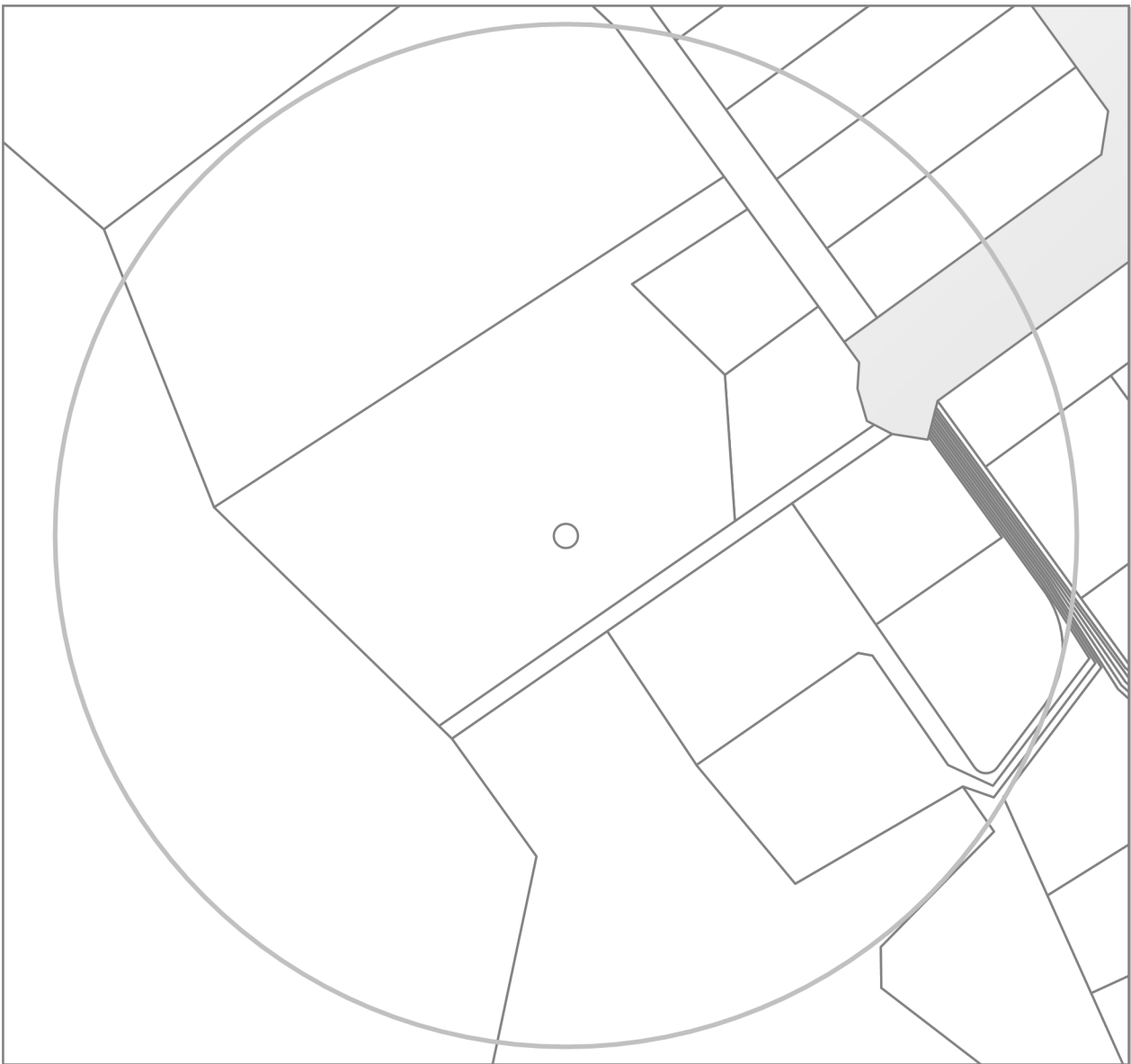


Land Information Memorandum



Property address:

18 Rockview Place

LIM number: H07623138

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Christchurch City Council

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Christchurch 8154, New Zealand
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Fax 64 3 941 8984

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Application details

Date issued 25 March 2025
Date received 14 March 2025

Property details

Property address 18 Rockview Place, Mt Pleasant, Christchurch
Valuation roll number 22902 87303
Valuation information Capital Value: \$1,400,000
Land Value: \$510,000
Improvements Value: \$890,000
Please note: these values are intended for Rating purposes
Legal description Lot 2 DP 69386
Existing owner Graeme Ross Scott
Marlene Joyce Scott
Christopher Gordon Scott
Thomas Andrew Scott

18 Rockview Place
Christchurch 8081

Council references

Rate account ID 73047803
LIM number H07623138
Property ID 1041214

Property address:

18 Rockview Place

LIM number: H07623138

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.

