

Land Information Memorandum



Property address:

4/49 Gardiners Road

LIM number: H08996037

Page 1

Christchurch City Council

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

www.ccc.govt.nz

Application details

Date issued 17 June 2025
Date received 5 June 2025

Property details

Property address 4/49 Gardiners Road, Bishopdale, Christchurch
Valuation roll number 21913 59900 D
Valuation information Capital Value: \$590,000
Land Value: \$230,000
Improvements Value: \$360,000
Please note: these values are intended for Rating purposes
Legal description Unit 4 DP 413191 on Lot 3 DP 17755 having share in 814 m2
Existing owner Wendy Keir
Robin David Watson
4/49 Gardiners Road
Christchurch 8051

Council references

Rate account ID 73159832
LIM number H08996037
Property ID 1160798

Property address:

4/49 Gardiners Road

LIM number: H08996037

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:

4/49 Gardiners Road

LIM number: H08996037

Page 3

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

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.

- **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.

- **Softground**

Council records show that site contains Soft Ground. Predominant Ground Material: Silt. Reason for Assessment: Building Consent. Should further buildings be proposed on this site, specific foundation design may be required.

- **Consultant Report Available**

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

Related Information

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

Property address:

4/49 Gardiners Road


LIM number: H08996037

Christchurch City Council

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

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 to 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.

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.

Property address:

4/49 Gardiners Road

LIM number: H08996037

Page 6

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

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: \$3,459.64

	Instalment Amount	Date Due
Instalment 1	\$864.85	31/08/2024
Instalment 2	\$864.85	30/11/2024
Instalment 3	\$864.85	28/02/2025
Instalment 4	\$865.09	31/05/2025

Rates owing as at 17/06/2025: \$0.00

(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.

Property address:

4/49 Gardiners Road

LIM number: H08996037

Page 7

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

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/1955/21 Applied: 01/01/1955 Status: Completed
1/49 Gardiners Road Bishopdale
Permit granted 01/01/1955
Permit issued 01/01/1955
DWELLING- Historical Reference PER55101094
- BCN/1967/3928 Applied: 27/07/1967 Status: Completed
1/49 Gardiners Road Bishopdale
Permit granted 03/08/1967
Permit issued 03/08/1967
COVER IN TERRACE- Historical Reference PER67101641
- BCN/1983/4831 Applied: 22/06/1983 Status: Completed
1/49 Gardiners Road Bishopdale
Permit granted 14/07/1983
Permit issued 14/07/1983
HEATER- Historical Reference PER83102727
- BCN/2007/592 Applied: 01/02/2007 Status: Completed
1/49 Gardiners Road Bishopdale
Accepted for processing 01/02/2007
PIM Granted 28/02/2007
PIM Issued 28/02/2007
Building consent granted 09/01/2008
Building consent issued 30/01/2008
Code Compliance Certificate Granted 09/03/2009
Code Compliance Certificate Issued 09/03/2009
4 EPH DWELLING UNITS WITH ATTACHED GARAGES DEMOLISH EXISTING DWELLING & SWIMMING POOL- Historical Reference ABA10073512

(b) Certificates

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

(c) Notices

Property address:

4/49 Gardiners Road

LIM number: H08996037

Christchurch City Council

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

(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.

Property address:

4/49 Gardiners Road

LIM number: H08996037

Page 9

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


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.

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.

Property address:

4/49 Gardiners Road

LIM number: H08996037

Page 11

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

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: Standard Foundation Design Required

- **Christchurch International Airport Protection Sfc.**

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

- **Liquefaction Management Area (LMA)**

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

- **District Plan Zone**

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

- **Flood Management Area**

Property or part of property within the Flood Management Area (FMA) Overlay 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/1994/1971 - Subdivision Consent
Cross Lease SUBDIVISION - Historical Reference RMA11706
Status: Processing complete
Applied 28/09/1994
- RMA/1994/3510 - Subdivision Consent

Property address:

