

Land Information Memorandum



Property address:

20A Tisch Place

LIM number: H09568592

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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

Application details

Date issued 17 April 2026
Date received 9 April 2026

Property details

Property address 20A Tisch Place, Belfast, Christchurch
Valuation roll number 21915 55800
Valuation information Capital Value: \$1,140,000
Land Value: \$760,000
Improvements Value: \$380,000
Please note: these values are intended for Rating purposes
Legal description Lot 37 DP 40051
Lot 38 DP 40051
Existing owner Paul Gerard McGirr
Ann-Marie Smith
Russell Noel Smith
Russell & Ann-Marie Family Trust
20A Tisch Place
Christchurch 8051

Council references

Rate account ID 73135080
LIM number H09568592
Property ID 1119762

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.

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.

(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=b5f859bd18ee4912828cb092b6f6c449>.

(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

- **Pool**
PoolID Number: 4763. This property has a Private In-Ground Swimming Pool which is Operational.
- **Pool**
PoolID Number: 4928. This property has a Private Above Ground Spa Pool which is Operational.

2. Private and public stormwater and sewerage drains

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

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

Related Information

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

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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.

4. Rates

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

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

(a) Annual rates

Annual rates to 30/06/2026: \$6,654.62

	Instalment Amount	Date Due
Instalment 1	\$1,663.61	31/08/2025
Instalment 2	\$1,663.61	30/11/2025
Instalment 3	\$1,663.61	28/02/2026
Instalment 4	\$1,663.79	31/05/2026

Rates owing as at 17/04/2026: \$1,462.54

(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/1981/3330 Applied: 26/05/1981 Status: Completed
20A Tisch Place Belfast
Permit granted 06/07/1981
Permit issued 06/07/1981
DWELLING & GARAGE- Historical Reference PER81060475
- BCN/1997/2635 Applied: 11/04/1997 Status: Completed
20A Tisch Place Belfast
Accepted for processing 11/04/1997
Building consent granted 08/07/1997
Building consent issued 08/07/1997
Code Compliance Certificate Granted 02/02/2001
Code Compliance Certificate Issued 02/02/2001
CARPORT- Historical Reference CON97002906
- BCN/1998/6879 Applied: 22/09/1998 Status: Completed
20A Tisch Place Belfast
Accepted for processing 22/09/1998
Building consent granted 28/09/1998
Building consent issued 28/09/1998

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Code Compliance Certificate Granted 28/04/2009

Code Compliance Certificate Issued 28/04/2009

SWIMMING POOL/SPA POOL and FENCE- Historical Reference CON98007582

- BCN/2017/8420 Applied: 25/09/2017 Status: Completed
20A Tisch Place Belfast
Accepted for processing 26/09/2017
Building consent granted 24/10/2017
Building consent issued 21/11/2017
Code Compliance Certificate Issued 23/10/2018
Alterations and additions to dwelling - addition of ensuite, kitchenette and external stairs
- BCN/2017/8420/A Amendment Applied: 27/04/2018 Status: Withdrawn
20A Tisch Place Belfast
Accepted for processing 27/04/2018
Application withdrawn 10/05/2018
Amendment 1 - Change the construction of the stairs from timber to steel

(b) Certificates

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

(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.

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

- **Christchurch International Airport Protection Sfc.**

Property or part of property within the Christchurch International Airport Protection Surfaces overlay, which is operative.

- **Precinct**

Property or part of property within the Local Centre Intensification Precinct precinct, which has been publicly notified

- **Liquefaction Management Area (LMA)**

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

- **District Plan Zone**

Property or part of property within the High density residential 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/1981/699 - Resource consents**

20A Tisch Place Belfast

Consent to erect a garage exceeding the permitted height (5.6m). Neighbours consent. - Historical Reference RES9218989

Status: Processing complete

Applied 28/03/1981

Granted 02/06/1981

Decision issued 02/06/1981

- **RMA/1997/1360 - Resource consents**

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20A Tisch Place Belfast

To build a carport attached to existing garage Withdrawn - RC not required as carport does not have a wall and proposal is a permitted activity. - Historical Reference RES971508

Status: Withdrawn

Applied 10/06/1997

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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 Thursday. 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 Thursday. Please leave your recycling at the Kerbside by 6:00 a.m. Your nearest recycling depot is the Styx Mill EcoDrop.
- Your refuse is collected Fortnightly on the Week 1 collection cycle on a Thursday. Please leave your rubbish at the Kerbside by 6:00 a.m. Your nearest rubbish depot is the Styx Mill 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 Fendalton-Waimairi-Harewood 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 Harewood 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.