Property file service

This Land Information Memorandum does not contain all information held on a property file. Customers may request property files by phoning the Council's Customer Call Centre on (03) 941 8999, or visiting any of the Council Service Centres. For further information please visit www.ccc.govt.nz.

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.

Property address:

18 Rockview Place

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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 44A(2)(a) LGOIMA. This is information known to the Council but not apparent from the district scheme under the Town and Country Planning Act 1977 or 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 potential erosion, avulsion, falling debris, subsidence, slippage, alluvion, or inundation, or likely presence of hazardous contaminants.

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

- **Borelog/Engineer Report Image Available**

Borelog/Engineer Report Image Available

- **Potential for Erosion**

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

- **Liquefaction Assessment**

Christchurch City Council holds indicative information on liquefaction hazard for Christchurch. Information on liquefaction, including an interactive web tool, can be found on the Council website at ccc.govt.nz/liquefaction. Depending on the liquefaction potential of the area that the property is in, the Council may require site-specific investigations before granting future subdivision or building consent for the property.

- **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.

- **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. Information on the hazards may be found by calling 03 9418999. Council may require site-specific investigations before granting future sub-division or building consent for the property depending on the hazard.

- **Consultant Report Continued**

There are a number of Consultant reports on the Port Hills which can be found on the Councils website: <http://www.ccc.govt.nz/environment/land/slope-stability/port-hills-gns-reports/>. These consultant reports may or may not reference to information about your individual property.

Related Information

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

Property address:

18 Rockview Place

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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.
- The council plan shows no public sewer or stormwater lateral to this site.

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 30/06/2025: \$7,594.01

	Instalment Amount	Date Due
Instalment 1	\$1,898.42	15/09/2024
Instalment 2	\$1,898.42	15/12/2024
Instalment 3	\$1,898.42	15/03/2025
Instalment 4	\$1,898.75	15/06/2025

Rates owing as at 25/03/2025: \$15.87

(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.

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.

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

(a) Consents

- BCN/1994/5601 Applied: 08/07/1994 Status: Completed
18 Rockview Place Mt Pleasant
Accepted for processing 08/07/1994
Building consent granted 25/08/1995
Building consent issued 15/09/1995
Code Compliance Certificate Granted 17/08/1996
Code Compliance Certificate Issued 17/08/1996
DWELLING WITH GARAGE/WORKSHOP/INSTALLATION OF A MAGNUM SOLID FUEL HEATER- Historical Reference CON94005982
- BCN/1995/5346 Applied: 30/06/1995 Status: Completed
18 Rockview Place Mt Pleasant
Accepted for processing 30/06/1995
Building consent granted 18/07/1995
Building consent issued 18/07/1995
Code Compliance Certificate Granted 28/08/1995
Code Compliance Certificate Issued 28/08/1995
STORMWATER DRAINAGE- Historical Reference CON95005776
- BCN/2008/2780 Applied: 02/05/2008 Status: Completed
18 Rockview Place Mt Pleasant
Accepted for processing 02/05/2008
Building consent granted 02/05/2008
Building consent issued 02/05/2008
PIM Granted 02/05/2008
PIM Issued 02/05/2008
Code Compliance Certificate Granted 03/06/2008
Code Compliance Certificate Issued 03/06/2008
OSBURN 1600 WOODBURNER CLEAN AIR CERT NUMBER 06012- Historical Reference ABA10085565
- BCN/2009/4712 Applied: 21/08/2009 Status: Completed
18 Rockview Place Mt Pleasant
Accepted for processing 21/08/2009
Building consent granted 20/11/2009
Building consent issued 20/11/2009
PIM Granted 20/11/2009

Property address:

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PIM Issued 20/11/2009

Code Compliance Certificate Granted 13/01/2010

Code Compliance Certificate Issued 13/01/2010

SOLAR HOT WATER HEATER ON ROOF- Historical Reference ABA10095467

- BCN/2018/7569 Applied: 07/11/2018 Status: Completed
18 Rockview Place Mt Pleasant
Accepted for processing 08/11/2018
Building consent granted 12/11/2018
Building consent issued 14/11/2018
Code Compliance Certificate Issued 26/03/2019
Alteration to Dwelling - Installation of a Masport Mackenzie R10000, Freestanding WETBACK Woodburner - CAC147214
- BCN/2021/6189 Applied: 29/07/2021 Status: Completed
18 Rockview Place Mt Pleasant
Accepted for processing 05/08/2021
Building consent granted 20/10/2021
Building consent issued 29/10/2021
Extension to start date Applied: 13/10/2022 Issued: 14/10/2022 Expiry: 29/10/2023
Code Compliance Certificate Issued 12/11/2024
Additions and alterations to dwelling - addition to dwelling and alterations to workshop

