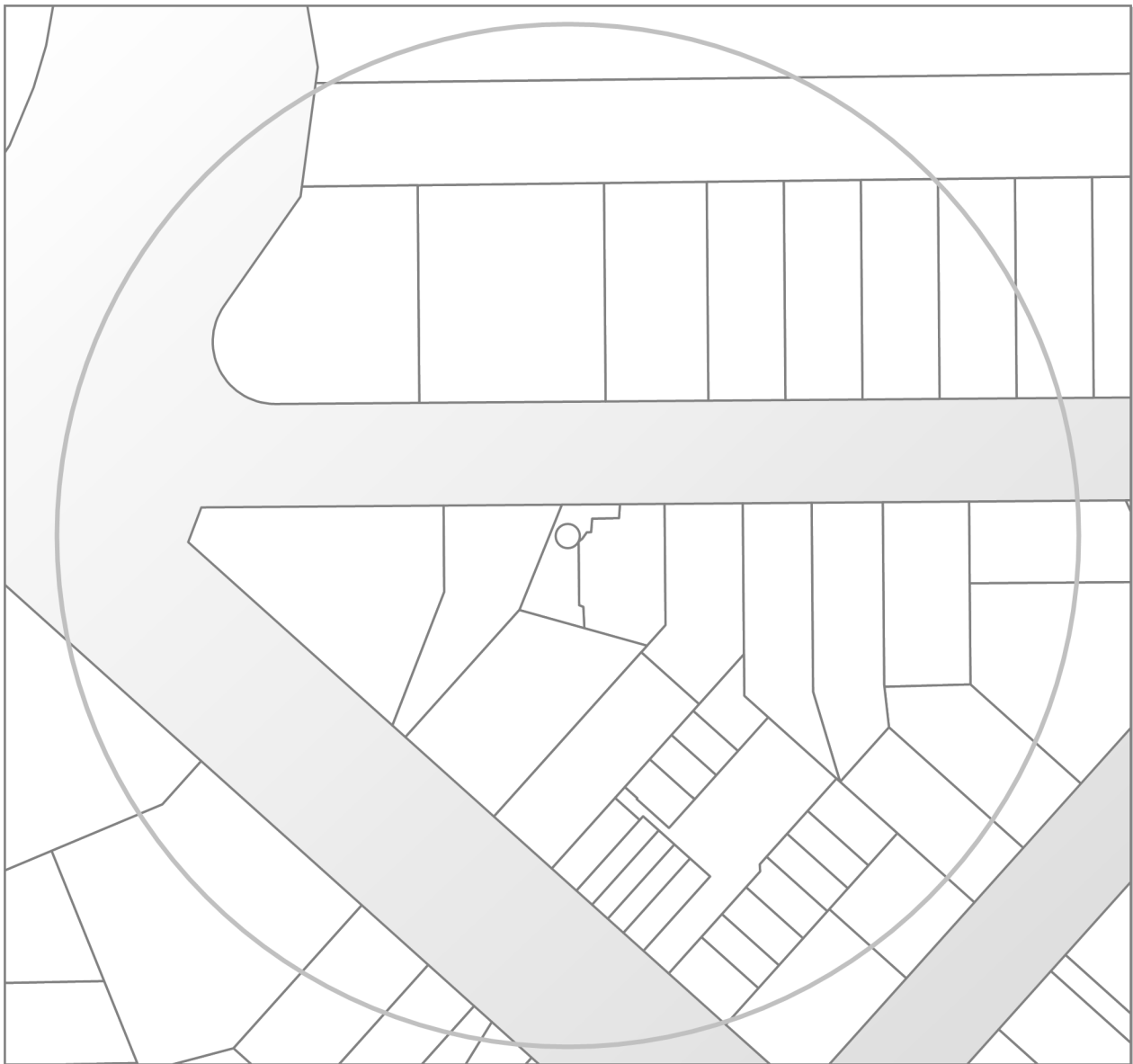


Land Information Memorandum



Property address:

20A Woodham Road

LIM number: H10116039

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Application details

Date issued 29 June 2026
Date received 23 June 2026

Property details

Property address 20A Woodham Road, North Linwood, Christchurch
Valuation roll number 22420 28402
Valuation information Capital Value: \$0
Land Value: \$0
Improvements Value: \$0
Please note: these values are intended for Rating purposes
Legal description Lot 2 DP 615815
Existing owner Valdez Investments Limited
PO Box 298
Wanaka 9343

Council references

Rate account ID 73217711
LIM number H10116039
Property ID 1208712

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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.

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(a) Coastal Hazards

- Coastal Hazard Inundation

The Council has a report, Coastal Hazard Assessment for Christchurch and Banks Peninsula (2017), that indicates this property or part of this property may be susceptible to coastal flooding (flooding by the sea). The 2017 report considers four sea level rise scenarios through to the year 2120. A copy of the 2017 report and other coastal hazard information can be found at <https://ccc.govt.nz/environment/coast/adapting-to-coastal-hazards/coastal hazards>.

The rate of sea level rise in this area may also be impacted by vertical land movement (a faster rate where land is moving downwards, and a slower rate where land is moving upwards). To find out how your area might be affected go to https://ccc.govt.nz/assets/Documents/Environment/Coast/Canterbury-VLM-and-Implications-for-Future-SLR-2025_FINAL.pdf or for more information go to <https://ccc.govt.nz/assets/Documents/Environment/Coast/Factsheets/VLM-and-sea-level-rise-factsheet-Sep-2025.pdf>

Title of Report: Coastal Hazard Assessment for Christchurch and Banks Peninsula (2017)

Purpose of report: To assess the extent to which coastal hazards will impact the Christchurch District under various future sea level rise projections

Scope of Report: District-wide

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/Costal-Hazards/2017-Coastal-Hazards-Report.pdf>

Date of report: October 2017

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

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

Title of Report: Co-seismic and post-seismic rates of vertical land movement in the Canterbury Region and implications for future changes in sea level

Purpose of report: To build on the 2023/24 reports, by providing a district-wide analysis, filling key knowledge gaps and utilising a more recent and robust satellite data set.

Scope of Report: The Christchurch District and the coastal zone of the wider Canterbury region.

Where or how to access the report: (link to report or spatial portal)

Date of report: 16th April 2025

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

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

- 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.lin.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>.

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(c) Flooding

- Flooding

Flood models are used to show the probability and potential location of flooding in Christchurch. These are computer-based models, and use the data on the Council stormwater network, rainfall, topography, hydrology, soil, land-use and historic flooding. They also incorporate outputs of other modelling such as urban growth, ground water, sea level rise and climate change. Detailed reports on the modelling including its assumptions and limitations can be found at <https://ccc.govt.nz/consents-and-licences/property-information-and-lims/land-information-memorandum-lim>.

- Predicted 1 in 200 Year Flood Extent

Flood modelling shows this property, or parts of this property, is within a 1-in-200-year flood extent, including impacts of climate change and sea level rise. You can view this on the flood extent map at <https://ccc.govt.nz/flood-and-floor-level-viewer>. If changes such as land development or major infrastructure have occurred on this property, or in the surrounding area since the flood modelling, this may change the flood extent. For more information, please refer to <https://ccc.govt.nz/flooding-and-floor-levels>.

- 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>.

- 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

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- Property located in Tsunami Risk Zone

This property may be affected by flooding by some tsunami scenarios as shown in reports by GNS and NIWA commissioned by ECan and CCC. Links to reports can be found at <https://ccc.govt.nz/tsunami-evacuation-zones-and-routes/> and on ECan's web site <https://www.ecan.govt.nz> by searching for the terms tsunami hazard.

Title of Report: Multiple scenario tsunami modelling for Canterbury, GNS Science Consultancy Report 2018/198 November 2019

Purpose of report: Modelled inundation of the southern Pegasus Bay coast and Lyttelton Harbour in multiple local, regional and distant tsunami scenarios.

Scope of Report: Christchurch coast from Purau to Pines/Kairaki Beach

Where or how to access the report: <https://www.ecan.govt.nz/document/download?uri=3752435>

Date of report: November 2019

Name of person/entity that commissioned report: Environment Canterbury

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

Title of Report: Multiple scenario tsunami modelling for northern Pegasus Bay and northern Banks Peninsula Bays, GNS Science Consultancy Report 2020/136 November 2020

Purpose of report: Modelled inundation of northern Banks Peninsula coast in multiple local, regional and distant tsunami scenarios.

Scope of Report: Banks Peninsula from Godley Head to Le Bons Bay

Where or how to access the report: <https://www.ecan.govt.nz/document/download?uri=3996252>

Date of report: November 2020

Name of person/entity that commissioned report: Environment Canterbury

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

Title of Report: Multiple scenario tsunami modelling for the Selwyn Coastline, Kaitorete Barrier and Akaroa Harbour, GNS Science Consultancy Report 2020/47 November 2020

Purpose of report: Modelled inundation of southern Banks Peninsula coast and Kaitorete Barrier in multiple local, regional and distant tsunami scenarios.

Scope of Report: Banks Peninsula and Kaitorete Barrier, from Le Bons Bay to Taumutu

Where or how to access the report: <https://www.ecan.govt.nz/document/download?uri=3996251>

Date of report: November 2020

Name of person/entity that commissioned report: Environment Canterbury

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

Title of Report: Land Drainage Recovery Programme: Tsunami Study

Purpose of report: Modelled inundation of the Christchurch City coast in 500 and 2500 year return period tsunami scenarios.

Scope of Report: Christchurch City from Waimakariri River Mouth to Taylors Mistake

Where or how to access the report: <https://ccc.govt.nz/assets/Documents/Environment/Water/Flooding-Land-Drainage/Tsunami-Study-Final-report-June-19.pdf>

Date of report: February 2018

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

The name of person/entity that prepared the report: NIWA

Title of Report: Tsunami inundation modelling for Lyttelton and Akaroa Harbours NIWA Client Report No: 2018111CH May 2018

Purpose of report: Modelled inundation of Lyttelton and Akaroa Harbours in a 500 year return period tsunami scenario.

Scope of Report: Lyttelton Harbour from Godley Head to Adderley Head and Akaroa Harbour from Timutimu Head to Akaroa Head

Where or how to access the report: <https://ccc.govt.nz/assets/Documents/Consents-and-Licences/property-information-and-lims/Tsunami-inundation-modelling-for-Lyttelton-and-Akaroa-Harbours-1-500-year-event-from-South-America-NIWA.pdf>

Date of report: May 2018

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

The name of person/entity that prepared the report: NIWA

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(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


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

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

- The council plan shows no public stormwater lateral plotted to this site.
- This property is shown to be served by Christchurch City Council Sewer.
- 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 30/06/2026:

	Instalment Amount	Date Due
Instalment 1		15/09/2025
Instalment 2		15/12/2025
Instalment 3		15/03/2026
Instalment 4		15/06/2026

Rates owing as at 29/06/2026: \$0.00

(b) Excess water charges

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 now ensure all water usage and outstanding debts are accurately accounted for.

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

Related Information

- There is no rates values showing as the Councils rates team is yet to load the rating year data into our Council rates database. For rating year information please contact the rates team on 941-8999.

