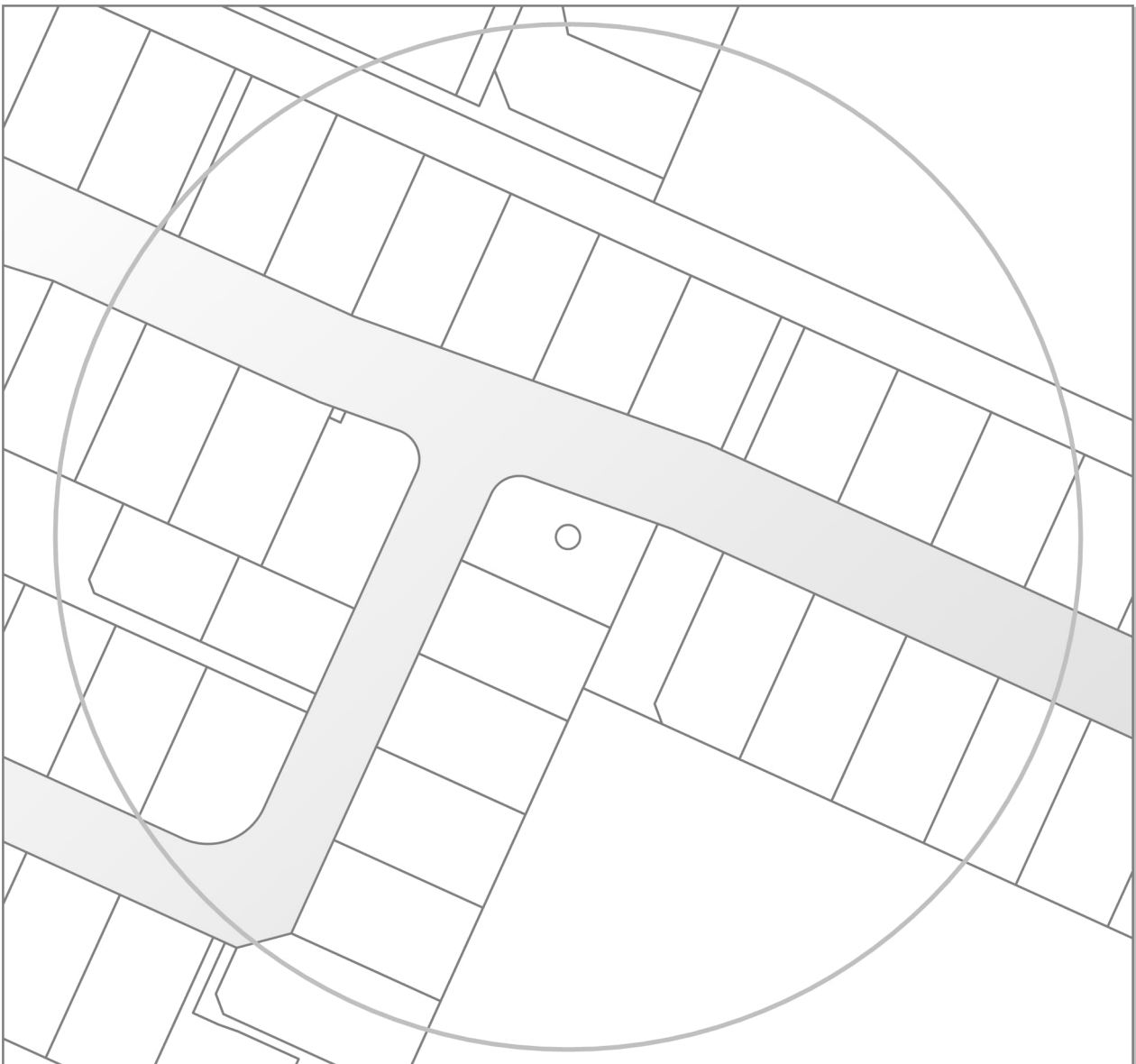


Land Information Memorandum



Property address:

25 Parklea Avenue

LIM number: H10742051

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Christchurch City Council

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Application details

Date issued 12 August 2026
Date received 5 August 2026

Property details

Property address 25 Parklea Avenue, Halswell, Christchurch
Valuation roll number 23446 32313
Valuation information Capital Value: \$970,000
Land Value: \$495,000
Improvements Value: \$475,000
Please note: these values are intended for Rating purposes
Legal description Lot 306 DP 430578
Existing owner Albany Allan Scott
Lyn Maree Scott
25 Parklea Avenue
Christchurch 8025

Council references

Rate account ID 73163843
LIM number H10742051
Property ID 1163984

Document information

This Land Information Memorandum (LIM) has been prepared for the purpose of section 44A of the Local Government Official Information and Meetings Act 1987 (LGOIMA). It is a summary of the information that we hold on the property. Each heading or "clause" in this LIM corresponds to a part of section 44A.

Sections 1 to 10 contain all of the information known to the Christchurch City Council that must be included under section 44A(2) LGOIMA. Any other information concerning the land as the Council considers, at its discretion, to be relevant is included at section 11 of this LIM (section 44A(3) LGOIMA). If there are no comments or information provided in these sections this means that the Council does not hold information on the property that corresponds to that part of section 44A.

The information included in this LIM is based on a search of Council records only and there may be other information relating to the land which is unknown to the Council. Please note that other agencies may also hold information relevant to the property, or administer legislation relevant to the use of the land, for example, the Regional Council (Ecan), Heritage New Zealand Pouhere Taonga, and Land Information New Zealand.

Council records may not show illegal or unauthorised building or works on the property. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose.

A LIM is only valid at the date of issue as information is based only upon information the Council held at the time of that LIM request being made. It is essential that the applicant undertakes their own due diligence to verify the suitability of the property for their intended use.

Under Information Privacy Principle 3A (IPP3A) of the Privacy Act 2020, if personal information is collected indirectly (from someone other than the individual concerned), the affected person should be notified. If you are submitting a request on behalf of another individual and providing personal information to Council, please ensure that they are made aware of this prior to submission.

To enable the Council to measure the accuracy of this LIM document based on our current records, we would appreciate your response should you find any information contained therein which may be considered to be incorrect or omitted. Please telephone the Customer Call Centre on (03) 941 8999.

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

1. Special features and characteristics of the land

Section 44(A)(2)(aa) LGOIMA. This is information known to the Council but is not apparent from a district plan under the Resource Management Act 1991. It identifies each (if any) special feature or characteristic of the land concerned, including but not limited to the likely presence of hazardous contaminants.

 For enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

Natural Hazards

Section 44A(2)(a) LGOIMA. This is information known to the Council about natural hazards that is required by section 44B LGOIMA.

Council's information has primarily been obtained from external specialists with the technical expertise to carry out research, investigation or analysis. Under the Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025, the Council isn't required to:

- prepare a risk assessment of the land concerned.
- undertake any further analysis relating to the land.
- conduct additional searches or inquiries about the existence of natural hazard information.

It is the LIM recipient's responsibility to seek qualified advice about any identified natural hazard and/or the suitability of the land for its intended purpose.

This section may also include natural hazard information provided by Environment Canterbury. Christchurch City Council is required to include such information in LIMs where Environment Canterbury considers it meets the criteria under section 44C of LGOIMA.

The following statement has been provided by Environment Canterbury:

This Land Information Memorandum includes natural hazard information deemed by Environment Canterbury to be the most up to date, useful, and relevant, and is provided in accordance with the Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025. All due care has been taken to ensure current information required to be provided under the regulations is presented below.

Environment Canterbury may hold superseded or less reliable natural hazards information relating to the land that has not been included in this Land Information Memorandum. Please contact Environment Canterbury if you would like to enquire about this information.

(a) Coastal Hazards

- Regional Hazard Information: Shoreline Modelling

Future shoreline modelling has not been completed for this area, however given the distance of the property from the coast, it will not be susceptible to coastal erosion for at least the next 100 years.

