal alterations to heritage building.

Consent Type: **Activity:** Certificate of Compliance

Reference: 952214 **Status:** Completed **Decision:** Granted

Date Received: 23 June 1995 **Date of Decision:** 3 July 1995

Description:

To demolish a building listed in appendix j of the City section of District Plan (street facade).

Consent Type: Non-Notified Application **Activity:** Discretionary Activity

Reference: 20010074 **Status:** Completed **Decision:** Granted

Date Received: 13 May 2002 **Date of Decision:** 12 June 2002

Description:

To erect three new signs on the building facade for the new tenants within the refurbished building.

22. Aug. 2007 11:38

CCC Environmental services

No. 2662 P. 18/30

Address: 145 GLOUCESTER STREET**Consent Type:** Non-Notified Application**Activity:** Limited Discretionary**Reference:** 20016019**Status:** Completed**Decision:** Granted**Date Received:** 12 February 2004**Date of Decision:** 20 May 2004**Description:**

Works on a listed heritage building.

Address: 146 GLOUCESTER STREET**Consent Type:****Activity:** Discretionary Activity**Reference:** 973640**Status:** Completed**Decision:** Granted**Date Received:** 16 December 1997**Date of Decision:** 15 January 1998**Description:**

Alterations to the exterior of a building located within a Character group of buildings.

Address: 149 GLOUCESTER STREET**Consent Type:****Activity:** Discretionary Activity**Reference:** 960237**Status:** Completed**Decision:** Granted**Date Received:** 29 January 1996**Date of Decision:** 19 March 1996**Description:**

To replace the existing under verandah sign with a suspended sign on a group 1 Heritage building.

Consent Type:**Activity:** Discretionary Activity**Reference:** 972875**Status:** Completed**Decision:** Granted**Date Received:** 9 October 1997**Date of Decision:** 13 November 1997**Description:**

Seismic strengthening and fire sprinkler installation in a the Theatre Royal, a group two Heritage building.

Consent Type:**Activity:** Discretionary Activity**Reference:** 956186**Status:** Completed**Decision:** Granted**Date Received:** 7 December 1995**Date of Decision:** 21 December 1995**Description:**

To upgrade the lower facade of a group 1 Heritage building.

Consent Type:**Activity:** Discretionary Activity**Reference:** 990698**Status:** Completed**Decision:** Granted**Date Received:** 15 March 1999**Date of Decision:** 19 April 1999**Description:**

Internal alterations and refurbishment.

22. Aug. 2007 11:38

CCC Environmental services

No. 2682 P. 19/30

Address: 153 GLOUCESTER STREET**Consent Type:****Activity: Discretionary Activity****Reference:** 990733**Status:** Completed**Decision:** Granted**Date Received:** 17 March 1999**Date of Decision:** 4 June 1999**Description:**

Alterations to the facade of a group 2? protected building, on the corner of new Regent and Gloucester Streets, the building is also within a character group, and adjacent to a significant open space.

Address: 157A GLOUCESTER STREET**Consent Type:** Non-Notified Application**Activity: Limited Discretionary****Reference:** 20010978**Status:** Completed**Decision:** Granted**Date Received:** 9 August 2002**Date of Decision:** 30 August 2002**Description:**

Signage on a heritage building.

Address: 158 GLOUCESTER STREET**Consent Type:** Non-Notified Application**Activity: Limited Discretionary****Reference:** 20003031**Status:** Withdrawn**Decision:** Withdrawn**Date Received:** 7 September 2000**Date of Decision:****Description:**

To alter the facade of the existing building and to establish new signage.

Address: 159 GLOUCESTER STREET**Consent Type:****Activity:****Reference:** 9211934**Status:** Completed**Decision:** Granted**Date Received:** 17 November 1986**Date of Decision:** 1 December 1986**Description:**

Consent to a reduction in on site loading facilities.

Consent Type:**Activity:****Reference:** 9211933**Status:** Completed**Decision:** Declined**Date Received:** 25 February 1991**Date of Decision:** 14 March 1991**Description:**

Consent to a vertical over-verandah sign which exceeds the 1200mm maximum width by 800mm - total width of 2000mm.

Address: 162 GLOUCESTER STREET

Consent Type:

Activity: Non-Complying Activity

Reference: 9221038

Status: Completed

Decision: Granted

Date Received: 5 November 1993

Date of Decision: 21 December 1993

Description:

Consent to the construction and operation of a passenger Tramway on land zoned community 5, including foundations and rails, overhead contact wire.

Consent Type: Non-Notified Application

Activity: Controlled Activity

Reference: 92008168

Status: Completed

Decision: Granted

Date Received: 20 April 2007

Date of Decision: 3 May 2007

Description:

Right of Way - granted 3/05/07 348 cert reissued 25/05/07 DP 388089.

Consent Type: Non-Notified Application

Activity: Limited Discretionary

Reference: 92005851

Status: Completed

Decision: Granted

Date Received: 31 July 2006

Date of Decision: 25 August 2006

Description:

signage.

22. Aug. 2007 11:38

CCC Enviromental services

No. 2562 P. 21/30

Address: 166 GLOUCESTER STREET

Consent Type: Non-Notified Application Activity: Limited Discretionary

Reference: 20020358 Status: Completed Decision: Granted

Date Received: 1 July 2005 Date of Decision: 25 July 2005

Description:

To erect a sign advertising the businesses within Cathedral Junction.

Consent Type: Non-Notified Application Activity: Discretionary Activity

Reference: 92004779 Status: Completed Decision: Granted

Date Received: 7 April 2006 Date of Decision: 29 June 2006

Description:

23 level mixed use building.

Consent Type: Other Activity: Change Condition

Reference: 92006221 Status: Completed Decision: Granted

Date Received: 8 September 2006 Date of Decision: 29 September 2006

Description:

Change of condition to rma92004779 granted on 6 July 2006.

Consent Type: Non-Notified Application Activity:

Reference: 92008898 Status: Suspend Decision:

Date Received: 26 June 2007 Date of Decision:

Description:

UNIT TITLE SUBDIVISION - 222 UNITS.

Address: 167 GLOUCESTER STREET

Consent Type: Activity:

Reference: 9211935 Status: Completed Decision: Granted

Date Received: Date of Decision: 5 August 1986

Description:

Consent to a reduction in on site loading requirements for site.

Address: 172 GLOUCESTER STREET

Consent Type: Activity: Certificate of Compliance

Reference: 991368 Status: Completed Decision: Granted

Date Received: 7 May 1999 Date of Decision: 22 June 1999

Description:

Alterations (internal) to existing 2 storey building changing use from ground floor retail to restaurant and first floor offices to apartment.

22. Aug. 2007 11:38

CCC Environmental services

No. 2682 P. 22/30

Address: 173 GLOUCESTER STREET**Consent Type:****Activity: Discretionary Activity****Reference: 971532****Status: Completed****Decision: Granted****Date Received: 11 June 1997****Date of Decision: 7 October 1997****Description:**

development which does not comply with the requirements for private ways and vehicular access, and queue space lengths, plot ratio.

Consent Type:**Activity:****Reference: 9211936****Status: Completed****Decision: Granted****Date Received: 21 June 2001****Date of Decision: 6 December 1989****Description:**

CONSENT TO ERECT A 1M X 1M SIGN PROJECTING FROM THE FACE OF THE BUILDING - YHA SIGN.

Address: 18 NEW REGENT STREET**Consent Type:****Activity: Discretionary Activity****Reference: 95100107****Status: Completed****Decision: Granted****Date Received: 20 January 1995****Date of Decision: 13 February 1995****Description:**

To alteration a shopfront on a building listed as having historical significance.

Address: 221 MANCHESTER STREET**Consent Type:****Activity:****Reference: 20001944****Status: Withdrawn****Decision: Withdrawn****Date Received: 12 May 2000****Date of Decision:****Description:**

To erect an oversize sign on a building adjacent to an important open space.

Address: 229 MANCHESTER STREET**Consent Type: Non-Notified Application****Activity: Limited Discretionary****Reference: 92007099****Status: Completed****Decision: Granted****Date Received: 15 December 2006****Date of Decision: 26 June 2007****Description:**

10 year extension to RC963179 for car park facility.

22. Aug. 2007 11:38

CCC Environmental services

No. 2682 P. 23/30

Address: 235 MANCHESTER STREET**Consent Type:****Activity: Discretionary Activity****Reference:** 963179**Status:** Completed**Decision:** Granted**Date Received:** 9 December 1996**Date of Decision:** 13 February 1997**Description:**

To establish a carparking facility for up to 26 cars.

Consent Type: Non-Notified Application**Activity: Discretionary Activity****Reference:** 1204**Status:** Completed**Decision:** Granted**Date Received:** 4 November 1999**Date of Decision:** 15 December 1999**Description:**

Previous resource consent (RC963179) limited the duration of the car park to 3 years, from February 1997. This application seeks to extend that time indefinite.

Consent Type:**Activity: Non-Complying Activity****Reference:** 982168**Status:** Completed**Decision:** Granted**Date Received:** 11 August 1998**Date of Decision:** 26 November 1998**Description:**

To erect one free standing billboard at the northern boundary of 229 Manchester St, (facing south) and to erect 2 billboards on the northern wall of the building at 227 Manchester St so that it faces north.

Consent Type:**Activity: Discretionary Activity****Reference:** 500**Status:** Current**Decision:****Date Received:** 17 June 1997**Date of Decision:****Description:**

To erect three 6 x 3 metre billboards.

22. Aug. 2007 11:38

CCC Environmental services

No. 2682 P. 24/30

Address: 239 MANCHESTER STREET**Consent Type:****Activity:** Limited Discretionary**Reference:** 92007303**Status:** Suspend**Decision:****Date Received:** 17 January 2007**Date of Decision:****Description:**

Erection of a sign.

Consent Type: Non-Notified Application**Activity:** Limited Discretionary**Reference:** 20012226**Status:** Completed**Decision:** Granted**Date Received:** 10 December 2002**Date of Decision:** 13 January 2003**Description:**

Alterations to the shop front of an existing building, that is within a character group of buildings.

Consent Type:**Activity:** Discretionary Activity**Reference:** 20021515**Status:** Suspend**Decision:****Date Received:** 21 November 2005**Date of Decision:****Description:**

billboard sign exceeding site area.

Address: 245 MANCHESTER STREET**Consent Type:** Non-Notified Application**Activity:** Limited Discretionary**Reference:** 20013329**Status:** Completed**Decision:** Granted**Date Received:** 17 April 2003**Date of Decision:** 5 May 2003**Description:**

Erect a sign on a building within a character group.

22. Aug. 2007 11:38

CCC Enviromental services

No. 2682 P. 25/30

Address: 32 CATHEDRAL SQUARE**Consent Type:** Other**Activity:** Other**Reference:** 20013445**Status:** Completed**Decision:****Date Received:** 2 May 2003**Date of Decision:****Description:**

Overseas Investment Certificate application.

Consent Type:**Activity:****Reference:** 9222145**Status:** Completed**Decision:** Granted**Date Received:** 1 April 1976**Date of Decision:** 1 May 1976**Description:**

Chch Press wish to develop a basement into off street parking for 26 cars - exceed 10 spaces maximum.

Consent Type:**Activity:** Discretionary Activity**Reference:** 970826**Status:** Completed**Decision:** Granted**Date Received:** 21 March 1997**Date of Decision:** 10 April 1997**Description:**

Minor alterations to a group one Heritage building.