(b) Certificates

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

(c) Notices

- Placards issued under the Civil Defence Emergency Management Act 2002 as a result of the 4 September 2010 and 22 February 2011 earthquakes have now expired (by 12 July 2011 if not before). Some civil defence placards were replaced with dangerous building notices issued under section 124 Building Act 2004, and where this has happened the section 124 notice is separately recorded. Many other buildings, although not issued with a section 124 notice, may require structural work or other repairs before they can be occupied again. It is the building owners responsibility to make sure the building is safe for any occupier or visitor. Detailed structural engineering assessments may still be required to be carried out.
- CDB75050307 02/03/2011 18 Rockview Place
Building Evaluation : Building Inspected Under Civil Defence Emergency , Green Placard Issued (a deemed Building Act notice)

(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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18 Rockview Place

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6. Certificates issued by a building certifier

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

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

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7. Weathertightness

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

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

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

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8. Land use and conditions

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

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

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

- **Regional plan or bylaw**

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

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

(ii) Christchurch District Plan

- **Development Constraint Conditions**

Council records show there is a specific condition on the use of this site: Stormwater Control

- **Sites of Ngai Tahu Cultural Significance**

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

- **Qualifying Matter**

Property or part of property within the Low Public Transport Accessibility Area qualifying matter, which has been publicly notified

- **Qualifying Matter**

Property or part of property within the Sites of Cultural Significance qualifying matter, which has been publicly notified

- **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 Hills 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/1995/3556 - Subdivision Consent
Fee Simple SUBDIVISION - Historical Reference RMA11733

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Status: Processing complete
Applied 23/02/1995

- RMA/1995/2393 - Resource consents

18 Rockview Place Mt Pleasant

To erect a dwelling and exceed the 7m height above ground level by 1.5m of the Proposed Plan - Historical
Reference RES954014

Status: Processing complete

Applied 04/09/1995

Granted 25/09/1995

Decision issued 25/09/1995

Property address:

18 Rockview Place

LIM number: H07623138

Christchurch City Council

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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 Monday. 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 Monday. 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 Monday. 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

Christchurch City Council holds a variety of information relevant to building/property development across the city. This includes minimum finished floor levels that 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 site, it can be viewed at <https://ccc.govt.nz/floorlevelmap/>, otherwise site specific advice can be obtained by emailing 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 Spreydon-Cashmere-Heathcote 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 Heathcote 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

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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.

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6177

26 July 2021

Graeme Scott
18 Rockview Place
Mt Pleasant
Christchurch



Re: 18 Rockview Place Extension – Geotechnical Investigation Report

1.0 Introduction

You have asked us to carry out a localised geotechnical investigation near the existing front entranceway to the house at 18 Rockview Place. This area will be the site of a small extension to the house (approximately ten square metres in plan area). We have visited the site and attempted two hand auger boreholes in the vicinity of the proposed extension – much of the existing area is covered in concrete paving, so investigations were limited to adjacent garden and lawn areas.

2.0 Subsurface Conditions

This neighbourhood is characterised by the presence of very shallow volcanic rock under a mantle of Port Hills loess. Both boreholes (which were also extended as much as possible using excavation by spade), terminated at shallow depth. The first was impeded by the presence of gravel and concrete fill in the area immediately adjacent to the existing house. The second borehole, located a few metres away, encountered 0.2m of topsoil, overlying silt with minor gravel (decomposed volcanic rock) and then was impeded at a depth of 0.5m by volcanic rock fragments. Rock is very likely to immediately underlie this.

3.0 Foundations

The location and size of the sub-site is such that it is not practical to excavate further to confirm ground conditions prior to construction. Foundations will likely find 'good ground' as defined by NZS 3604 within a few hundred millimetres of the base of the existing concrete and fill on the site. We note that the design drawings of the proposed show foundations of similar depth but slightly wider than the existing, which we concur with. We recommend that excavations are taken to 200mm below any fill and topsoil, subject to inspection, and that gravel hardfill is then compacted in place to the underside of the proposed floor slab.

Yours faithfully,

Geotech Consulting Ltd per:

Nick Traylen BE(Civil) (Hons) FEngNZ CPEng MICE CEng
CPEng 119170

Nick Traylen ntraylen@geotech.co.nz
Ian McCahon mccahon@geotech.co.nz
Andrew Hurley ahurley@geotech.co.nz

PO Box 130 122
Christchurch
New Zealand

Standard Limitations

This report has been prepared for the benefit of and under specific instruction from Graeme Scott as our client with respect to the brief. The reliance by other parties on the information or opinions contained in the report shall be at such parties' sole risk.

Recommendations and opinions (not to be construed as guarantees) in this report are based on a discrete number of shallow boreholes, and data derived from other sources. The nature and continuity of subsoil conditions away from the test locations are inferred and it must be appreciated that actual conditions could vary from the assumed model.

During excavation and construction, the site should be examined by an Engineer or Engineering Geologist competent to judge whether the exposed subsoils are compatible with the inferred conditions on which the report has been based. It is possible that the nature of the exposed subsoils may require further investigation, and the subsequent modification of design work.