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(b) Earthquakes

- Liquefaction Assessment

Christchurch City Council holds indicative information about liquefaction hazards for Christchurch. Information, including an interactive web tool, can be found on the Council's website at ccc.govt.nz/liquefaction

Depending on the potential liquefaction hazard of an area that a property is in, the Council may require site-specific investigations before granting future subdivision or building consent for a property.

Title of report: Christchurch liquefaction vulnerability study

Purpose of report: To provide a district-wide liquefaction vulnerability assessment and to provide expected land performance for a range of potential future earthquake and groundwater scenarios. For use in land use planning, subdivision and building consenting

Scope of report: Christchurch urban area from the Waimakariri River mouth to Godley Head, and inland to the Selwyn District boundary

Where or how to access the report: <https://ccc.govt.nz/assets/Documents/Environment/Land/CCC-Liquefaction-ReportBody.pdf>

Date of report: July 2020

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

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

Title of Report: Geotechnical information on horizontal land movement due to the Canterbury earthquake sequence

Purpose of report: Background geotechnical information about shallow ground movements as a result of the earthquake sequence

Scope of Report: Christchurch City flat area, excluding Port Hills and Banks Peninsula

Where or how to access the report: <https://www.linz.govt.nz/resources/research/geotechnical-information-horizontal-land-movement-due-canterbury-earthquake-sequence>

Date of report: March 2015

Name of person/entity that commissioned report: Land Information New Zealand

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

- Regional Liquefaction Information

Areas where there was evidence of liquefaction were mapped following the 2010/11 Canterbury earthquakes by Tonkin & Taylor for the Earthquake Commission (urban areas) and by a group of researchers for Environment Canterbury (rural, commercial and industrial areas). These are available in the Christchurch Liquefaction Viewer at <https://apps.canterburymaps.govt.nz/ChristchurchLiquefactionViewer/>.

Technical report information:

Title: Review of liquefaction hazard information in eastern Canterbury, including Christchurch City and parts of Selwyn, Waimakariri and Hurunui Districts.

Date: December 2012.

Author: H Brackley (compiler).

Commissioned by: Environment Canterbury.

Purpose of report: To collate liquefaction occurrence during the 2010/11 Canterbury earthquakes, and to determine liquefaction vulnerability. For use in land use planning, subdivision and building consenting.

Study area: Coastal Canterbury from the Waipara River mouth to the Rakaia River mouth, including Banks Peninsula, and inland to Rangiora, Aylesbury, Selwyn and Southbridge.

Accessible at: <https://www.ecan.govt.nz/document/download?uri=1702192>.

- Regional Hazard Information: Earthquake fault deformation

There are no known earthquake faults at the ground surface in Christchurch. However, it is possible there are some faults in Christchurch that are yet to be identified because they are not visible at the ground surface.

More information on fault deformation is available on Environment Canterbury's fault deformation map at <https://mapviewer.canterburymaps.govt.nz/?webmap=b5f859bd18ee4912828cb092bef6c449>.

(c) Flooding

- Regional Hazard Information: Flood Photographs

Photographs showing the property during or following past flood events may be available. Flood photographs are available on Environment Canterbury's flood imagery register at <https://apps.canterburymaps.govt.nz/FIR>.

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- **Regional Hazard Information: Site Specific Flood Assessment**
A site specific flood hazard assessment may have been completed for the property by Environment Canterbury. The information contained in this assessment may now be outdated. Please contact Environment Canterbury if you would like to request a copy.
- **Regional Hazard Information: Flood Assessment Request**
You can request a new site-specific flood hazard assessment for the property from Environment Canterbury at: <https://www.ecan.govt.nz/do-it-online/property-information/flood-hazard-assessments>.

(d) Landslides

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

(e) Subsidence

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

(f) Tsunamis

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

(g) Volcanic and Geothermal Hazards

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

(h) Wind

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

(i) Any Other Natural Hazards

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

(j) District Plan Natural Hazard Information

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

(k) Building Notices

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

Other Special Features or Characteristics of the Land

- **Borelog/Engineer Report Image Available**
Fill
- This property is located in an area known to have been filled. The year the fill occurred is 2010. The filling was, according to the Councils records carried out in a controlled manner and comprises Silt.

Related Information

- The latest soil investigation report for this property is attached for your information

2. Private and public stormwater and sewerage drains

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

☎ For stormwater and sewerage enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

Related Information

- This property is shown to be served by Christchurch City Council sewer and stormwater.
- Attached are all drainage plans that Council hold for details of private and public drainage. Not all plans provided are verified by Council, and therefore Council cannot be liable for inaccuracies. Site investigation will be required by owners to determine exact layouts.

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3. Drinking Water Supply

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

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

 For water supply queries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

Water supply

Christchurch City Council is the networked supplier of water to this property. This property is connected to the Christchurch City Council Water Supply. The conditions of supply are set out in the Christchurch City Council Water Supply and Wastewater Bylaw (2022), refer to www.ccc.govt.nz.

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4. Rates

Section 44A(2)(c) LGOIMA. This is information on any rates owing in relation to the land.

☎ For rates enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

(a) Annual rates

Annual rates to 30/06/2027: \$5,981.21

	Instalment Amount	Date Due
Instalment 1	\$1,495.25	31/08/2026
Instalment 2	\$1,495.25	30/11/2026
Instalment 3	\$1,495.25	28/02/2027
Instalment 4	\$1,495.46	31/05/2027

Rates owing as at 12/08/2026: \$51.56

(b) Excess Water Rates

For excess water charge enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz/contact-us.

(c) Final water meter reading required at settlement?

Property settlements must ensure all water usage and outstanding debts are accurately accounted for.

To advise of a property settlement, please complete the request for settlement information form at www.ccc.govt.nz/services/rates-and-valuations/solicitors-request.

A settlement statement of accounts will be provided on the expected settlement date advised.

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5. Consents, certificates, notices, orders, or requisitions affecting the land and buildings

Section 44A(2)(d) LGOIMA. This is information concerning any consent, certificate, notice, order, or requisition, affecting the land or any building on the land, previously issued by the Council.

The information in this section may also cover building consent and/or code compliance information issued by building certifiers under the Building Act 1991 and building consent authorities that are not the Council under the Building Act 2004.

You can check the property file to identify whether any consent or certificate was issued by a building certifier under the Building Act 1991.

The building consents recorded in this LIM are only those that the Council has issued or been notified of by a stand-alone BCA. There may be others if a stand-alone BCA has issued consents without notifying the Council.

Section 44A(2)(da) LGOIMA. The information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004. There is currently no information required to be provided by a building contractor to a territorial authority under section 362T(2) of the Building Act 2004. The Building (Residential Consumer Rights and Remedies) Regulations 2014 only prescribed the information that must be given to the clients of a building contractor.

Sections 71 to 74 of the Building Act 2004 require the Building Consent Authority to consider natural hazards when it receives a building consent application for the construction or major alteration of a building on land that is subject to, or likely to be subject to, a natural hazard. A building consent for this property may have been issued subject to a section 72 or 73 notice. This means at the time of building consent the Building Consent Authority was not satisfied that adequate provision would be made to protect the building and land from the natural hazard and was subsequently required to notify the Registrar-General of Land to record the natural hazard on the Record of Title. The Building Act 2004 defines natural hazards as erosion (including coastal erosion, bank erosion, and sheet erosion), falling debris (including soil, rock, snow, and ice), subsidence, inundation (including flooding, overland flow, storm surge, tidal effects, and ponding), and slippage.

If your property contains a notice under s73 of the Building Act 2004, this will be identified on the building consent decision below (decision under s72 of the Building Act 2004) and on the properties' Record of Title. The Record of Title may also record this as a s36 notice under the Building Act 1991, or a s641A notice under the Local Government Act 1974.