4/49 Gardiners Road

LIM number: H08996037

Page 12

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

Right Of Way SUBDIVISION - Historical Reference RMA8208
Status: Processing complete
Applied 17/10/1994

- RMA/2008/1687 - Subdivision Consent
UNIT TITLE SUBDIVISION 223 Certified 4/3/09 DP 413191 224 Issued 13/3/09 DP 413191 - Historical Reference RMA92012556
Status: Processing complete
Applied 06/08/2008
Granted 21/08/2008
Decision issued 21/08/2008
- RMA/2007/764 - Land Use Consent
1/49 Gardiners Road Bishopdale
Erect four EPH units - Historical Reference RMA92008003
Status: Processing complete
Applied 02/04/2007
Granted 07/09/2007
Decision issued 10/09/2007

Property address:

4/49 Gardiners Road

LIM number: H08996037

Page 13


Christchurch City Council

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

www.ccc.govt.nz

9. Other land and building classifications

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

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

Please refer to Section 1 for details

Property address:

4/49 Gardiners Road

LIM number: H08996037

Page 14


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

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 Friday. Please leave your organics at the Kerbside by 6:00 a.m.
- Your recycling is collected Fortnightly on the Week 2 collection cycle on a Friday. Please leave your recycling at the Kerbside by 6:00 a.m. Your nearest recycling depot is the Styx Mill EcoDrop.
- Your refuse is collected Fortnightly on the Week 2 collection cycle on a Friday. Please leave your rubbish at the Kerbside by 6:00 a.m. Your nearest rubbish depot is the Styx Mill EcoDrop.

(b) Other

• Floor Levels Information

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 Fendalton-Waimairi-Harewood Community Board.

• Tsunami Evacuation Zone

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

• Electoral Ward

Property located in Harewood Electoral Ward

• Listed Land Use Register

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

• Spatial Query Report

Property address:

4/49 Gardiners Road

LIM number: H08996037

Page 16

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

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:

4/49 Gardiners Road

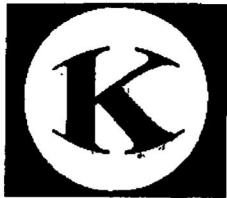
LIM number: H08996037

Page 17

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



KIRK

CONSULTING ENGINEERS LTD

- STRUCTURAL
- CIVIL
- SOILS
- PROJECT MANAGEMENT

20 December 2006

Clary Wilson
49 Gardeners Road
Bishopdale
CHRISTCHURCH

CHRISTCHURCH CITY COUNCIL P.I.M. APPLICATION Rec'd 01 FEB 2007 CIVIC OFFICES 10 073 512 PROJECT NO.

ATTENTION: Clary Wilson

JOB NO: 06009/S/1

Dear Grant,

RE: SOIL TESTS – 49 Gardeners Road, Christchurch

Enclosed please find a copy of our test bore and penetrometer results for the above site.

The bore results show the site is covered with up to 300mm of topsoil, over a layer of silty clay, over soft silt layers which start at around 1.1m. The water table was found at 1.1m and the test bores were terminated at 2.9 – 3.0m.

The penetrometer results indicate a safe bearing capacity of 100kPa at foundation depths of 400mm founding within the silty clay layer.

We confirm that foundation in accordance with NZS 3604, "Code of Practice for Light Timber Frame Buildings", are adequate for the underlying soil conditions.