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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/2023/7602 Applied: 13/11/2023 Status: Completed
20A Woodham Road North Linwood
Accepted for processing 20/11/2023
PIM Granted 28/11/2023
PIM Issued 30/11/2023
Construction of dwelling
- BCN/2024/4683 Applied: 19/06/2024 Status: Completed
20A Woodham Road North Linwood
Accepted for processing 27/06/2024
Building consent granted 14/08/2024
Building consent issued 19/08/2024
Code Compliance Certificate Issued 15/07/2025
Construction of detached dwelling

(b) Certificates

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

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(c) Notices

(d) Orders

(e) Requisitions

Related Information

- Please find an electrical certificate/s attached relating to works that have been carried out on the current building/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: Consent Notice

- **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 Medium density residential zone, which is operative.

- **Flood Management Area**

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

- **Fixed Minimum Floor Overlay**

This property or parts of the property are located within the Fixed Minimum Floor Overlay level in the Christchurch District Plan, which is operative. Under this plan pre-set minimum floor level requirements apply to new buildings and additions to existing buildings. The fixed minimum floor level can be searched at <http://ccc.govt.nz/floorlevelmap>. For more information please contact a CCC duty planner on 941 8999.

(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/2025/295 - Combined subdivision / land use consent
20 Woodham Road North Linwood
Subdivision - Fee Simple - 2 Lots with land use
Status: s223 Certificate issued

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Applied 04/02/2025
Decision issued 13/05/2025
Granted 13/05/2025
Amended decision issued - s133A 01/07/2025
s224 Certificate issued 01/07/2025
s223 Certificate issued 01/07/2025

(c) Resource Consents Natural Hazard Information

- Land use and subdivision consents may require an assessment against natural hazards. This may be in the form of an applicant-supplied technical report. If there is a relevant applicant-supplied report applicable for the site, this may be attached as part of the LIM or can be obtained by contacting the Duty Planner at dutyplanner@ccc.govt.nz

Related Information

- The Council system shows a Development Constraint/Ongoing Condition Consent notice for this property. The consent notice should be registered against the record of title for the property and a search of that title, and the consent notice will provide details in respect of the constraint / condition. If a search of the title does not record the consent notice or the consent notice is not clear, then we suggest you contact the duty planner by either calling 941 8999 or emailing DutyPlanner@ccc.govt.nz. The Consent notice is as follows: The access visibility area (X on DP 615815) must not have any vegetation above 1m in height and/or any fencing/structures greater than 1m in height.

Property address:

20A Woodham Road

LIM number: H10116039

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Christchurch City Council

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

www.ccc.govt.nz

9. Other land and building classifications

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

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

Please refer to Section 1 for details

Property address:

20A Woodham Road

LIM number: H10116039

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www.ccc.govt.nz

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**

Property address:

20A Woodham Road

LIM number: H10116039

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Christchurch City Council

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www.ccc.govt.nz

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 Wednesday. Please leave your organics at the Kerbside by 6:00 a.m.
- Your recycling is collected Fortnightly on the Week 1 collection cycle on a Wednesday. Please leave your recycling at the Kerbside by 6:00 a.m. Your nearest recycling depot is the Metro Place EcoDrop.
- Your refuse is collected Fortnightly on the Week 1 collection cycle on a Wednesday. Please leave your rubbish at the Kerbside by 6:00 a.m. Your nearest rubbish depot is the Metro Place 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 Coastal-Burwood-Linwood 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 Linwood 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

Property address:

20A Woodham Road

LIM number: H10116039

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Christchurch City Council

53 Hereford Street, PO Box 73015
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Fax 64 3 941 8984

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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.

Property address:

20A Woodham Road

LIM number: H10116039

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Christchurch City Council

53 Hereford Street, PO Box 73015

Christchurch 8154, New Zealand

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Fax 64 3 941 8984

www.ccc.govt.nz



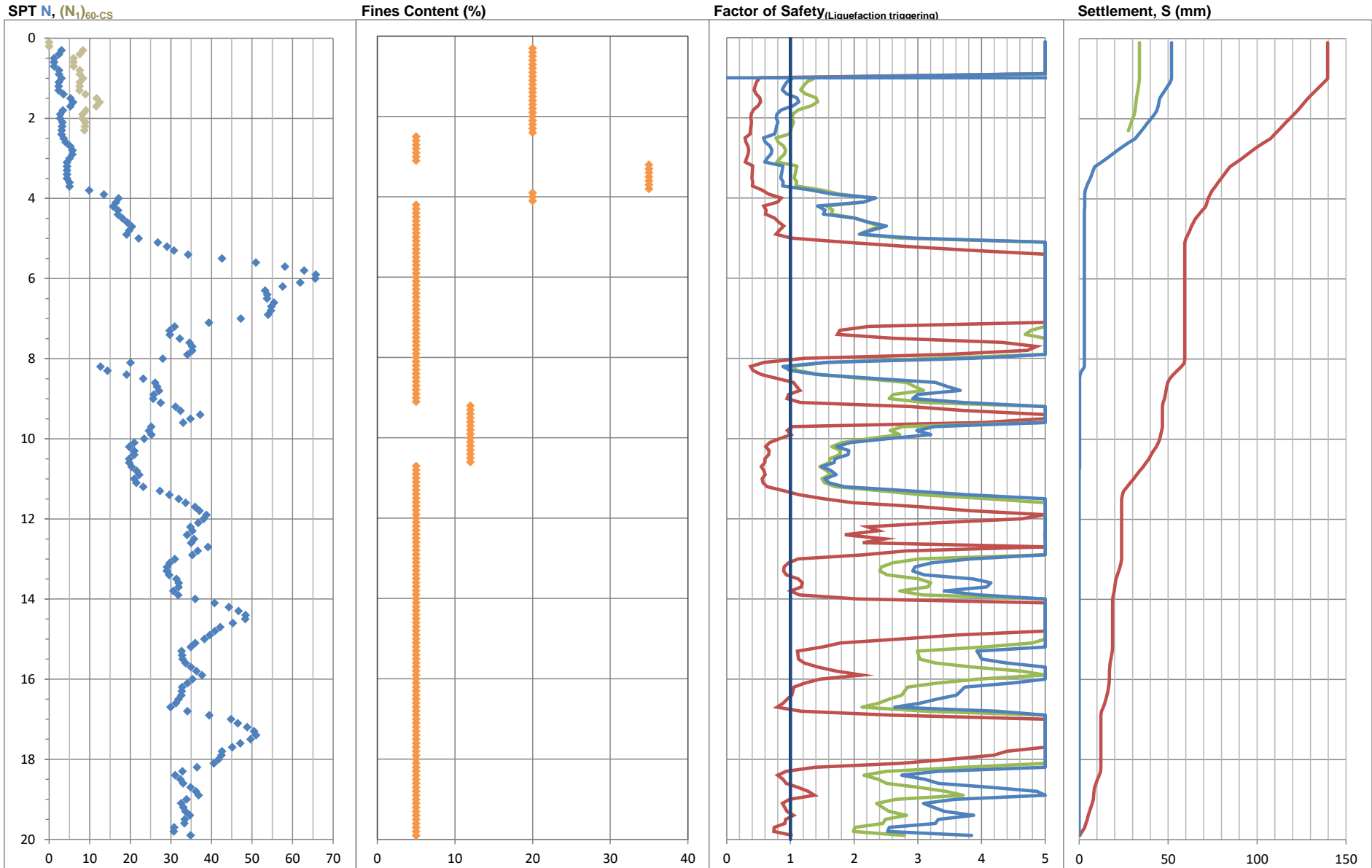
Attachment 3





Test: **DPH1** File: 240256
Project: 20 Woodham Road
Water table depth: 1 m

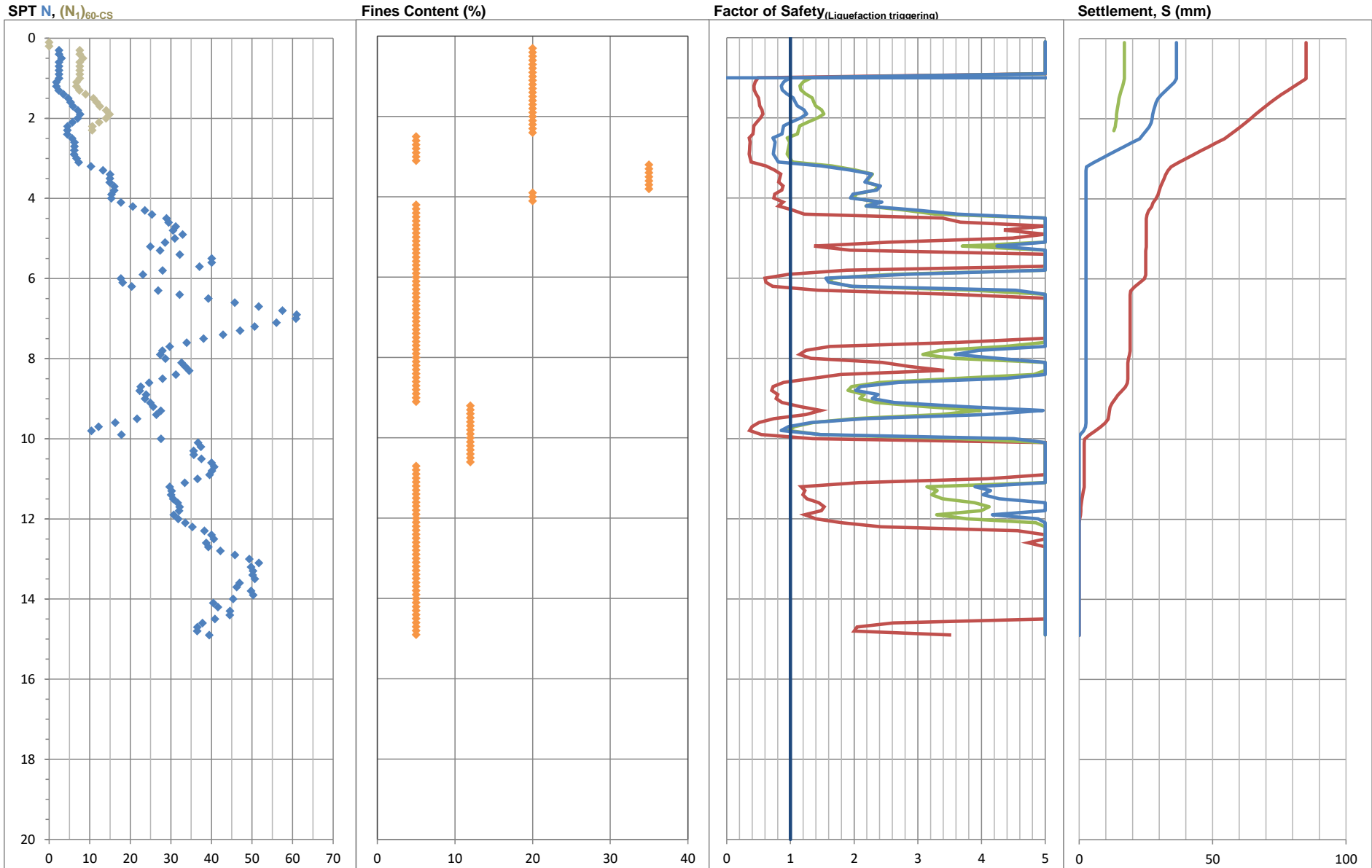
SLS1	Mw 7.5	PGA 0.13 g	S 34 mm	S _{Index} 33 mm	LSN 13
SLS2	Mw 6	PGA 0.19 g	S 52 mm	S _{Index} 52 mm	LSN 23
ULS	Mw 7.5	PGA 0.35 g	S 140 mm	S _{Index} 94 mm	LSN 37