☎ For building enquiries, please phone (03) 941 8999, email EPADutyBCO@ccc.govt.nz or visit www.ccc.govt.nz.

(a) Consents

- BCN/2013/1135 Applied: 28/02/2013 Status: Completed
25 Parklea Avenue Halswell
Accepted for processing 28/02/2013
PIM Granted 02/04/2013
PIM Issued 02/04/2013
Building consent granted 04/04/2013
Building consent issued 08/04/2013
Code Compliance Certificate Issued 05/03/2014
DWELLING WITH ATTACHED GARAGE- Historical Reference ABA10122930

(b) Certificates

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

(c) Notices

(d) Orders

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(e) Requisitions

Related Information

- Please find an electrical and gas fitters certificates attached relating to works that have been carried out on the current dwelling at this address.

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6. Certificates issued by a building certifier

Section 44A(2)(e) LGOIMA. This is information notified to the Council concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004.

☎ For building enquiries, please phone (03) 941 8999, email EPADutyBCO@ccc.govt.nz or visit www.ccc.govt.nz.

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7. Weathertightness

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

 For weathertight homes enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

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

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8. Land use and conditions

Section 44A(2)(f) LGOIMA. This is information relating to the use to which the land may be put and conditions attached to that use. The planning information provided below is not exhaustive and reference to the Christchurch District Plan and any notified proposed changes to that plan is recommended: <https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/christchurch-district-plan/>.

There may be some provisions of the Christchurch City Plan or Banks Peninsula District Plan that affect this property that are still operative.

☎ For planning queries, please phone (03) 941 8999, email DutyPlanner@ccc.govt.nz or visit www.ccc.govt.nz.

- **Regional plan or bylaw**

There may be objectives, policies or rules in a regional plan or a regional bylaw that regulate land use and activities on this site. Please direct enquiries to Canterbury Regional Council (Environment Canterbury).

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

(ii) Christchurch District Plan

- **Development Constraint Conditions**

Council records show there is a specific condition on the use of this site: Building Consent conditions

- **Liquefaction Management Area (LMA)**

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

- **District Plan Zone**

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

(b) Resource consents

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

- RMA/1999/5274 - Subdivision Consent
Fee Simple SUBDIVISION 223 received 14/12/99 Certified 17/12/99 224 requested 27/1/00 Issued 1/2/00 DP 82148 - Historical Reference RMA5660
Status: Processing complete
Applied 16/08/1999
Granted 02/11/1999
Decision issued 02/11/1999
- RMA/2000/1324 - Subdivision Consent
74 LOT FEE SIMPLE SUBDIVISION 223 Requested 06/03/01 Certified 29/03/01 224 REQUESTED 14/08/01 RELEASED 22/08/01 DP 301241 - Historical Reference RMA20002027
Status: Processing complete
Applied 23/05/2000
Granted 29/09/2000

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Decision issued 29/09/2000

- RMA/2001/2364 - Subdivision Consent
FEE SIMPLE SUBDIVISION - 174 LOTS 224 requested 23/12/02 Issued 24/1/02 DP 313339 224 requested 20/8/03 Issued 8/9/03 DP 324001 - Historical Reference RMA20008277
Status: Processing complete
Applied 27/09/2001
Granted 15/02/2002
Decision issued 15/02/2002
- RMA/2003/1852 - Subdivision Consent
FEE SIMPLE SUBDIVISION - 2 LOTS 223 received 11/11/03 Certified 12/11/03 224 Requested 6/3/04 Issued 11/3/04 DP 330918 - Historical Reference RMA20014157
Status: Processing complete
Applied 17/07/2003
Granted 31/07/2003
Decision issued 31/07/2003
- RMA/2004/988 - Subdivision Consent
FEE SIMPLE SUBDIVISION - 8 LOTS 223 REQUESTED 30/08/04 SEC 223 CERTIFIED 31/08/04 224 requested 11/10/04 Issued 9/11/04 DP 342774 - Historical Reference RMA20016579
Status: Processing complete
Applied 14/04/2004
Granted 11/05/2004
Decision issued 11/05/2004
- RMA/2005/1754 - Subdivision Consent
FEE SIMPLE SUBDIVISION 223 Certified 2/6/06 224 Issued 2/11/06 DP 375274 - Historical Reference RMA20020626
Status: Processing complete
Applied 02/08/2005
Granted 12/08/2005
Decision issued 12/08/2005

(c) Resource Consents Natural Hazard Information

Related Information

- The Development Constraint conditions for this property are as follows: Consent Notice/ Sub Division Conditions/ Building Consent Conditions.

Location Of Cut / Fill interface to be noted and foundations designed accordingly.

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9. Other land and building classifications

Section 44A(2)(g) LGOIMA. This is information notified to the Council by any statutory organisation having the power to classify land or buildings for any purpose.

 For land and building enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

Please refer to Section 1 for details

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10. Network utility information

Section 44A(2)(h) LGOIMA. This is information notified to the Council by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004.

☎ For network enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

- **None recorded for this property**

11. Other information

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

☎ For any enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

(a) Kerbside waste collection

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

(b) Other

• Floor Levels Information

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

- required minimum finished floor levels, which need to be set to meet the surface water requirements in clause E1.3.2 of the Building Code (where this applies); and
- the requirements of the Christchurch District Plan (where a property is in the Flood Management Area).

Where this information has been processed for your property, you can view it online at <https://ccc.govt.nz/flooding-and-floor-levels>.

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

• Guest Accommodation

Guest accommodation (including whole unit listings on Airbnb; BookaBach; etc.) generally requires a resource consent in this zone when the owner is not residing on the site. For more information, please refer to: <https://ccc.govt.nz/providing-guest-accommodation/>.

• Community Board

Property located in Halswell-Hornby-Riccarton Community Board.

• Tsunami Evacuation Zone

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

• Electoral Ward

Property located in Halswell Electoral Ward

• Listed Land Use Register

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

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- **Spatial Query Report**

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

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23 January 2013

Job No: 13-127

Al and Lyn Scott
1175 Goulds Road
Rolleston 7614

Dear Al and Lyn,

RE: GEOTECHNICAL INVESTIGATION – LOT 306 PARKLEA AVE, HALSWELL, CHRISTCHURCH

We confirm that a soil investigation was carried out by Cephas Rock Limited on 22 January 2013 at the above property and now report as follows.

The section is located in a new subdivision, Parklea Ave. It is a flat section and is currently vacant.

The geotechnical investigation consisted of 4 scala penetrometer tests and 1 hand auger hole to determine the underlying soil conditions and allowable bearing capacity. The locations and results of the scala penetrometer tests are recorded on the attached plan and 'soil investigation record' sheets.

Based on the hand auger investigation, the ground materials consist of 200mm dark brown, firm topsoil overlaying stiff clay from reddish to yellowish brown color and dry to moist with depth to the depth of 500mm, and in subsequent depth between 500mm to 1500mm is clay from reddish to yellowish brown color, moist to wet, plasticity increased with depth. When the investigation was terminated due to static water was encountered in the hand auger hole at the depth of 1600mm.

The scala penetrometer results were similar at locations 1, 3 and 4. An allowable bearing capacity of 100kPa can be achieved from the surface to the termination depths. At location 1, the allowable bearing capacity briefly drops to 90kPa between 800-1100mm depth. The bearing capacity at location 2 was more variable; the allowable bearing capacity drops to 30kPa between 900-1000mm depth. This soft spot appears to only be in a localized area. Overall, 67kPa allowable bearing capacity (200kPa ULS) can be achieved at all four locations at the standard depth of 300-400mm.

Based on the test results, the site does not meet 'good ground' requirements. Furthermore, as the site is classified as "Technical Category 2", an enhanced slab or alternative specific foundation design will be required.