Consent Type: Non-Notified Application**Activity:** Discretionary Activity**Reference:** 20017438**Status:** Completed**Decision:** Granted**Date Received:** 15 July 2004**Date of Decision:** 23 August 2004**Description:**

Internal alterations to a Group 1 Heritage Listed building.

Consent Type: Non-Notified Application**Activity:** Discretionary Activity**Reference:** 20011150**Status:** Completed**Decision:** Granted**Date Received:** 27 August 2002**Date of Decision:** 12 September 2002**Description:**

Opening in wall of a heritage building.

Consent Type:**Activity:** Discretionary Activity**Reference:** 982882**Status:** Completed**Decision:** Granted**Date Received:** 23 October 1998**Date of Decision:** 25 November 1998**Description:**

Office fit out of the first floor of "the press" building, a group one protected item.

Consent Type:**Activity:****Reference:** 960888**Status:** Completed**Decision:** Granted**Date Received:** 18 April 1996**Date of Decision:** 23 May 1996**Description:**

Internal alterations and roof alterations to a protected bld.

22. Aug. 2007 11:39

CCC Environmental services

No. 2682 P. 26/30

Address: 4 NEW REGENT STREET

Consent Type:

Activity: Discretionary Activity

Reference: 972646

Status: Completed

Decision: Granted

Date Received: 22 September 1997

Date of Decision: 17 October 1997

Description:

Internal and external alterations to a group two Heritage building which is also located within a character group of buildings and adjacent to a significant open space.

22. Aug. 2007 11:39

CCC Enviromental services

No. 2682 P. 27/30

Address: 50 CATHEDRAL SQUARE**Consent Type:** Non-Notified Application**Activity:** Discretionary Activity**Reference:** 20008031**Status:** Completed**Decision:** Granted**Date Received:** 3 September 2001**Date of Decision:** 6 September 2001**Description:**

Alterations to Warners, a heritage building.

Consent Type:**Activity:** Discretionary Activity**Reference:** 970069**Status:** Completed**Decision:** Granted**Date Received:** 24 December 1996**Date of Decision:** 11 March 1998**Description:**

To demolish the group 2 Heritage building known as Warners hotel.

Consent Type: Non-Notified Application**Activity:** Limited Discretionary**Reference:** 20004815**Status:** Completed**Decision:** Granted**Date Received:** 17 April 2001**Date of Decision:** 9 May 2001**Description:**

Alterations to Warners Hotel, a heritage building.

Consent Type: Non-Notified Application**Activity:** Limited Discretionary**Reference:** 20004401**Status:** Completed**Decision:** Granted**Date Received:** 2 March 2001**Date of Decision:** 8 March 2001**Description:**

To cut doors in the northern wall of the building to link to the adjoining site which is proposed to be a beer.

Consent Type: Non-Notified Application**Activity:** Limited Discretionary**Reference:** 20005201**Status:** Completed**Decision:** Granted**Date Received:** 31 May 2001**Date of Decision:** 13 June 2001**Description:**

PROPOSED ALTERATIONS TO GROUP 3 HERITAGE BUILDING.

Consent Type:**Activity:** Limited Discretionary**Reference:** 20017050**Status:** Withdrawn**Decision:** Withdrawn**Date Received:** 8 June 2004**Date of Decision:****Description:**

addition to warners hotel, a heritage building.

Consent Type: Non-Notified Application**Activity:** Discretionary Activity**Reference:** 92006337**Status:** Completed**Decision:** Granted**Date Received:** 21 September 2006**Date of Decision:** 20 December 2006**Description:**

BOUNDARY ADJUSTMENT 223 Certified 4/5/07 224 Issued 8/5/07 DP 387611.

22. Aug. 2007 11:39

CCC Environmental services

No. 2682 P. 28/30

Address: 52 CATHEDRAL SQUARE**Consent Type:** Non-Notified Application**Activity:** Discretionary Activity**Reference:** 92006284**Status:** Completed**Decision:** Granted**Date Received:** 15 September 2006**Date of Decision:** 31 October 2006**Description:**

A new hotel with ancillary retail bar and restaurant floor space, including minor works to facilitate access through the existing historic Warners building.

Consent Type:**Activity:** Non-Complying Activity**Reference:** 94101767**Status:** Completed**Decision:** Declined**Date Received:** 25 July 1994**Date of Decision:** 25 November 1994**Description:**

To establish a carpark at 52 Cathedral sq and 140 Gloucester St, both in the C5 zone.

Consent Type: Notified Application**Activity:****Reference:** 9211043**Status:** Completed**Decision:** Granted**Date Received:** 13 September 1989**Date of Decision:** 5 December 1989**Description:**

Consent to erect a sign on a building in the com/5 zone - above verandah and approx 3 X 6m.

Consent Type: Non-Notified Application**Activity:** Limited Discretionary**Reference:** 92007635**Status:** Completed**Decision:** Granted**Date Received:** 21 February 2007**Date of Decision:** 22 June 2007**Description:**

Erect signage on a heritage building.

Consent Type: Non-Notified Application**Activity:** Discretionary Activity**Reference:** 92007629**Status:** Completed**Decision:** Granted**Date Received:** 21 February 2007**Date of Decision:** 23 March 2007**Description:**

Make alterations to RMA92006284, intrude height and minor building design changes.

22. Aug. 2007 11:39

CCC Environmental services

No. 2582 P. 29/30

Address: 56 CATHEDRAL SQUARE**Consent Type:** Non-Notified Application**Activity:** Limited Discretionary**Reference:** 20005307**Status:** Completed**Decision:** Granted**Date Received:** 13 June 2001**Date of Decision:** 10 July 2001**Description:**

ALTERATIONS TO A HERITAGE BUILDING, REMOVAL OF VERANDAH.

Consent Type:**Activity:** Discretionary Activity**Reference:** 970070**Status:** Completed**Decision:** Granted**Date Received:** 24 December 1996**Date of Decision:** 11 March 1998**Description:**

To demolish the Lyttelton times building (140 Gloucester Street) and the old Star/ sun building(56 Cathedral Square).

Consent Type: Non-Notified Application**Activity:** Limited Discretionary**Reference:** 20008897**Status:** Completed**Decision:** Granted**Date Received:** 3 December 2001**Date of Decision:** 8 March 2002**Description:**

Alterations to heritage building.

Consent Type: Non-Notified Application**Activity:** Limited Discretionary**Reference:** 20010501**Status:** Completed**Decision:** Granted**Date Received:** 21 June 2002**Date of Decision:** 17 July 2002**Description:**

To erect signage to a heritage.

Address: 7 NEW REGENT STREET**Consent Type:** Non-Notified Application**Activity:** Discretionary Activity**Reference:** 20003254**Status:** Completed**Decision:** Granted**Date Received:** 3 October 2000**Date of Decision:** 5 October 2000**Description:**

To establish a hair and beauty salo Heritage Building.

Data Quality Statement**Land Use Consents**

All resource consents* are shown for sites that have been labeled 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 area radius. If there are such sites and you would like them to be 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 have a status of current, may in fact be notified resource consents that have not yet been through the notification process. If in doubt, please phone (03)9418657.

* 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 sites that have been labelled with an address and 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 area radius. If there are such sites and you would like them to be 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 and new properties have not been created in the council's property database; 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.

22. Aug. 2007 11:39

CCC Enviromental services

No. 2661 P. 1/29

LAND INFORMATION MEMORANDUM



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of 29 pages.
LIM No:
LIM70088678

"This Land Information Memorandum has been prepared for the purpose of s.44A of the Local Government Official Information and Meetings Act 1987, and contains all the information known to the Christchurch City Council to be relevant to the land as detailed in subsection (2). It 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. 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."

Please Supply to:

SOUTH ISLAND COMMERCIAL (2004)

P O BOX 13513

Client Reference: CARLA

Phone No: 365-7887

Fax No: (03)366-0931

Date Received: 15/08/2007

Date Issued: 22/08/2007

Property Address:

158 GLOUCESTER ST CITY

Legal Description:

SEC 697 TOWN CHRISTCHURCH (TOWN CHRISTCHURCH)

Valuation Roll Number: 22700 19600

Valuation Information: Rating Valuation as at 01 Aug 2004

Capital Value: \$900000 Land Value: \$850000 Improvements Value: \$50000

Please Note: These Values are intended for Rating purposes only

Existing Owner:

FAIRFAX NEW ZEALAND LIMITED

P O BOX 2595

WELLINGTON 6015

A search of records held by the council has revealed the following information:

1. Annual rates to : 30/06/ 2008

\$6629.57

For Rates Enquiries Please Phone: 941 8999

	<u>Instalment Amount</u>	<u>Date Due</u>
Instalment 1 :	\$1657.39	15/08/2007
Instalment 2 :	\$1657.39	15/11/2007
Instalment 3 :	\$1657.39	15/02/2008
Instalment 4 :	\$1657.40	15/05/2008

Rates Owing as at : 22/08/2007 \$0.00

2. Excess Water Charges \$0.00
3. Final water meter reading may be required YES

For Office Use:

Debtor Number: 3192916
LIM Number: LIM. 70088678
Property ID: 815081
Rate Account ID: 1928053

This Information was Processed at: Civic Offices

Telephone : (03) 941 8825

CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH

22. Aug. 2007 11:39

CCC Enviromental services

No. 2681 P. 2/29

LAND INFORMATION MEMORANDUM



2.

LIM No:
LIM70088678

4. Consents Certificate, notices, orders, or requisitions affecting the land and buildings

For Building Enquiries Please Phone: 941 8995

i. Building Permits:

PER62514278 Completed Applied: Issued Date: 20/11/1962

SIGN UNDER VERANDAH

PER63555847 Completed Applied: Issued Date: 20/09/1963

SIGN UNDER VERANDAH

PER45000301 Completed Applied: 4/03/1945 Issued Date: 04/03/1945

NEW ROOF

PER46000521 Completed Applied: 2/12/1946 Issued Date: 02/12/1946

ERECT NEW LAVATORY BLOCK

PER67000536 Completed Applied: 17/01/1967 Issued Date: 17/01/1967

OPENING IN BRICK WALLS

PER72040872 Completed Applied: 5/04/1972 Issued Date: 05/04/1972

SIGN

This Information was Processed at: Civic Offices

CHRISTCHURCH CITY COUNCIL
P.O. BOX 257, CHRISTCHURCH

LAND INFORMATION MEMORANDUM



CHRISTCHURCH
CITY COUNCIL ENVIRONMENT

3.

LIM No:
LIM70088678

PER72003772 Completed

Applied: 20/07/1972 Issued Date: 20/07/1972

SIGN

PER 7677858 Completed

Applied: 21/05/1976 Issued Date: 26/05/1976

REMOVE PARAPETS

PER84851674 Completed

Applied: 5/07/1984 Issued Date: 15/08/1984

ALTERATIONS TO BUILDING

ii. Project Information Memoranda:

ABA10005650 Completed

Applied: 16/06/2000

PIM Issued Date: 19/06/2000

OFFICE FITOUT

iii. Building Consents:

ABA10007351 Cancelled

Applied: 17/08/2000

PIM Issued Date: 19/06/2000

ALTERATIONS/OFFICE/GROUND FLOOR

iv. Building Act Certificates of Acceptance:

...None recorded for this Property

This Information was Processed at: Civic Offices

CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH

LAND INFORMATION MEMORANDUM



4.
LIM No:
LIM70088678

v. Building Act Exemptions: ...None recorded for this Property

vi. Registered Premises: ...None recorded for this Property

vii. Hazardous Substance Test Certificate: ...None recorded for this Property

viii. Building Warrant Of Fitness: ...None recorded for this Property

This Information was Processed at: **Civic Offices**

CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH

22. Aug. 2007 11:39

CCC Environmental services

No. 2681 P. 5/29

LAND INFORMATION MEMORANDUM



CHRISTCHURCH
CITY COUNCIL ENVIRONMENT

5.