Yours faithfully,

J. A. KIRK
Director

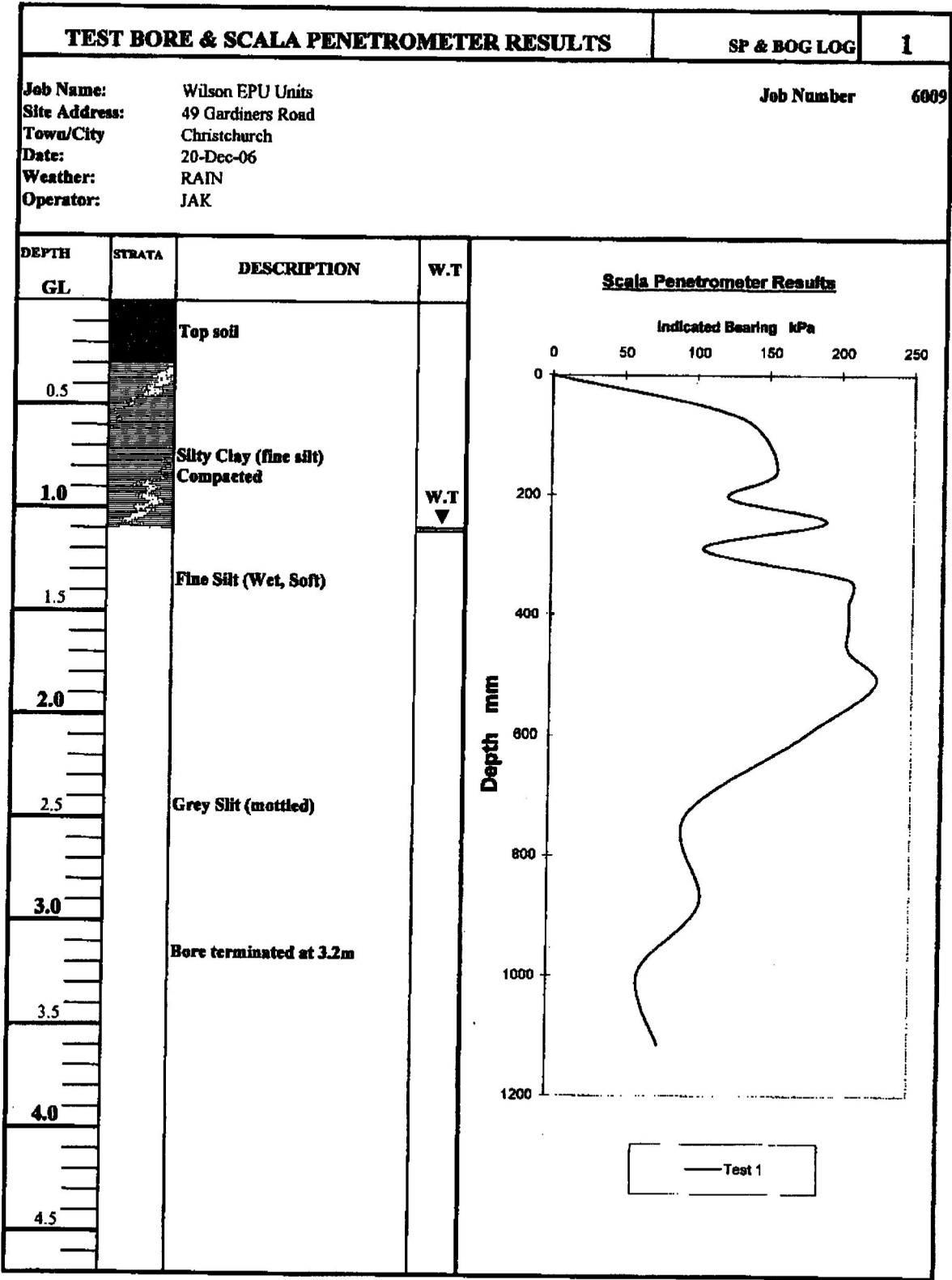
This report has been prepared solely for the benefit of our client. No liability is accepted by this firm or by any principal, or director, or any servant or agent of this firm, in respect of its use by any other person. Any other person who relies upon any matter contained in this report does so entirely at their own risk