Overall, we consider the site suitable for one of the enhanced slab foundation options presented in the DBH revised guidelines for repair and rebuild - subject to the following condition:

- An engineer shall check the post-excavation bearing capacity of the soil (mainly garage area). Any soft spots should be further excavated and back-filled.

In addition, the following foundation requirements shall also be met in accordance with the Department of Building and Housing (DBH) guidelines "Guidelines on house repairs and reconstruction following the Canterbury Earthquake":

- All top soil within the footprint of the proposed building shall be removed;
- Compacted well-graded aggregate shall be used to fill beneath all the concrete floor slabs;
- Starter bars shall be used to tie the strip footing to the concrete floor slab.

Please note that my recommendations are based on a limited number of penetrometer tests and hand auger holes and the nature and continuity of subsoil conditions is inferred. It should be appreciated that actual conditions could vary from the tests results.

Please contact me should any further information be required.

Yours faithfully



Joshua Wong
Engineer/Director
BEng (Hons) MIPENZ CPEng IntPE (NZ)

PARKLEA AVE

LOT306 DP
SITE=666M²
DWELLING=198M²
SITE COVERAGE=30%

WIND ZONE=HIGH
WIND REGION=A
EARTHQUAKE ZONE=2
CORROSION ZONE=C
SNOW LOAD=N4



TEST LOCATION PLAN

JOB : LOT 306

Parklea Ave
Christchurch

NO: 13-127

Date: 22 Jan. 2013

HUDE PLACE



**CRONIN
DESIGN**

9 Print Place Christchurch
Ph 03 3388394
merv@cronindesign.co.nz

SCOTT RESIDENCE

LOT 306 PARKLEA AVE
CHRISTCHURCH

Site Plan

Designed by
A.L

Date
19/12/2012

Scale
1:100

New Dwelling

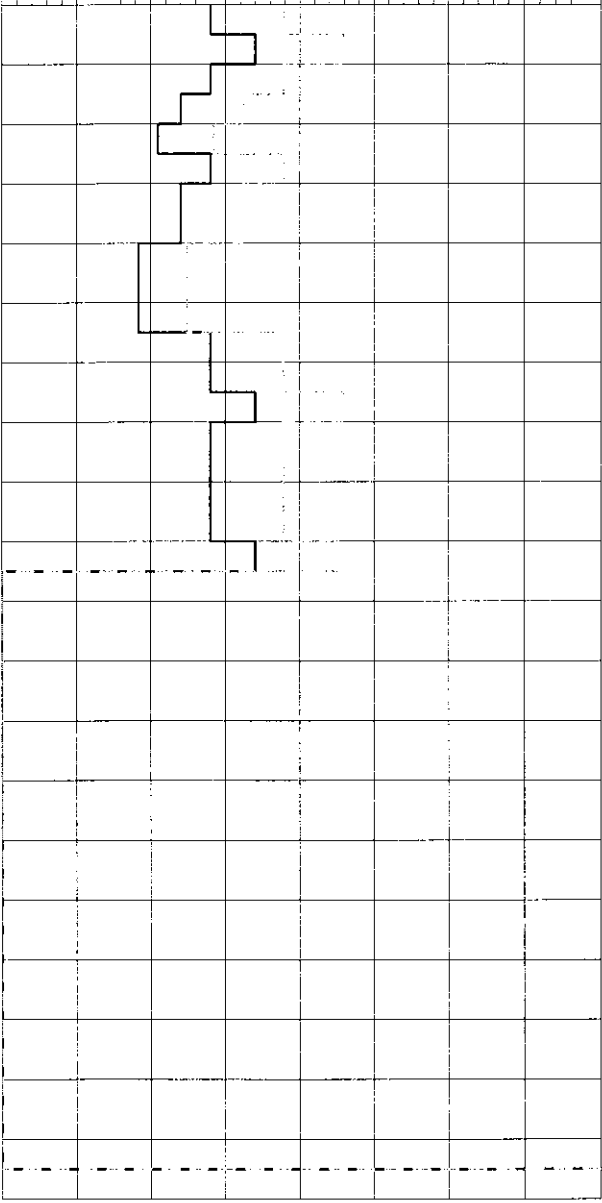
12223

01 of 18



project	LOT 306, PARKLEA AVE, HALSWELL RD	no.	1
ref	13-127	date	23/01/2013
by	SHUAO	checked	Joshua Wong

Test Location 1

Test Location 1		Bore Log		Scala Penetrometer							
Depth (m)	SPT Blows	Description	Inferred Bearing Pressure kPa								
			0	50	100	150	200	250	300	350	400
GL	5										
0.2	7										
	5										
	4										
0.4	3.5										
	5										
0.6	4										
	4										
0.8	3										
	3										
1.0	3										
	5										
1.2	5										
	6										
1.4	5										
	5										
1.6	5										
	5										
1.8	7										
2.0											
2.2											
2.4											
2.6											
2.8											
3.0											
3.2											
3.4											
3.6											
3.8											
4.0											
4.2											
4.4											
4.6											
4.8											

Safe Bearing Pressure

Ultimate Limit State, $\Phi=0.45$

Notes:

- Refer to attached site plan for location.

— Safe Bearing Pressure

- - - Ultimate Limit State, $\Phi=0.45$

Notes:

•Refer to attached site plan for location.