LIM No:
LIM70088678

5 Planning Information:

For Planning Enquiries Please Phone: 941 8999

(A) Transitional Plan

Zoning

Com 5

City

Designations on Site

Yes / No

Road Widening Designations

Yes / No

(B) Proposed Plan

Zoning

Central City

- | | |
|-------------------------------------|----|
| 1. Special Amenity Area | No |
| 2. Community Footprint | No |
| 3. Opposite Important Open Space | No |
| 4. Designations on Site | No |
| 5. Road Widening Designations | No |
| 6. Historic or Protected Bldg | No |
| 7. Other Heritage Protection Items | No |
| 8. Protected Trees | |
| - Heritage/Notable Tree | No |
| - Other eg. Category A, B, C | No |
| Street Plantings, Subdivision Trees | |
| 9. Noise Control | No |
| 10. Coastal Protection | No |
| 11. Landscape Protection | No |

Note - The Council is not required to include all information in a LIM that is apparent from the Transitional District Plan or the Proposed City Plan. However it is this Council's current practice to include planning information that it considers will be helpful to the LIM applicant. Please note that the planning information provided is not exhaustive, and reference to the Transitional District Plan and the Proposed City Plan is recommended.

(C) Land Use Resource Consents

RMA20003031 Withdrawn
Application Withdrawn

Applied: 7/09/2000

To alter the facade of the existing building and to establish new signage.

This Information was Processed at: Civic Offices

CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH

LAND INFORMATION MEMORANDUM



CHRISTCHURCH
CITY COUNCIL

6.

LIM No:
LJM70088678

6. Information notified to council by any statutory organisation having the power to classify land or building for any purpose:.....Yes

Please refer to Section 9 for details

7. Information notified to council by any network utility operator pursuant to the Building Act 1991:.....No

8. Refuse

The 26 bags which the council provides each year are for the refuse generated on that property during the year. When moving house (or flat) all refuse bags should be left behind for the new owners. There should be enough to last until next May.

- ◆ Your recycling is Collected Weekly on Wednesday. Leave your recycling at the Kerbside by 5:30 p.m. Your nearest recycling depot is the Metro Place Refuse Station
- ◆ Your refuse is Collected Daily. Leave your refuse at the Kerbside by 5:30 p.m. Your nearest refuse depot is the Metro Place Refuse Station

This Information was Processed at: Civic Offices

CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH

LAND INFORMATION MEMORANDUM



7.
LIM No:
LIM70088678

9. Other Related Property Information

- ◆ **Building Characteristics**
Building Details held by council indicates that this site contains a building with the following characteristics:
Earthquake Prone Building

- ◆ **Building Earthquake Prevention Works Carried out**
Previous Building Activities on this site were undertaken with the following action(s):
Parapet Removed

- ◆ **Central Business District Archaeological Area**
This site is an Archaeological site under the Historic Place Act. This Act places responsibilities onto a property owner to obtain an authority from the HPT to modify or damage any part of the site. If you are proposing to undertake any development early consultation with the Historic Places Trust is recommended.

- ◆ **ECan Liquefaction Assessment 1**
This property is in the 2004 Stage IV ECan liquefaction risk study area and the report identified areas with a potential susceptibility for liquefaction and related lateral spread and subsidence. All queries regarding this information should be made to ECan on Ph 03 353 9007 or via the ECan website www.ecan.govt.nz

- ◆ **ECan Liquefaction Assessment 2**
Council may require further specific site investigation before granting any future subdivision or building consent for this property. The classification of the liquefaction potential are indicative only given the limited information within the study area.

- ◆ **ECan Natural Resources Regional Plan**
The Proposed Natural Resources Regional Plan notified by ECan in July 2004 has classified this site and there may be policies or rules within the NRRP that regulate the use of this site in regard to a proposed land use. Council has not and cannot verify the accuracy of such information and its impact on and applicability to the property, and advises LIM applicants to consult with Ecan and independent advisers about the direct impact of the NRRP on the subject property. All queries regarding this information should be made to ECan on Ph 03 353 9007.

- ◆ **Important LIM Information**
SITE WITH A POSSIBLE EARTHQUAKE PRONE BUILDING Nov 23 1994

This Information was Processed at: Civic Offices

CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH

22. Aug. 2007 11:40

CCC Enviromental services

No. 2681 P. 8/29

LAND INFORMATION MEMORANDUM

8.

LIM No:
LIM70088678

◆ Property Records are held at the Civic Service Centre

◆ Property located in Hagley-Ferrymead Community Board area

◆ Property located in Hagley-Ferrymead Ward

◆ Property or part of property within urban area

10. Water Related Property Information**11. Special Site Characteristics and Additional Water Related Services Information**

- ◆ The dwelling/building is shown to be served by a stormwater drain however it is only partially plotted.
- ◆ The property is shown to be served by a sewer drain which is shared.
- ◆ The records held by this Unit do not show any history of flooding or drainage problems on the property.
- ◆ A consent must be obtained before any trade wastes can be discharged to the Council's sewer system. Any consent to discharge will be issued in accordance with the Council's Trade Wastes Bylaw.
- ◆ A trade waste consent may not be transferable, so a new consent and discharge rate may need to be negotiated if a change of ownership takes place. Any application will need to be made under the Trade Wastes Bylaw 2000.
- ◆ A drainage plan is attached, for further enquiries regarding drainage information supplied with the LIM please phone 941 8240.

This Information was Processed at: Civic Offices

CHRISTCHURCH CITY COUNCIL
P.O. BOX 337, CHRISTCHURCH

22. Aug. 2007 11:40

CCC Environmental services

No. 2581 P. 9/29

LAND INFORMATION MEMORANDUM

9.

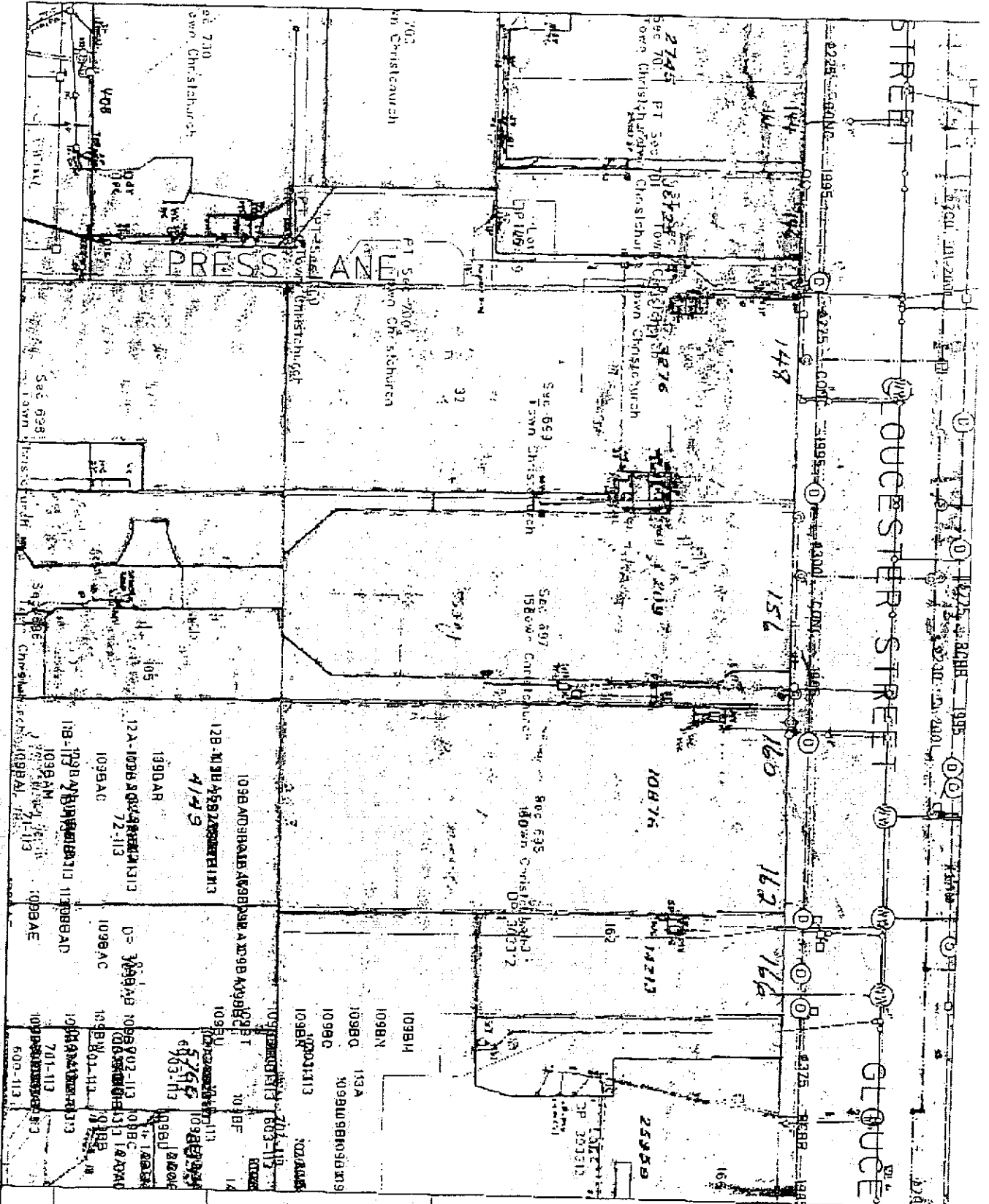
LIM No:
LIM70088678**Please Note:**

The Council may require a development contribution in respect of any activities in the City that create a demand for new reserves and infrastructure. Such activities include sub-division of land parcels and new construction. The Development Contributions Policy and supporting information is obtainable online at <http://www.ccc.govt.nz/ITCCP/Draft/DevelopmentContributionsPolicy/> and at Civic Offices, Tuam Street and Council Service Centres.

To enable 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 appropriate Service Centre as shown on the front page of this LIM.

This Information was Processed at: **Civic Offices**

CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH



Private Drainage
 Pn 2114500
 Fax 01-830

LEGEND

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THE ACCURACY OF INSTANT'S
 NOT GUARANTEED. QUOTE
 VERIFICATION REQUIRED.