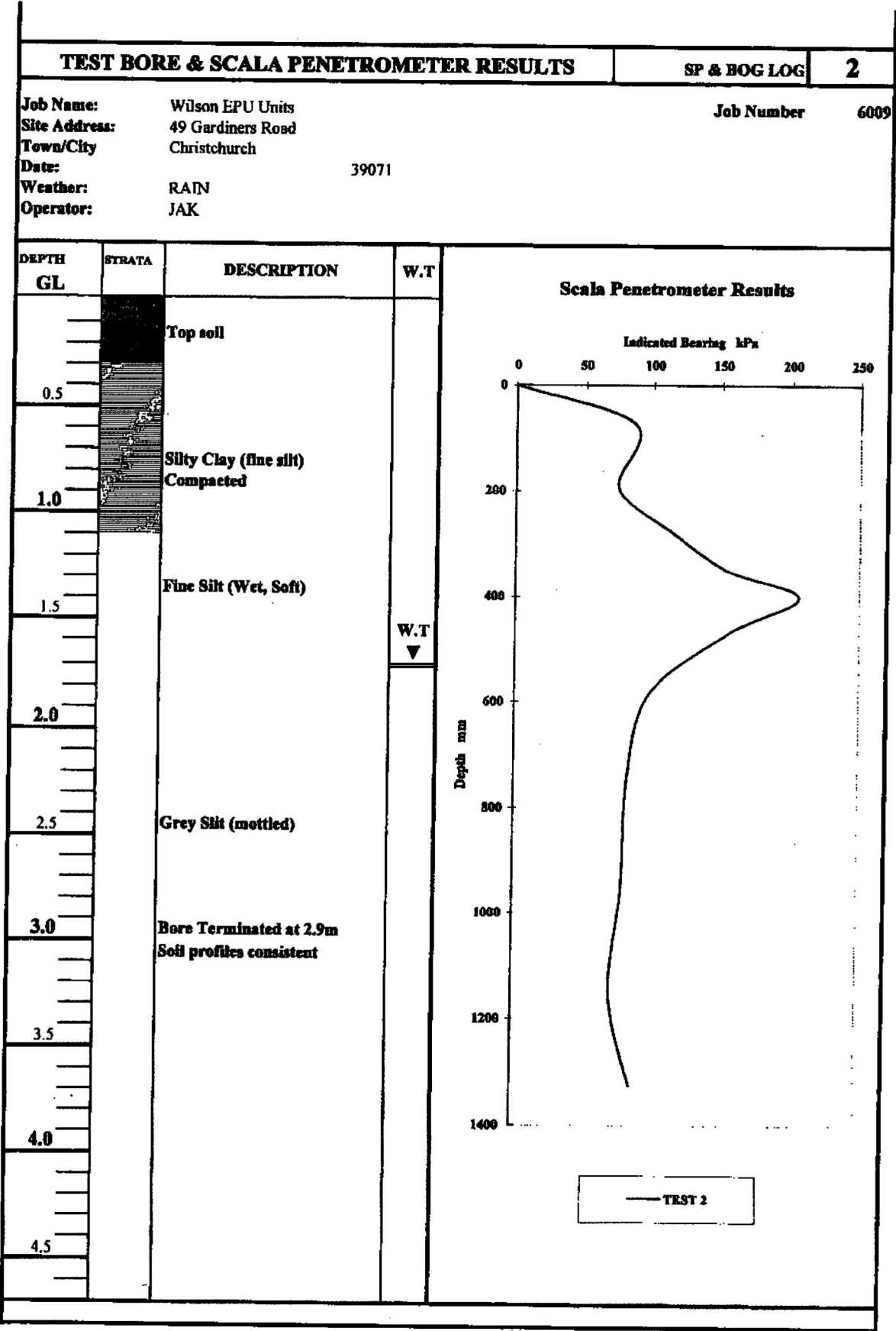
KIRK CONSULTING ENGINEERS LTD

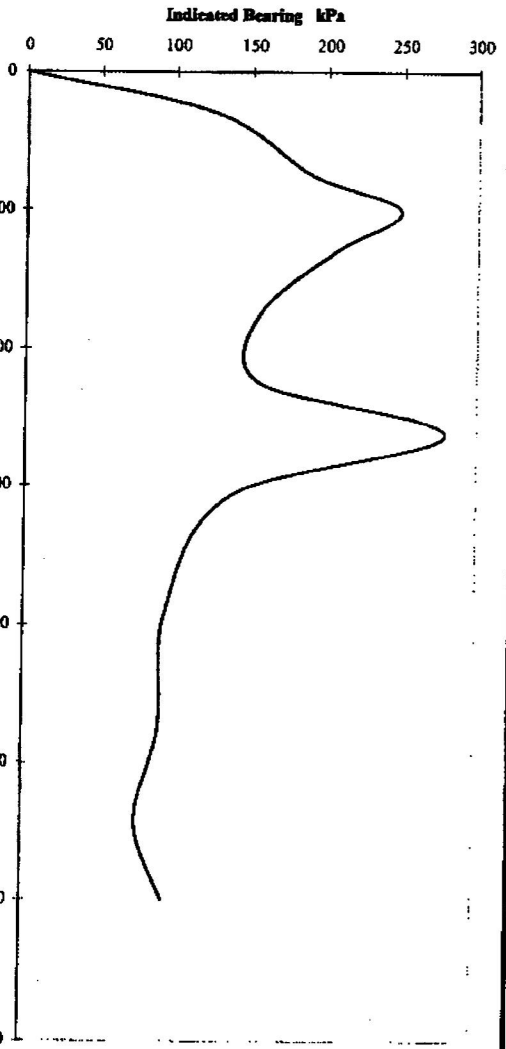
DIRECTOR: JADE KIRK, PH (03) 383 1217, FAX (03) 3835142, CELL 0274 800308

12 FORESTERS CRESENT, CHRISTCHURCH



































C:\Documents and Settings\jardel\Mu Documents\KIRK CONSULTING ENGINEERS LTD\JARS 060609\06009 Wilson Soils





TEST BORE & SCALA PENETROMETER RESULTS				SP & BOG LOG	3	
Job Name:		Wilson EPU Units		Job Number		6009
Site Address:		49 Gardiners Road				
Town/City		Christchurch				
Date:		39071				
Weather:		RAIN				
Operator:		JAK				
DEPTH GL	STRATA	DESCRIPTION	W.T	Scala Penetrometer Results		
0.5		No test Bore, Soil profile Consistent with Penetrometer Results				
1.0						
1.5						
2.0						
2.5						
3.0						
3.5						
4.0						
4.5						
					— TEST 3	



- | | | | |
|---|---|---|---|
|  | Buildings |  | Diameter is greater than 750mm |
| | StreetAddress |  | SwLateral |
| WwAccess | |  | SwPipeProtection |
|  | Standard Manhole |  | SwPipe (non CCC) |