project LOT 306, PARKLEA AVE, HALSWELL RD

no. 2

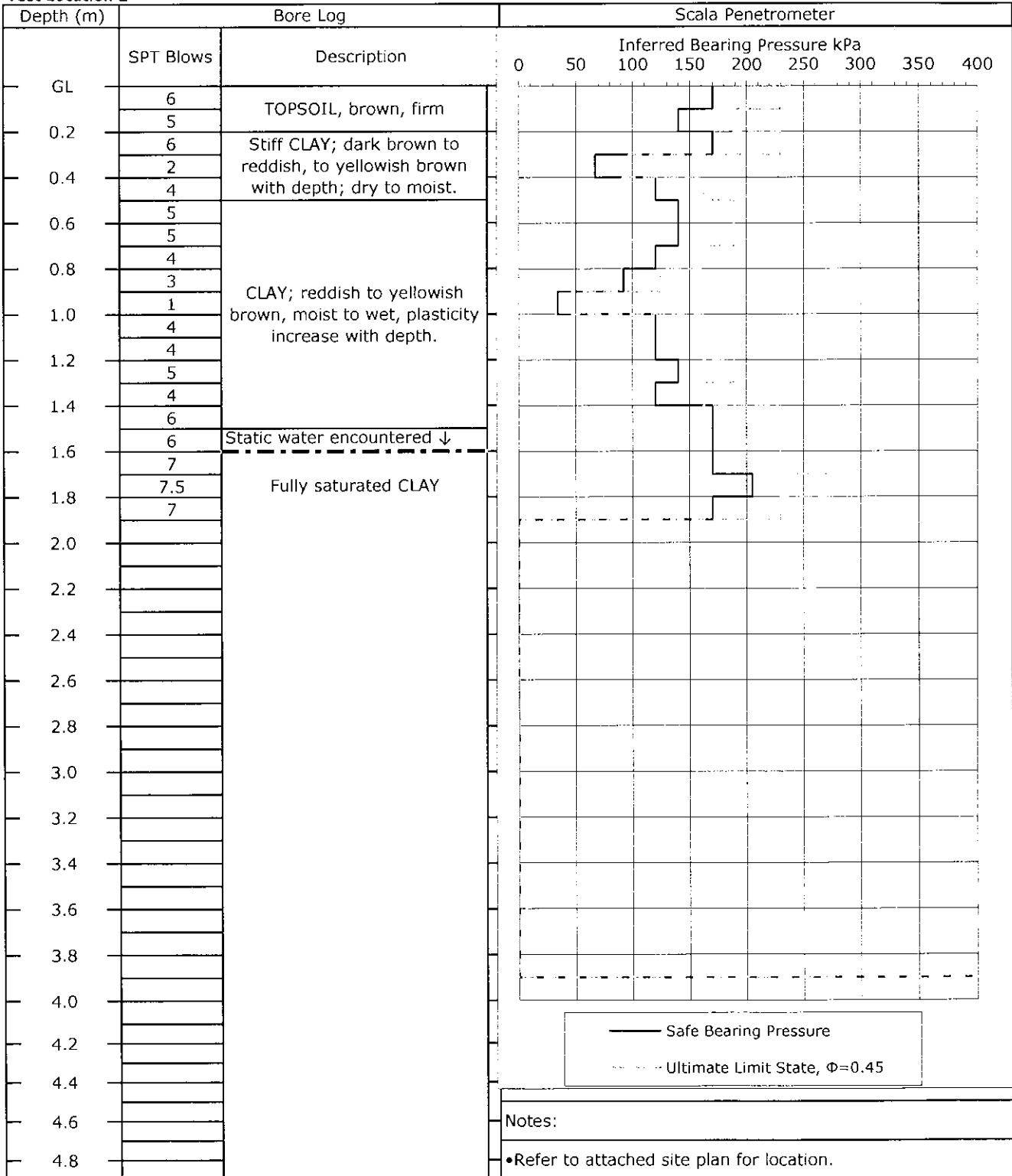
ref 13-127

date 23/01/2013

by SHUAO

checked Joshua Wong

Test Location 2





project	LOT 306, PARKLEA AVE, HALSWELL RD	no.	3
ref	13-127	date	23/01/2013
by	SHUAO	checked	Joshua Wong

Test Location 3

Depth (m)		Bore Log	Scala Penetrometer									
		SPT Blows	Description	Inferred Bearing Pressure kPa								
				0	50	100	150	200	250	300	350	400
GL		4.5										
		5										
0.2		8										
		5										
0.4		4.5										
		9										
0.6		7										
		5										
0.8		5										
1.0												
1.2												
1.4												
1.6												
1.8												
2.0												
2.2												
2.4												
2.6												
2.8												
3.0												
3.2												
3.4												
3.6												
3.8												
4.0												
4.2												
4.4												
4.6												
4.8												

Safe Bearing Pressure

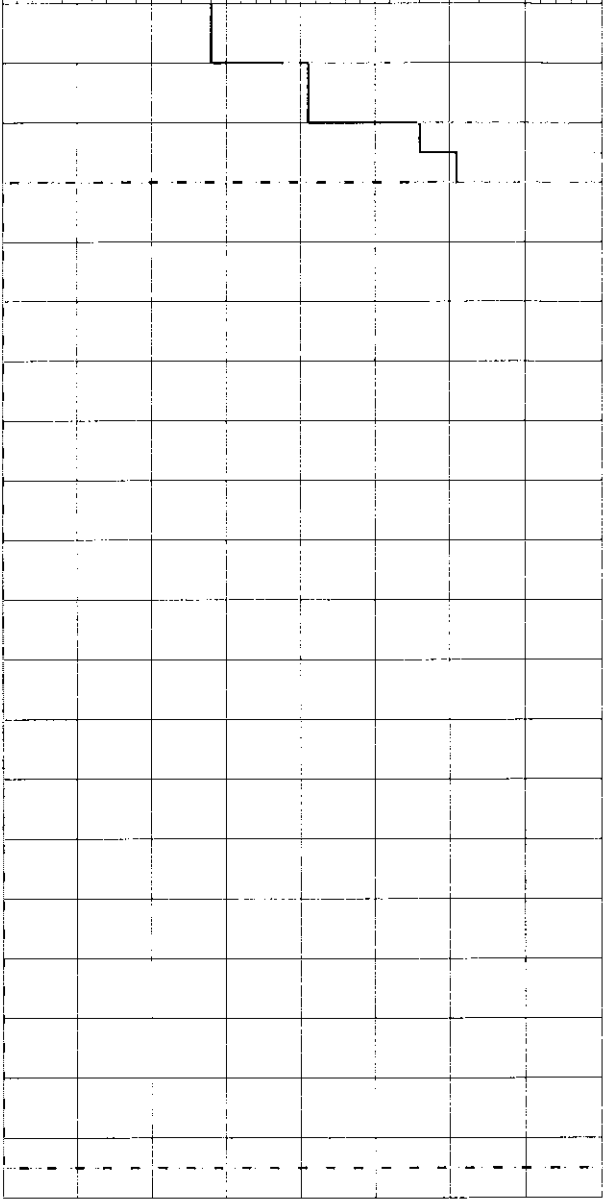
Ultimate Limit State, $\Phi=0.45$

Notes:

•Refer to attached site plan for location.

project	LOT 306, PARKLEA AVE, HALSWELL RD	no.	4
ref	13-127	date	23/01/2013
by	SHUAO	checked	Joshua Wong

Test Location 4

Test Location #		Bore Log		Scala Penetrometer								
Depth (m)	SPT Blows	Description		Inferred Bearing Pressure kPa								
				0	50	100	150	200	250	300	350	400
GL	5											
0.2	5											
	8											
0.4	9											
	12											
	15											
0.6												
0.8												
1.0												
1.2												
1.4												
1.6												
1.8												
2.0												
2.2												
2.4												
2.6												
2.8												
3.0												
3.2												
3.4												
3.6												
3.8												
4.0												
4.2												
4.4												
4.6												
4.8												

Safe Bearing Pressure

Ultimate Limit State, $\Phi=0.45$

Notes:

- Refer to attached site plan for location.

- Buildings
- WcWatercourse
- StreetAddress
- WwAccess
 - Standard Manhole
 - Vented Manhole
- WwEye
 - Eye
 - Eye
- WwPipeFlowDirection
- WwPipe
 - NominalDiameter
 - Diameter is 200mm or smaller
 - WwLateral (non CCC)
 - In Service
 - SwAccess
 - SwInlet
 - Single Sump
 - SwOutlet
 - SwPipeFlowDirection
 - SwLateralFitting
 - Inspection Point
 - SwPipe
 - NominalDiameter
 - Diameter is 450mm or smaller
- SwLateral
- SwFacility
- SwPipe (non CCC)
 - In Service
- SwLateral (non CCC)
 - In Service
- WsValve
 - Gate
 - Sluice
- WsHydrant
- WsConnection
 - Meter
- WsPipeRestraint
- WsFitting
 - End Cap
 - Connector
- WsPipe
 - NominalDiameter
 - Diameter is 110mm or smaller
 - WsLateral
 - WsLateral (non CCC)
 - In Service
 - RatingUnit
 - WaterCourseSegmen



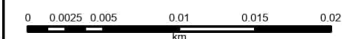
ph: 03 941 8999 web: ccc.govt.nz

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

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Date: 12/08/2026 12:24 PM
Scale: 1: 500 on A4



26/02/2013 12:02:24 p.m.