It is important that Geotech Consulting (NZ) Ltd is contacted if there is any variation in subsoil conditions from those described in this report as it may alter our recommendations.



GEOTECH
consulting ltd

PROJECT:

18 Rockview Place
Mt Pleasant
Christchurch

DRAWING:

Investigation Site Plan

ISSUE	DATE	AMENDMENT DETAILS	CHKD

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SCALES:	DESIGNED	ARH	07/21
1:200 @ A4 (approx)	DRAWN	EBW	07/21
	CHECKED	NJT	07/21
PROJECT No.	SHEET No.	ISSUE	
6177	01	A	

SHALLOW BOREHOLE LOG
GEOTECH CONSULTING LTD

Hole No:	HA01
Job No:	6177
Logged by:	AH
Date drilled:	13/07/2021
Checked by:	RBW
Date checked:	20/07/2021
Max depth:	

Project:	18 Rockview Place				
Client:	Greame Scott				
Hole location:	Refer Site Plan				
Contractor:	LFP	Equipment:	HA + Shovel	R.L.:	

Driller:	AH	Contractor:	LFP	Equipment:	HA + Shovel	R.L.:	
Notes:							

[illegible]



GEOTECH

SHALLOW BOREHOLE LOG GEOTECH CONSULTING LTD

Hole No:	HA02
Job No:	6177
Logged by:	AH
Date drilled:	13/07/2021
Checked by:	RBW
Date checked:	20/07/2021
Max depth:	

Project:	18 Rockview Place
Client:	Greame Scott
Hole location:	Refer Site Plan
Contractor:	LFP
Equipment:	HA + Shovel
R.L.:	

Driller: AH

Notes:

STRATA DESCRIPTION		USCS	Graphic Log	Water Table	SCALA (blows/100mm)				Samples	SCALA PENETROMETER (mm/blow)			
					5	10	15	20	150	100	50	34	
0.0	organic SILT, trace fill, trace gravel, dark brown/black, moist to wet, non plastic; fill, metal; gravel, fine to coarse, sub rounded to rounded	OL	x x x x										0.0
	SILT, minor gravel, dark brown/purplish, yellowish/light brown blebs, orange mottle, moist, slightly plastic; gravel, fine to very coarse and cobbles, angular to sub angular, volcanic rock fragments	ML	x x x x										
0.5	E.O.H, No further progress due to continuous interference from GRAVEL [Volcanic rock fragments]												0.5
1.0													1.0
1.5													1.5
2.0													2.0
2.5													2.5
3.0													3.0
3.5													3.5
4.0													4.0
4.5													4.5
5.0													5.0

18 Rockview Place

- WwPrivateDrainFieldNot
- WwAccess
- Type
- Flush Manhole
- Flushing Point
- Trap
- Inspection Point
- Sealed Manhole
- Standard Manhole
- Vacuum Storage Manhole
- Verted Manhole
- WwValve
- WwVent
- WwAirGapSeparator
- WwLocalPressureBoundary
- WwLocalPressureControlPa
- WwLocalPressureTankSystem
- WwOutfall
- WwPipeRestrict
- WwFitting
- Type
- Change
- End Cap
- Junction
- WwEye
- Type
- Eye
- Eye (Vertical)
- WwLateralFitting
- Type
- Raised Inspection Point
- Lateral Fitting
- WwVacuumBreather
- WwVacuumChamber
- Type
- Collector
- Interceptor Tank
- Valve
- Riser
- WwVacuumBreatherPip
- WwPipeFlowDirection
- WwPipeBlockageCount
- NumberOfBlockages
- 2 or less Blockages
- 3 or more Blockages
- WwPipe
- NominalDiameter
- Diameter is 200mm or smaller
- Diameter is greater than 200mm, up to 450mm
- Diameter is greater than 450mm
- Other (non-circular pipes)
- 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)
- WwLateral
- WwPipeProtection
- WwFlushTank
- WwStructure
- WwStation
- WwPumpStationCatchme
- WwPipe (non CCC)
- In Service
- Abandoned
- Removed
- Out of Service
- In Service
- Abandoned
- Removed
- Proposed
- SwPrivateDrainFieldNot
- SwValve
- NormalPosition,Type
- Air Release
- Backflow Prevention
- Butterfly
- Gate
- Non Return
- Pressure Activated
- Sluice
- Sluice, Normally Closed
- Valve
- Washdrant
- Washlet
- WwConnection
- Type
- Fire
- Restrictor
- Toby
- Meter
- WwOutlet
- WwPipeRestrict
- WwFieldNote
- WwFitting
- Type
- Single Sump
- Double Sump
- Triple Sump
- Inlet
- Pipe End
- Gross Debris Trap
- Silt Trap
- SwOutlet
- SwPipeRestrict
- SwFitting
- Type
- Change
- Bend
- Junction
- End Cap
- SwEye
- SwPipeFlowDirection
- 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
- Diameter is greater than 700mm
- Other (non-circular pipes)
- SwLateral
- SwPipeProtection
- SwFacility
- SwStructure
- SwStation
- SwRainGarden
- SwPumpStationCatchme
- In Service
- Abandoned
- Removed
- Out of Service
- Proposed
- BCConnector
- BCEndCap
- BCValve
- BGPipe