ISS QUOXESTER SA



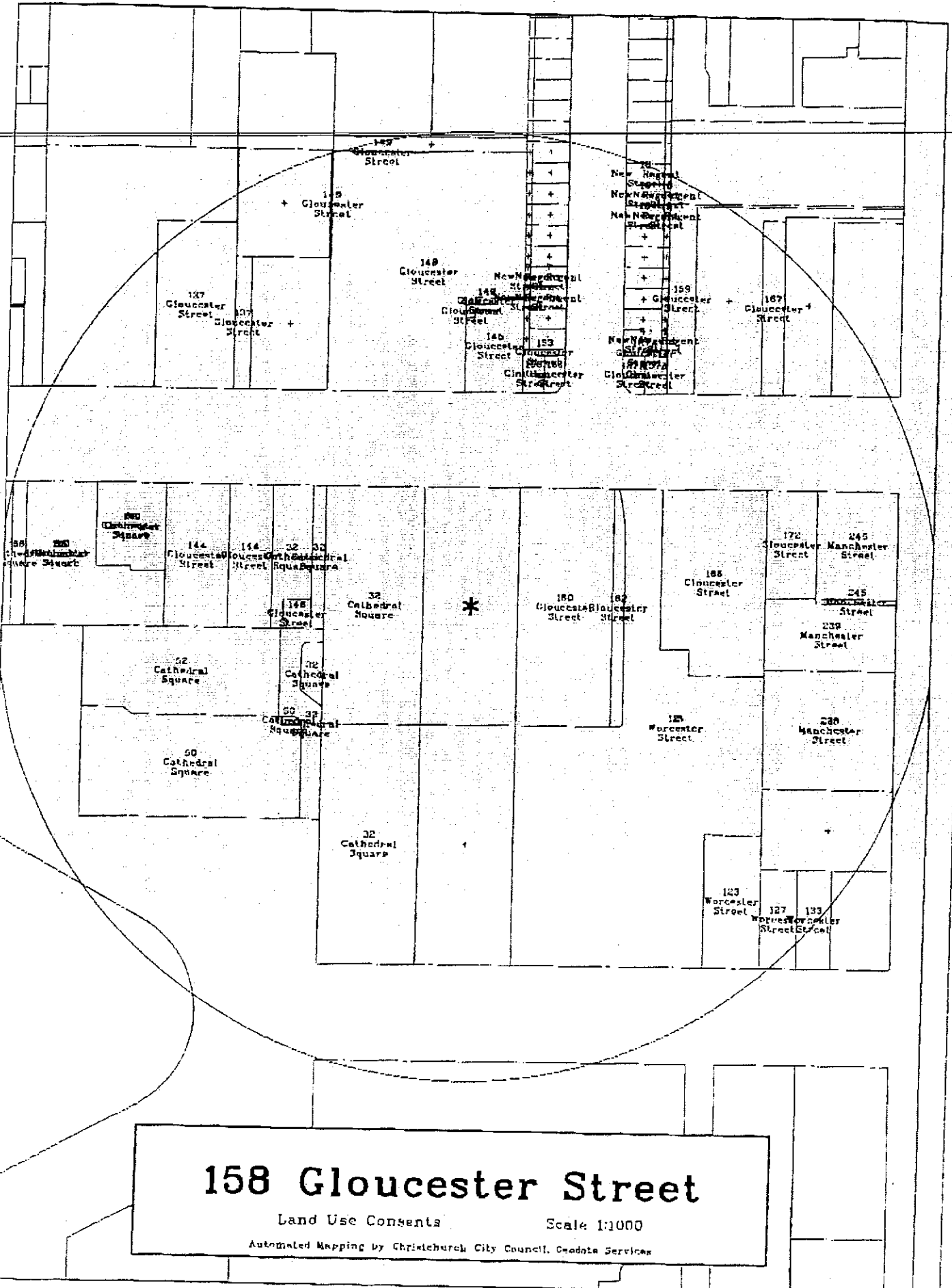
SCALE 1:500 ON A1
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Christchurch City Council
 8/17/2007 1:50:20 PM



CHRISTCHURCH
 CITY COUNCIL

RESERVED 2001
 REPRODUCTION PROHIBITED

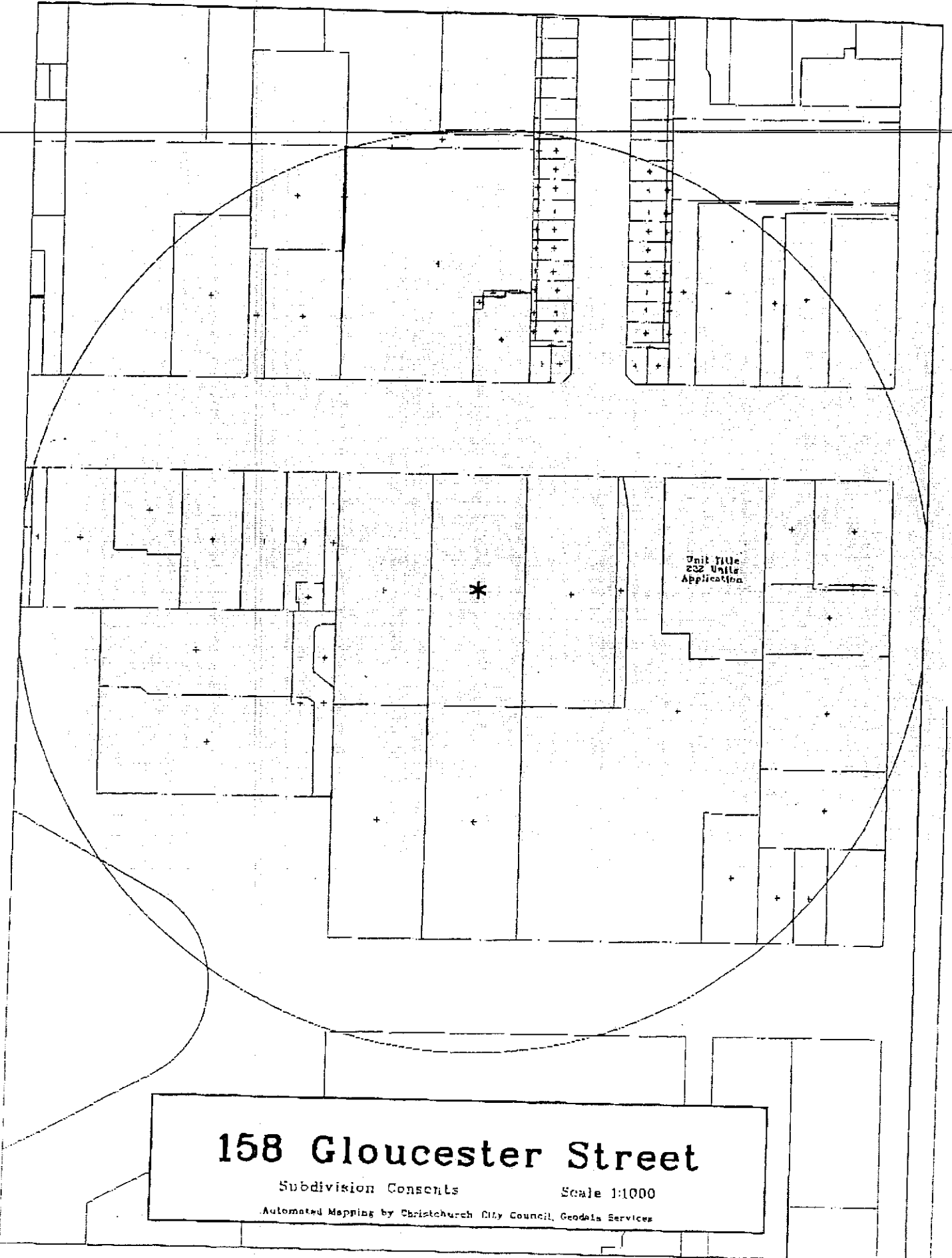


158 Gloucester Street

Land Use Consents

Scale 1:1000

Automated Mapping by Christchurch City Council, Cadasta Services



158 Gloucester Street

Subdivision Consents

Scale 1:1000

Automated Mapping by Christchurch City Council, Geodata Services

Spatial Query Report



Land Use Resource Consents within 100 metres of 158 Gloucester Street

Note: This map does not include Subdivision Consents and Certificate of Compliance issued under the Resource Management Act.

Address: 107 WORCESTER STREET

Consent Type: Non-Notified Application **Activity:** Controlled Activity

Reference: 20007975 **Status:** Completed **Decision:** Granted

Date Received: 27 August 2001 **Date of Decision:** 30 August 2001

Description:

BOUNDARY ADJUSTMENT 223 RECEIVED 27/08/01 223 RELEASED 30/08/01 224 RELEASED 21/09/01.

Consent Type: Non-Notified Application **Activity:** Controlled Activity

Reference: 20005446 **Status:** Completed **Decision:** Granted

Date Received: 29 June 2001 **Date of Decision:** 27 July 2001

Description:

BOUNDARY ADJUSTMENT 224 REQUESTED 20/09/01 224 RELEASED 21/09/01 223 RELEASED 30/08/01.

Consent Type: Non-Notified Application **Activity:** Limited Discretionary

Reference: 20008324 **Status:** Completed **Decision:** Granted

Date Received: 28 September 2001 **Date of Decision:** 20 December 2001

Description:

Nine level commercial building incorporating apartments, a hotel, retail facilities and basement car parking.

Consent Type: **Activity:** Discretionary Activity

Reference: 982020 **Status:** Completed **Decision:** Granted

Date Received: 27 July 1998 **Date of Decision:** 15 October 1999

Description:

Commercial carparking as a temporary use on a Central City site which contains a group 4 Heritage building.

Consent Type: **Activity:** Discretionary Activity

Reference: 980165 **Status:** Completed **Decision:** Declined

Date Received: 16 January 1998 **Date of Decision:**

Description:

To erect one 6 x 3 metre billboard which contains non-related site advertising and is situated on the former Cincrama Theatre, a group 4 Heri.

22. Aug. 2007 11:40

CCC Environmental services

No. 2681 P. 14/29

Consent Type: Non-Notified Application **Activity:** Controlled Activity
Reference: 20013632 **Status:** Completed **Decision:** Granted
Date Received: 22 May 2003 **Date of Decision:** 25 July 2003

Description:

UNIT TITLE SUBDIVISION - 97 UNITS 223 received 25/7/03 Certified 25/7/03 224
 requested 11/9/03 Issued 18/9/03 DP 325897.

Consent Type: Non-Notified Application **Activity:** Limited Discretionary
Reference: 20011475 **Status:** Completed **Decision:** Granted
Date Received: 26 September 2002 **Date of Decision:** 19 December 2002

Description:

Nine level commercial building incorporating apartments, a hotel, retail facilities and basement
 car parking.

Consent Type: Non-Notified Application **Activity:** Controlled Activity
Reference: 20003152 **Status:** Completed **Decision:** Granted
Date Received: 22 September 2000 **Date of Decision:** 25 September 2000

Description:

RIGHT OF WAY 348 REQUESTED 16/11/01 Certified 22/11/01.

Address: 115 WORCESTER STREET

Consent Type: **Activity:** Non-Complying Activity
Reference: 9221040 **Status:** Completed **Decision:** Granted
Date Received: 5 November 1993 **Date of Decision:** 21 December 1993

Description:

Consent to the construction and operation of a passenger Tramway on land zoned community 5
 include foundations and rails, overhead contact wire an.

Consent Type: **Activity:** Non-Complying Activity
Reference: 9221041 **Status:** Completed **Decision:** Granted
Date Received: 5 November 1993 **Date of Decision:** 21 December 1993

Description:

Consent to the construction and operation of a passenger Tramway on land zoned community 5
 includes foundations and rail, overhead contact wire an.

22. Aug. 2007 11:40

CCC Environmental services

No. 2681 P. 15/29

Address: 121 WORCESTER STREET**Consent Type:****Activity: Discretionary Activity****Reference:** 94102684 **Status:** Completed **Decision:** Granted**Date Received:** 19 August 1994 **Date of Decision:****Description:**

To waive the required carparking (12).

Consent Type:**Activity:****Reference:** 94102467 **Status:** Completed **Decision:** Granted**Date Received:** 1 August 1994 **Date of Decision:** 21 November 1994**Description:**

Consent granted to not provide any off-street parking on the site and that a bank Bond be provided until such time as parking is provided.

Address: 123 WORCESTER STREET**Consent Type:****Activity: Non-Complying Activity****Reference:** 982408 **Status:** Completed **Decision:** Granted**Date Received:** 3 September 1998 **Date of Decision:****Description:**

Failure to meet car-parking width and access width and height.