Test: **DPH2** File: 240256
Project: 20 Woodham Road
Water table depth: 1 m

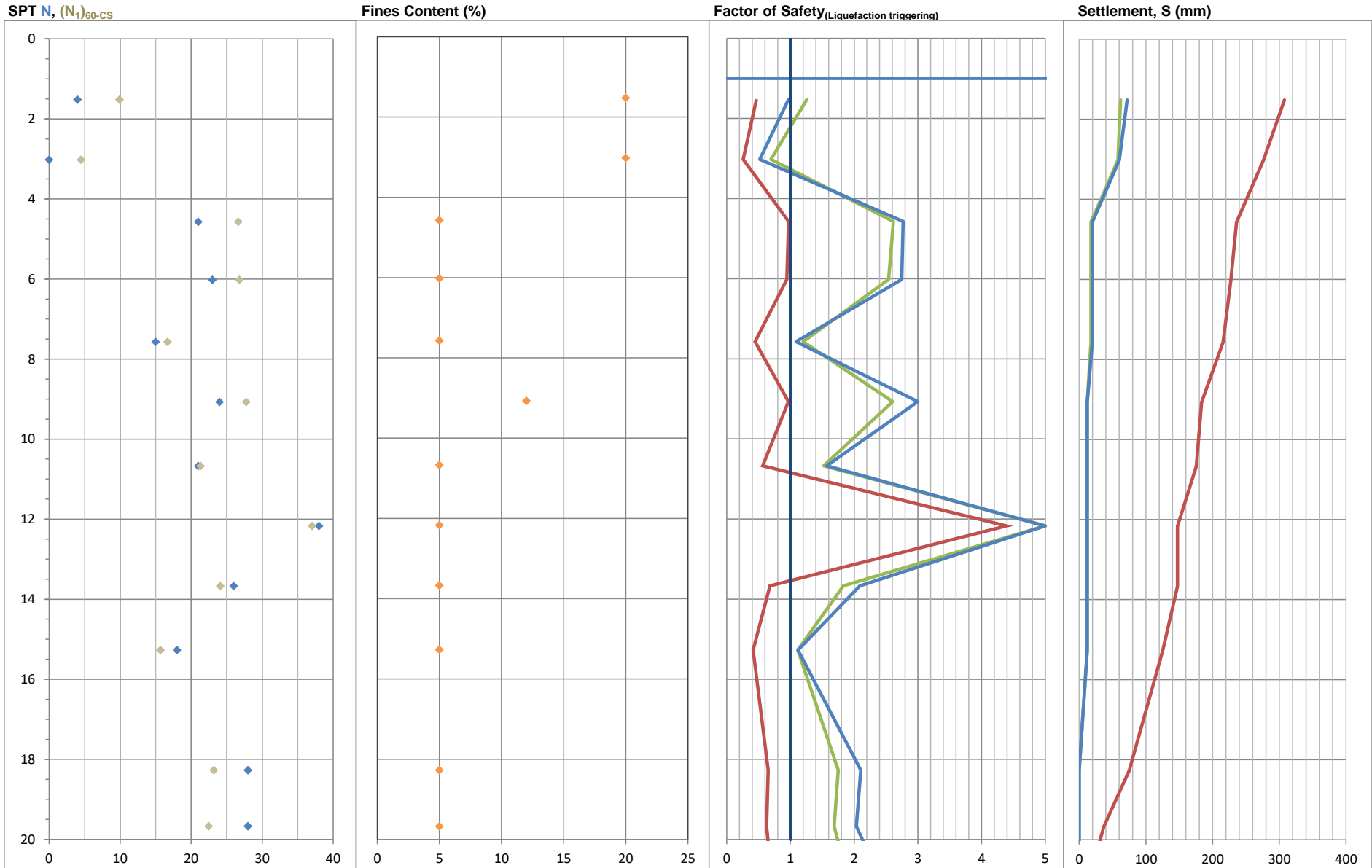
SLS1	Mw 7.5	PGA 0.13 g	S 17 mm	S _{Index} 17 mm	LSN 7
SLS2	Mw 6	PGA 0.19 g	S 36 mm	S _{Index} 36 mm	LSN 17
ULS	Mw 7.5	PGA 0.35 g	S 85 mm	S _{Index} 83 mm	LSN 32





Test: **BH1** File: 240256
 Project: 20 Woodham Road
 Water table depth: 1 m

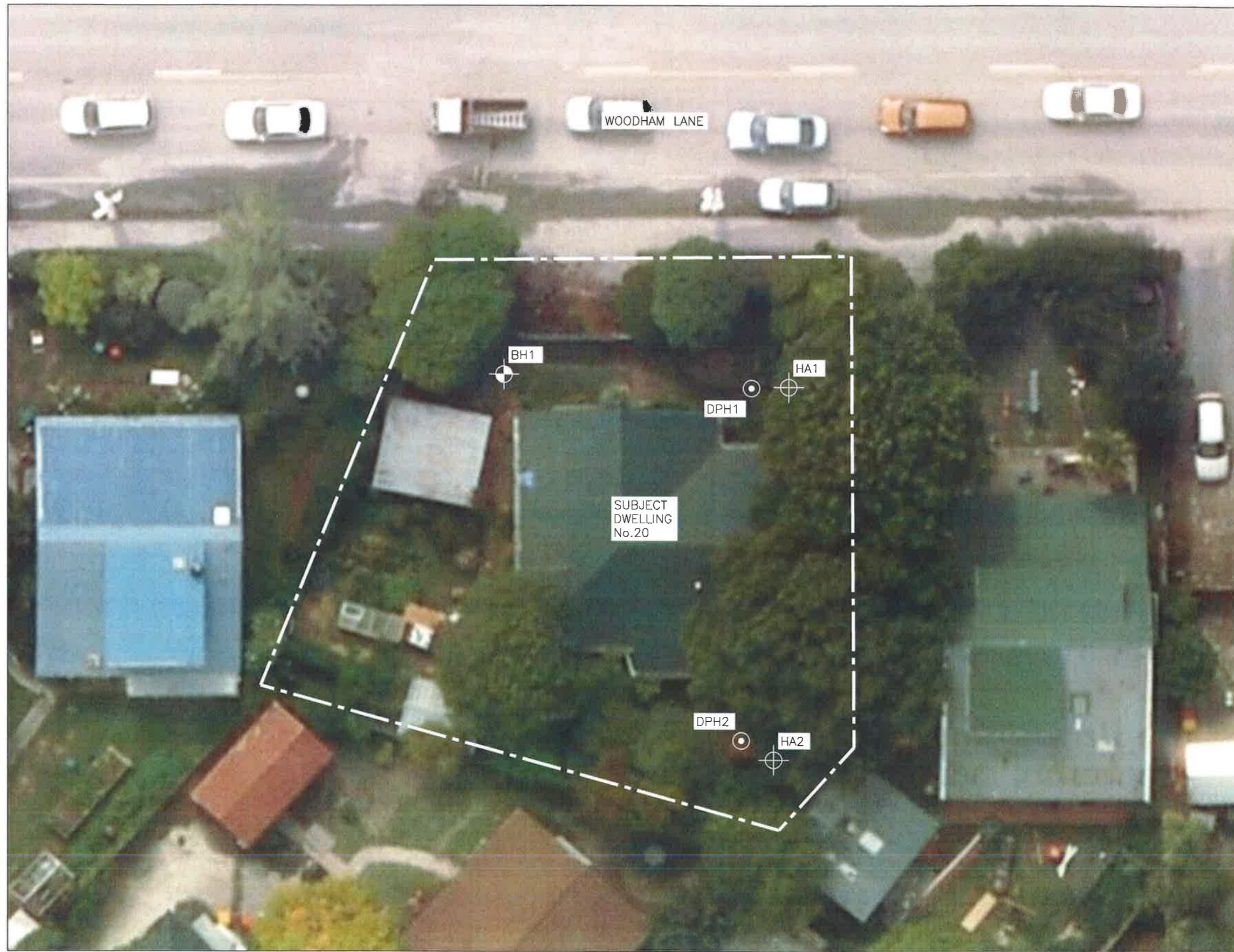
SLS1	Mw 7.5	PGA 0.13 g	S 62 mm	S _{index} 50 mm	LSN 17
SLS2	Mw 6	PGA 0.19 g	S 72 mm	S _{index} 60 mm	LSN 22
ULS	Mw 7.5	PGA 0.35 g	S 308 mm	S _{index} 124 mm	LSN 43









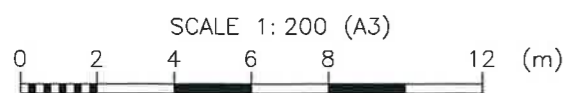
Attachment 4





LEGEND


-  BH1 BORE HOLE LOCATION
-  HA1 HAND AUGER HOLE LOCATION
-  DPH1 DYNAMIC PROBE (HEAVY) TEST LOCATION
-  PROPERTY BOUNDARY



NOTES:-






1. PHOTO SOURCED FROM CHRISTCHURCH POST EARTHQUAKE AERIAL PHOTOS (24TH FEB 2011), LINZ
2. ORIGINAL SCALE A3
3. PARCELS SOURCED FROM QUICKMAP CANTERBURY (OCT 2012)
4. HOLE/TEST LOCATIONS ACCURATE TO ± 1m

