

Land Information Memorandum



Property address:
42A Main Road

LIM number: H09583230

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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 4 May 2026
Date received 21 April 2026

Property details

Property address 42A Main Road, RD 1, Lyttelton
Valuation roll number 23852 12110
Valuation information Capital Value: \$1,000,000
Land Value: \$420,000
Improvements Value: \$580,000
Please note: these values are intended for Rating purposes
Legal description Lot 1 DP 69808
Existing owner Stephen Paul Walker
2 Chrystalwood Lane
RD 1
LYTTELTON 8971

Council references

Rate account ID 73093316
LIM number H09583230
Property ID 1147110

Document information

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

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

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

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

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

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

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

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

1. Special features and characteristics of the land

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

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

Natural Hazards

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

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

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

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

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

The following statement has been provided by Environment Canterbury:

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

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

(a) Coastal Hazards

- Sea Spray Zone
This property is in the sea spray zone as defined by NZS 3604 2011.
- Regional Hazard Information: Shoreline Modelling
Future shoreline modelling has not been completed for this area, however Environment Canterbury carries out regular surveying to monitor coastal change. Information on historic coastal change in this area may be available on Environment Canterbury's coastal hazard monitoring webapp at <https://mapviewer.canterburymaps.govt.nz/?webmap=117b9d3b75cb422da15b9d1b6698c8c3>

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(b) Earthquakes

- Regional Liquefaction Information

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

Technical report information:

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

Date: December 2012.

Author: H Brackley (compiler).

Commissioned by: Environment Canterbury.

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

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

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

- Regional Hazard Information: Earthquake fault deformation

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

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

(c) Flooding

- Regional Hazard Information: Flood Photographs

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

- 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

- Consultant Report Available

Council holds indicative information that this property may be subject to risk from geological hazards. These may be but not limited to potential erosion (eg cliff collapse, tunnel gully erosion, slip/sheet erosion, rockfall), falling debris (eg boulder rolls, rockfall), subsidence, slippage (eg slope instability) or inundation. Council may require site-specific investigations before granting future sub-division or building consent for the property depending on the hazard.

The risk information is based on the following consultant reports on the Port Hills which can be found on Council's website at <https://www.ccc.govt.nz/environment/land/slope-stability/port-hills-gns-reports>. These consultant reports may or may not make reference to information about your individual property.

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Risk assessment for Maffey's Road

Purpose of report: This report combines field information collected after the 2010/11 Canterbury earthquakes from the Maffey's Road site, with numerical slope-stability modelling to assess the risk to people in dwellings within the assessment area.

Scope of report: Maffey's Road and surrounding area

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2014-79MaffeyRdFINAL.pdf>

Date of report: August 2014

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

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

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Risk assessment for Quarry Road
Purpose of report: This report combines field information collected after the 2010/11 Canterbury earthquakes from the Quarry Road site, with numerical slope-stability modelling to assess the risk to people in dwellings within the assessment area.

Scope of report: Quarry Road and surrounding area

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2014-75QuarryRoadFINAL.pdf>

Date of report: August 2014

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

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

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Risk assessment for Cliff Street

Purpose of report: This report combines field information collected after the 2010/11 Canterbury earthquakes from the Cliff Street site with numerical slope-stability modelling to assess the risk to people in dwellings within the assessment area.

Scope of report: Cliff Street and surrounding area

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2014-73CliffStFINAL.pdf>

Date of report: August 2014

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

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

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Earth/debris flow risk assessment for Defender Lane

Purpose of report: This report combines field information collected after the 2010/11 Canterbury earthquakes from the Defender Lane site with numerical slope-stability modelling to assess the risk to people in dwellings within the assessment area.

Scope of report: Defender Lane and surrounding area

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2014-67DefenderLaneFINAL.pdf>

Date of report: August 2014

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

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

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Debris avalanche risk assessment for Richmond Hill

Purpose of report: This report combines field information collected after the 2010/11 Canterbury earthquakes on the Richmond Hill site with numerical slope-stability modelling to assess the risk to people in dwellings and users of the assessment area from cliff-collapse hazards (debris avalanches and cliff-top recession).

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2014-034RichmondHillFINAL.pdf>

Date of report: August 2014

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

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

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Risk assessment for Redcliffs

Purpose of report: This report combines field information collected after the 2010/11 Canterbury earthquakes on the Redcliffs site and uses numerical models of slope stability to assess the risk to people in dwellings and users of Main Road from cliff-collapse hazards (debris avalanches and cliff-top recession).