Z:\CRONIN DESIGN\2012 PLAN\12223 SCOTT RESIDENCE\12223 SCOTT RESIDENCE 0320.rvt

BUILDING HAZARD SIGN ON SIDE FENCE

- 1 ALL EROSION AND SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY MAINTAINED IN GOOD WORKING ORDER.
- 2 ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING THE BUILDING PHASE
- 3 ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF MAJOR EARTH WORKS
- 4 STOCKPILES OF CLAY MATERIAL TO BE COVERED WITH IMPERVIOUS SHEET
- 5 ROOF WATER DOWNPIPES TO BE CONNECTED TO THE PERMANENT UNDERGROUND STORMWATER SYSTEM AS SOON AS PRACTICAL AFTER THE ROOF IS LAID

FOR SEDIMENT CONTROL
SITE SCRAPE
BUILDING FOOT PRINT ONLY

AGGREGATE CONCRETE TO PATIO
SLIP RESISTANCE NOT LESS THAN 0.4
WHEN TESTED IN ACCORDANCE WITH
AS/NZS 3661.1(D1/VM1)
MIN STEP 150 TO F/FL
START 50MM BELOW BRICK
VENEER WEEP HOLES WITH FALL
AWAY FROM BUILDING MIN 1:50 GRADIENT

PVC 100MM SEWER AND STORMWATER
1:120 MIN FALL PVC 40MM WASTE PIPES
FROM FITTINGS OVER 3.5M LONG TO BE VENTED
MIN FALL 1:40
100MM VENT TO DRAIN
PVC 75MM DPS PER 70M² ROOF
MIN GUTTER C/SECTION 60MMX115MM
G13 AS1

Christchurch City Council
Approved Consent Plan
ABA10122930
Johan Dalkie
Page 2 of 23
4/04/2013

LOT306 DP 430578
SITE=666M²
DWELLING=199M²
SITE COVERAGE=30%

WIND ZONE=HIGH
WIND REGION=A
EARTHQUAKE ZONE=2
CORROSION ZONE=C
SNOW LOAD=N4

OUTDOOR LIVING 114M²

PROPOSED DWELLING
F/FL +0.250 ABOVE G/L

45M² DRIVE WAY

1° FALL TO SOIL

STORMWATER TO LATERAL

SEWER TO LATERAL



HYDE PLACE

VEHICLE CROSSING

DATUM
0.00

LATERAL TO BE
CONFIRMED

7000

20920

4080

32000

7014

14071

1295

22349

CRONIN
DESIGN

9 Print Place Christchurch
Ph 03 3388394
merv@cronindesign.co.nz

SCOTT RESIDENCE
LOT 306 PARKLEA AVE
CHRISTCHURCH

Site Plan

Designed by
A.L

Date
26/02/2013

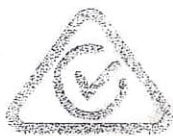
Scale
1 : 100

New Dwelling

12223

01 of 19

The Board's new Certificate of Compliance/Electrical Safety Certificate is as follows:



Compliance and Electrical Safety Certificate

This form has been issued by the Electrical Workers Registration Board

Unique ID: 2117

This form has been designed to be used by licensed electrical workers to certify low voltage installations or part installations that comply with Part 2 of AS/NZS 3000 and are safe to be connected to a 230/400 volt multiple earth neutral (MEN) system of electrical supply.

Address: 25 Parklea Ave Halswell on The Park

Name: Al Scott
Postal Address: 25 Parklea Ave Halswell
Phone and Email: _____

Name: Brian Fowler Registration/Practising Licence Number: E 15976
Organisation: Electrical Telephone Number: 027 3431220
Email: gm3 BA 4 at G-Mail.com
Name of person being supervised: _____

The work is (circle): additions | alterations | new work

The prescribed electrical work is: ☒ High Risk ☐ General ☐ Low Risk ☐ The homeowner has undertaken part of the electrical installation work.
(Please tick (✓) as appropriate)

Indicate the number of each item
installed or altered:

Number of lighting outlets: 61
Number of socket outlets: 25
Number of ranges: 1
Number of water heaters: 1

Other Work?

Fans in Bathroom
Heat pump

Tick (✓) if work includes:

☒ Mains
☒ MEN switchboard closest to point of supply
☒ Main Earthing System
☐ Electric Lines

I certify that the completed prescribed electrical work to which this certificate applies, has been done lawfully and safely and the information in the certificate is correct in that the installation, or part of the installation:

- ☒ has been installed in accordance with a certified design
- ☒ has an earthing system that is correctly rated
- ☒ contains fittings which are safe to connect to a power supply
- ☒ relies on supplier's Declaration of Conformity (attach or reference¹)
- ☒ relies on manufacturer's instructions (attach or reference¹)
- ☐ has been satisfactorily tested in accordance with Electricity (Safety) Regulations 2010
- ☒ is safe to connect

Electronic reference: _____

Electrical Worker's Signature: Brian Fowler

Date: 31-7-13

1. If it is impractical to attach a copy of a particular manufacturer's instructions, or of any certified design or supplier declarations of conformity, provide a reference to where the documents can be found, in a readily accessible format, through electronic means.

Test Results		
	Electrical Worker	Inspector
Polarity (independent earth):	☒	☒
Insulation resistance:	<u>100 MΩ</u>	<u>200</u>
Earth continuity:	<u>100 MΩ</u>	<u>0</u>
Bonding:	☒	☐
Other (specify):		

I certify that the installation, or part of the installation, to which the Electrical Safety Certificate applies is connected to a power supply and is safe to use

Name: Brian Fowler Registration/Practising Licence Number: E 15976
Signature: Brian Fowler Date: 31-7-13
(if certifier is different from electrical worker)

CUSTOMER COPY - THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED

AL Scott

25 Parkleg ave

Halswell

ChCh.

Install real fire RF800 STD 42 m/j/h also
with gas pipework and 2 Bottle gas
supply

20.75 kPa

☐ Low-Risk

☒ General☐ High-risk☐ Natural gas☐ LPG☐ Biogas☐ Other (specify) _____☐ Yes☒ No☐ Yes☒ No

Downloaded from <http://ajph.org/> at University of California, San Diego on June 11, 2015

☒ Yes – AS/NZS 5601.1 sections 3 to 6

☐ Yes – AS/NZS 5601.2 sections 3 to 9☐ No☐ Yes (specify)☒ No☒ All☐ Parts (specify)

15-8-2013

☐ I confirm that I am satisfied that the work described in this certificate of compliance has been done lawfully and safely, and that the information on this certificate is correct.

Andrew James Littlejohn

19172

Certificate Issue Date:

21-8-2013



☒ I confirm that the work described in this Gas Safety Certificate, and the installation or part installation is connected to a gas supply and is safe to use.

Andrew Littlejohn.

19172.