Christchurch City Council

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

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

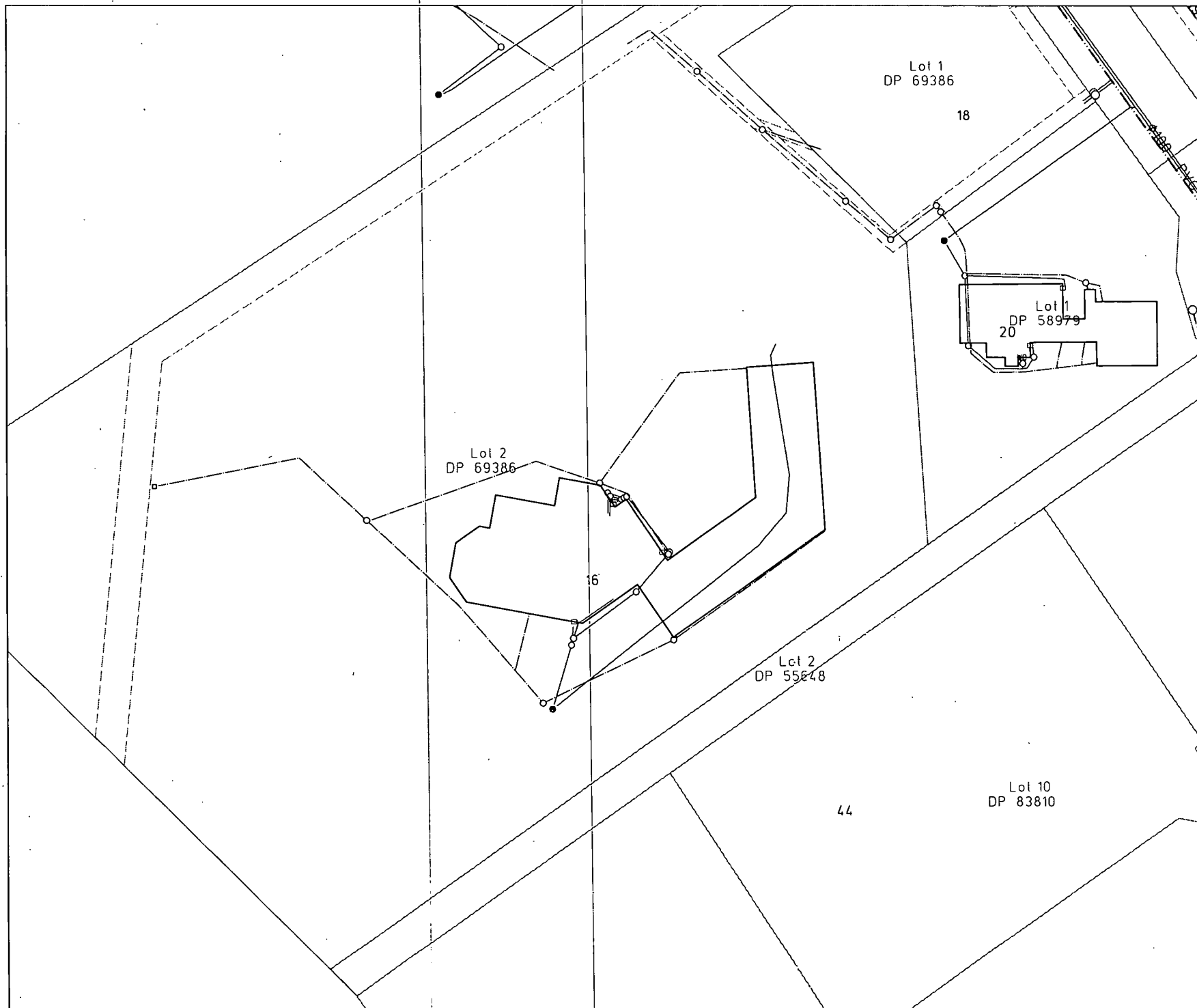
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N

Date: 24/03/2025 3:14 PM

Scale: 1: 600 on A4





Private Drainage

Ph: 941-8300
Fax: 941-8385

LEGEND

	WASTE WATER MAIN
	STORM WATER MAIN
	WATER INTAKE MAIN
	WATER SUPPLY MAIN
	WASTE WATER DRAIN
	STORM WATER DRAIN
	WATER INTAKE SUBMAIN
	WATER SUPPLY SUBMAIN
	BIO GAS MAIN
	CABLE
	STD MANHOLE (WASTE)
	VENTED MANHOLE (WASTE)
	STD MANHOLE (STORM)
	SUMP (STORM)
	FIRE HYDRANT (WATER)
	VALVE (WATER)
	METER (WATER)
	CONNECTOR (WATER)
	INLET (WATER)
	OUTLET (WATER)

CAUTION
THE ACCURACY OF THIS PLAN IS
NOT GUARANTEED. ONSITE
VERIFICATION REQUIRED.