- **Pool Compliance**

Pool ID Number: 4763 Inspection Status:Current Last Inspection:Complying inspection Inspected By:Mary McIlraith
Latest Inspection Date:26/07/2024

Pool ID Number: 4928 Inspection Status:Current Last Inspection:Complying inspection Inspected By:Mary McIlraith
Latest Inspection Date:26/07/2024

Related Information

- Our records show that there is a residential pool on this site. Under the 2004 Building Act and New Zealand building code (F9 Restricting access to residential pools). It is the responsibility of a pool owner, pool operator, land owner or occupier of the property where the pool is situated to ensure that the pool has a physical barrier that restricts access to the pool by unsupervised children under the age of 5 years. Section 11 of this LIM provides the status of the pool on this property at the date of its last inspection. Changes may have occurred on the site which mean the swimming pool no longer complies. To confirm that the pool fencing currently complies with the New Zealand building code.
- If you have any queries or wish to arrange an inspection, please contact the Pool Inspectors in the Building Compliance Team on (03) 941 8999 or email: FSPInspections@ccc.govt.nz. For further information about the New Zealand building code - F9 Restricting access to residential pools requirements click on the link <https://www.building.govt.nz/building-code-compliance/f-safety-of-users/pool-safety/>

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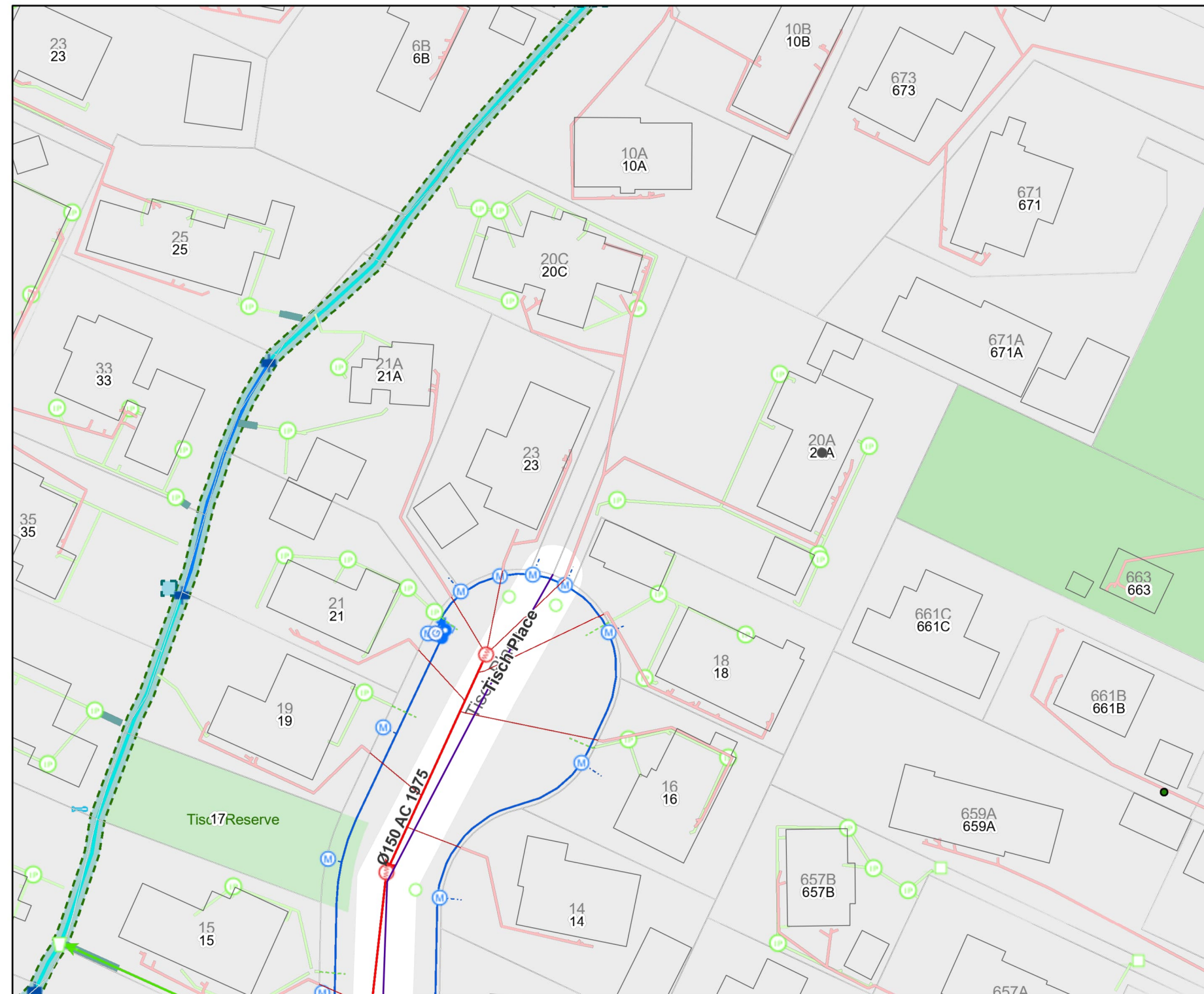
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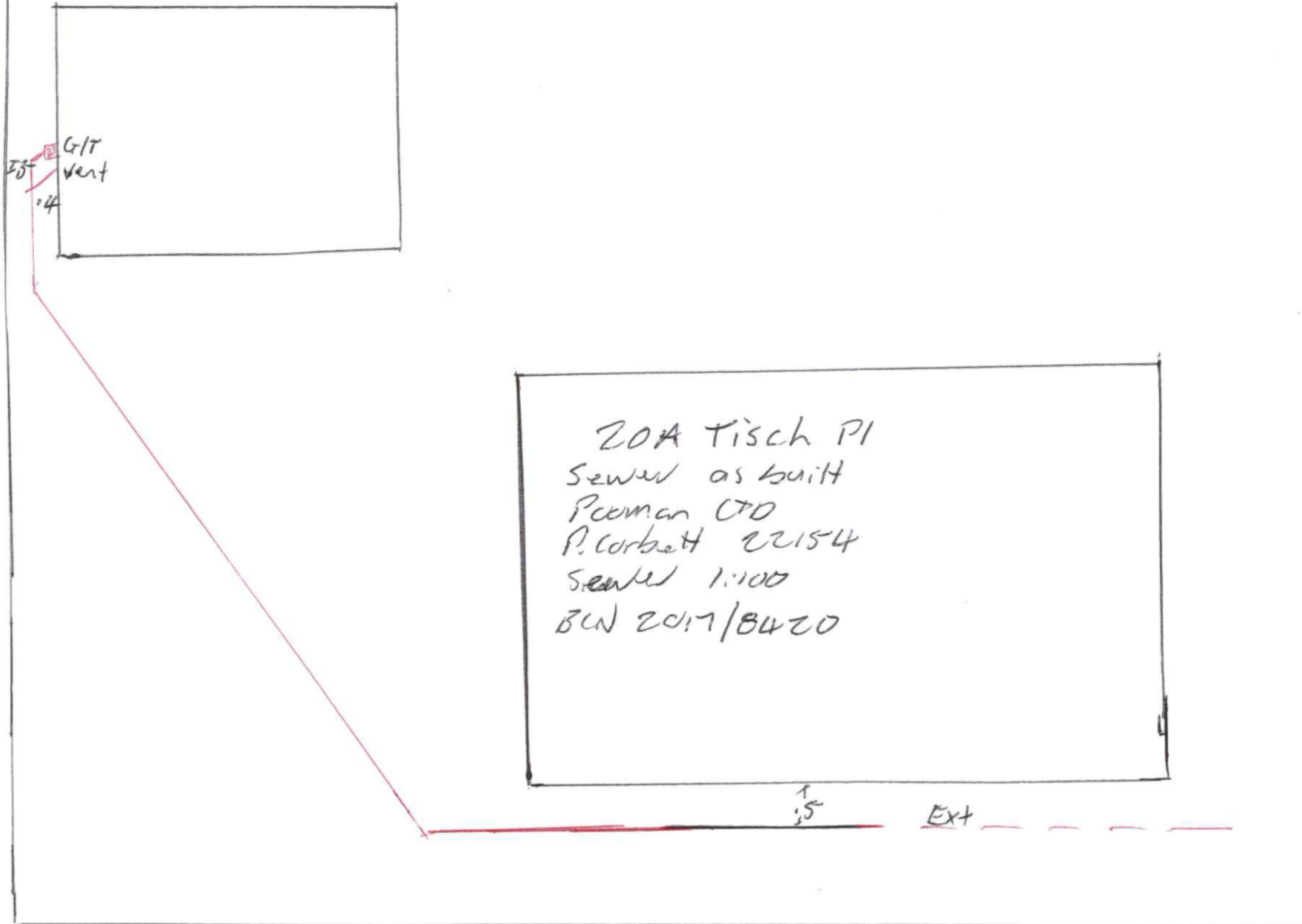
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- Buildings
- StreetAddress
- WwPrivateDrainField
- WwAccess
 - Standard Manhole
 - ➔ WwPipeFlowDirection
- WwPipe
 - NominalDiameter
 - Diameter is 200mm or smaller
 - WwLateral
 - WwLateral (non CCC)
 - In Service
- SwHeadwall
 - Outlet
 - ➔ SwPipeFlowDirection
- SwLateralFitting
 - Single Sump
 - Inspection Point
 - Lateral Fitting
- SwPipe
 - NominalDiameter
 - Diameter is 450mm or smaller
 - SwLateral
 - SwPipeProtection
 - SwLateral (non CCC)
 - In Service
- WsValve
 - ⊙ Gate
 - ⊙ WsHydrant
- WsConnection
 - ⊙ Meter
 - ▲ WsPipeRestraint
- WsFitting
 - End Cap
 - Connector
 - Connector
- WsPipe
 - NominalDiameter
 - Diameter is 110mm or smaller
 - WsLateral
 - RatingUnit
 - WcFlume
 - ⬇ WcAttributeChange
 - ⬆ WcBridge
 - WcLinedChannel
 - Rock Lining
 - WcWaterCourse
 - WaterCourseSegmen