Scope of report: Redcliffs

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2014-78RedcliffsFINAL.pdf>

Date of report: August 2014

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

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

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Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Risk assessment for Deans Head
Purpose of report: This report combines field information collected after the 2010/11 Canterbury earthquakes on the Deans Head site, with numerical slope-stability modelling to assess the risk to people in dwellings and users of Main Road from mass movement at the site.
Scope of Report: Deans Head and surrounding area
Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2014-77DeansHeadFINAL.pdf>
Date of report: August 2014
Name of person/entity that commissioned report: Christchurch City Council
The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury Earthquakes 2010/11 Port Hills slope stability: Risk assessment for Clifton Terrace
Purpose of report: This report combines field information collected after the 2010/11 Canterbury earthquakes on the Clifton Terrace mass movement site, with numerical slope-stability modelling to assess the risk to people in dwellings from mass movements. The assessment area also includes an area containing cliff-collapse hazards.
Scope of Report: Clifton Terrace and surrounding area
Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2014-76CliftonTerrace.pdf>
Date of report: August 2014
Name of person/entity that commissioned report: Christchurch City Council
The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury Earthquakes 2010/11 Port Hills slope stability: Stage 1 report on the findings from investigations into areas of significant ground damage (mass movements)
Purpose of report: Detailed investigations of previously identified areas of mass movement following the 2010/11 Canterbury earthquakes, in order to assess the nature of the hazard, the frequency of the hazard occurring, and whether the hazard, if it occurs, poses a risk to life, a risk to existing dwellings and/or a risk to critical infrastructure.
Scope of Report: Port Hills
Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2012-317Stage1.pdf>
Date of report: August 2013
Name of person/entity that commissioned report: Christchurch City Council
The name of person/entity that prepared the report: GNS Science

Title of Report: Canterbury earthquakes 2010/2011 Port Hills slope stability: Geomorphology mapping for rockfall risk assessment
Purpose of report: Geomorphic mapping of near-surface materials and processes present in the Port Hills of Christchurch to provide information as inputs to the rockfall hazard and risk assessments undertaken by GNS.
Scope of Report: Port Hills
Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/gns-ph-geomorph721493web-s.pdf>
Date of report: September 2012
Name of person/entity that commissioned report: Christchurch City Council
The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Pilot study for assessing life-safety risk from cliff collapse
Purpose of report: Assess and report on slope instability risk in the Port Hills following the deaths of three people from cliff collapse in the earthquakes of 22 February 2011. This report is one of a series of reports on selected areas where much damage occurred from boulders moved during the 2010/11 Canterbury earthquakes. It specifically presents assessments of the risk to life (death) faced by someone living above or below.
Scope of report: Areas immediately above or below the cliffs at parts of Redcliffs, Shag Rock Reserve (Kinsey Terrace and the non-residential Shag Rock Reserve), Sumner (Wakefield Avenue, Nayland Street, and Richmond Hill Road), and Whitewash Head (Scarborough).
Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/gns-ph->

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pilotlifesafetycliffcollapse12687374web.pdf

Date of report: March 2012

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

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

Title of report: Canterbury earthquakes 2010/11 Port Hills stability: Life-safety risk from cliff collapse in the Port Hills

Purpose of report: Assess and report on slope instability risk in the Port Hills following the deaths of five people (two from rockfall and three from cliff collapse) in the earthquakes of 22 February 2011. This report is one of a series of reports on areas where much damage occurs. It covers the areas that were not included in the 2012 pilot study report and in which the cliffs meet certain criteria. It presents an assessment of the risk to life faced by someone living above or below cliffs.

Scope of report: Port Hills residential areas above and below steep cliffs not included in the 2012 pilot study (included in the pilot study: areas immediately above or below the cliffs at parts of Redcliffs, Shag Rock Reserve (Kinsey Terrace and the non-residential Shag Rock Reserve), Sumner (Wakefield Avenue, Nayland Street, and Richmond Hill Road), and Whitewash Head (Scarborough).)

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2012-124-01AUG2013.pdf>

Date of report: May 2012

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

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

Title of report: Canterbury earthquakes 2010/11 Port Hills slope instability: additional assessment of the life-safety risk from rockfalls (boulder rolls)

Purpose of report: Assess the risk to people living in the Port Hills of Christchurch from rockfall (boulder roll).

Scope of report: Port Hills

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/gns-ph-additionalassessmtrockfalls12687628.pdf>

Date of report: September 2012

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

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

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Pilot study for assessing life-safety risk from rockfalls (boulder rolls)

Purpose of report: Assess and report on slope instability risk in the Port Hills following the deaths of five people from rockfall and cliff collapse in the earthquakes of 22 February 2011. This report is one of a series of reports on selected geographic areas where much damage occurred. It specifically presents assessments of the risk to life (death) faced by someone living below rocky bluffs where life safety is threatened by the hazard of falling debris in the form of isolated boulders rolling and bouncing at high speed for long distances downslope.

Scope of Report: Avoca Valley, Bowenvale, Cashmere, Castle Rock, Heathcote Valley, Hillsborough (Vernon Terrace only), Sumner (Wakefield Avenue and Heberden Avenue areas only), Lyttelton, and Rapaki Bay.