2	REPORT ISSUE	HN	1.8.13	DRAWN	CHECKED
1	TEST INFO ADDED	HN	17.7.13		
0	FIRST ISSUE				
REV	DESCRIPTION	BY	DATE		

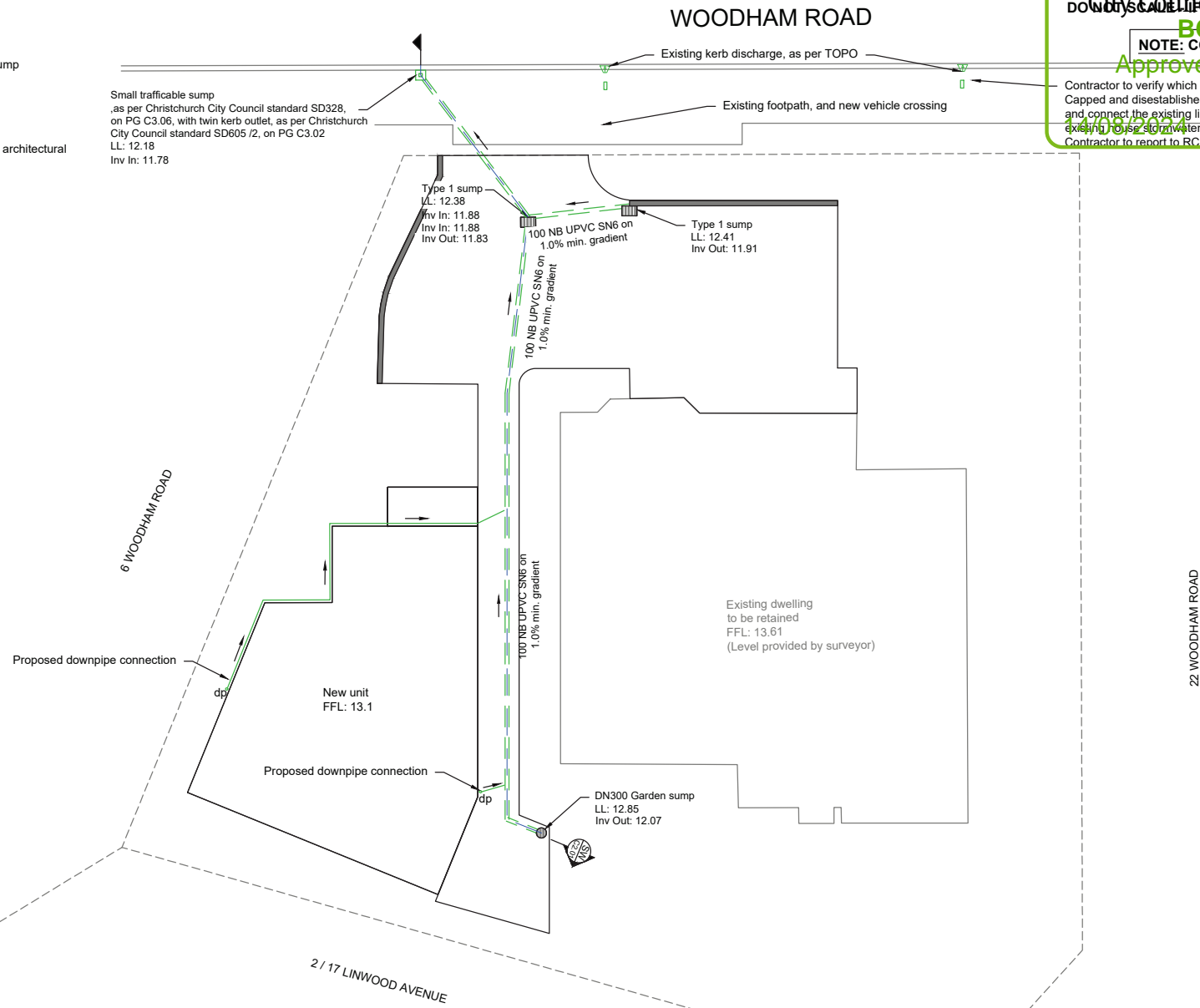
DESIGN CD	CHECKED	APPROVED FOR ISSUE:
		
DATE DRAWN	DATE	
1 JULY 2013	1/8/2013	

RILEY CONSULTANTS
 P.O. BOX 4355 CHRISTCHURCH
 TEL. 03-3794402 FAX. 03-3794403

TITLE	MWH RECOVERY		CADFILE	13801_96-01
	20 WOODHAM ROAD, LINWOOD		SCALES (A3)	AS SHOWN
	GEOTECHNICAL INVESTIGATION SITE LOCATION PLAN		DRAWING No.	13801/96-01
			REV.	2

- KEY**
-  Kerb
 -  DN300 Garden sump
 -  Type 1 sump
 -  Boundary
 -  Downpipe, as per architectural drawing

Small trafficable sump
 as per Christchurch City Council standard SD328,
 on PG C3.06, with twin kerb outlet, as per Christchurch
 City Council standard SD605 /2, on PG C3.02
 LL: 12.18
 Inv In: 11.78



Contractor to verify which existing kerb discharge is utilised.
 Capped and disestablished the kerb outlet within the vehicle crossing,
 and connect the existing line to the other existing kerb outlet for the
 existing house stormwater drainage if required.
 Contractor to report to RCE before the commence of construction

PROPOSED STORMWATER PLAN
 SCALE 1:125

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS



Christchurch office: (03) 347 1624
 Auckland office: (09) 3911324
 Wellington office: (04) 974 9094
 Website: rceengineers.co.nz
 Email: rce@rceengineers.co.nz

PROJECT TITLE
CIVIL DESIGN
 20 WOODHAM ROAD,
 CHRISTCHURCH

DRAWING TITLE
PROPOSED STORMWATER PLAN

REV NO.	REVISION	DATE	APPROVED	PROJECT NO.	23817	DESIGNED	ZQ
1.	BUILDING CONSENT	MAY 2024	SR	SCALE @ A3	1:125	DRAWN	JH
3.	BUILDING CONSENT	JUN 2024	SR	REV NO.	3	SHEET NO.	C1.04

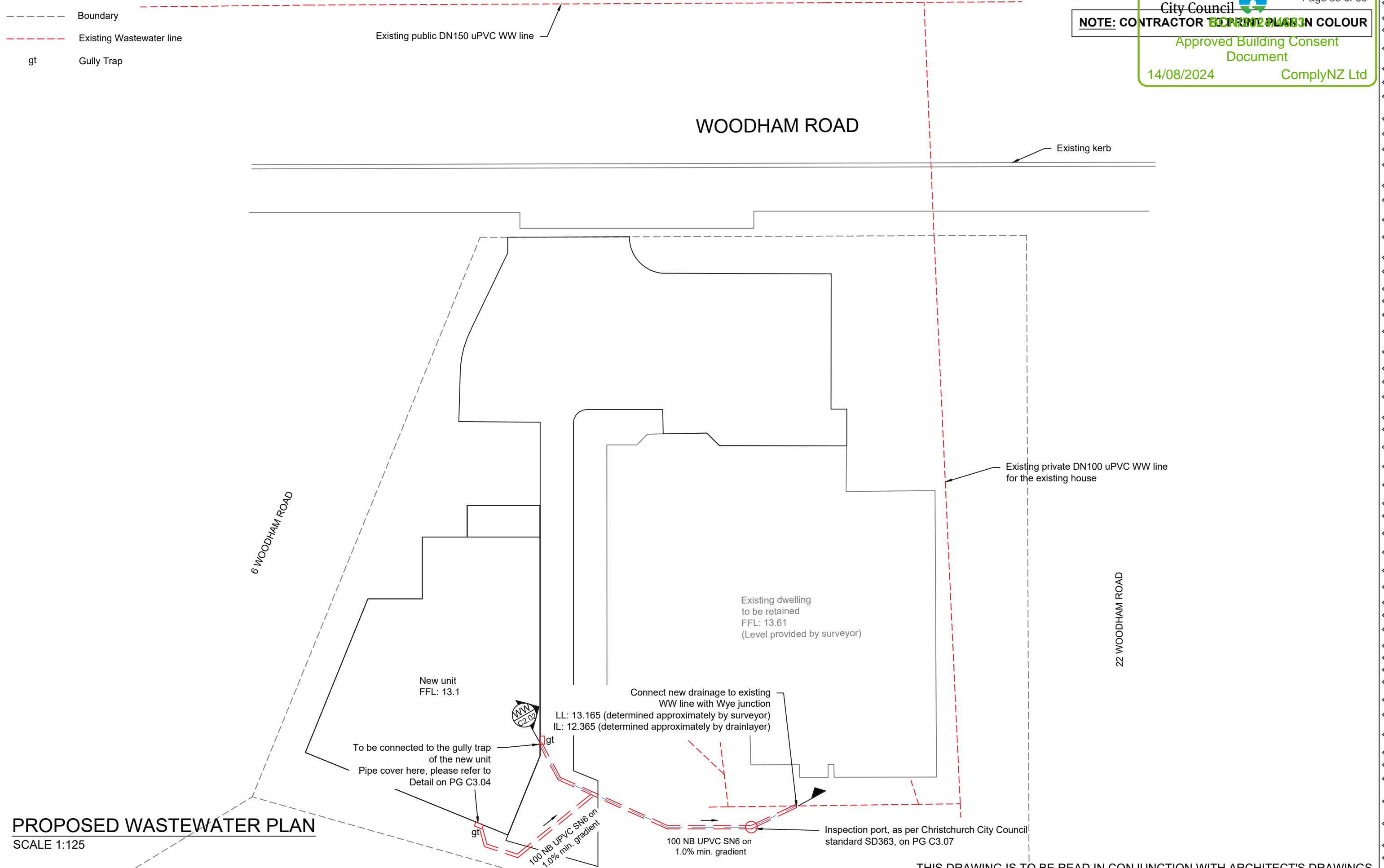
KEY

- Boundary
- - - Existing Wastewater line
- gt Gully Trap

DO NOT SCALE - IF IN DOUBT CONFIRM DIMENSIONS ON SITE

Christchurch City Council
 Approved Building Consent Document
 14/08/2024 ComplyNZ Ltd

NOTE: CONTRACTOR TO PRINT PLAN IN COLOUR



PROPOSED WASTEWATER PLAN
 SCALE 1:125

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS

RICHARDS
 CONSULTING ENGINEERS

Christchurch office: (03) 347 1624
 Auckland office: (09) 3911324
 Wellington office: (04) 974 9094
 Website: rcengineers.co.nz
 Email: rce@rcengineers.co.nz