Consent Type:**Activity: Discretionary Activity****Reference:** 982088 **Status:** Completed **Decision:** Granted**Date Received:** 31 July 1998 **Date of Decision:** 16 September 1998**Description:**

To erect an illuminated sign on a building which is located within a character group.

Address: 127 WORCESTER STREET**Consent Type:** Other**Activity: Other****Reference:** 20005050 **Status:** Completed **Decision:****Date Received:** 10 May 2001 **Date of Decision:****Description:**

Massage parlour.

22. Aug. 2007 11:40

CCC Environmental services

No. 2681 P. 16/29

Address: 133 WORCESTER STREET**Consent Type:** Non-Notified Application**Activity:** Limited Discretionary**Reference:** 20021179**Status:** Completed**Decision:** Granted**Date Received:** 5 October 2005**Date of Decision:** 8 November 2005**Description:**

Alterations to a heritage building incl seismic and fire upgrade alterations to north and south facades installation of skylights and removal of flooring ground floor.

Consent Type: Non-Notified Application**Activity:** Controlled Activity**Reference:** 20016589**Status:** Completed**Decision:** Granted**Date Received:** 14 April 2004**Date of Decision:** 22 October 2004**Description:**

Earthquake strengthening and alterations to the facade of a protected heritage building.

Address: 137 GLOUCESTER STREET**Consent Type:****Activity:****Reference:** 9222174**Status:** Completed**Decision:** Granted**Date Received:** 11 February 1982**Date of Decision:** 19 March 1982**Description:**

Consent to waive of off street parking - requirements of scheme assoc. with change of use - Place of entertainment - existing building covers entire site.

Address: 140 GLOUCESTER STREET**Consent Type:** Non-Notified Application**Activity:** Limited Discretionary**Reference:** 20011397**Status:** Completed**Decision:** Granted**Date Received:** 23 September 2002**Date of Decision:** 9 December 2002**Description:**

To erect 7 canopies on a Heritage building, Group 2.

Consent Type:**Activity:****Reference:** 20011677**Status:** Withdrawn**Decision:****Date Received:** 16 October 2002**Date of Decision:****Description:**

Erect a sign on a heritage building.

Consent Type: Non-Notified Application**Activity:** Limited Discretionary**Reference:** 20009529**Status:** Completed**Decision:** Granted**Date Received:** 8 March 2002**Date of Decision:** 27 March 2002**Description:**

Alterations to the ground floor of a heritage building.

22. Aug. 2007 11:40

CCC Environmental services

No. 2681 P. 17/29

Address: 144 GLOUCESTER STREET**Consent Type:** Notified Application**Activity:** Other**Reference:** 520**Status:** Completed**Decision:** Granted**Date Received:** 11 July 1997**Date of Decision:** 4 August 2000**Description:**

Heritage order to protect the Coachman Inn building (a Group 2 Heritage Item) from demolition.

Consent Type: Non-Notified Application**Activity:** Discretionary Activity**Reference:** 20009368**Status:** Completed**Decision:** Granted**Date Received:** 14 February 2002**Date of Decision:** 8 March 2002**Description:**

Internal alterations to heritage building.

Consent Type: Non-Notified Application**Activity:** Limited Discretionary**Reference:** 20018779**Status:** Completed**Decision:** Granted**Date Received:** 8 December 2004**Date of Decision:** 27 January 2005**Description:**

internal alterations to heritage building, Coachman Inn.

Consent Type: Non-Notified Application**Activity:** Discretionary Activity**Reference:** 20010074**Status:** Completed**Decision:** Granted**Date Received:** 13 May 2002**Date of Decision:** 12 June 2002**Description:**

To erect three new signs on the building facade for the new tenants within the refurbished building.

Consent Type: Non-Notified Application**Activity:** Limited Discretionary**Reference:** 20001580**Status:** Completed**Decision:** Granted**Date Received:** 3 April 2000**Date of Decision:** 9 August 2000**Description:**

Remove verandah from building.

Consent Type: Non-Notified Application**Activity:** Limited Discretionary**Reference:** 20008817**Status:** Completed**Decision:** Granted**Date Received:** 26 November 2001**Date of Decision:** 6 December 2001**Description:**

To establish a teppan yaki restaurant in the existing restaurant area of the ground floor of the Coachman Inn a heritage building.

Consent Type:**Activity:** Certificate of Compliance**Reference:** 952214**Status:** Completed**Decision:** Granted**Date Received:** 23 June 1995**Date of Decision:** 3 July 1995**Description:**

To demolish a building listed in appendix j of the City section of District Plan (street facade).

22. Aug. 2007 11:41

CCC Environmental services

No. 2681 P. 18/29

Address: 145 GLOUCESTER STREET**Consent Type:** Non-Notified Application**Activity:** Limited Discretionary**Reference:** 20016019**Status:** Completed**Decision:** Granted**Date Received:** 12 February 2004**Date of Decision:** 20 May 2004**Description:**

Works on a listed heritage building.

Address: 146 GLOUCESTER STREET**Consent Type:****Activity:** Discretionary Activity**Reference:** 973640**Status:** Completed**Decision:** Granted**Date Received:** 16 December 1997**Date of Decision:** 15 January 1998**Description:**

Alterations to the exterior of a building located within a Character group of buildings.

Address: 149 GLOUCESTER STREET**Consent Type:****Activity:** Discretionary Activity**Reference:** 960237**Status:** Completed**Decision:** Granted**Date Received:** 29 January 1996**Date of Decision:** 19 March 1996**Description:**

To replace the existing under verandah sign with a suspended sign on a group 1 Heritage building.

Consent Type:**Activity:** Discretionary Activity**Reference:** 990698**Status:** Completed**Decision:** Granted**Date Received:** 15 March 1999**Date of Decision:** 19 April 1999**Description:**

Internal alterations and refurbishment.

Consent Type:**Activity:** Discretionary Activity**Reference:** 972875**Status:** Completed**Decision:** Granted**Date Received:** 9 October 1997**Date of Decision:** 13 November 1997**Description:**

Seismic strengthening and fire sprinkler installation in a the Theatre Royal, a group two Heritage building.

Consent Type:**Activity:** Discretionary Activity**Reference:** 956186**Status:** Completed**Decision:** Granted**Date Received:** 7 December 1995**Date of Decision:** 21 December 1995**Description:**

To upgrade the lower facade of a group 1 Heritage building.

22. Aug. 2007 11:41

CCC Environmental services

No. 2561 P. 19/29

Address: 153 GLOUCESTER STREET**Consent Type:****Activity: Discretionary Activity****Reference: 990733****Status: Completed****Decision: Granted****Date Received: 17 March 1999****Date of Decision: 4 June 1999****Description:**

Alterations to the facade of a group 2? protected building, on the corner of new Regent and Gloucester Streets. the building is also within a character group, and adjacent to a significant open space.

Address: 157A GLOUCESTER STREET**Consent Type: Non-Notified Application****Activity: Limited Discretionary****Reference: 20010978****Status: Completed****Decision: Granted****Date Received: 9 August 2002****Date of Decision: 30 August 2002****Description:**

Signage on a heritage building.

Address: 159 GLOUCESTER STREET**Consent Type:****Activity:****Reference: 9211934****Status: Completed****Decision: Granted****Date Received: 17 November 1986****Date of Decision: 1 December 1986****Description:**

Consent to a reduction in on site loading facilities.

Consent Type:**Activity:****Reference: 9211933****Status: Completed****Decision: Declined****Date Received: 25 February 1991****Date of Decision: 14 March 1991****Description:**

Consent to a vertical over-verandah sign which exceeds the 1200mm maximum width by 800mm - total width of 2000mm.

22. Aug. 2007 11:41

CCC Environmental services

No. 2681 P. 20/29

Address: 160 GLOUCESTER STREET**Consent Type:** Notified Application **Activity:** Non-Complying Activity**Reference:** 9221036 **Status:** Completed **Decision:** Granted**Date Received:** 5 November 1993 **Date of Decision:** 21 December 1993**Description:**

Consent to the construction and operation of a passenger Tramway on land zoned community 5, including foundations and rails, overhead contact wire and ancillary supports. for full proposal see file 132/160.

Consent Type: **Activity:** Non-Complying Activity**Reference:** 94102830 **Status:** Completed **Decision:** Granted**Date Received:** 10 November 1994 **Date of Decision:** 29 November 1994**Description:**

To vary the route of the Tramway.

Consent Type: **Activity:****Reference:** 20018911 **Status:** Withdrawn **Decision:** Withdrawn**Date Received:** 22 December 2004 **Date of Decision:****Description:**

To create an opening in an internal wall of a protected heritage building.

Address: 162 GLOUCESTER STREET**Consent Type:** **Activity:** Non-Complying Activity**Reference:** 9221038 **Status:** Completed **Decision:** Granted**Date Received:** 5 November 1993 **Date of Decision:** 21 December 1993**Description:**

Consent to the construction and operation of a passenger Tramway on land zoned community 5, including foundations and rails, overhead contact wire.

Consent Type: Non-Notified Application **Activity:** Controlled Activity**Reference:** 92008168 **Status:** Completed **Decision:** Granted**Date Received:** 20 April 2007 **Date of Decision:** 3 May 2007**Description:**

Right of Way - granted 3/05/07 348 cert reissued 25/05/07 DP 388089.

Consent Type: Non-Notified Application **Activity:** Limited Discretionary**Reference:** 92005851 **Status:** Completed **Decision:** Granted**Date Received:** 31 July 2006 **Date of Decision:** 25 August 2006**Description:**

signage.

22. Aug. 2007 11:41

CCC Environmental services

No. 2681 P. 21/29

Address: 166 GLOUCESTER STREET**Consent Type:** Non-Notified Application **Activity:** Limited Discretionary**Reference:** 20020358 **Status:** Completed **Decision:** Granted**Date Received:** 1 July 2005 **Date of Decision:** 25 July 2005**Description:**

To erect a sign advertising the businesses within Cathedral Junction.

Consent Type: Non-Notified Application **Activity:** Discretionary Activity**Reference:** 92004779 **Status:** Completed **Decision:** Granted**Date Received:** 7 April 2006 **Date of Decision:** 29 June 2006**Description:**

23 level mixed use building.

Consent Type: Non-Notified Application **Activity:****Reference:** 92008898 **Status:** Suspend **Decision:****Date Received:** 26 June 2007 **Date of Decision:****Description:**

UNIT TITLE SUBDIVISION - 222 UNITS.

Consent Type: Other **Activity:** Change Condition**Reference:** 92006221 **Status:** Completed **Decision:** Granted**Date Received:** 8 September 2006 **Date of Decision:** 29 September 2006**Description:**

Change of condition to rma92004779 granted on 6 July 2006.

Address: 167 GLOUCESTER STREET**Consent Type:** **Activity:****Reference:** 9211935 **Status:** Completed **Decision:** Granted**Date Received:** **Date of Decision:** 5 August 1986**Description:**

Consent to a reduction in on site loading requirements for site.

Address: 172 GLOUCESTER STREET**Consent Type:** **Activity:** Certificate of Compliance**Reference:** 991368 **Status:** Completed **Decision:** Granted**Date Received:** 7 May 1999 **Date of Decision:** 22 June 1999**Description:**

Alterations (internal) to existing 2 storey building changing use from ground floor retail to restaurant and first floor offices to apartment.

22. Aug. 2007 11:41

CCC Environmental services

No. 2681 P. 22/29

Address: 18 NEW REGENT STREET**Consent Type:****Activity:** Discretionary Activity**Reference:** 95100107**Status:** Completed**Decision:** Granted**Date Received:** 20 January 1995**Date of Decision:** 13 February 1995**Description:**

To alteration a shopfront on a building listed as having historical significance.