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2011-311-01AUG2013.pdf>

Date of report: March 2012

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

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

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Life-safety risk from rockfalls (boulder rolls) in the Port Hills

Purpose of report: Assess and report on slope instability risk in the Port Hills following the deaths of five people and much property damage from rockfalls and cliff collapse in the earthquakes of 22 February 2011. This report is one of a series of reports which assess the risk to life faced by someone living below rocky bluffs in the Port Hills where life safety is threatened by the hazard of falling debris. This report covers those areas where the life safety hazard is from isolated boulders rolling and bouncing downslope and which were not assessed in Massey et al. (2012, GNS report CR2011/311).

Scope of report: Hillsborough, Richmond Hill Road, McCormacks Bay, Mt Cavendish, Taylors Mistake, Moncks Bay, Cass Bay, Governors Bay, and some areas in Lyttelton (east and west), Bowenvale, Sumner

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(Wakefield Street and Heberden Ave), Vernon Terrace, and Avoca Valley.

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2012-123-01AUG2013.pdf>

Date of report: May 2012

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

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

- **Land Instability**

Maps prepared for the Banks Peninsula District Council (prior to amalgamation with the Christchurch City Council in 2006) show that this property or part of this property is in an area of low/moderate and/or moderate/high risk for land instability.

- **Potential for Erosion**

Records Indicate that this property may be susceptible to erosion. Type of Erosion: Unknown. Severity of Risk: Slight to Moderate.

(e) Subsidence

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

(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

- **Snow Load Design Required**

Contour maps held by the Council indicate that this site is at or above 40 metres above mean sea level. The effects of snow on the design of any proposed buildings will need to be considered and addressed.

(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.

2. Private and public stormwater and sewerage drains

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

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

Related Information

- This property is shown to be served by Christchurch City Council Sewer.
- The council plan shows no public stormwater lateral plotted to this site.
- Council records show public stormwater pipes passing through this site.
- 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: \$5,531.67

	Instalment Amount	Date Due
Instalment 1	\$1,382.86	15/08/2025
Instalment 2	\$1,382.86	15/11/2025
Instalment 3	\$1,382.86	15/02/2026
Instalment 4	\$1,383.09	15/05/2026

Rates owing as at 04/05/2026: -\$10,614.75

(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/1995/8593 Applied: 27/10/1995 Status: Completed
42A Main Road Governors Bay
Accepted for processing 27/10/1995
PIM Granted 27/10/1995
PIM Issued 27/10/1995
Building consent granted 23/01/1996
Building consent issued 23/01/1996
Code Compliance Certificate Granted 18/02/1997
Code Compliance Certificate Issued 28/02/1997
DWELLING & ATTACHED GARAGE- Historical Reference CON99602001
- BCN/1996/9542 Applied: 12/12/1996 Status: Completed
42A Main Road Governors Bay
Permit granted 12/12/1996
Permit issued 04/01/1997
EARTHWORKS PERMIT- Historical Reference PER96112936
- BCN/2002/2848 Applied: 22/04/2002 Status: Completed
42A Main Road Governors Bay
Accepted for processing 22/04/2002

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Building consent granted 08/05/2002
Building consent issued 08/05/2002
PIM Granted 08/05/2002
PIM Issued 08/05/2002
Code Compliance Certificate Granted 07/06/2002
Code Compliance Certificate Issued 07/06/2002
WOODSMAN DS 80-011 STOVE- Historical Reference CON99604766

(b) Certificates

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

(c) Notices

(d) Orders

(e) Requisitions

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Fax 64 3 941 8984

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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

- **Banks Peninsula District Plan Coastal Hazards**

The subdivision provisions of the Banks Peninsula District Plan relating to coastal hazards still apply and are included in this table (<https://ccc.govt.nz/news-and-events/public-notice/show/88>).

(ii) Christchurch District Plan

- **Sites of Ngai Tahu Cultural Significance**

Property or part of property within the Mahaanui Iwi Management Plan Silent Files and Kaitorete Spit overlay, which is operative.

- **Sites of Ngai Tahu Cultural Significance**

Property or part of property within the Nga Turanga Tupuna overlay, which is operative.

- **Remainder Slope Instability Management Area**

Property or part of property within the Christchurch District Plan Remainder of Port Hills and Banks Peninsula Slope Instability Management Area overlay, which is operative.

- **District Plan Zone**

Property or part of property within the Residential Small Settlement 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.

(c) Resource Consents Natural Hazard Information

Related Information

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- The Development Constraint conditions for this property are as follows: Sub Division Conditions/ Building Consent Conditions: engineering/geotechnical investigation

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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**

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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/>.