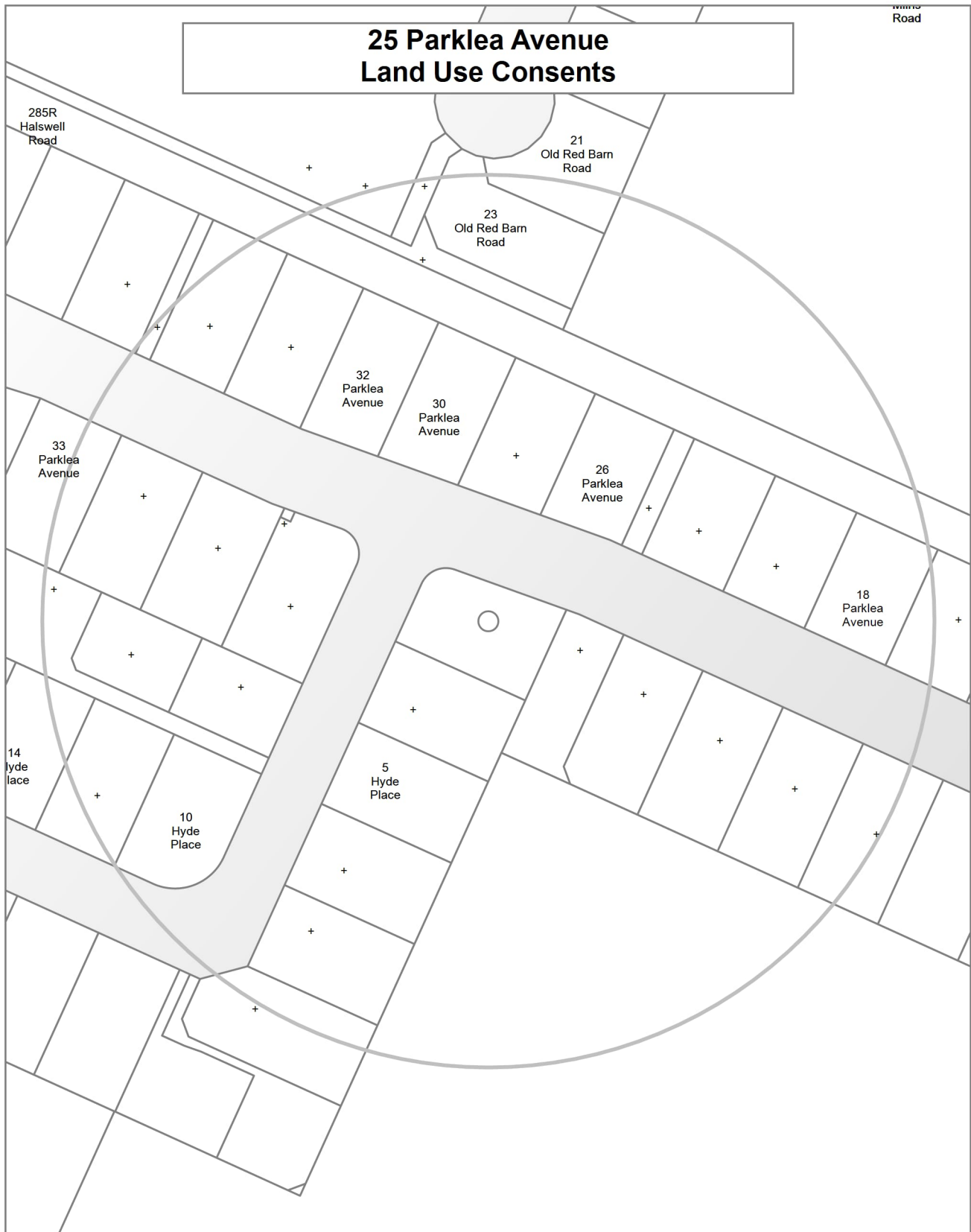
Date of completion:

15-8-2013

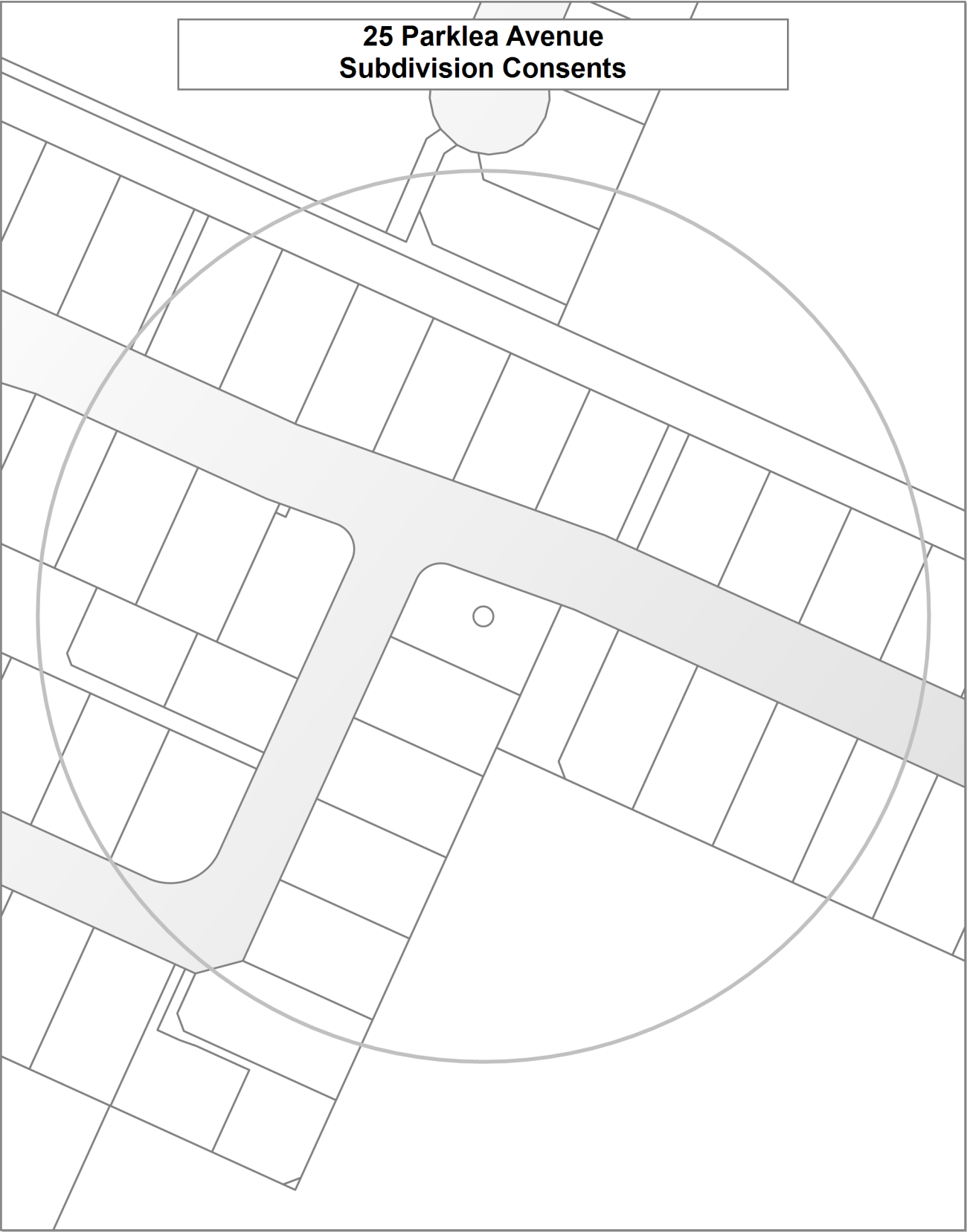


This certificate confirms that the gasfitting work complies with the building code for the purposes of Section 19(1)(e) of the Building Act 2004.

25 Parklea Avenue Land Use Consents



**25 Parklea Avenue
Subdivision Consents**



Land Use Resource Consents within 100 metres of 25 Parklea Avenue

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

10 Hyde Place

RMA/2012/1863

EQ REPLACEMENT DWELLING & GARAGE - Historical Reference RMA92021301

Processing complete

Applied 21/11/2012

Decision issued 30/11/2012

Granted 28/11/2012

14 Hyde Place

RMA/2012/164

DWELLING AND ATTACHED GARAGE - Historical Reference RMA92019489

Processing complete

Applied 01/02/2012

Decision issued 07/02/2012

Granted 07/02/2012

18 Parklea Avenue

RMA/2014/3109

Dwelling with attached garage - Historical Reference RMA92027808

Withdrawn

Applied 25/11/2014

21 Old Red Barn Road

RMA/2013/286

Proposed new dwelling with attached garage - Historical Reference RMA92021873

Processing complete

Applied 21/02/2013

Decision issued 05/03/2013

Granted 05/03/2013

22 Milns Road

RMA/1984/1021

Dwelling on a rural property at Milnes Road in conjunction with strawberries, Brambles and apples. - Historical Reference RES952528

Processing complete

Applied 18/01/1984

Decision issued 02/04/1984

Granted 02/04/1984

RMA/1986/1068

Consent to erect a dwelling in conjunction with the growing of strawberries and establishment of a Walnut Orchard. - Historical Reference RES94102163

Processing complete

Applied 21/05/1986

Decision issued 21/05/1986

Granted 21/05/1986

RMA/2014/1191

NOTICE OF REQUIREMENT - MILNS ROAD SCHOOL - Historical Reference RMA92025834

Processing complete

Applied 19/05/2014

Decision issued 02/06/2016

Requirement confirmed with conditions 02/06/2016

RMA/2019/1402

Temporary Storage of Class Rooms

Not accepted for processing

Applied 26/06/2019

Not accepted for processing 05/07/2019

RMA/2019/2772

Retrospective resource consent for minor earthworks and associated construction access

Processing complete

Applied 28/11/2019

Decision issued 16/12/2020

Granted 16/12/2020

RMA/2025/4068

Minimum Floor Level Certificate

Processing complete

Applied 28/11/2025

Certificate issued 04/12/2025

RMA/2025/4363

Change of use and disturbance of contaminated soils (NESCO) associated with the development of a new primary school

Processing complete

Applied 23/12/2025

Decision issued 17/02/2026

Granted 17/02/2026

RMA/2026/583

Outline Plan for the construction and establishment of Te Mataitahi School.