Address: 229 MANCHESTER STREET**Consent Type:** Non-Notified Application**Activity:** Limited Discretionary**Reference:** 92007099**Status:** Completed**Decision:** Granted**Date Received:** 15 December 2006**Date of Decision:** 26 June 2007**Description:**

10 year extension to RC963179 for car park facility.

Address: 235 MANCHESTER STREET**Consent Type:****Activity:** Discretionary Activity**Reference:** 500**Status:** Current**Decision:****Date Received:** 17 June 1997**Date of Decision:****Description:**

To erect three 6 x 3 metre billboards.

Consent Type: Non-Notified Application**Activity:** Discretionary Activity**Reference:** 1204**Status:** Completed**Decision:** Granted**Date Received:** 4 November 1999**Date of Decision:** 15 December 1999**Description:**

Previous resource consent (RC963179) limited the duration of the car park to 3 years, from February 1997. This application seeks to extend that time indefinite.

Consent Type:**Activity:** Discretionary Activity**Reference:** 963179**Status:** Completed**Decision:** Granted**Date Received:** 9 December 1996**Date of Decision:** 13 February 1997**Description:**

To establish a carparking facility for up to 26 cars.

Consent Type:**Activity:** Non-Complying Activity**Reference:** 982168**Status:** Completed**Decision:** Granted**Date Received:** 11 August 1998**Date of Decision:** 26 November 1998**Description:**

To erect one free standing billboard at the northern boundary of 229 Manchester St, (facing south) and to erect 2 billboards on the northern wall of the building at 227 Manchester St so that it faces north.

22. Aug. 2007 11:41

CCC Environmental services

No. 2681 P. 23/29

Address: 239 MANCHESTER STREET**Consent Type:****Activity: Limited Discretionary****Reference:** 92007303**Status:** Suspend**Decision:****Date Received:** 17 January 2007**Date of Decision:****Description:**

Erection of a sign.

Consent Type:**Activity: Discretionary Activity****Reference:** 20021515**Status:** Suspend**Decision:****Date Received:** 21 November 2005**Date of Decision:****Description:**

billboard sign exceeding site area.

Consent Type: Non-Notified Application**Activity: Limited Discretionary****Reference:** 20012226**Status:** Completed**Decision:** Granted**Date Received:** 10 December 2002**Date of Decision:** 13 January 2003**Description:**

Alterations to the shop front of an existing building, that is within a character group of buildings.

Address: 245 MANCHESTER STREET**Consent Type:** Non-Notified Application**Activity: Limited Discretionary****Reference:** 20013329**Status:** Completed**Decision:** Granted**Date Received:** 17 April 2003**Date of Decision:** 5 May 2003**Description:**

Erect a sign on a building within a character group.

22. Aug. 2007 11:41

CCC Enviromental services

No. 2681 P. 24/29

Address: 32 CATHEDRAL SQUARE**Consent Type:****Activity: Discretionary Activity****Reference:** 982882**Status:** Completed**Decision:** Granted**Date Received:** 23 October 1998**Date of Decision:** 25 November 1998**Description:**

Office fit out of the first floor of "the press" building, a group one protected item.

Consent Type:**Activity: Discretionary Activity****Reference:** 970826**Status:** Completed**Decision:** Granted**Date Received:** 21 March 1997**Date of Decision:** 10 April 1997**Description:**

Minor alterations to a group one Heritage building.

Consent Type: Non-Notified Application**Activity: Discretionary Activity****Reference:** 20011150**Status:** Completed**Decision:** Granted**Date Received:** 27 August 2002**Date of Decision:** 12 September 2002**Description:**

Opening in wall of a heritage building.

Consent Type:**Activity:****Reference:** 960888**Status:** Completed**Decision:** Granted**Date Received:** 18 April 1996**Date of Decision:** 23 May 1996**Description:**

Internal alterations and roof alterations to a protected bld.

Consent Type: Other**Activity: Other****Reference:** 20013445**Status:** Completed**Decision:****Date Received:** 2 May 2003**Date of Decision:****Description:**

Overseas Investment Certificate application.

Consent Type:**Activity:****Reference:** 9222145**Status:** Completed**Decision:** Granted**Date Received:** 1 April 1976**Date of Decision:** 1 May 1976**Description:**

Cheh Press wish to develop a basement into off street parking for 26 cars - exceed 10 spaces maximum.

Consent Type: Non-Notified Application**Activity: Discretionary Activity****Reference:** 20017438**Status:** Completed**Decision:** Granted**Date Received:** 15 July 2004**Date of Decision:** 23 August 2004**Description:**

Internal alterations to a Group 1 Heritage Listed building.

22. Aug. 2007 11:41

CCC Enviromental services

No. 2681 P. 25/29

Address: 4 NEW REGENT STREET

Consent Type:

Activity: Discretionary Activity

Reference: 972646

Status: Completed

Decision: Granted

Date Received: 22 September 1997

Date of Decision: 17 October 1997

Description:

Internal and external alterations to a group two Heritage building which is also located within a character group of buildings and adjacent to a significant open space.

22. Aug. 2007 11:41

CCC Environmental services

No. 2681 F. 26/29

Address: 50 CATHEDRAL SQUARE**Consent Type:** Non-Notified Application **Activity:** Limited Discretionary**Reference:** 20005201 **Status:** Completed **Decision:** Granted**Date Received:** 31 May 2001 **Date of Decision:** 13 June 2001**Description:**

PROPOSED ALTERATIONS TO GROUP 3 HERITAGE BUILDING.

Consent Type: Non-Notified Application **Activity:** Limited Discretionary**Reference:** 20004401 **Status:** Completed **Decision:** Granted**Date Received:** 2 March 2001 **Date of Decision:** 8 March 2001**Description:**

To cut doors in the northern wall of the building to link to the adjoining site which is proposed to be a bcar.

Consent Type: Non-Notified Application **Activity:** Discretionary Activity**Reference:** 20008031 **Status:** Completed **Decision:** Granted**Date Received:** 3 September 2001 **Date of Decision:** 6 September 2001**Description:**

Alterations to Warners, a heritage building.

Consent Type: Non-Notified Application **Activity:** Limited Discretionary**Reference:** 20004815 **Status:** Completed **Decision:** Granted**Date Received:** 17 April 2001 **Date of Decision:** 9 May 2001**Description:**

Alterations to Warners Hotel, a heritage building.

Consent Type: **Activity:** Limited Discretionary**Reference:** 20017050 **Status:** Withdrawn **Decision:** Withdrawn**Date Received:** 8 June 2004 **Date of Decision:****Description:**

addition to warners hotel, a heritage building.

Consent Type: Non-Notified Application **Activity:** Discretionary Activity**Reference:** 92006337 **Status:** Completed **Decision:** Granted**Date Received:** 21 September 2006 **Date of Decision:** 20 December 2006**Description:**

BOUNDARY ADJUSTMENT 223 Certified 4/5/07 224 Issued 8/5/07 DP 387611.

Consent Type: **Activity:** Discretionary Activity**Reference:** 970069 **Status:** Completed **Decision:** Granted**Date Received:** 24 December 1996 **Date of Decision:** 11 March 1998**Description:**

To demolish the group 2 Heritage building known as Warners hotel.

22. Aug. 2007 11:41

CCC Environmental services

No. 2581 P. 27/29

Address: 52 CATHEDRAL SQUARE**Consent Type:** Non-Notified Application **Activity:** Discretionary Activity**Reference:** 92007629 **Status:** Completed **Decision:** Granted**Date Received:** 21 February 2007 **Date of Decision:** 23 March 2007**Description:**

Make alterations to RMA92006284, intrude height and minor building design changes.

Consent Type: Non-Notified Application **Activity:** Limited Discretionary**Reference:** 92007635 **Status:** Completed **Decision:** Granted**Date Received:** 21 February 2007 **Date of Decision:** 22 June 2007**Description:**

Erect signage on a heritage building.

Consent Type: Notified Application **Activity:****Reference:** 9211043 **Status:** Completed **Decision:** Granted**Date Received:** 13 September 1989 **Date of Decision:** 5 December 1989**Description:**

Consent to erect a sign on a building in the com/5 zone - above verandah and approx 3 X 6m.

Consent Type: **Activity:** Non-Complying Activity**Reference:** 94101767 **Status:** Completed **Decision:** Declined**Date Received:** 25 July 1994 **Date of Decision:** 25 November 1994**Description:**

To establish a carpark at 52 Cathedral sq and 140 Gloucester St, both in the C5 zone.

Consent Type: Non-Notified Application **Activity:** Discretionary Activity**Reference:** 92006284 **Status:** Completed **Decision:** Granted**Date Received:** 15 September 2006 **Date of Decision:** 31 October 2006**Description:**

A new hotel with ancillary retail bar and restaurant floor space, including minor works to facilitate access through the existing historic Warners building.

22. Aug. 2007 11:41

CCC Environmental services

No. 2681 P. 28/29

Address: 56 CATHEDRAL SQUARE**Consent Type:** Non-Notified Application**Activity:** Limited Discretionary**Reference:** 20008897**Status:** Completed**Decision:** Granted**Date Received:** 3 December 2001**Date of Decision:** 8 March 2002**Description:**

Alterations to heritage building.

Consent Type: Non-Notified Application**Activity:** Limited Discretionary**Reference:** 20010501**Status:** Completed**Decision:** Granted**Date Received:** 21 June 2002**Date of Decision:** 17 July 2002**Description:**

To erect signage to a heritage.

Consent Type: Non-Notified Application**Activity:** Limited Discretionary**Reference:** 20005307**Status:** Completed**Decision:** Granted**Date Received:** 13 June 2001**Date of Decision:** 10 July 2001**Description:**

ALTERATIONS TO A HERITAGE BUILDING, REMOVAL OF VERANDAII.

Consent Type:**Activity:** Discretionary Activity**Reference:** 970070**Status:** Completed**Decision:** Granted**Date Received:** 24 December 1996**Date of Decision:** 11 March 1998**Description:**

To demolish the Lyttelton times building (140 Gloucester Street) and the old Star/ sun building(56 Cathedral Square).

Address: 66 CATHEDRAL SQUARE**Consent Type:****Activity:****Reference:** 9211044**Status:** Completed**Decision:** Granted**Date Received:** 6 March 1984**Date of Decision:****Description:**

Consent to temporary sign to be displayed during C. M. L. Centennial year - display of this sign exceeds one per face of building as permitted.

Consent Type:**Activity:** Discretionary Activity**Reference:** 970868**Status:** Completed**Decision:** Granted**Date Received:** 20 March 1997**Date of Decision:** 15 April 1997**Description:**

Exterior and interior alterations to a building situated opposite a significant open space.

22. Aug. 2007 11:42

CCC Environmental services

No. 2681 P. 29/29

Address: 7 NEW REGENT STREET**Consent Type: Non-Notified Application****Activity: Discretionary Activity****Reference: 20003254****Status: Completed****Decision: Granted****Date Received: 3 October 2000****Date of Decision: 5 October 2000****Description:**

To establish a hair and beauty salon Heritage Building.

Data Quality Statement**Land Use Consents**

All resource consents* are shown for sites that have been labeled 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 area radius. If there are such sites and you would like them to be 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 have a status of current, may in fact be notified resource consents that have not yet been through the notification process. If in doubt, please phone (03)9418657.

* 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 sites that have been labelled with an address and 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 area radius. If there are such sites and you would like them to be 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 and new properties have not been created in the council's property database; 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.