• 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 Banks Peninsula Electoral Ward

• Listed Land Use Register

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

• Spatial Query Report

Property address:

42A Main Road

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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:

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Christchurch City Council

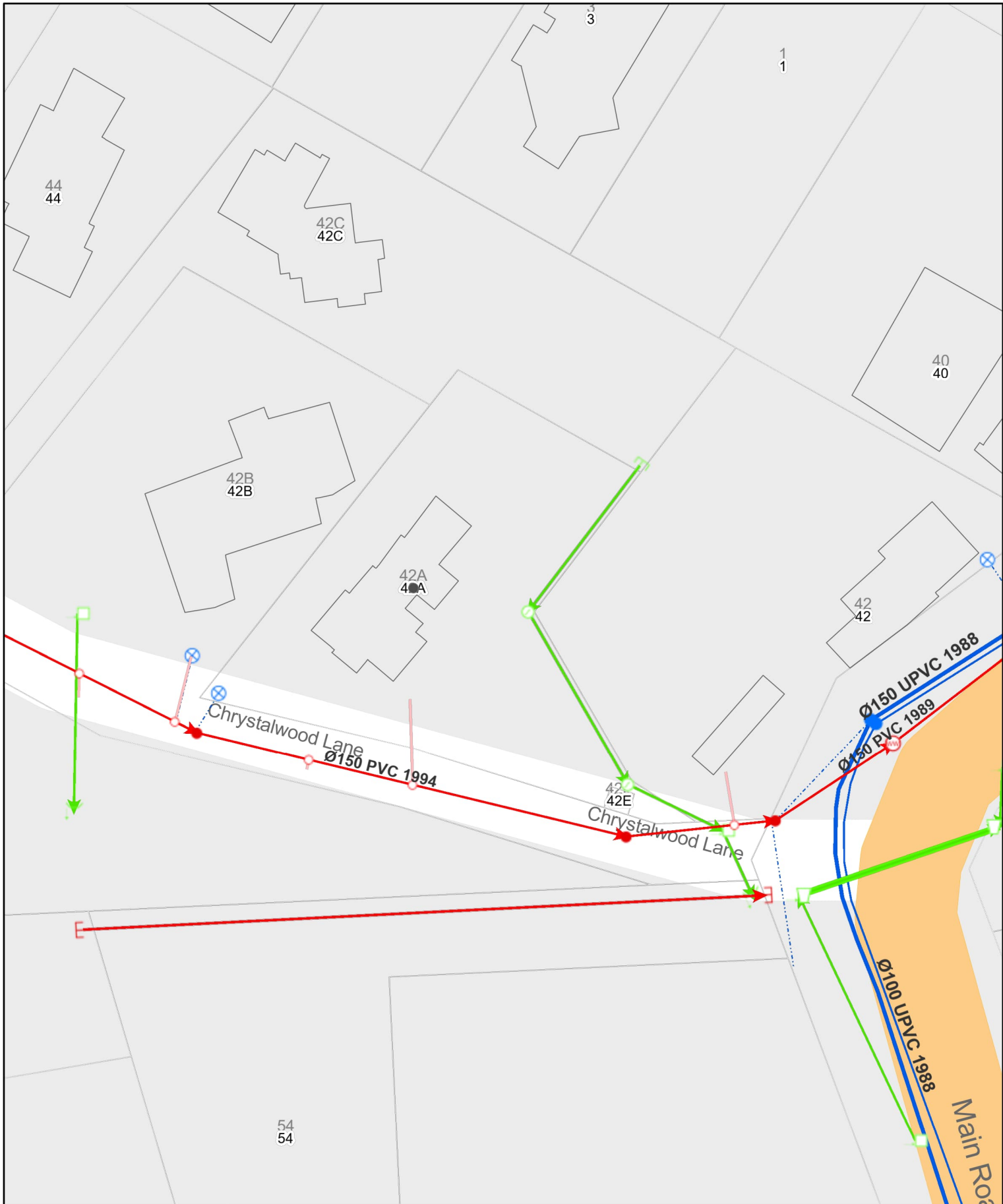
53 Hereford Street, PO Box 73015

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www.ccc.govt.nz



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

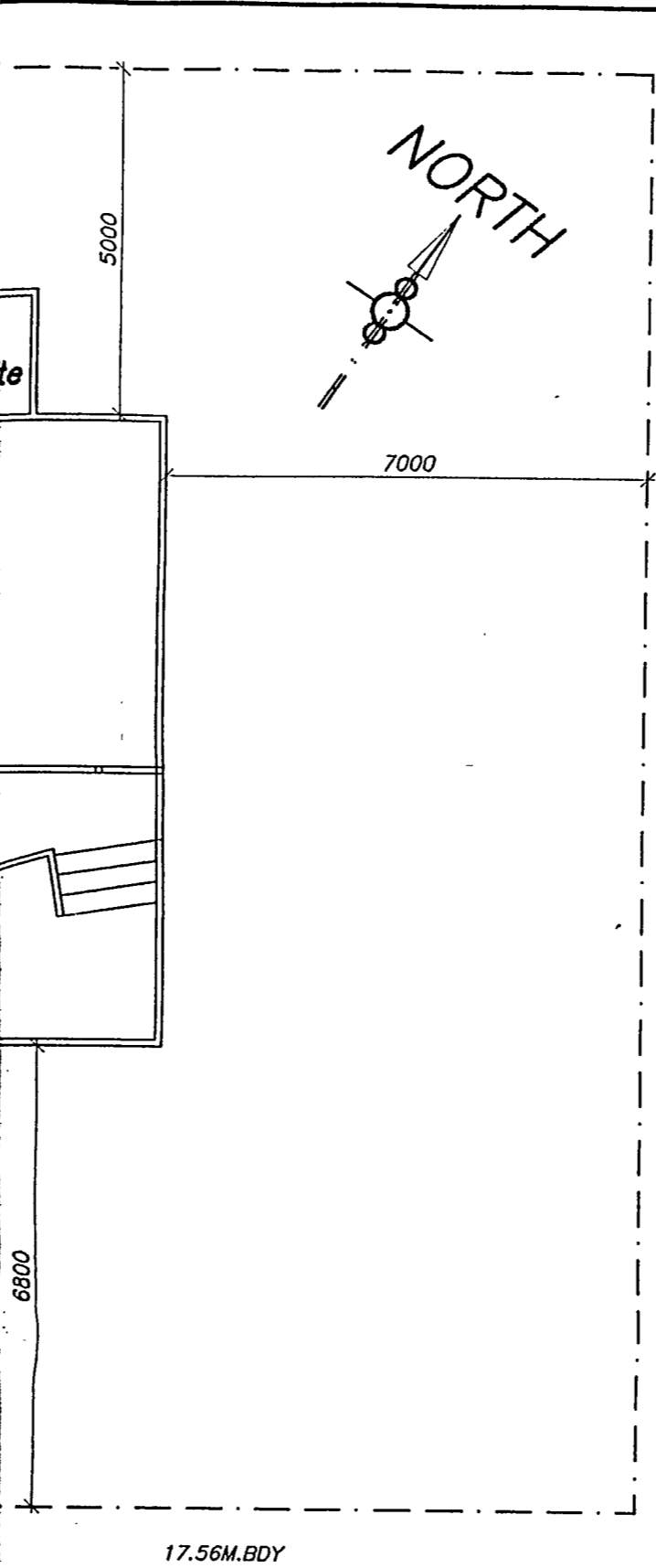
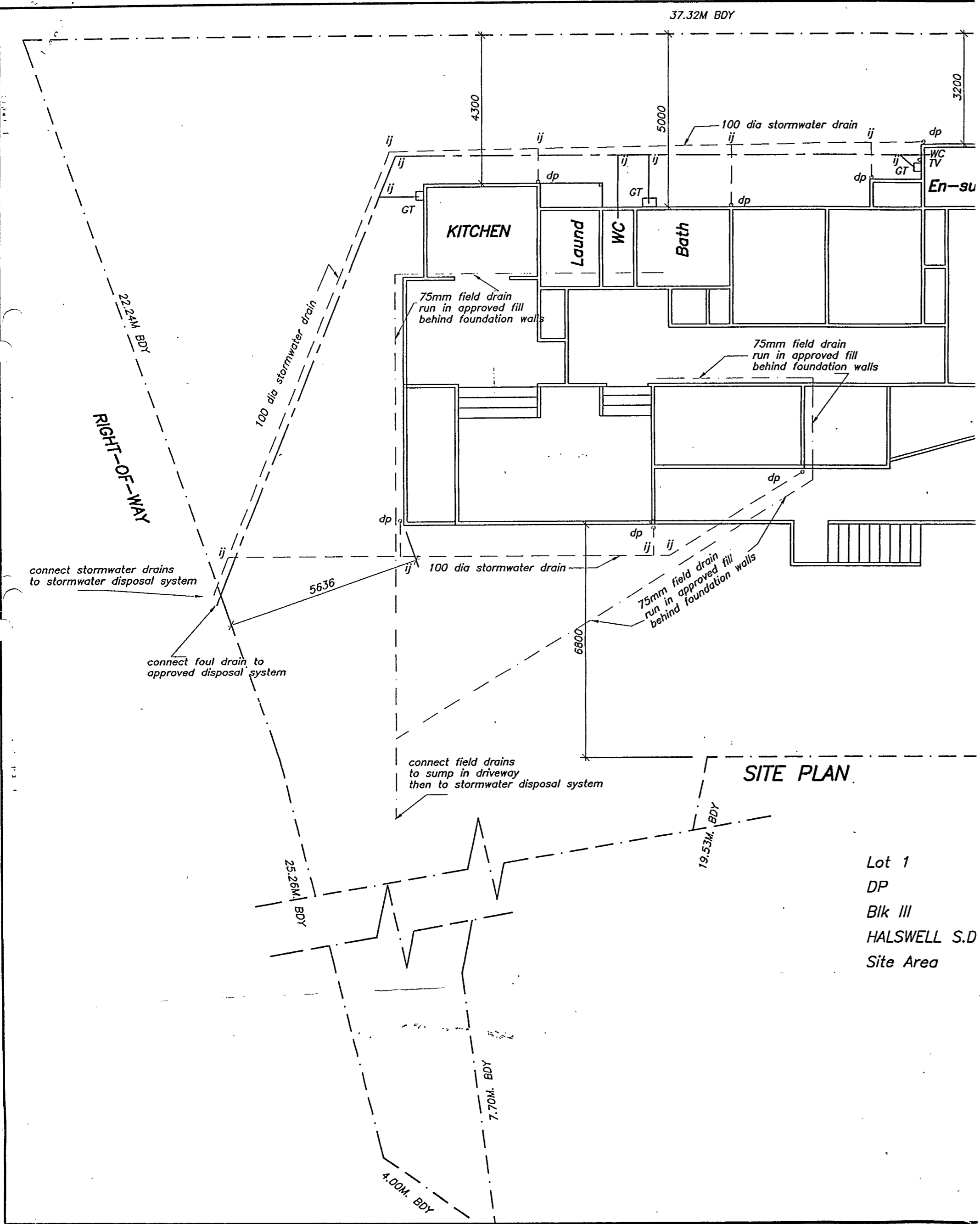
Accuracy not guaranteed. Onsite verification required.
 Display of data scale dependant.
 Client selected legend.