|  | Vented Manhole |  | In Service |
| WwEye | |  | SwLateral (non CCC) |
|  | Eye |  | In Service |
|  | Eye | WsValve | |
| WwLateralFitting | |  | Gate |
|  | Lateral Fitting |  | Sluice |
|  | WwPipeFlowDirection |  | WsHydrant |
| WwPipe | | WsConnection | |
| NominalDiameter | |  | Meter |
|  | Diameter is 200mm or smaller |  | WsPipeRestraint |
|  | WwLateral | WsFitting | |
| WwLateral (non CCC) | |  | Connector |
|  | In Service |  | Connector |
|  | SwAccess |  | Connector |
| SwInlet | | WwPipe | |
|  | Single Sump | NominalDiameter | |
|  | SwPipeFlowDirection |  | Diameter is 110mm or smaller |
| SwPipe | |  | Diameter is greater than 110mm, up to 225mm |
| NominalDiameter | |  | WwLateral |
|  | Diameter is 450mm or smaller |  | RatingUnit |
|  | Diameter is greater than 450mm, up to 700mm | | |

Christchurch
City Council

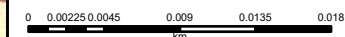
ph: 03 941 8999 web: ccc.govt.nz

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

Copyright © 2025 Reproduction prohibited.