The Christchurch Press
Cathedral Square

8.3 Easements



Our Knowledge is your Property



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Phone +64 4 496 9800
Fax +64 4 496 9823

28 November 2007

PROPOSED SALE OF PRESS BUILDINGS, CHRISTCHURCH ("Property")

1. Chattels included in the sale of the Property

Following the issue of an Information Memorandum on the Property by Colliers International ("**Information Memorandum**") Fairfax New Zealand Limited ("**Vendor**") has received a number of queries relating to the chattels included in the sale of the Property. It is difficult to specifically list or itemise all chattels in a property of this size, but the Vendor confirms that the usual fitted floor coverings, fitted/built in office furniture, blinds, curtains, light fittings, kitchen stoves and extractors are included, together with the HVAC central plant, air-conditioning units, boiler and radiators and the Property's security system. (For clarity, the UPS equipment and generator located in Building 2, as detailed in the Information Memorandum, are excluded).

2. Term of lease for Buildings 4, 6 and 7

The draft lease-back provides (in clause 47) for the surrender of three buildings from the lease (which arises from the intended relocation of the Vendor's printing and publishing operations to a new site). The Vendor has reviewed timing for the relocation and believes it will in fact need to remain in occupation of, and therefore leasing back those Buildings 4, 6 and 7 until 31 December 2009, which is a longer period than originally projected. The lease will need to be amended accordingly to provide for a Surrender Date at 31 December 2009, rather than the present Surrender Date at 1 year from commencement of the lease. The provision for extension of the lease-back for a further period of up to 12 months will remain.

3. Additional information subsequent to Information Memorandum

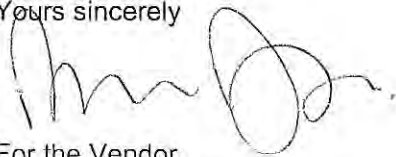
Since the issue of the Information Memorandum you may also have been provided – or may yet be provided - with additional information regarding the Property, including as to heritage matters and engineering work undertaken in the past. This additional information is made available on strictly the same

basis as the information in the Information Memorandum, and is subject to the same qualifications and disclaimers as set out in the Information Memorandum.

In all cases interested parties must conduct their own investigation and analysis of the Property and the information provided to satisfy themselves in all respects.

4. Please direct any further enquiries to Colliers International.

Yours sincerely

A handwritten signature in black ink, appearing to be a stylized name with a large initial 'M' and a circular flourish at the end.

For the Vendor

Fairfax New Zealand Limited



REPORT

The Christchurch Press Buildings

Pre-purchase Seismic Review

PREPARED FOR

Colliers International

28 November 2007

Executive Summary

We have performed a limited seismic review of the buildings that make up the Press precinct. Due to the limited time available, this assessment has been qualitative only based on judgement and experience with similar buildings and our prior knowledge of the buildings.

Of the eight buildings that make up the complex, we believe that Buildings 1, 4, 5 & 6 are substantially or entirely earthquake prone, and require strengthening. In addition, Building 3 is believed to have some limited earthquake prone elements that may require strengthening, although the structure as a whole may comply.

This assessment relies on the buildings continuing in their current use. If a change of use is anticipated, it is likely that all of the buildings on the site would require seismic strengthening in addition to the alterations.

Based on previous experience, approximate strengthening costs have been estimated, but these figures are to be used as a guide only, to be verified by a full assessment.

As earthquake prone buildings, the Council will require that the seismic strengthening work is completed on a programme to be agreed. It is likely that this can be negotiated around reasonable lease terms in order to minimise the financial impact of the work.

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Introduction

Holmes Consulting Group has been engaged by Colliers International to complete a brief seismic review of the Press Company buildings at 32 Cathedral Square and 146-160 Gloucester Street. These buildings are currently for sale.

The main buildings on the site were generally constructed early in the 20th century. Both 32 Cathedral Square and 148-154 Gloucester Street (the former Theatre Royal) are listed heritage buildings in the City Plan (category 1 and 2 respectively) and with the Historic Places Trust.

Holmes Consulting Group has had a long association with the Press Company buildings extending back over 30 years, including the design of various alterations to the buildings, notably the addition and extensions of the Press Hall.

Scope of Work

The scope of work for this project included the following:-

- Review our records and current understanding of the buildings.
- Perform a brief walkthrough of the subject buildings.
- Prepare a report summarising the status of the buildings, and including some estimation of the type of work that may be required to achieve compliance with the Building Act and CCC regulations.

Limitations

Findings presented as a part of this project are for the sole use of Colliers International and their clients in their evaluations of the subject properties. The findings are not intended for use by other parties, and may not contain sufficient information for the purposes of other parties or other uses.

In particular it is noted that this report has been prepared in a short time using only the available information, not including any specific testing or on-site investigation. The estimation of strengthening requirements is based on judgement and experience and must be verified by analysis and calculation.

Any estimate of strengthening costs is given as a general guide only and we do not accept any liability for reliance on these figures without formal verification.

Our professional services are performed using a degree of care and skill normally exercised, under similar circumstances, by reputable consultants practicing in this



field at this time. No other warranty, expressed or implied, is made as to the professional advice presented in this report.

Statutory Requirements

A. New Zealand Building Act Provisions

When dealing with existing buildings there are a number of relevant sections of the Building Act that need to be considered in relation to the building's structure and strength.

Section 112 - Alterations to Existing Buildings

Section 112 of the Building Act requires that a building subject to an alteration continue to comply with the relevant provisions of the Building Code to at least the same extent as before the alteration.

Essentially this section means that the building may not be made any weaker than it was, as a result of any alteration.

Section 116 - Change of Use

Section 116 of the Building Act requires that the territorial authority (the Christchurch City Council) be satisfied that the building in its new use will comply with the relevant sections of the building code "as nearly as is reasonably practicable"

In relation to building earthquake strength, this section is typically interpreted by the Christchurch City Council as requiring earthquake strengthening to a minimum level of 67% of that required for an equivalent new building.

Section 122 - Meaning of Earthquake Prone Building

Section 122 of the Building Act 2004 deems a building to be earthquake prone if its ultimate capacity (strength) would be exceeded in a "moderate earthquake" and it would be likely to collapse causing injury or death, or damage to other property. The associated Building Regulations 2005 define a moderate earthquake as one that would generate loads one-third as strong as those used to design an equivalent new building.



Section 124 – Powers of Territorial Authorities

If a building is found to be earthquake prone, the territorial authority has the power under section 124 of the Building Act to require strengthening work to be carried out, or to close the building and prevent occupancy.

Section 131 – Earthquake Prone Building Policy

Section 131 of the Building Act requires all territorial authorities to adopt a specific policy on dangerous, earthquake prone, and unsanitary buildings.

B. The Council Earthquake Prone Building Policy

The Christchurch City Council adopted their Earthquake-Prone Dangerous and Unsanitary Building Policy 2006 last May. Amongst other things this policy describes the approach the Council will take to identifying earthquake prone buildings and having them strengthened or demolished.

The policy notes the Council will undertake a desktop review of buildings to assess which buildings in the city could be potentially earthquake prone. Once this review is complete, timeframes for confirming a building's earthquake prone status, and carrying out any required measures will be set.

The Council policy divides earthquake prone buildings into four categories, A to D. These categories are subject to change on the Council's policy review, once the initial desktop review is undertaken. It is envisaged that the desktop review could take around four years.

It is anticipated that the reviewed policy will place a higher priority on confirming a buildings earthquake prone status and undertaking strengthening on Category A buildings, with the priority reducing down to Category D buildings. We are not aware which categories the Council will place these buildings in, but believe that they will not generally be in Category A. The timeframe for strengthening these buildings is likely to be negotiable with the Council. A building owner with a reasonable programme for strengthening may be able to negotiate around matters such as lease durations in order to minimise the financial impact of the strengthening

The Council policy adopts the recent New Zealand Society for Earthquake Engineering (NZSEE) guidelines, "Assessment and Improvement of the Structural Performance of Buildings in Earthquake", for defining the



technical requirements for determining a building's earthquake prone status.

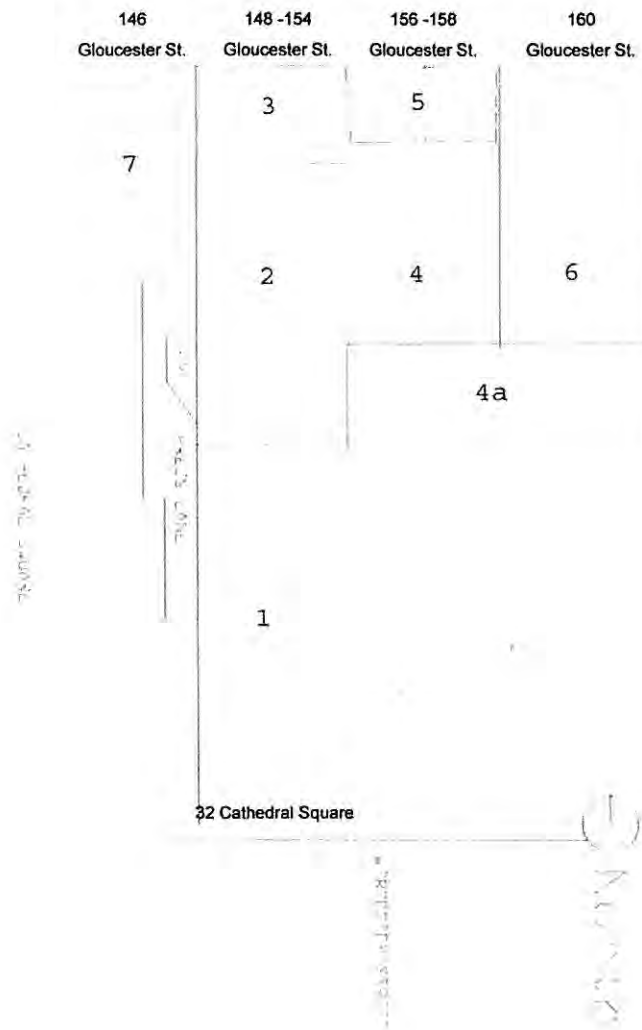
C. NZSEE Recommendations

The New Zealand Society for Earthquake Engineering released the guidelines 'Assessment and Improvement of the Structural Performance of Buildings in Earthquake' in June 2006. A number of local authorities including the Christchurch City Council have adopted these guidelines as the basis for defining technical criteria under their Earthquake-Prone Dangerous and Insanitary Building Policy.



Building Evaluations

The following are our observations of the buildings reviewed, and our conclusions as to their condition and seismic load resisting capacity. The Building names and addresses used are in accordance with the plan below, extracted from the Colliers International Information Memorandum





Building 1 – 32 Cathedral Square.

This building is the main Press Company office building and is a category 1 historic building. This means that demolition is a non-complying activity and alterations and additions are discretionary.

The building was constructed in 1907-1909 to a design by Collins, a noted early Canterbury architect. It is one of the earliest reinforced concrete buildings in Christchurch, but was designed in the period before seismic resisting design was understood.

The building has four full storeys plus a basement, and a concrete roof. In the southwest corner, there is an oriel window and tower facing out to Cathedral Square. The tower extends a further storey above the roof.

The building has been altered internally over the years, but its basic structure is more or less unchanged. No seismic strengthening work has been completed on the building, although the parapets were braced in 1976

Although no formal assessment has been completed on this building, it is almost certain to be earthquake prone, with specific concerns about the lack of overall strength, and the lack of confinement reinforcing to the columns. We understand that the Council has recorded that this building is likely to be earthquake prone.

The timeframe for strengthening is likely to be negotiable, as noted above.