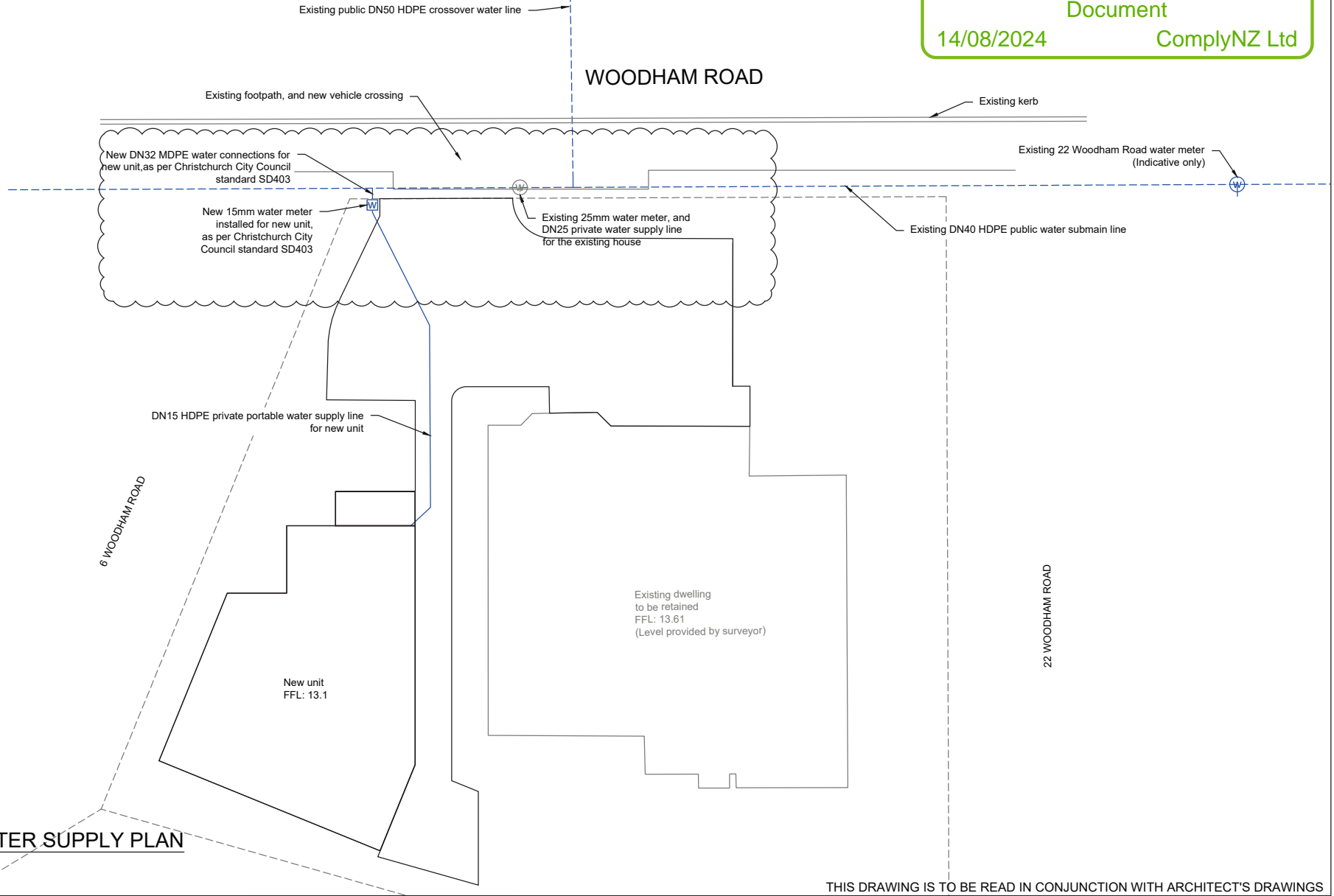
PROJECT TITLE
CIVIL DESIGN
 20 WOODHAM ROAD,
 CHRISTCHURCH

DRAWING TITLE
PROPOSED WASTEWATER PLAN

REV NO.	REVISION	DATE	APPROVED
1.	BUILDING CONSENT	MAY 2024	SR
2.	BUILDING CONSENT	JUN 2024	SR
3.	BUILDING CONSENT	JUN 2024	SR

PROJECT NO.	23817	DESIGNED	ZQ
SCALE @ A3	1:125	DRAWN	JH
REV NO.	3	SHEET NO.	C1.05

KEY
 - - - - - Boundary
 - - - - - Existing Water supply line

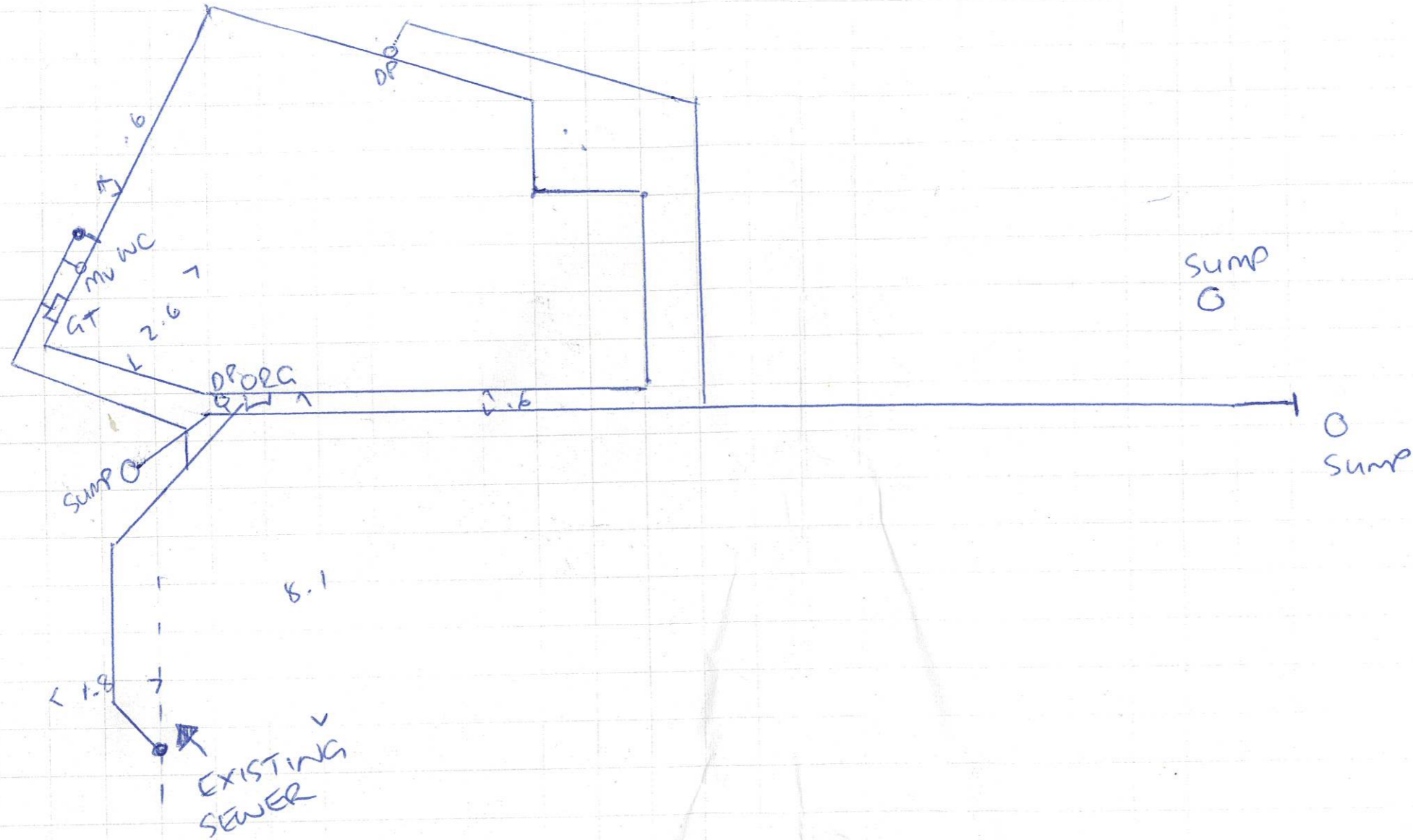


PROPOSED WATER SUPPLY PLAN
 SCALE 1:125

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS

RICHARDS CONSULTING ENGINEERS	Christchurch office: (03) 347 1624 Auckland office: (09) 3911324 Wellington office: (04) 974 9094 Website: rcengineers.co.nz Email: rce@rcengineers.co.nz	PROJECT TITLE CIVIL DESIGN 20 WOODHAM ROAD, CHRISTCHURCH	DRAWING TITLE PROPOSED WATER SUPPLY PLAN				PROJECT NO. 23817 SCALE @ A3 1:125 REV NO. 3	DESIGNED ZQ DRAWN JH SHEET NO. C1.06
	REV NO. 1.		REVISION BUILDING CONSENT	DATE MAY 2024	APPROVED SR	DRAWN JH		
	REV NO. 2.		REVISION BUILDING CONSENT	DATE JUN 2024	APPROVED SR	DRAWN JH		
	REV NO. 3.		REVISION BUILDING CONSENT	DATE JUN 2024	APPROVED SR	DRAWN JH		

AS BUILT SERVICES PLAN



Client Name: Aaron McGuinness

Date: 28.3.25 Building Consent No: 2024/4683

Drainlayer: _____ Registration #: _____

Soak Hole Dimensions: 1. _____ L _____ W _____ D 2. _____ L _____ W _____ D 3. _____ L _____ W _____ D 4. _____ L _____ W _____ D

Address: 20 Woodham Road, Linwood, Christchurch

Gradient: Sewer 1:120 Stormwater 1:100

Certifying Drainlayer: Jordan BIRCHFIELD Registration #: 32269



RECORD OF INSPECTION (RoI) OF HIGH-RISK PRESCRIBED ELECTRICAL WORK PURSUANT TO THE ELECTRICAL (SAFETY) REGULATIONS 2010

Reference / Record ID Number: 7224498RNFBA

Issuer (Inspector) details:

Name of Inspector: Evert Addams Registration #: 1069710
 Email address: inspections@telpower.co.nz Telephone: 03 339 4150

Location of installation:

Location details: 20A Woodham Road, Linwood
 Location type: Domestic Non-Domestic Accommodation Industrial Commercial
 Educational Healthcare Miscellaneous (other)

Certifying Electrical Work and Certificate of Compliance (CoC) details:

Name of Electrical worker(s): KRIS CARSON Registration #: E260623
 CoC details: MAINSWORK, SWITCHBOARD PARTIAL CoC(s) attached

Certifying Electrical Work and RoI details:

What was inspected:
Mains, Main Earth, MEN Link, Polarity, ~~Rotation, RCD~~

Specify the regulation(s) and companion standard(s), or identify the certified design, followed when carrying out the inspection:

ESR2010 sections 59 & 70. AS/NZS 3000:2007 Amendments 1 & 2 - Part 2. AS/NZS 3012:2010
ECP34

What are the results of the inspection:

Line R	MΩ	Load	MΩ	Loop Test	R	V	Ω	A
Line W	MΩ	Load	MΩ		W	V	Ω	A
Line B 7500	MΩ	Load	MΩ		B 243	V 0,48	Ω 475	A
Line RW	MΩ	Load	MΩ	RCD Test		ms	x5	ms
Line RB	MΩ	Load	MΩ			ms	x5	ms
Line WB	MΩ	Load	MΩ			ms	x5	ms
Earth Resistance 0,27	Ω			Polarity Correct ✓	Rotation N/A	Clockwise / Anticlockwise	Bond 0,1	Ω

High Risk Category:

- Not to AS/NZS 3000 Part 2 – 6A(2)(a)(i)
- High voltage installation – 6A(2)(a)(ii)
- Mains parallel generation – 6A(2)(a)(iii)
- Other – please describe:
- Photovoltaic system – 6A(2)(a)(iv)
- Hazardous area – 6A(2)(a)(v)
- Animal stunning or meat conditioning 6A(2)(c)
- Electrical medical area – 6A(2)(a)(vi)
- Mains work – 6A(2)(b)

Declaration

I hereby confirm that the work described above has been done *in ~~not~~in* accordance with the regulations; and the *part installation* on which the work has been done is, and will *be ~~not be~~*, when enlivened, electrically safe.
 (Note: Strike out or delete the inapplicable words highlighted in red above.)

Signature:

Date: 16-6-2025



ELECTRICAL CERTIFICATE OF COMPLIANCE & ELECTRICAL SAFETY CERTIFICATE

REFERENCE / CERTIFICATE ID No.: 7224498RNFBA

This form has been designed to be used by licensed electrical workers to certify that installations or Part installations under Part 1 or Part 2 of AS/NZS 3000 are safe to be connected to the specified system of electrical supply.