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Date: 4/05/2026 10:53 AM
 Scale: 1:500 on A4
 1:500

Property of interest address

<ul style="list-style-type: none"> WwPrivateDrainFieldNote WwPump WwAccess Type Flush Manhole Flushing Point Trap Inspection Point Sealed Manhole Standard Manhole Vacuum Storage Manhole Vented Manhole WwValve WwInlet WwInletSeparator WwLocalPressureBoundaryKit WwLocalPressureControlPanel WwLocalPressureTankSystem WwOutlet WwPipeRestrict WwFitting Type Change End Cap 	<ul style="list-style-type: none"> Junction WwEye Type Eye (Vertical) Eye (Vertical) WwLateralFitting Type Lateral Fitting WwVacuumBreather WwVacuumChamber Type Collector Interceptor Tank WwVacuumBreatherPipe WwPipeFlowDirection WwPipeBlockageCount NumberOfBlockages 2 or less Blockages 3 or more Blockages 	<ul style="list-style-type: none"> WwPipe NominalDiameter - In Service - Abandoned - Diameter is 200mm, up to 450mm - Diameter is greater than 200mm, up to 450mm - Diameter is greater than 450mm - Other (non-circular pipes) Proposed WwPipe (non-gravity) NominalDiameter - Diameter is 200mm or smaller - Diameter is greater than 200mm, up to 450mm - Diameter is greater than 450mm - Other (non-circular pipes) Proposed WwPipe (non CCC) Type In Service Abandoned Removed Out of Service 	<ul style="list-style-type: none"> WwLateral (non CCC) Type In Service Abandoned Removed Out of Service Proposed WwPrivateDrainFieldNote SwFamp SwFeadlyDischargePoint SwAccess SwValve Type Check Duck Bill Flap Gate Inline Check Sluice WwHeadwall Type Inlet Junction Outlet SwFlowRestriction 	<ul style="list-style-type: none"> SwGrill Type Inlet Outlet SwInlet Type Single Sump Double Sump Triple Sump SwFitting Type Change Bend Junction End Cap SwEye SwFlowDirection 	<ul style="list-style-type: none"> SwLateralFitting Type Single Sump Double Sump Inspection Point Manhole Lateral Fitting Soak Pit SwPipe NominalDiameter - Diameter is 450mm or smaller - Diameter is greater than 450mm, up to 700mm - Other (non-circular pipes) Proposed SwFitting Type In Service Abandoned Removed 	<ul style="list-style-type: none"> SwLateral (non CCC) Type In Service Abandoned Removed Out of Service Proposed WwPrivateDrainFieldNote WwPump WwValve NormalPosition,Type Air Release Backflow Prevention Butterfly Gate Non Return Pressure Activated Sluice Sluice, Normally Closed Valve WwRestrict WwConnection Type Fire 	<ul style="list-style-type: none"> Restrictor Riser Meter WwOutlet WwPipeRestrict WwFieldNote WwFitting Type In Service Abandoned Removed Out of Service Unknown WwLateral (non CCC) Type In Service Abandoned Removed Out of Service Unknown WwPipe (non CCC) Type In Service Abandoned Removed Out of Service Unknown WwLateral (non CCC) Type In Service Abandoned Removed Out of Service Unknown WwPipe (non Potable) NominalDiameter - Diameter is 110mm or smaller - Diameter is greater than 110mm, up to 225mm - Diameter is greater than 225mm - Other (non-circular pipes) Proposed Removed Out of Service Unknown WwPipe (non CCC) Type In Service Abandoned Removed Out of Service Unknown
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SITE PLAN