If the building were to continue in its existing use (Purpose Group B, including general offices), the minimum strengthening load level would be 33% of current code loads, although given the size and nature of the building, a higher level would be recommended, typically 67%. Change of use would require at a minimum the higher load level, as noted above.

Based on experience with buildings of similar age and construction, it is likely that the cost for this work would be in the range \$500-750 per sq m. For a building area of approximately 5,500 sq m, this equates to a total strengthening cost of \$2.75-4.13M

Building 2 – Press Offices at rear of 148-154 Gloucester Street.

Although listed on the same title as the former Theatre Royal, this building is a later addition, possibly dating back to the 30's or 40's. This building has three storeys plus a basement, and is constructed generally of



reinforced concrete, with some brick infill elements at the ground floor at least.

The building is not believed to be earthquake prone, and is understood not to be considered as such by the Council. It is likely to have less than full capacity in terms of existing code requirements however, so any change of use could trigger strengthening.

No estimate has been made of the strengthening cost for this building as it is not earthquake prone.

Building 3 – Former Theatre Royal, 148-154 Gloucester Street

This building is constructed substantially of timber, although there is some evidence of brick and reinforced concrete elements in the building. It has two storeys plus a partial penthouse structure at roof level. Much of the façade has the appearance of masonry construction but is in fact timber.

This building is understood to have been recorded as earthquake prone by the Council. On the basis of a limited review, we believe that the building may be not earthquake prone in an overall sense, although there may be some limited elements that need addressing. These include the few brick walls (infill or load-bearing) that have been noted, and the weak shopfront façade at ground level (probably not original).

The estimated cost to remedy the limited earthquake prone elements would be in the order of \$100,000.

Building 4 – Old Press Hall.

This building is generally a single storey structure with a steel trussed roof structure supporting a corrugated iron roof, spanning between brick walls.

At the north end of the building, some strengthening work was performed in 1984, in part as strengthening measures for Building 5 in front of it.

As a single storey structure, the building has a fairly low load demand but it is likely that the brick walls would fail in out-of-plane loading, ie they would tend to fall away from the building in the event of an earthquake. For this reason we believe this building is earthquake prone, although it is understood that it may not be recorded as such with the Council.

The recommended retrofit work would include strengthening of vertical pier elements in the walls to support face loads, the connection of these piers into the roof structure, and the insertion of further bracing into the roof to transfer lateral loads to the supporting walls.



The estimated cost of this work may be in the order of \$250,000.

Building 4a – Press Hall

The Press hall was constructed in the 1970's (to be confirmed) and is a purpose built tall structure to envelope the press units. It is constructed of concrete with concrete block infill walls with a steel roof.

This building is not earthquake prone, but with change of use, may require some limited seismic upgrade. No estimate has been made of the strengthening cost for this building as it is not earthquake prone.

Building 5 – 156-158 Gloucester Street

This building may originally have been part of the original old cinema that was on the site of the old Press Hall (building 4). This building is two storeys of unreinforced masonry construction with timber floors.

Building 5 was secured in 1984 as part of a general seismic upgrade, but to a load level that would not be sufficient to take it past the current earthquake prone building threshold. Nevertheless, this may still reduce the work required to the building. Part of the work completed at that stage including the insertion of horizontal steel trusses in the north wall of Building 4, tied through into the floors of Building 5.

Because the load level used to secure the building in 1984 was not high enough, we believe that this building may still be earthquake prone. It is understood to have been recorded as earthquake prone by the Council.

The cost to strengthen this building may be in the order of \$150,000-200,000

Building 6 – 160 Gloucester Street – Scott's Garage

This building is a single storey structure with a steel and timber trussed roof structure supporting a corrugated iron roof, spanning between brick walls. The brick walls are quite tall, and have a significant parapet, that has not been braced.

As a single storey structure, the building has a fairly low load demand but it is likely that the brick walls would fail in out-of-plane loading, ie they would tend to fall away from the building in the event of an earthquake. For this reason we believe this building is earthquake prone, although it is understood that it may not be recorded as such with the Council.



The recommended retrofit work would include strengthening of vertical pier elements in the walls to support face loads, the connection of these piers into the roof structure, and the insertion of further bracing into the roof to transfer lateral loads to the supporting walls. In addition, the north façade has limited strength, so would probably require additional structure to support the brick walls.

The estimated cost of this work may be in the order of \$300,000.

Building 7 – 146 Gloucester Street

This building is a two storey structure that appears to be constructed of reinforced concrete, with a lightweight (super six) roof.

The building is not believed to be earthquake prone, and is understood not to be considered as such by the Council, although the ground floor façade may require strengthening. If the building were to undergo a change of use, it is likely that strengthening would be required.

No estimate has been made of the strengthening cost for this building as it is not earthquake prone.

Report Prepared by:-

John Hare
DIRECTOR

CHRISTCHURCH CITY COUNCIL
Strategy and Planning Group

Memorandum

Date: 20 November 2008

To: Maurice Roers, Senior Policy Planner

From: Amanda Ohs, Heritage Planner

Re: Heritage Status - The Press building, old Theatre Royal and former Palace Hotel/King's Theatre, Cathedral Square and Gloucester Street

The Press Building, 32 Cathedral Square and the Old Theatre Royal, 148-154 Gloucester Street are Group 2 Protected Heritage Items (of regional or national significance) in the Christchurch City Plan. The New Zealand Historic Places Trust also Register the buildings as Historic Places – Category I for The Press building and Category II for the old Theatre Royal. Resource consent is required for alterations, additions, demolition or relocation of City Plan protected Heritage Items. Early consultation with the heritage team regarding development plans is advised.

158 Gloucester Street, the former Palace Hotel/ King's Theatre is not currently protected in the Plan, however the Heritage Team is currently considering it for possible heritage listing as part of the Heritage Plan change scheduled for notification in early 2008. At this stage, research and assessment have been done but a site visit is needed to fully determine the heritage significance of this building.



Protected Heritage Buildings outlined in red

NB a site visit is required in order to confirm the extent of area with heritage value, and any interior elements or spaces of heritage significance



■ Former Palace Hotel/Kings Theatre building - possible addition to City Plan Heritage listings.

■ Former Scott's Garage c1920 – some heritage value, not proposed for heritage protection in the Plan early '08

NB a site visit is required in order to confirm the extent of area with heritage value, and any interior elements or spaces of heritage significance

The Press Building was constructed in 1909 to a design by Collins and Harman, well, known Christchurch architects. The Press building has high historical and social significance for its occupation by The Press (which was first produced in 1861) from 1909 to the present day. The building is of high architectural and aesthetic significance for its imposing and elegant design in the commercial Gothic Revival style. The prominent corner tower in aged copper which rises above the roofline anchors the corner site and is a visual landmark. The Press building is an important part of the group of protected heritage buildings around the perimeter of Cathedral Square, the City's premier urban open space.



The Old Theatre Royal was constructed in 1876 to a design by Alfred Simpson, few of whose works remain in the City today. This building is of historical and social significance as the second of three Theatre Royal theatres to be erected in Gloucester Street. The buildings served as an entertainment venue until the early 20th century. It is of high architectural significance for its execution in timber of classical design elements traditionally constructed in stone, which reflects colonial New Zealand building practice. This building is an important part of a group of protected heritage buildings in Gloucester Street. A site visit is needed to determine the extent of remaining heritage fabric on the interior, and to the rear of the building.



The former Palace Hotel/ King's Theatre was constructed in 1887 to a design by Alfred Simpson, and significantly altered in 1910 by Collins and Harman. It is of historical and social significance for its early use as a hotel (1887-1894), and conversion in 1910 to a movie theatre which was a short-lived use. The building was subsequently used by vehicle related businesses (Smith and Smith motor importers,


Todd Motor Company, Newman Bros garage) and owned and occupied by The Press from 1940-2003. The building is of architectural significance for its classical first floor façade. It makes an important contribution to the group of protected heritage buildings in Gloucester Street, and together with the adjacent Old Theatre Royal forms a significant pairing of rare surviving Simpson designed buildings in the classical style. The ground floor has been altered to accommodate shop front windows, and the parapet removed. A site visit is needed to determine the extent of remaining heritage fabric on the interior, and to the rear of the building.



Significance of building groups, form and scale

The Press, Warner's Hotel, the Lyttelton Times Star Building and the former Government Buildings form a significant group which defines the north east corner of Cathedral Square, and share a sense of age, architectural and aesthetic value and a similar scale. 148-154 and 158 Gloucester Street are significant contributors to the Gloucester Street streetscape, particularly the first floor facades and the two storey scale.



 No information on this building is held on file.

Friday afternoon:

Finance and management moving back to level 3.
IT specific facilities and equipment there + extra cords.

Saturday:

Need to be out of the Novotel Waimak by 11.59 a.m. 60 machines in there.
Set up a news room in the Rakaia Room available for Sunday use for editorial side.
Two machines - graphic and proofing machine will be moved into Rakaia Room.
Don't need to take out round tables.

Saturday afternoon - moving news room. Still have use of Hurunui Room could use as a spill over.

Waimak room is the room they want.

Andrew Holden will confirm specific machine requirements - proofer etc.

Sunday

Mark will look at Logistics Drive and moving the equipment out of there back to the advertising area on main ground floor and level one.

50 machines. Possibly more.

Move back over and put in place.

Payroll - still remain out there - not part of the main plan.

Avenues - working through plan. Some point need to get in.

By **Monday morning** most things will be in place and functional.

Hub sub - in relation to Sunday. Alistair will talk to Paul Taggart - should they continue out there on the Saturday? We will have some machines in the editorial floor.

Sunday afternoon Goclassifieds shift 2. - 6.00 Three staff identified. Leave them there and move after shift

Or

If machines set up prior to 2.00.

Telephone system will need attention.

Monday morning

Clear out Rakaia room

Need 10 people to help pack machines.

Building is sound. 4 engineering reports now.

Only area of doubt - Avenues area. Had a look today. Minor compared with payroll. Can keep out or keep them elsewhere.

Cosmetic work - work may not be completed by Monday. At this time tomorrow will hopefully know if the move on.

Good if cosmetic work can be completed - visual reminder.

George - looking at ceiling panels - making sure stable.

Cleaners - going through and doing a complete clean.

Lifts - waiting to hear result of today's inspection.

Council - been through building today. Heritage people also been with them.

Council may demand Ganellen to action a consent to do some of the work they want to do (specifically payroll and other structural faults). Parapet work has been completed. Payroll will be out of bounds.

Andrew Holden will identify where those people (business) will go - means moving desks and machines. Probably rehouse in editorial meeting room - in the weekend move desks and PCs. AH will confirm.

There will still be nervousness about going back into the building. Getting some EAP support - when people move back into the building.

Clear communication needed. Safety of the building - critical; managers be there to meet and greet. Ganellen will lodge a letter stating that this building is safe to return to. Phil to chase.

Communciation tomorrow - late morning. Ganellen letter to be included if available. If they want us back in the building then that's part of the process.

If prolonged further shocks - some people will be nervous. Quakes have settled down in the last few days (except for last night) - testing).

In communication note;

- building was safe after the 7.1; we left after the 5.1 aftershock; engineering work done as part of repair process; rest of the building has suffered no further damage. Even if another 5.1 building would be safe. Any questions or concerns talk to your supervisor.

Kate Hogan will require 13 hub spaces out at Logistics on Monday. Alistair will talk to Paul Taggart.

Sponsoring concert on October 23. Mark will discuss with AB. Promote and sell book at the event. Alcohol free.

Valerie and Joanne to organise bunches of flowers into old Press building and baskets of fruit - to make welcoming for returning staff.