Location Details:

20A Woodham Road, Linwood

Contact Details:
(Name and address)

Name of Electrical worker:

Evert Addams

Registration/Practising licence number:

1069710

Phone & email:

03 339 4150 inspections@telpower.co.nz

Company:

Telpower Canterbury Ltd – Inspections Division

Certificate of Compliance

Type of work:

Addition

Alteration

New Work

The prescribed electrical work is:

Low Risk

General

High Risk (Specify):

Means of compliance:

Part 1 of AS/NZS 3000

Part 2 of AS/NZS 3000

Additional Standards or electrical code of practice were required:

No Yes (specify):

Date or range of dates that prescribed electrical work undertaken:

Contains fittings that are safe to connect to a power supply?

Yes

No

Specify type of supply system:

MEN

The installation has an earthing system that is correctly rated (where applicable)

Yes

No

Parts of the installation to which this certificate relates that are safe to connect to a power supply?

All Parts (Specify)

Metering

The work relies on manufacturers instructions:

Yes

No

If yes – identify the instruction manual including name, date and version. Also attach a copy of manufacturer’s instructions to this certificate.

(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify:

Link:

The work has been done in accordance with a certified design:

Yes

No

If yes – identify the certified design including name, date and version. Also attach a copy of the certified design to this certificate.

(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify:

Link:

The work relies on a Supplier Declaration of Conformity (SDoC):

Yes

No

If yes - identify the SDoC including name, date and version OR EESS registration. Also attach a copy of the SDoC to this certificate.

(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify:

Link:

The installation has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010

No

Yes

Description of Work:

This COC / ESC covers the installation of the revenue metering and connection from network supply to main switch.

Test Results (provide values)

Polarity	
(Independent earth):	7500V
Insulation resistance:	Ohms
Earth Continuity:	0,27 Ohms
Bonding:	Ohms
Fault Loop impedance	Ohms
Other (specify):	

By signing this document I certify that the completed prescribed electrical work to which this Certificate of Compliance applies has been done lawfully and safely, and the information in the certificate is correct.

Certifier's signature:

Date:

16-4-2025

Electrical Safety Certificate

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

Certifier's name:

Evert Addams

Registration/Practising licence number:

1069710

Certifier's signature:

Certificate Issue Date:

16-4-2025

Connection Date:

16-4-2025

CUSTOMER COPY – THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED FOR A MINIMUM OF 7 YEARS

This Electrical Safety Certificate also confirms that the electrical work complies with the building code for the purposes of Section 19(1)(e) of the Building Act 2004.

Compliance and Electrical Safety Certificate



Reference/Certificate ID No: ZOWRD

This form has been designed to be used by licensed electrical workers to certify that installations or Part installations under Part 1 or Part 2 of AS/NZS 3000 are safe to be connected to the specified system of electrical supply.

Location Details:

20A Woodham Road

Contact Details:
(Name and address)

Arnon Mc Guinness a22amcg@hotmail.com

Name of Electrical worker:

Kris Carson

Registration/Practising licence number:

E260623

Organisation/company:

Allectrical Limited

Phone and email:

0224663349 kris.allectrical@gmail.com

Name of person(s) supervised

CoC

Type of work:

- Additions Alterations New work

The prescribed electrical work is:

- Low risk General High risk (Specify):

Reference Standards:

- Part 1 of AS/NZS 3000 Part 2 of AS/NZS 3000

Additional Standards:

AS/NZS 3012 - 2010

Description of Work: (including date/s of work and type of supply system)

- Mains from switchboard to boundary box
- Provide B fit off as per plan & owners instruction

I certify that the completed prescribed electrical work to which this Certificate of Compliance 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 design¹
 Has an earthing system that is correctly rated (where applicable)
 Contains fittings that are safe to connect to a power supply
 Relies on a supplier Declaration of Conformity¹
 Relies on a manufacturer's instructions¹
 Has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010
 Is safe to connect

Electronic/Other reference:

redpaths.co.nz

Certifier's signature:

[Signature]

Test Results:

Polarity (independent earth):	<input checked="" type="checkbox"/>
Insulation resistance:	<input checked="" type="checkbox"/>
Earth continuity:	<input checked="" type="checkbox"/>
Bonding:	<input checked="" type="checkbox"/>
Other (specify):	
Date:	<u>15/4/2025</u>

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

ESC

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.

Certifier's name:

Kris Carson

Registration/Practising licence number:

E260623

Certifier's signature:

[Signature]

Certificate Issue Date:

15/4/2025

Connection Date:

15/4/2025

CUSTOMER COPY - THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED FOR A MINIMUM OF 7 YEARS

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

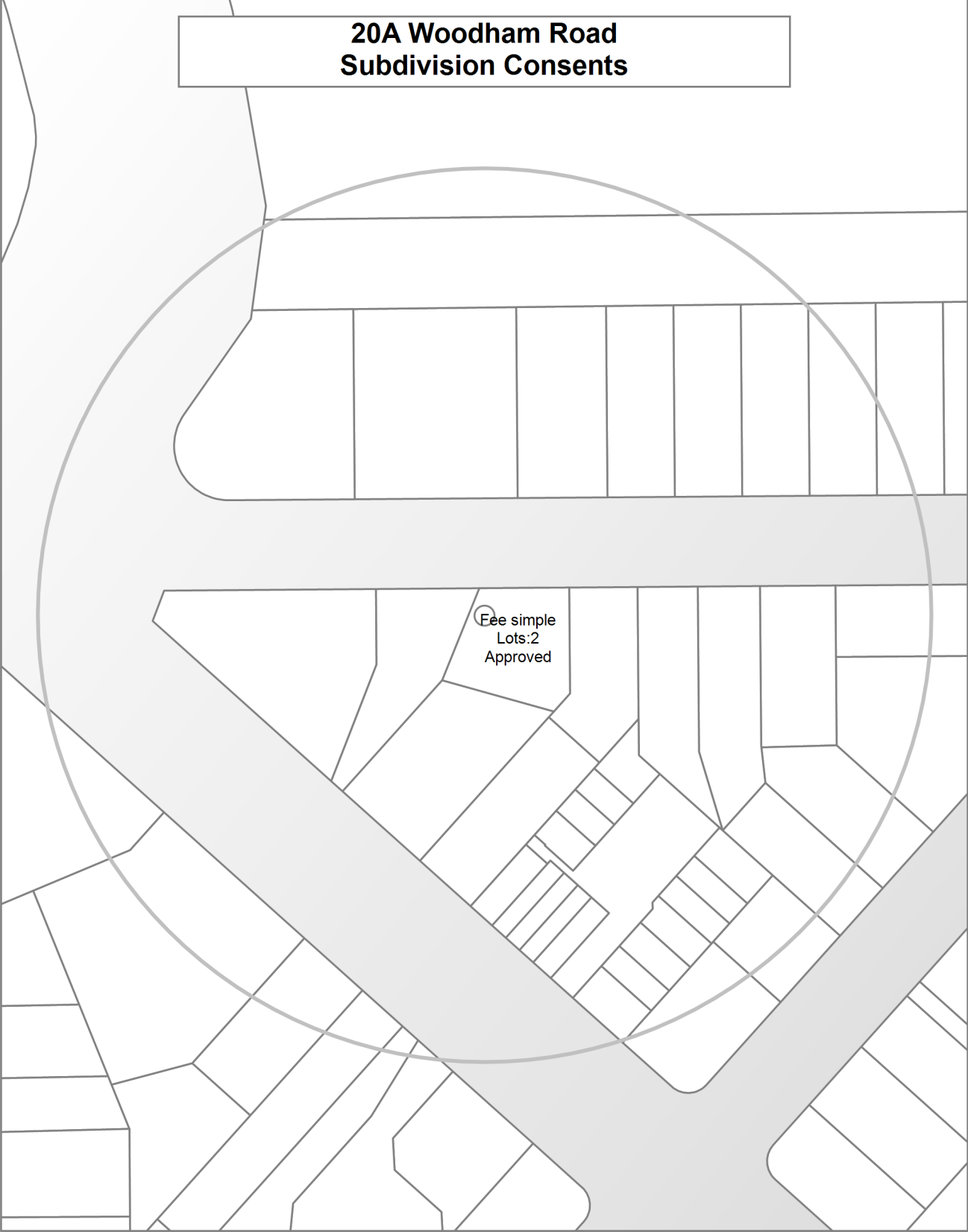
Drive

20A Woodham Road Land Use Consents



**20A Woodham Road
Subdivision Consents**

Fee simple
Lots:2
Approved



Land Use Resource Consents within 100 metres of 20A Woodham Road

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

1/17 Linwood Avenue

RMA/1991/1302

To relocate a dwelling and 2 sheds from 181 Barbadoes street to 17 Linwood Avenue - Historical Reference RES955684

Processing complete

Applied 19/11/1991

Decision issued 29/11/1991

Granted 29/11/1991

RMA/1995/124

To relocate a dwelling from Gardens Valley, Timaru to 17 Linwood Avenue and reduce the 6m separation distance to 5m. - Historical Reference RES950306

Processing complete

Applied 31/01/1995

Decision issued 02/03/1995

Granted 02/03/1995

1/21 Linwood Avenue

RMA/2021/3466

New multi-unit residential complex containing 16 units

Processing complete

Applied 14/10/2021

Decision issued 31/03/2022

Granted 31/03/2022

RMA/2022/2639

Subdivision - Fee simple - Sixteen lots with Land Use

Processing complete

Applied 16/08/2022

s223 Certificate issued 24/11/2022

s224 Certificate issued 24/11/2022

Decision issued 12/09/2022

Granted 12/09/2022

1/27 Linwood Avenue

RMA/2021/3466

New multi-unit residential complex containing 16 units

Processing complete

Applied 14/10/2021

Decision issued 31/03/2022

Granted 31/03/2022

RMA/2022/2639

Subdivision - Fee simple - Sixteen lots with Land Use

Processing complete

Applied 16/08/2022

s223 Certificate issued 24/11/2022

s224 Certificate issued 24/11/2022

Decision issued 12/09/2022

Granted 12/09/2022

1/65 Brittan Street

RMA/2018/3064

Establish seven (7) social housing units with associated areas of access, landscaping and earthworks

Processing complete

Applied 13/12/2018

Decision issued 18/03/2019

Granted 18/03/2019

150 Avonside Drive

RMA/1967/79

To use flats as motels - Historical Reference RES9210513

Processing complete

Applied 21/07/1967

Decision issued 31/08/1967

Granted 31/08/1967

RMA/1968/96

Convert the residence on the property into two residential flats (self-contained) Residential B. - Historical Reference RES9215871

Processing complete

Applied 15/07/1968

Decision issued 25/07/1968

Granted 25/07/1968

RMA/1971/13

To erect 2 flats with reduced side yards - propose 5ft for side yard, 13ft side yard, 25ft rear yard when council requires minimum 5ft, and 20ft on other yard - Historical Reference RES9201282

Processing complete

Applied 15/09/1971

Decision issued 21/09/1971

Granted 21/09/1971

RMA/1971/93

A motel sign to be erected by the AA at the corner of Avonside drive. and Trent street - Historical Reference RES9210514