SCALE 1:500 on A4

Christchurch City Council
9/7/2009 9:03:04 AM



CHRISTCHURCH

CITY COUNCIL - IM & CT

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SPECIFICATION NOTES:

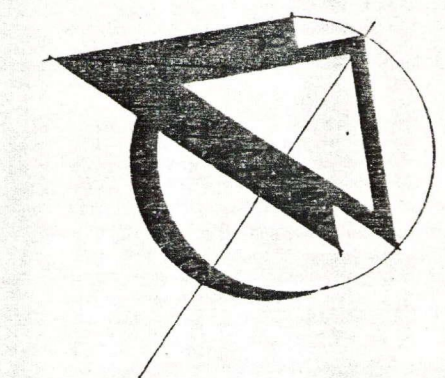
COMPLIANCE:

- ALL WORK OF ALL TRADES AND ALL MATERIALS, PROPRIETARY ITEMS, APPLIANCES, METHODS OF INSTALLATION AND CONSTRUCTION OF EVERY ITEM CONTAINED IN THIS CONTRACT MUST COMPLY IN ALL RESPECTS WITH THE NEW ZEALAND BUILDING CODE 1992.
- ALL PRODUCTS REQUIRING ANY FORM OF CERTIFICATION MAY ONLY BE INCORPORATED IN THIS CONTRACT IF THE NECESSARY DOCUMENTATION IS PRESENTED TO THE TERRITORIAL AUTHORITY BEFORE FIXING OF INSTALLING AND IN ALL SITUATIONS MUST BE TO THE ENTIRE SATISFACTION OF THAT TERRITORIAL AUTHORITY.

OTHER:

- ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH GOOD TRADE PRACTICE BY SKILLED TRADESMEN.
- ALL VARIATIONS SHALL BE IN WRITING ONLY.
- ALL MATERIALS WHETHER ON SITE OR NOT SHALL BE COVERED BY INSURANCE. THE MAIN CONTRACTOR SHALL TAKE OUT AN ALL RISKS INSURANCE POLICY WHICH SHALL INDEMNIFY THE OWNERS AGAINST ANY CLAIM RELATING TO THE CONTRACT.
- CO-OPERATE WITH THE OWNERS AND MAINTAIN SECURITY AT ALL TIMES DURING THE CONTRACT.
- THE CONTRACTOR SHALL OBTAIN ALL BUILDING CONSENTS, PAY ALL FEES AND ARRANGE INSPECTIONS AS NECESSARY.
- THE CONTRACTOR SHALL AT FREQUENT INTERVALS AND IN ANY CASE WHERE DIRECTED BY THE OWNERS AND AT COMPLETION REMOVE FROM THE SITE ALL RUBBISH AND LITTER WHICH MAY ACCUMULATE.
- THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO PROTECT FINISHED SURFACES OF OTHER TRADES.

NB: INSTALL A TACO OR SIMILAR HOT WATER TEMPERING VALVE TO HOT WATER SYSTEMS.



LEGAL DESCRIPTION

LOT 2, D.P. 58979,
C.T. 23F/382,
AREA: 5878 M²

FROM 1A

EXISTING STORMWATER SWALE

Form 100mm THICK CONC PAD AT OUT FALL OF SW PIPE. ENGINEER TO PROVIDE FINAL DETAILS

100mm Ø PVC STORMWATER PIPE

196.277
INVERT LEVEL OF SEWER CHAMBER. NB: THIS IS A MINIMUM LEVEL. CHECK EXISTING NATURAL GROUND LEVEL AND ADJUST CHAMBER DOWN AS NECESSARY.

100mm Ø PVC STORMWATER PIPE

DRIVE WAY

SUMP (FROM DRIVE)

204.00

205.00

32mm Ø CLASS 8
PVC OR SIMILAR SEWER PIPE

32 50mm Ø PRESSURE MAINS LATERAL

CONNECT 32mm Ø CLASS B PVC OR SIMILAR APPROVED SEWER PIPE HERE TO LATERAL

ORIGIN OF LEVELS.

MANHOLE INVERT 210.65
ROCKVIEW PLACE.

NB: ROCK PLACEMENT AND LEVELS INFORMATION TAKEN OFF DRAWING PREPARED BY FRIZZELL AND ASSOCIATES, REG'D SURVEYORS 516 WAIRAKEI ROAD, P.O. BOX 13061, PHONE: 359 7920, CHRISTCHURCH.