Lot 1
 DP
 Blk III
 HALSWELL S.D
 Site Area

DESIGN 2000 GROUP
 PHONE (03)
 PO BOX 37035 HALSWELL
 CHRISTCHURCH

Designed and Drawn by
 Te Ewi Mihaka

PROPOSED NEW RESILIENCE at
 LOT 1 - CRYSTALWOOD SUB-DIVISION - GOVERNORS' BAY
 for Mr. R. FORWARD

SITE & DRAINAGE PLAN

Scale
 1 : 100

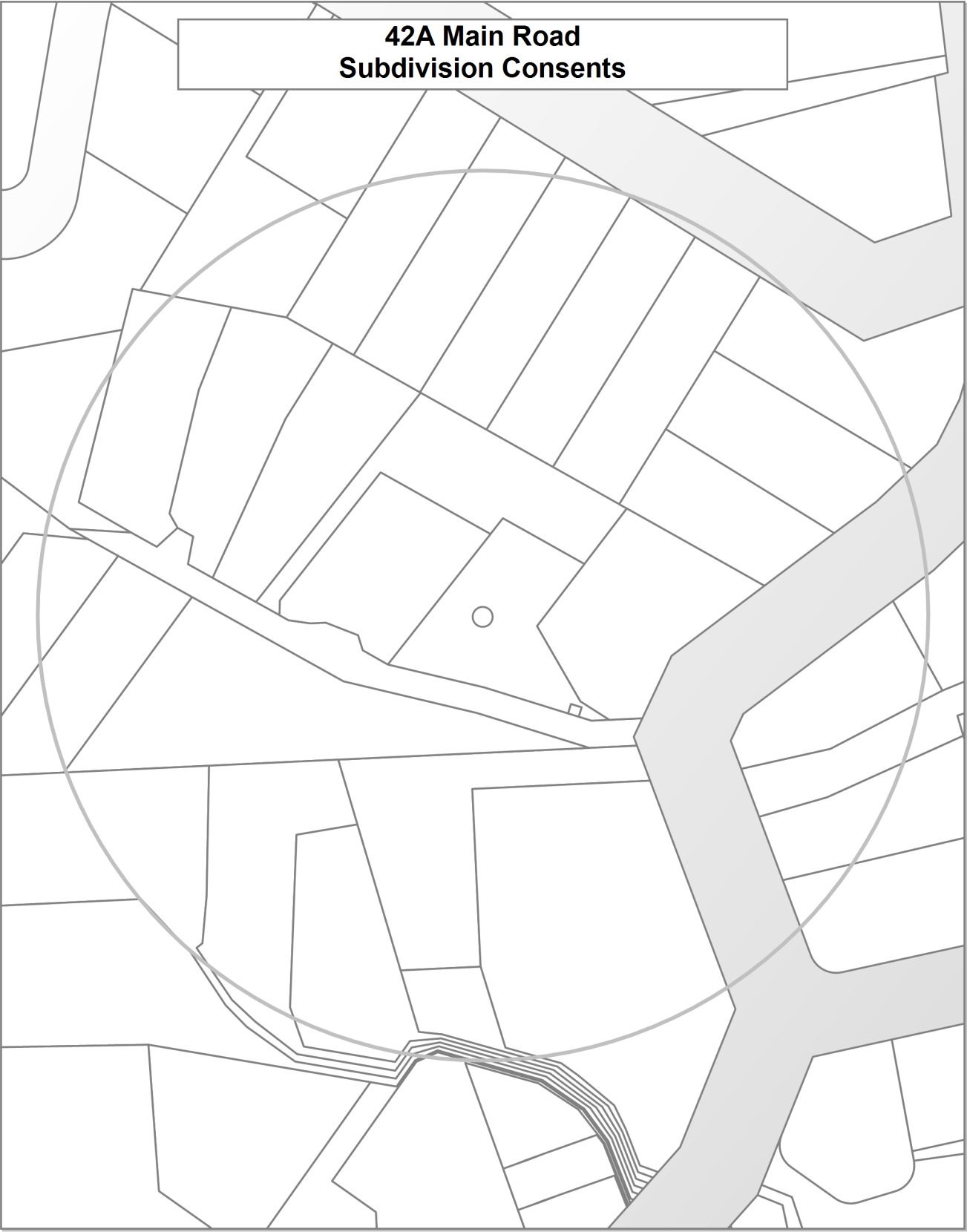
Date
 03-10-95

Sheet No. **4**
 Of 4
 Reference No.
 120 / 95

42A Main Road Land Use Consents



**42A Main Road
Subdivision Consents**



Land Use Resource Consents within 100 metres of 42A Main Road

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

10 Glas Brae

RMA/2000/72

OVERHEIGHT DWELLING - Historical Reference RES95101026

Processing complete

Applied 27/07/2000

Decision issued 18/08/2000

Granted 18/08/2000

RMA/2001/99

OVERHEIGHT DWELLING WITHIN YARD SET BACKS, ENCROACHING RECESSION PLANES - Historical Reference RES95101178