Processing complete

Applied 02/04/1971

Decision issued 01/05/1971

Declined 01/05/1971

RMA/1974/260

Avonside Parish hall to be altered and use extension to including accommodation for curator and temporary hostel accommodation for persons - Historical Reference RES9215896

Processing complete

Applied 27/08/1974

Decision issued 17/09/1974

Granted 17/09/1974

RMA/1981/345

To extend dwelling with a reduced side yard. - Historical Reference RES9208918

Processing complete

Applied 18/05/1981

Decision issued 03/06/1981

Granted 03/06/1981

RMA/1982/382

To erect a garage within the 6m setback (4.15m) from the front boundary - Historical Reference RES9210512

Processing complete

Applied 19/03/1982

Decision issued 02/04/1982

Granted 02/04/1982

RMA/1983/447

To erect a dwelling addition 150mm from the southern boundary - Historical Reference RES9210516

Processing complete

Applied 19/05/1983

Decision issued 20/06/1983

Granted 20/06/1983

RMA/1986/476

To exceed the 85m² a.build. floorspace limitation to allow a swimming pool cover. - Historical Reference RES9208921

Processing complete

Applied 14/01/1986

Decision issued 31/01/1986

Granted 31/01/1986

RMA/1987/498

To site a carport 0.7m from the front boundary and have a min. internal length of 5.2m - Historical Reference RES9210511

Processing complete

Applied 10/07/1987

Decision issued 04/08/1987

Granted 04/08/1987

RMA/1988/368

To site a carport forward of the front line of the dwelling and 0.5m from road boundary - Historical Reference RES9208919

Processing complete

Applied 12/06/1988

Decision issued 17/06/1988

Granted 17/06/1988

RMA/1990/79

To convert dwelling into 2 apartments and apply to waive outdoor living space requirements - Historical Reference RES9201284

Processing complete

Applied 30/04/1990

Decision issued 25/05/1990

Granted 25/05/1990

RMA/1993/142

Consent to extend an accessory building to exceed 9m in length within 1.8m of the boundary and Utilise an area of 35.4m² for a home occupation - only 30m² permitted. - Historical Reference RES9214743

Processing complete

Applied 19/01/1993

Decision issued 22/03/1993

Granted 22/03/1993

RMA/1995/4169

Reduction from 3m due to living area windows. Reduction in width of access. Reduction in total of carparks. - Historical Reference RMA309

Processing complete

Applied 01/12/1995

Decision issued 06/12/1995

Granted 06/12/1995

RMA/1996/2697

To erect a dwelling which fails to comply with the 5.5m shared access setback, is an additional building on a group 1 site and the 4m first floor balco - Historical Reference RES963112

Processing complete

Applied 02/12/1996

Decision issued 03/02/1997

Granted 03/02/1997

RMA/1996/591

To erect a glass canopy over an existing brick fence on a round boundary which encroaches the recession plane and the canopy is within the 4.5m setback from the road boundary. - Historical Reference RES960693

Processing complete

Applied 22/03/1996

Decision issued 10/04/1996

Granted 10/04/1996

RMA/1997/662

To erect a garage within the 4.5m Road boundary setback. - Historical Reference RES970662

Processing complete

Applied 14/03/1997

Decision issued 01/04/1997

Granted 01/04/1997

RMA/1997/918

To erect two four bedroom units for care facilities, while failing to comply with the 5.5 metre setback from a shared access. - Historical Reference RES970971

Processing complete

Applied 18/04/1997

Decision issued 02/07/1997

Granted 02/07/1997

RMA/1998/1265

To erect a garage which fails to comply with 4.5m road boundary setback, 30m waterway setback, exceed 3.5m for vehicle crossing and 5.5m setback from - Historical Reference RES981412

Processing complete

Applied 28/05/1998

Decision issued 01/07/1998

Granted 01/07/1998

RMA/1998/2298

Erect five townhouses and garages that intrude the 30m setback from a downstream River. - Historical Reference RES982628

Processing complete

Applied 28/09/1998

Decision issued 01/01/1999

Granted 01/01/1999

RMA/1998/465

To erect a garage 2.5m from the road boundary and 16m from a downstream River. - Historical Reference RES980429

Processing complete

Applied 20/02/1998

Decision issued 19/03/1998

Granted 19/03/1998

RMA/1999/1478

Dispensation to build a 6*6 carport, that is close to the street. - Historical Reference RES954867

Processing complete

Applied 01/01/1999

Decision issued 01/01/1900

Granted 01/01/1900

RMA/1999/1892

Failure to meet the net site area`s in the Proposed Plan for Lot 2./ / - Historical Reference RES990467

Processing complete

Applied 19/02/1999

Decision issued 19/02/1999

Granted 19/02/1999

RMA/1999/4307

Concrete foundation pad and fixing Julius von Haast in the graveyard of the Holy Trinity Anglican Church. - Historical Reference RMA1195

Processing complete

Applied 02/11/1999

Decision issued 17/12/1999

Granted 15/12/1999

RMA/1999/4485

To the repairs and restoration of t Trinity Church over a ten year period. - Historical Reference RMA1287

Processing complete

Applied 15/11/1999

Decision issued 20/12/1999

Granted 17/12/1999

RMA/1999/926

R-Zone 1.Permission to use a lrg 2 storey hse (now 2 fl ats) at 112 Avonside for up to 60 children.Sideyards sh ould be 30ft but in this case 19ft & 20ft. - Historical Reference RES9215873

Processing complete

Applied 01/01/1999

Decision issued 06/07/1973

Granted 06/07/1973

RMA/2000/857

To prune three notable trees on the site being *Tilia x vulgaris*(Common Lime), *Quercus cerri* (Turkey Oak) and *Quercus rubra* (Red Oak). - Historical Reference RMA20001534

Processing complete

Applied 29/03/2000

Decision issued 11/04/2000

Granted 11/04/2000

RMA/2001/1075

Convert and use part of a residential dwelling into a language school. - Historical Reference RMA20004950

Processing complete

Applied 07/05/2001

Decision issued 22/06/2001

Granted 21/06/2001

RMA/2006/589

Pruning of protected trees - Historical Reference RMA20022593

Processing complete

Applied 22/03/2006

Decision issued 20/04/2006

Granted 20/04/2006

RMA/2007/106

Signage - Historical Reference RMA92007313

Processing complete

Applied 22/01/2007

Decision issued 17/04/2007

Granted 17/04/2007

RMA/2008/913

Dwelling alterations which intrude on internal boundary - Historical Reference RMA92011728

Processing complete

Applied 05/05/2008

Decision issued 26/05/2008

Granted 26/05/2008

RMA/2009/15

Sleepout which intrudes on recession plane - Historical Reference RMA92013414

Processing complete

Applied 06/01/2009

Decision issued 20/08/2009

Granted 20/08/2009

RMA/2009/1566

Pruning of protected trees - Historical Reference RMA92015043

Processing complete

Applied 19/10/2009

Decision issued 17/11/2009

Granted 17/11/2009

RMA/2010/124

Alterations to a Group 1 heritage listed building. - Historical Reference RMA92015612

Withdrawn

Applied 05/02/2010

RMA/2012/950

Temporary Accommodation - Storage facility and lunch room - Historical Reference RMA92020316

Processing complete

Applied 27/06/2012

Decision issued 09/07/2012

Granted 09/07/2012

RMA/2013/968

Pruning where necessary to remove a hazard - Historical Reference RMA92022608

Processing complete

Applied 29/05/2013

Decision issued 18/06/2013

Granted 17/06/2013

RMA/2019/2836

To construct a church and hall with associated earthworks

Processing complete

Applied 05/12/2019

Decision issued 29/01/2020

Granted 29/01/2020

RMA/2022/1652

Minimum Floor Level Certificate

Processing complete

Applied 20/05/2022

Certificate issued 20/05/2022

RMA/2022/3153

To establish a youth educational facility

Processing complete

Applied 06/10/2022

Decision issued 22/12/2022

Granted 22/12/2022

RMA/2022/914

Construct small detached belfry

Processing complete

Applied 28/03/2022

Decision issued 18/08/2022

Granted 18/08/2022

160 Avonside Drive

RMA/1967/79

To use flats as motels - Historical Reference RES9210513

Processing complete

Applied 21/07/1967

Decision issued 31/08/1967

Granted 31/08/1967

RMA/1968/96

Convert the residence on the property into two residential flats (self-contained) Residential B. - Historical Reference RES9215871

Processing complete

Applied 15/07/1968

Decision issued 25/07/1968

Granted 25/07/1968

RMA/1971/13

To erect 2 flats with reduced side yards - propose 5ft for side yard, 13ft side yard, 25ft rear yard when council requires minimum 5ft, and 20ft on other yard - Historical Reference RES9201282

Processing complete

Applied 15/09/1971

Decision issued 21/09/1971

Granted 21/09/1971

RMA/1971/93

A motel sign to be erected by the AA at the corner of Avonside drive. and Trent street - Historical Reference RES9210514

Processing complete

Applied 02/04/1971

Decision issued 01/05/1971

Declined 01/05/1971

RMA/1974/260

Avonside Parish hall to be altered and use extension to including accommodation for curator and temporary hostel accommodation for persons - Historical Reference RES9215896

Processing complete

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RMA/1981/345

To extend dwelling with a reduced side yard. - Historical Reference RES9208918

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Decision issued 02/04/1982

Granted 02/04/1982

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RMA/1999/4485

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Decision issued 06/07/1973

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Processing complete

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Decision issued 11/04/2000

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RMA/2001/1075

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Processing complete

Applied 07/05/2001

Decision issued 22/06/2001

Granted 21/06/2001

RMA/2006/589

Pruning of protected trees - Historical Reference RMA20022593

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Granted 20/04/2006

RMA/2007/106

Signage - Historical Reference RMA92007313

Processing complete

Applied 22/01/2007

Decision issued 17/04/2007

Granted 17/04/2007

RMA/2008/913

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Processing complete

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Decision issued 26/05/2008

Granted 26/05/2008

RMA/2009/15

Sleepout which intrudes on recession plane - Historical Reference RMA92013414

Processing complete

Applied 06/01/2009

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RMA/2009/1566

Pruning of protected trees - Historical Reference RMA92015043

Processing complete

Applied 19/10/2009

Decision issued 17/11/2009

Granted 17/11/2009

RMA/2010/124

Alterations to a Group 1 heritage listed building. - Historical Reference RMA92015612

Withdrawn

Applied 05/02/2010

RMA/2012/950

Temporary Accommodation - Storage facility and lunch room - Historical Reference RMA92020316