Processing complete

Applied 03/03/2026

Decision issued 16/04/2026

Outline plan accepted 16/04/2026

23 Old Red Barn Road

RMA/2012/1339

Erect a single storey dwelling and attached garage - Historical Reference RMA92020730

Processing complete

Applied 29/08/2012

Decision issued 11/09/2012

Granted 11/09/2012

26 Parklea Avenue

RMA/2016/851

Single storey dwelling with an attached double garage - Historical Reference RMA92032948

Processing complete

Applied 06/04/2016

Decision issued 29/04/2016

Granted 28/04/2016

285R Halswell Road

RMA/2020/440

Restoration of the waterway and removal of unapproved vegetation

Processing complete

Applied 02/03/2020

Decision issued 07/05/2020

Granted 07/05/2020

30 Parklea Avenue

RMA/2015/1665

Dwelling with attached garage - Historical Reference RMA92029942

Processing complete

Applied 19/06/2015

Decision issued 03/08/2015

Granted 31/07/2015

32 Parklea Avenue

RMA/2015/1251

Dwelling with attached garage - Historical Reference RMA92029506

Processing complete

Applied 11/05/2015

Decision issued 26/05/2015

Granted 26/05/2015

33 Parklea Avenue

RMA/2012/1837

Dwelling with attached garage - Historical Reference RMA92021275

Processing complete

Applied 19/11/2012

Decision issued 30/11/2012

Granted 30/11/2012

339 Halswell Road

RMA/1982/760

Application to extend existings clubrooms in a recreational 1 zone Halswell domain - Historical Reference RES953370

Processing complete

Applied 15/07/1982

Decision issued 15/07/1982

Granted 15/07/1982

RMA/1995/1955

Extension of building to be 1.6m off boundary instead of required 1.8m. - Historical Reference RES952205

Processing complete

Applied 29/06/1995

Decision issued 13/07/1995

Granted 13/07/1995

RMA/1998/1398

Application to erect a barbeque pavillion with reduced setback from southwestern boundary; building exceeds 100m2 maximum size and exceeds total s - Historical Reference RES981585

Processing complete

Applied 16/06/1998

Decision issued 08/07/1998

Granted 08/07/1998

RMA/2009/1122

to form carpark in halswell domain and to undertake excavation and filling and causeway across retention basin - Historical Reference RMA92014574

Withdrawn

Applied 11/08/2009

RMA/2010/1498

Notice of Requirement - Historical Reference RMA92017099

Processing complete

Applied 18/10/2010

Decision issued 15/04/2011

Granted 15/04/2011

RMA/2010/506

Scanned - Carparking area and causeway over the retention basin - Historical Reference RMA92016013

Withdrawn

Applied 13/04/2010

RMA/2011/835

SECTION 182 REMOVAL OF PART OF THE HALSWELL LIBRARY DESIGNATION - Historical Reference
RMA92018386

Processing complete

Applied 07/07/2011

Decision issued 04/08/2011

Granted 04/08/2011

RMA/2012/1349

A new 83 space carpark, accessed by a proposed causeway from William Brittan Ave, in an area of Living 1 zoned land that has been added to the Halswell Domain - Historical Reference RMA92020743

Processing complete

Applied 30/08/2012

Decision issued 14/02/2013

Granted 13/02/2013

RMA/2013/1181

Establish and operate a new community facility incorporating a library, customer service centre, cafe and community centre - Historical Reference RMA92022830

Processing complete

Applied 28/06/2013

Decision issued 21/10/2013

Granted 21/10/2013

Within scope amendment accepted 01/02/2017

Within scope amendment decision issued 01/02/2017

RMA/2013/2829

Installation of four new sports lighting poles - Historical Reference RMA92024565

Processing complete

Applied 24/12/2013

Decision issued 07/02/2014

Granted 07/02/2014

RMA/2013/643

DWELLING WITH ATTACHED GARAGE - Historical Reference RMA9202225

Cancelled

Applied 14/03/2013

RMA/2015/1910

Extend Bowling Club - Historical Reference RMA92030199

Processing complete

Applied 15/07/2015

Decision issued 17/09/2015

Granted 14/09/2015

RMA/2015/636

14 Residential Dwellings - Historical Reference RMA92028863

Processing complete

Applied 11/03/2015

Decision issued 08/05/2015

Granted 08/05/2015

RMA/2016/2288

Car Park and relocation of a swale

Processing complete

Applied 22/08/2016

Decision issued 03/10/2016

Granted 03/10/2016

RMA/2017/2824

New Skate Park Facility in Halswell Domain

Processing complete

Applied 14/11/2017

Decision issued 16/04/2018

Granted 16/04/2018

RMA/2022/1659

Expansion of the train track, new pedestrian/rail bridge and associated earthworks at Halswell Domain

Processing complete

Applied 18/05/2022

Conditions changed/cancelled - s127 06/08/2024

Decision issued 15/09/2022

Granted 15/09/2022

RMA/2024/3346

Upgrade of cricket practice nets and earthworks within the waterway network setback

Processing complete

Applied 15/11/2024

Decision issued 10/03/2025

Granted 07/03/2025

RMA/2026/559

Consent for earthworks associated with a tennis court redevelopment

Processing complete

Applied 25/02/2026

Decision issued 18/03/2026

Granted 18/03/2026

5 Hyde Place

RMA/2011/603

Single storey residential dwelling with attached garage - Historical Reference RMA92018145

Processing complete

Applied 26/05/2011

Decision issued 09/06/2011

Granted 01/06/2011

Data Quality Statement

Land Use Consents

All resource consents are shown for sites that have been labelled with an address. For sites that have been labelled with a cross (+) no resource consents have been found. Sites that have no label have not been checked for resource consents. This will be particularly noticeable on the margins of the search radius. If there are such sites and you would like them included in the check, please ask for the LIM spatial query to be rerun accordingly. This will be done free of charge although there may be a short delay. Resource consents which are on land occupied by roads, railways or rivers are not, and currently cannot be displayed, either on the map or in the list. Resource consents that relate to land that has since been subdivided, will be shown in the list, but not on the map. They will be under the address of the land as it was at the time the resource consent was applied for. Resource consents that are listed as Non-notified and are current, may in fact be notified resource consents that have not yet been through the notification process. If in doubt. Please phone (03)941 8999.

The term "resource consents" in this context means land use consents. Subdivision consents and certificates of compliance are excluded.

Subdivision Consents

All subdivision consents are shown for the sites that have been labelled with consent details. For Sites that have been labelled with a cross (+) no records have been found. Sites that have no label have not been checked for subdivision consents. This will be particularly noticeable on the margins of the search radius. If there are such sites and you would like them included in the check, please ask for the LIM spatial query to be rerun accordingly. This will be done free of charge although there may be a short delay.

The term “subdivision consents” in this context means a resource consent application to subdivide land. Non subdivision land use resource consents and certificates of compliance are excluded.

This report will only record those subdivision applications which have not been completed i.e once a subdivision has been given effect to and the new lots/properties have been established the application which created those lots will not be shown

All subdivision consent information is contained on the map and no separate list is supplied