Processing complete

Applied 04/10/2001

Decision issued 28/03/2002

Granted 28/03/2002

11 Glas Brae

RMA/2006/550

Dwelling within side yard setback - Historical Reference RMA20022542

Processing complete

Applied 30/01/2006

Decision issued 11/04/2006

Granted 11/04/2006

11 Lighthouse Lane

RMA/2026/17

New timber retaining wall

Processing complete

Applied 07/01/2026

Decision issued 08/04/2026

Granted 08/04/2026

13 Glas Brae

RMA/2004/146

DWELLING PROTRUDING THROUGH THE RECESSION PLANE - Historical Reference RES95101671

Processing complete

Applied 19/11/2004

Decision issued 17/12/2004

Granted 17/12/2004

13 Lighthouse Lane

RMA/2014/721

RETAINING WALLS - Historical Reference RMA92025349

Processing complete

Applied 28/03/2014

Decision issued 14/04/2014

Granted 15/04/2014

3 Lighthouse Lane

RMA/1990/36

DISPENSATION: SITING OF DWELLING - Historical Reference RES92004703

Processing complete

Applied 20/06/1990

Decision issued 14/08/1990

Granted 14/08/1990

36 Main Road

RMA/1999/1367

DWELLING EXTENSIONS WITHIN SIDE YARD, OVERHEIGHT AND PROTRUDE THRU RECESSION PLANE. -
Historical Reference RES95100879

Processing complete

Applied 08/07/1999

Decision issued 27/07/1999

Granted 27/07/1999

RMA/2017/2963

Alterations and additions to existing residential dwelling, and earthworks

Processing complete

Applied 28/11/2017

Lapse period extended - s125 17/06/2022

Decision issued 07/06/2018

Granted 07/06/2018

RMA/2022/1785

Extend lapse date for resource consent RMA/2017/2963

Processing complete

Applied 30/05/2022

Decision issued 17/06/2022

Granted 17/06/2022

40 Main Road

RMA/1999/1394

GARAGE WITHIN SIDE YARD SET BACK - Historical Reference RES95100906

Processing complete

Applied 30/09/1999

Decision issued 30/09/1999

Granted 30/09/1999

RMA/2003/4

GARAGE WITHIN SIDE YARD SETBACK (SEE RM990142) - Historical Reference RES95101362

Processing complete

Applied 09/01/2003

Decision issued 04/02/2003

Granted 04/02/2003

42 Main Road

RMA/1990/30

DISPENSATION: SITING OF BEDROOM ADDITIONS - Historical Reference RES92004697

Processing complete

Applied 31/10/1990

Decision issued 14/11/1990

Granted 14/11/1990

RMA/2006/457

Retaining wall on road reserve BP060004 - Historical Reference RMA20022431

Processing complete

Applied 05/01/2006

Decision issued 23/01/2006

Granted 23/01/2006

48 Main Road

RMA/2002/133

DWELLING WITHIN YARD SETBACKS & PROTRUDING RECESSION PLANES Withdrawn Status Set at Conversion -
Historical Reference RES95101351

Withdrawn

Applied 29/11/2002

RMA/2021/4218

To construct a dwelling with attached garage

Processing complete

Applied 16/12/2021

Decision issued 24/12/2021

Granted 23/12/2021

RMA/2023/2605

Construction of a residential dwelling and associated earthworks

Processing complete

Applied 03/10/2023

Decision issued 21/02/2024

Granted 21/02/2024

52 Main Road

RMA/2000/74

6 RESIDENTIAL ALLOTMENTS - Historical Reference RES95101028

Processing complete

Applied 31/07/2000

Decision issued 21/11/2000

Granted 21/11/2000

52A Main Road

RMA/2004/42

OVERHEIGHT DWELLING EXTENSIONS - Historical Reference RES95101562

Processing complete

Applied 13/04/2004

Decision issued 12/05/2004

Granted 12/05/2004

54 Main Road

RMA/2016/319

Construct commercial building including office and storage units - Historical Reference RMA92032389

Processing complete

Applied 12/02/2016

Decision issued 21/04/2016

Granted 21/04/2016

7 Glas Brae

RMA/2025/3557

Construct a dwelling with detached garage

On hold - waiting for response from applicant

Applied 17/10/2025

73 Main Road

RMA/2018/2222

Construct a skate bowl and pump track within an Open Space Community Park

Processing complete

Applied 12/09/2018

Decision issued 11/10/2018

Granted 11/10/2018

75 Main Road

RMA/2018/2222

Construct a skate bowl and pump track within an Open Space Community Park

Processing complete

Applied 12/09/2018

Decision issued 11/10/2018

Granted 11/10/2018

8 Glas Brae

RMA/2004/62

DWELLING & GARAGE & ASSOCIATED EARTHWORKS - Historical Reference RES95101583

Processing complete

Applied 01/06/2004

Decision issued 23/02/2006

Granted 23/02/2006

9 Lighthouse Lane

RMA/2022/298

Construct building platform with associated earthworks

Processing complete

Applied 09/02/2022

Decision issued 25/05/2022

Granted 25/05/2022

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