KEY:

ROCKS

100mm Ø PVC STORMWATER PIPE

EDGE OF CLIFF FACE
PIRANHA 20-2 SUMP PUMP IN 1.00m DIAM x 1.00m DEEP CONC. CHAMBER WITH 75mm THICK CONC. BASE AND WITH 3mm m/s VENTED REMOVABLE COVER

EDGE OF ROCK WALL

FIG. 277
INVERT LEVEL
NB

202.132
F.F.L. 15

201.800
TOP OF SUMP

203.13

THIS AMENDED SEWERAGE LAYOUT HAS BEEN VERBALLY APPROVED BY LINWOOD SERVICE CENTRE SUBJECT TO INSPECTION

TRAPS AND 2 SEWER VENTS FROM LEVEL 2 BECAUSE OF FALL AND CHANGE OF DIRECTION OF PIPES TO LEVEL 1
19-7-95 *

CHRISTCHURCH CITY COUNCIL
24 AUG 1995
Consent Document

PLANNING APPROVAL OK
Date 20 JUL 1995
Signature G. J. [Signature]

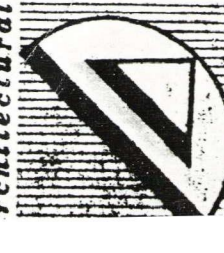
AMENDED PLANS
Received on 19/7/95

SITE AND DRAINAGE PLAN
SCALE 1:200

LIGHTFOOT HOUSE 18 ROCKVIEW PLACE

ROSS MAGUIRE
ARCHITECTURAL DESIGNER
233 BEAUFORT AVENUE CHRISTCHURCH

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK DO NOT SCALE OFF THESE DRAWINGS.
DATE: MAY 1994
SCALE: 1:200
FILE: 4495





ELECTRICAL CERTIFICATE OF COMPLIANCE & ELECTRICAL SAFETY CERTIFICATE

REFERENCE/CERTIFICATE ID No.:

BCN/2021/6189

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

Location Details:

18 ROCKVIEW PLACE, MT PLEASANT, CHCH

Contact Details:
(Name and address)

THE SCOTT FAMILY TRUST / AS ABOVE ADDRESS

Name of Electrical worker:

SIOSUA MAU

Registration/Practising licence number:

E272281

Phone & email:

Lpel-mau@outlook.co.nz

Name and registration number of person(s) supervised:

SIOSUA MAU - EW136444

Certificate of Compliance

Type of work:



Addition



Alteration



New work

The prescribed electrical work is:



Low risk



General



High-risk (Specify):

Means of compliance:



Part 1 of AS/NZS 3000



Part 2 of AS/NZS 3000

Additional Standards or electrical code of practice were required:



No



Yes (specify):

Date or range of dates that prescribed electrical work undertaken:

31/08/24

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



Yes



No

Specify type of supply system:

240V - MEN SYSTEM

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



Yes



No

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



All



Parts (specify)

The work relies on manufacturers instructions:



Yes



No

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

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

Identify:

Link:

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



Yes



No

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

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

Identify:

Link:

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



Yes



No

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

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

Identify:

Link:

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



No



Yes

Description of Work:

- Install 3 DOWNLIGHTS and 1 outdoor light.
- One Power Socket.
- Two new switches (lights)

Test Results (provide values)

Polarity (Independent earth):	238V
Insulation resistance:	299.9M Ohms
Earth Continuity:	0.2 Ohms
Bonding:	0.4 Ohms
Fault Loop Impedance:	0.38 Ohms
Other (specify):	605A - PCCC

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

Certifier's signature:

[Signature]

Date:

01/09/2024

Electrical Safety Certificate

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

Certifier's name:

SIOSUA MAU

Registration/Practising licence number:

E272281

Certifier's signature:

[Signature]

Certificate Issue Date:

01/09/24

Connection Date:

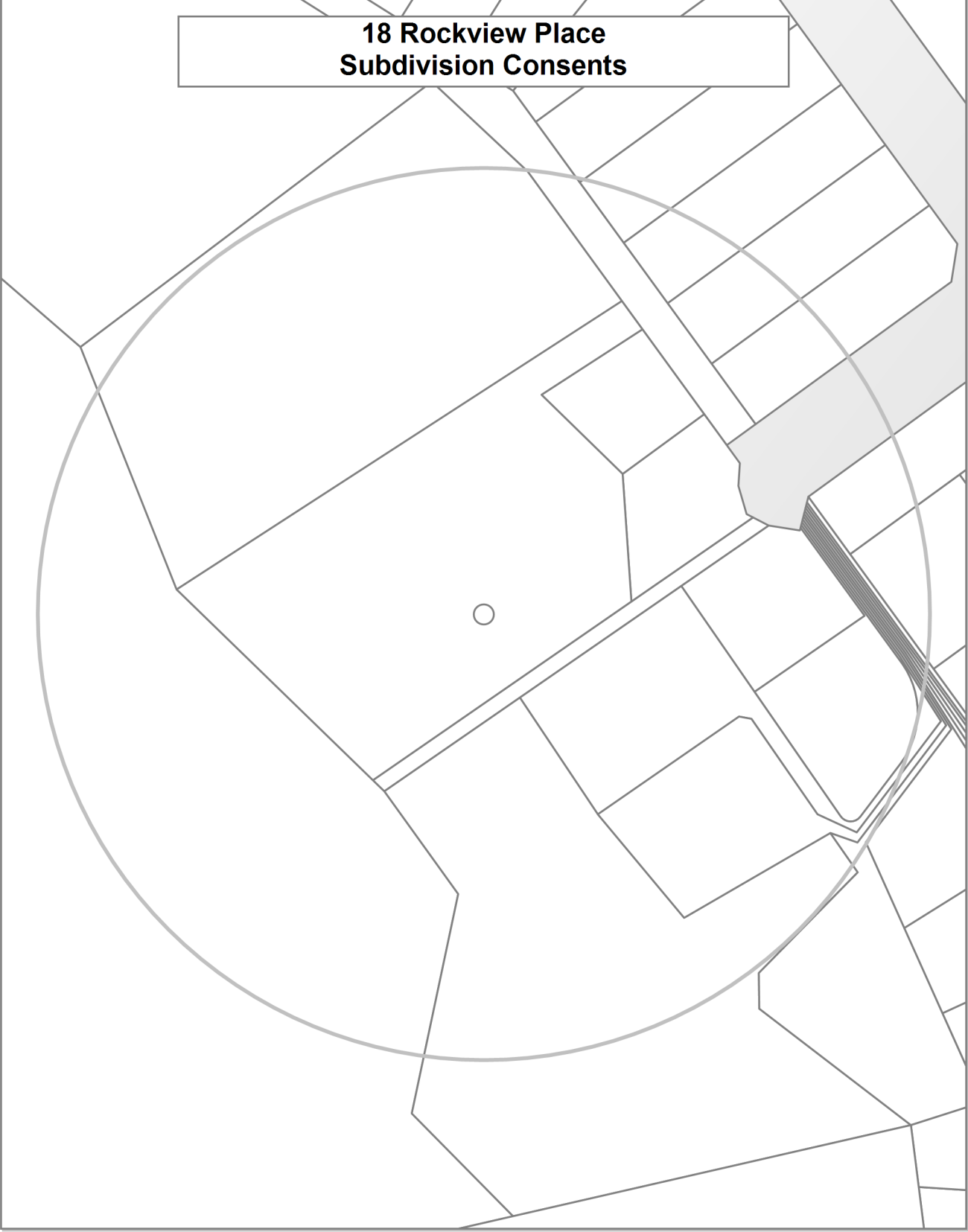
31/08/24

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

18 Rockview Place Land Use Consents



**18 Rockview Place
Subdivision Consents**



Land Use Resource Consents within 100 metres of 18 Rockview Place

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

2 Rockview Place

RMA/2007/2526

Dwelling addition which intrudes the 7m height and recession plane on southwest boundary - Historical Reference RMA92009855

Processing complete

Applied 13/09/2007

Decision issued 26/10/2007

Granted 26/10/2007

20 Rockview Place

RMA/1993/646

To erect a dwelling intruding through the recession plane on the western boundary. - Historical Reference RES9219363

Processing complete

Applied 15/11/1993

Decision issued 17/11/1993

Granted 17/11/1993

RMA/2002/3093

Addition extends into 4.5m required boundary set back at north east corner, plus roof overhang (CP) - Historical Reference RMA20012144

Processing complete

Applied 04/12/2002

Decision issued 24/12/2002

Granted 24/12/2002

230 Major Hornbrook Road

RMA/1991/500

Reduce setback for garage of 3m when 6m is required - Historical Reference RES9209129

Processing complete

Applied 12/08/1991

Decision issued 19/08/1991

Granted 19/08/1991

RMA/1999/428

Erect garage with reduced setback from street (2m sought) - Historical Reference RES9205073

Processing complete

Applied 01/01/1999

Decision issued 14/02/1991

Granted 14/02/1991

236 Major Hornbrook Road

RMA/1996/1055

To erect a deck at first floor level, a sunroom and pergola on existing dwelling where they fail to comply with the 4.5m setback from a road boundary. - Historical Reference RES961232

Processing complete

Applied 23/05/1996

Decision issued 04/06/1996

Granted 04/06/1996

28 Rockview Place

RMA/2005/368

To erect a new residential dwelling with attached garage with recession plane and continuous building length non-compliances. - Historical Reference RMA20019200

Processing complete

Applied 11/02/2005

Decision issued 14/03/2005

Granted 10/03/2005

44 Rockview Place

RMA/2003/829

Dwelling with attached garage where the deck intrudes the recession plane and setback. - Historical Reference RMA20013103

Processing complete

Applied 28/03/2003

Decision issued 15/04/2003

Granted 14/04/2003

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