Processing complete

Applied 27/06/2012

Decision issued 09/07/2012

Granted 09/07/2012

RMA/2013/968

Pruning where necessary to remove a hazard - Historical Reference RMA92022608

Processing complete

Applied 29/05/2013

Decision issued 18/06/2013

Granted 17/06/2013

RMA/2019/2836

To construct a church and hall with associated earthworks

Processing complete

Applied 05/12/2019

Decision issued 29/01/2020

Granted 29/01/2020

RMA/2022/1652

Minimum Floor Level Certificate

Processing complete

Applied 20/05/2022

Certificate issued 20/05/2022

RMA/2022/3153

To establish a youth educational facility

Processing complete

Applied 06/10/2022

Decision issued 22/12/2022

Granted 22/12/2022

RMA/2022/914

Construct small detached belfry

Processing complete

Applied 28/03/2022

Decision issued 18/08/2022

Granted 18/08/2022

172 Avonside Drive

RMA/2011/1123

TEMPORARY ACCOMMODATION - SECONDARY SCHOOL - Historical Reference RMA92018678

Processing complete

Applied 31/08/2011

Decision issued 31/08/2011

Granted 31/08/2011

RMA/2012/69

Permitted temporary accommodation - Historical Reference RMA92019388

Processing complete

Applied 10/01/2012

Decision issued 11/01/2012

Granted 11/01/2012

RMA/2014/2136

Temporary Accomodation - Preschool - Historical Reference RMA92026817

Processing complete

Applied 19/08/2014

Decision issued 28/08/2014

Granted 28/08/2014

RMA/2014/840

DEMOLISH AND REMOVE SURPLUS AND DEFECTIVE AT SCHOOLS - Historical Reference RMA92025472

Processing complete

Applied 08/04/2014

Decision issued 29/04/2014

Outline plan accepted 23/04/2014

2/21 Linwood Avenue

RMA/2021/3466

New multi-unit residential complex containing 16 units

Processing complete

Applied 14/10/2021

Decision issued 31/03/2022

Granted 31/03/2022

RMA/2022/2639

Subdivision - Fee simple - Sixteen lots with Land Use

Processing complete

Applied 16/08/2022

Granted 12/09/2022

s223 Certificate issued 24/11/2022

s224 Certificate issued 24/11/2022

Decision issued 12/09/2022

2/27 Linwood Avenue

RMA/2021/3466

New multi-unit residential complex containing 16 units

Processing complete

Applied 14/10/2021

Decision issued 31/03/2022

Granted 31/03/2022

RMA/2022/2639

Subdivision - Fee simple - Sixteen lots with Land Use

Processing complete

Applied 16/08/2022

s223 Certificate issued 24/11/2022

s224 Certificate issued 24/11/2022

Decision issued 12/09/2022

Granted 12/09/2022

2/65 Brittan Street

RMA/2018/3064

Establish seven (7) social housing units with associated areas of access, landscaping and earthworks

Processing complete

Applied 13/12/2018

Decision issued 18/03/2019

Granted 18/03/2019

20 Linwood Avenue

RMA/2001/633

To prune a protected tree - Historical Reference RMA20004499

Processing complete

Applied 13/03/2001

Decision issued 02/04/2001

Granted 30/03/2001

20 Woodham Road

RMA/2025/295

Subdivision - Fee Simple - 2 Lots with land use

s223 Certificate issued

Applied 04/02/2025

Amended decision issued - s133A 01/07/2025

s223 Certificate issued 01/07/2025

s224 Certificate issued 01/07/2025

Decision issued 13/05/2025

Granted 13/05/2025

23 Woodham Road

RMA/2015/1356

Existing Use Certificate - Twelve Residential Units - Historical Reference RMA92029616

Processing complete

Applied 21/05/2015

Certificate issued 26/06/2015

RMA/2016/3275

Healthy Care Facility

Processing complete

Applied 15/11/2016

Decision issued 23/02/2017

Granted 23/02/2017

26 Linwood Avenue

RMA/1992/175

To erect an extension intruding through the recession plane and encroaching into the side yard setback - Historical Reference RES9203912

Processing complete

Applied 18/10/1992

Decision issued 09/11/1992

Granted 09/11/1992

3/21 Linwood Avenue

RMA/2021/3466

New multi-unit residential complex containing 16 units

Processing complete

Applied 14/10/2021

Decision issued 31/03/2022

Granted 31/03/2022

RMA/2022/2639

Subdivision - Fee simple - Sixteen lots with Land Use

Processing complete

Applied 16/08/2022

s223 Certificate issued 24/11/2022

s224 Certificate issued 24/11/2022

Decision issued 12/09/2022

Granted 12/09/2022

3/27 Linwood Avenue

RMA/2021/3466

New multi-unit residential complex containing 16 units

Processing complete

Applied 14/10/2021

Decision issued 31/03/2022

Granted 31/03/2022

RMA/2022/2639

Subdivision - Fee simple - Sixteen lots with Land Use

Processing complete

Applied 16/08/2022

Decision issued 12/09/2022

Granted 12/09/2022

s223 Certificate issued 24/11/2022

s224 Certificate issued 24/11/2022

3/65 Brittan Street

RMA/2018/3064

Establish seven (7) social housing units with associated areas of access, landscaping and earthworks

Processing complete

Applied 13/12/2018

Decision issued 18/03/2019

Granted 18/03/2019

34 Woodham Road

RMA/1997/697

To subdivide the property whilst failing to comply with the outdoor living space and minimum required parking spaces. -
Historical Reference RES970709

Processing complete

Applied 19/03/1997

Decision issued 29/05/1997

Granted 29/05/1997

RMA/1999/2246

To erect a dwelling and attached garage which intrudes into the 3m living area window setback. - Historical Reference RES990913

Processing complete

Applied 01/04/1999

Decision issued 26/04/1999

Granted 26/04/1999

RMA/2000/398

To prune a Notable tree, Atlas Cedar - Cedus atlantica. - Historical Reference RMA20000925

Processing complete

Applied 09/02/2000

Decision issued 16/02/2000

Granted 14/02/2000

RMA/2006/42

Prune a protected tree - Historical Reference RMA20021923

Processing complete

Applied 16/01/2006

Decision issued 27/02/2006

Granted 24/02/2006

RMA/2011/1097

Application to prune a notable Atlas Cedar (Cedrus atlantica) retrospective consent - Historical Reference RMA92018652

Processing complete

Applied 26/08/2011

Decision issued 14/09/2011

Granted 14/09/2011

39 Woodham Road

RMA/2017/1989

Construction of a new Dwelling with attached Garage

Processing complete

Applied 22/08/2017

Decision issued 15/12/2017

Granted 15/12/2017

4/21 Linwood Avenue

RMA/2021/3466

New multi-unit residential complex containing 16 units

Processing complete

Applied 14/10/2021

Decision issued 31/03/2022

Granted 31/03/2022

RMA/2022/2639

Subdivision - Fee simple - Sixteen lots with Land Use

Processing complete

Applied 16/08/2022

s223 Certificate issued 24/11/2022

s224 Certificate issued 24/11/2022

Decision issued 12/09/2022

Granted 12/09/2022

4/27 Linwood Avenue

RMA/2021/3466

New multi-unit residential complex containing 16 units

Processing complete

Applied 14/10/2021

Decision issued 31/03/2022

Granted 31/03/2022

RMA/2022/2639

Subdivision - Fee simple - Sixteen lots with Land Use

Processing complete

Applied 16/08/2022

Granted 12/09/2022

s223 Certificate issued 24/11/2022

s224 Certificate issued 24/11/2022

Decision issued 12/09/2022

4/65 Brittan Street

RMA/2018/3064

Establish seven (7) social housing units with associated areas of access, landscaping and earthworks

Processing complete

Applied 13/12/2018

Decision issued 18/03/2019

Granted 18/03/2019

5/21 Linwood Avenue

RMA/2021/3466

New multi-unit residential complex containing 16 units

Processing complete

Applied 14/10/2021

Decision issued 31/03/2022

Granted 31/03/2022

RMA/2022/2639

Subdivision - Fee simple - Sixteen lots with Land Use

Processing complete

Applied 16/08/2022

s223 Certificate issued 24/11/2022

s224 Certificate issued 24/11/2022

Decision issued 12/09/2022

Granted 12/09/2022

5/27 Linwood Avenue

RMA/2021/3466

New multi-unit residential complex containing 16 units

Processing complete

Applied 14/10/2021

Decision issued 31/03/2022

Granted 31/03/2022

RMA/2022/2639

Subdivision - Fee simple - Sixteen lots with Land Use

Processing complete

Applied 16/08/2022

s223 Certificate issued 24/11/2022

s224 Certificate issued 24/11/2022

Decision issued 12/09/2022

Granted 12/09/2022

5/65 Brittan Street

RMA/2018/3064

Establish seven (7) social housing units with associated areas of access, landscaping and earthworks

Processing complete

Applied 13/12/2018

Decision issued 18/03/2019

Granted 18/03/2019

6/21 Linwood Avenue

RMA/2021/3466

New multi-unit residential complex containing 16 units

Processing complete

Applied 14/10/2021

Decision issued 31/03/2022

Granted 31/03/2022

RMA/2022/2639

Subdivision - Fee simple - Sixteen lots with Land Use

Processing complete

Applied 16/08/2022

s223 Certificate issued 24/11/2022

s224 Certificate issued 24/11/2022

Decision issued 12/09/2022

Granted 12/09/2022

6/27 Linwood Avenue

RMA/2021/3466

New multi-unit residential complex containing 16 units

Processing complete

Applied 14/10/2021

Decision issued 31/03/2022

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RMA/2022/2639

Subdivision - Fee simple - Sixteen lots with Land Use

Processing complete

Applied 16/08/2022

s223 Certificate issued 24/11/2022

s224 Certificate issued 24/11/2022

Decision issued 12/09/2022

Granted 12/09/2022

7/21 Linwood Avenue

RMA/2021/3466

New multi-unit residential complex containing 16 units

Processing complete

Applied 14/10/2021

Decision issued 31/03/2022

Granted 31/03/2022

RMA/2022/2639

Subdivision - Fee simple - Sixteen lots with Land Use

Processing complete

Applied 16/08/2022

s223 Certificate issued 24/11/2022

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7/27 Linwood Avenue

RMA/2021/3466

New multi-unit residential complex containing 16 units

Processing complete

Applied 14/10/2021

Decision issued 31/03/2022

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Subdivision - Fee simple - Sixteen lots with Land Use

Processing complete

Applied 16/08/2022

s223 Certificate issued 24/11/2022

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Decision issued 12/09/2022

Granted 12/09/2022

8/21 Linwood Avenue

RMA/2021/3466

New multi-unit residential complex containing 16 units

Processing complete

Applied 14/10/2021

Decision issued 31/03/2022

Granted 31/03/2022

RMA/2022/2639

Subdivision - Fee simple - Sixteen lots with Land Use

Processing complete

Applied 16/08/2022

s223 Certificate issued 24/11/2022

s224 Certificate issued 24/11/2022

Decision issued 12/09/2022

Granted 12/09/2022

9/21 Linwood Avenue

RMA/2021/3466

New multi-unit residential complex containing 16 units

Processing complete

Applied 14/10/2021

Decision issued 31/03/2022

Granted 31/03/2022

RMA/2022/2639

Subdivision - Fee simple - Sixteen lots with Land Use

Processing complete

Applied 16/08/2022

s223 Certificate issued 24/11/2022

s224 Certificate issued 24/11/2022

Decision issued 12/09/2022

Granted 12/09/2022

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