(L)

(M)

(N)

(O)

(P)

BRACE NUMBERS ON PLAN REFER TO COLUMN 4 OF ATTACHED BRACING SCHEDULE.



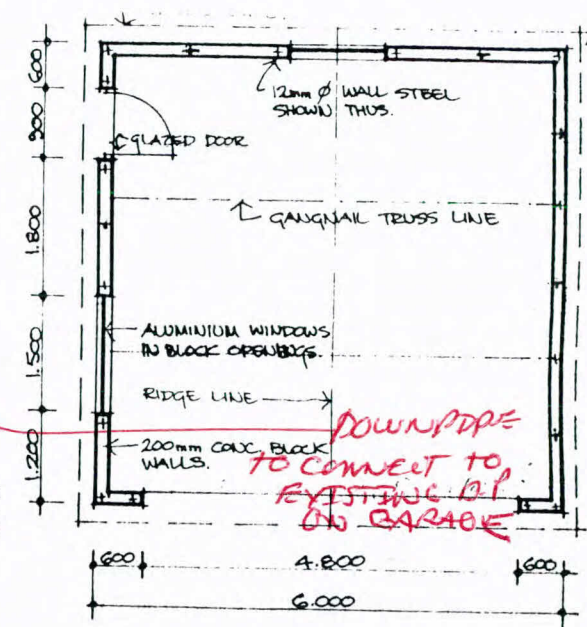
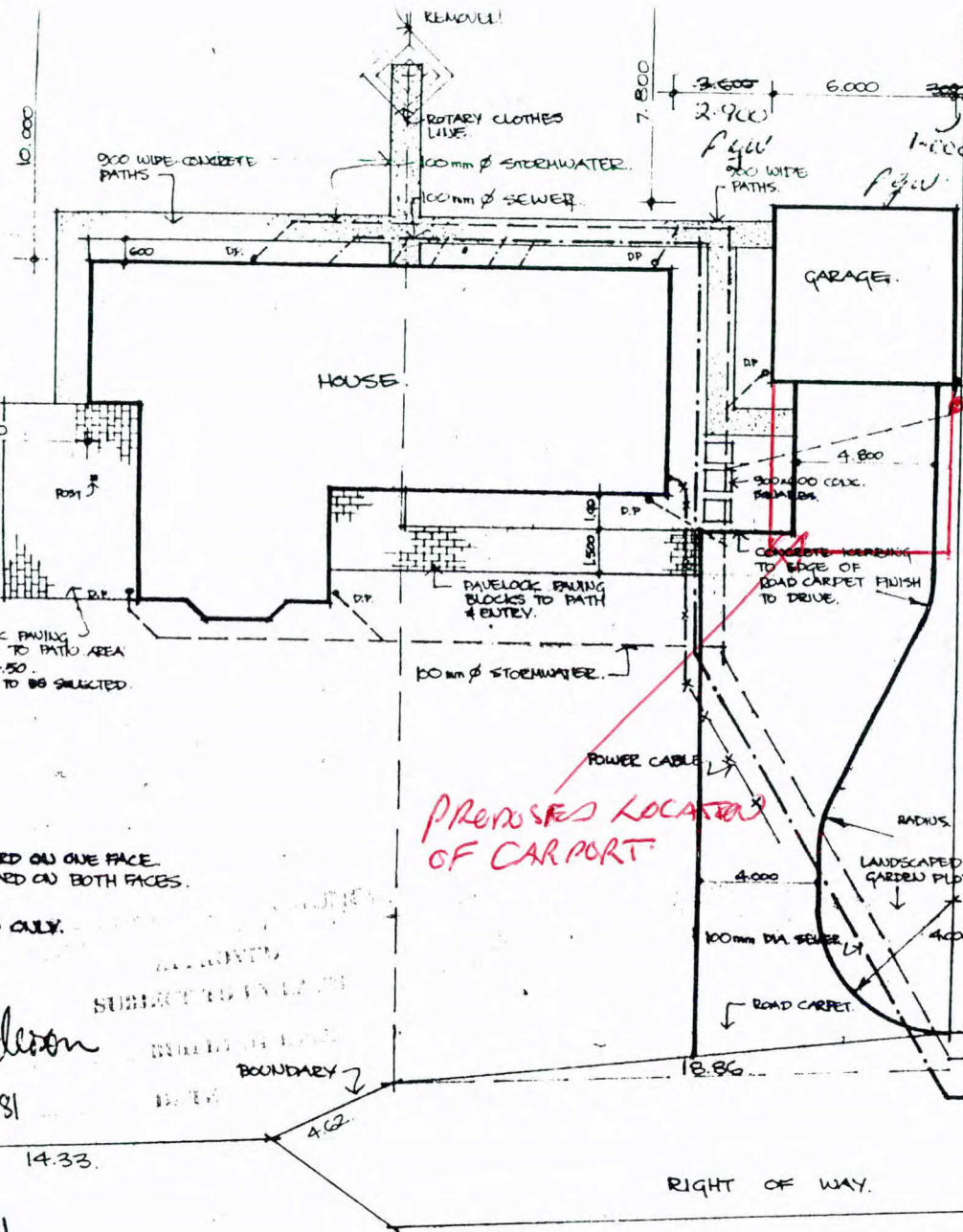
TOTAL BRACING UNITS REQ'D = 647
ACTUAL " " = 1063

TOTAL BRACING UNITS REQ'D = 1081
ACTUAL " " = 1203

- TYPE 1 BRACE = STEEL ANGLE WITH GIB-BOARD ON ONE FACE.
- TYPE 2 " = STEEL ANGLE WITH GIB-BOARD ON BOTH FACES.
- TYPE 8 " = PLY BRACING IN CAVITY.
- TYPE 12 " = GIB-BOARD TO BOTH FACES ONLY.

McCluskey
30/6/81

SITE PLAN.
SCALE 1 : 250.



GARAGE PLAN.
SCALE 1 : 100.

LEGAL DESCRIPTION.
LOT 37 & 38 ON D.P. 40051
BEING AMALGAMATED ON ONE TITLE.
AREA = 1526 m²
SITE COVER = 208 m²

CHRISTCHURCH CITY COUNCIL
P.I.M. APPLICATION
Rec'd 11 APR 1997
Fendalton Service Centre
PROJECT No.

R, TISCH PL. BELFAST.

DRAWN : S. N. SCHAT.
DATE : FEBRUARY 1981
SCALE : AS SHOWN.

1



COMPLIANCE AND ELECTRICAL SAFETY CERTIFICATE

This form had been designed to be used by licence workers to certify low voltage installations or part installations comply with Part 2 of AS/NZS 3000 and are safe to be connected to a 230/240 volt multiple earth neutral (MEN) system of electrical supply.



Unique ID: 20AT:isch

(1) LOCATION OF INSTALLATION

Address: 20A Tisch Pl, Belfast, Christchurch

(2) CUSTOMER INFORMATION

Name: Russell Smith
Postal address: 20A Tisch Pl, Belfast, Christchurch
Phone: 027 4392 781 Email:

(3) ELECTRICAL WORKER INFORMATION

Name: Logan Clark Rego / Licence Number: E263086
Company / Organisation: Gary Clark Electrical Phone Number: 021 154 8149
Name of person(s) being supervised:

(4) WORK DETAILS

This work is: (Please circle) Additions / Alterations / New Work

This work is: (Please circle) High Risk / General / Low Risk

The homeowner has undertaken part of the electrical installation work:

Yes / No

Indicate the number of each item installed or altered:

Lighting Outlets: 9 Socket Outlets: 12 Ranges: Water Heaters:

Tick if work includes:

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

Detailed Description of Electrical Work: 1 new plug circuit, A.C Circuit, Plugs/Lights added to kitchenette and bathroom

(5) CERTIFICATION OF WORK

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:

- ☐ Has been installed in accordance with a certified design
- ☒ Contains fittings which are safe to connect to a power supply
- ☐ Relies on the manufacturer's instructions (attach or reference)
- ☒ Is safe to connect

- ☒ Has an earthing system that is correctly rated
- ☒ Relies on supplier's Declaration of Conformity (attach or reference)
- ☒ Has been satisfactorily tested in accordance with Electrical (Safety) Regulations 2010

Electronic Reference: IES.CO.NZ

Date: 02/09/2018

Electrical Workers Signature: [Signature]

(6) ELECTRICAL SAFETY CERTIFICATE

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: Logan Clark Registration/Practising Licence Number: E263086

Date: 02/09/2018 Signature: (If different from electrical worker) [Signature]

20A Tisch Place Land Use Consents



**20A Tisch Place
Subdivision Consents**



Approved

Land Use Resource Consents within 100 metres of 20A Tisch Place

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

10A Kaputone Place

RMA/1981/449

Dispensation to erect dwelling addition which is to be 1m from the boundary in lieu of 1.8m. - Historical Reference RES9211254

Processing complete

Applied 10/03/1981

Decision issued 25/03/1981

Granted 25/03/1981

11A Kaputone Place

RMA/1980/397

Dispensation to erect a dwelling extension above the attached garage, intruding into the 65 degree recession plane and sited 2.2m from the boundary in lieu of 3.1m. - Historical Reference RES9211255

Processing complete

Applied 24/11/1980

Decision issued 27/11/1980

Granted 27/11/1980

11B Kaputone Place

RMA/1984/550

Dispensation to allow the gable end of the garage addition to intrude into the 35 degree recession plane. - Historical Reference RES9211256

Processing complete

Applied 10/11/1984

Decision issued 19/11/1984

Granted 19/11/1984

12 Kaputone Place

RMA/1984/551

Dispensation to allow dwelling to be sited 3m from the western boundary, intruding into the recession plane. - Historical Reference RES9211257

Processing complete

Applied 02/02/1984

Decision issued 02/02/1984

Granted 02/02/1984

18 Tisch Place

RMA/1981/95

Dispensation sought to erect a garage in a side yard 41.44m² in lieu of the maximum 36m². also it will be within 6m of the front boundary. - Historical Reference RES9202555

Processing complete

Applied 04/05/1981

Decision issued 19/05/1981

Granted 19/05/1981

RMA/1995/147

Garage wall exceeding 9 metres in length within 1.8 metres of boundary. - Historical Reference RES950337

Processing complete

Applied 06/03/1995

Decision issued 01/01/1999

Declined 01/01/1999

2/675 Main North Road

RMA/2006/1276

Conservatory - Historical Reference RMA92005326

Withdrawn

Applied 07/06/2006

23 Tisch Place

RMA/1980/96

Dispensation sought to build a garage of 44.88m² in the side court in lieu of 37m² permitted. - Historical Reference RES9202557

Processing complete

Applied 14/02/1980

Decision issued 25/02/1980

Granted 25/02/1980

25 Sefton Street

RMA/1997/1329

To build an extension of lounge to within 8m of Kaputone Stream - Historical Reference RES971471

Processing complete

Applied 05/06/1997

Decision issued 10/07/1997

Granted 10/07/1997

35 Sefton Street

RMA/1985/227

Dispensation to build a concrete block wall on the boundary and use it for the wall of the garage - Historical Reference RES9204307

Processing complete

Applied 09/05/1985

Decision issued 28/05/1985

Granted 28/05/1985

5/653 Main North Road

RMA/1987/391

Consent to erect a garage sited 2m from the road boundary in lieu of 2.5m. - Historical Reference RES9208415

Processing complete

Applied 14/08/1987

Decision issued 24/08/1987

Granted 24/08/1987

RMA/2022/369

Social Housing Development - Five new residential dwellings

Processing complete

Applied 14/02/2022

Decision issued 27/07/2022

Granted 27/07/2022

RMA/2022/3875

Subdivision - Unit Title - 5 units development and associated land use

Processing complete

Applied 19/12/2022

s223 Certificate issued 21/06/2023

s224 Certificate issued 21/06/2023

Decision issued 02/06/2023

Granted 02/06/2023

655A Main North Road

RMA/2004/576

To erect a garage within the required set back from the road boundary. Lot 5 - Historical Reference RMA20016157

Processing complete

Applied 26/02/2004

Decision issued 09/03/2004

Granted 09/03/2004

RMA/2017/557

Remove Subdivision Protected Tree

Withdrawn

Applied 09/03/2017

661C Main North Road

RMA/2009/549

New dwelling with attached garage - Historical Reference RMA92013978

Processing complete

Applied 29/04/2009

Decision issued 05/05/2009

Granted 05/05/2009

663 Main North Road

RMA/2009/1312

Removal of protected tree - Historical Reference RMA92014773

Processing complete

Applied 08/09/2009

Decision issued 09/09/2009

Granted 09/09/2009

RMA/2010/260

removal of notable tree, poplar ID 6281 (populus sp) scanned - Historical Reference RMA92015757

Processing complete

Applied 01/03/2010

Decision issued 31/03/2010

Granted 31/03/2010

665 Main North Road

RMA/1996/2125

Restoration work on kitchen in a group 2 protected building - Historical Reference RES962476

Processing complete

Applied 23/09/1996

Decision issued 08/10/1996

Granted 08/10/1996

RMA/2001/166

Alterations to a Historic building Cottage on the site which is a Group 2 building. - Historical Reference RMA20004015

Processing complete

Applied 15/01/2001

Decision issued 27/02/2001

Granted 27/02/2001

RMA/2002/1429

Installation of a water tank on a site with a Heritage Building. - Historical Reference RMA20010436

Processing complete

Applied 17/06/2002

Decision issued 19/07/2002

Granted 19/07/2002

RMA/2002/2635

Remove shed & build a new garage on the same site as a heritage building and work within 10m of a protected tree. - Historical Reference RMA20011679

Processing complete

Applied 15/10/2002

Decision issued 18/11/2002

Granted 14/11/2002

RMA/2007/323

Alterations to a heritage building - Historical Reference RMA92007536

Processing complete

Applied 14/02/2007

Decision issued 18/06/2007

Granted 18/06/2007

671 Main North Road

RMA/1977/142

Erect a garage and workshop. total accessory building area exceeds 85m2. proposed 99.9m2, excess 14.9m2. - Historical Reference RES9208416

Processing complete

Applied 01/02/1977

Decision issued 15/02/1977

Granted 15/02/1977

673 Main North Road

RMA/1990/405

Advertised 21-8-90. consent to retain an oversized accessory building, a storage shed, and a double carport attached to garage total area building is 88m2, in lieu of 65m2 and 85m2 total accessory BU - Historical Reference RES9208418

Processing complete

Applied 10/08/1990

Decision issued 12/10/1990

Granted 12/10/1990

RMA/2006/2516

Erect a dwelling addition. - Historical Reference RMA92006611

Processing complete

Applied 19/10/2006

Decision issued 06/11/2006

Granted 06/11/2006

673A Main North Road

RMA/2005/2273

Application to erect dwelling alterations to the existing dwelling - Historical Reference RMA20021153

Processing complete

Applied 03/10/2005

Decision issued 02/11/2005

Granted 01/11/2005

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