Date: 17/06/2025 9:04 AM
Scale: 1: 450 on A4





DRAINAGE PICKUP

Address: 49 GARDINER RD

Date: 20/06/08

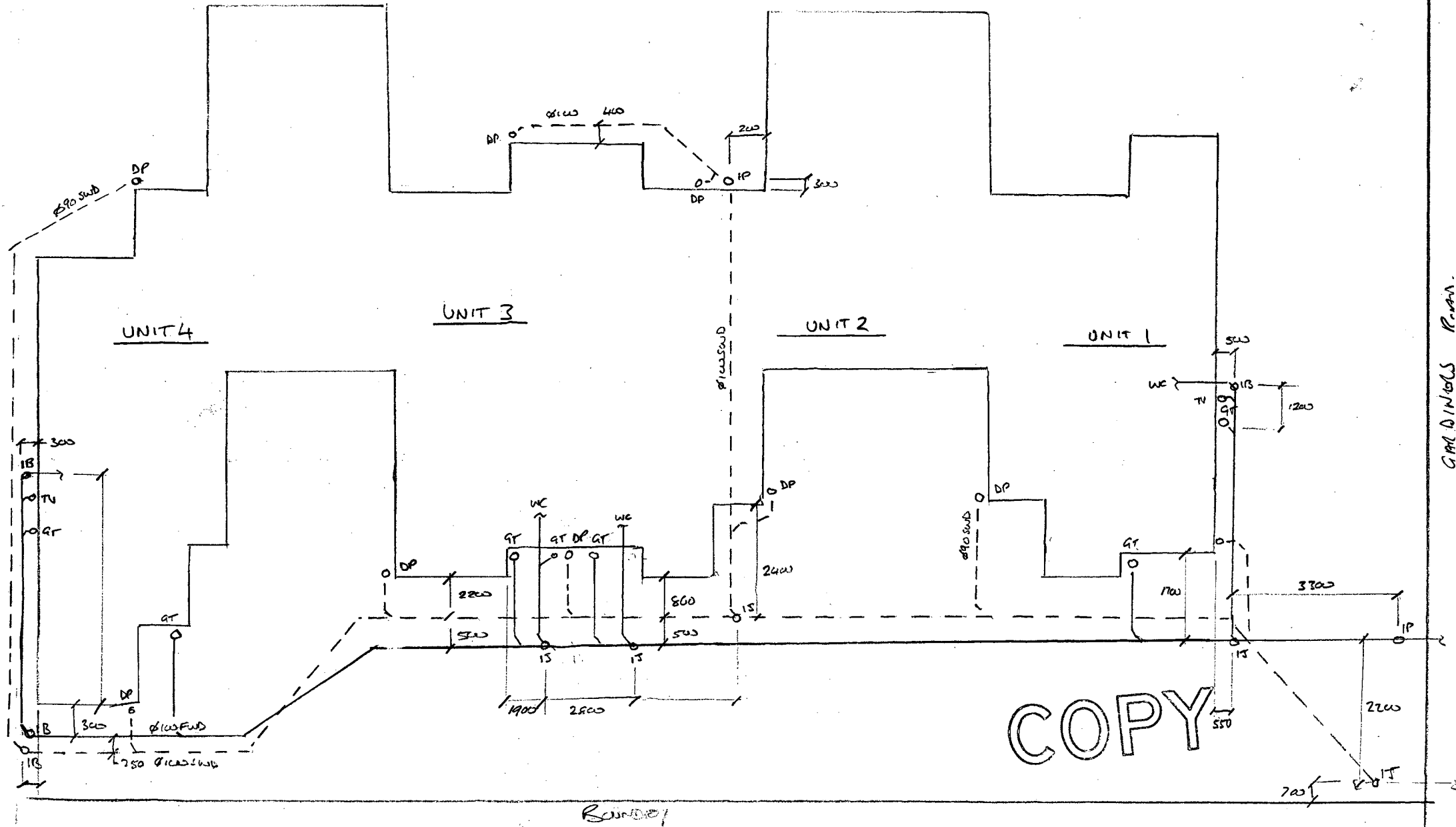
Drainlayer: Justin McKenzie

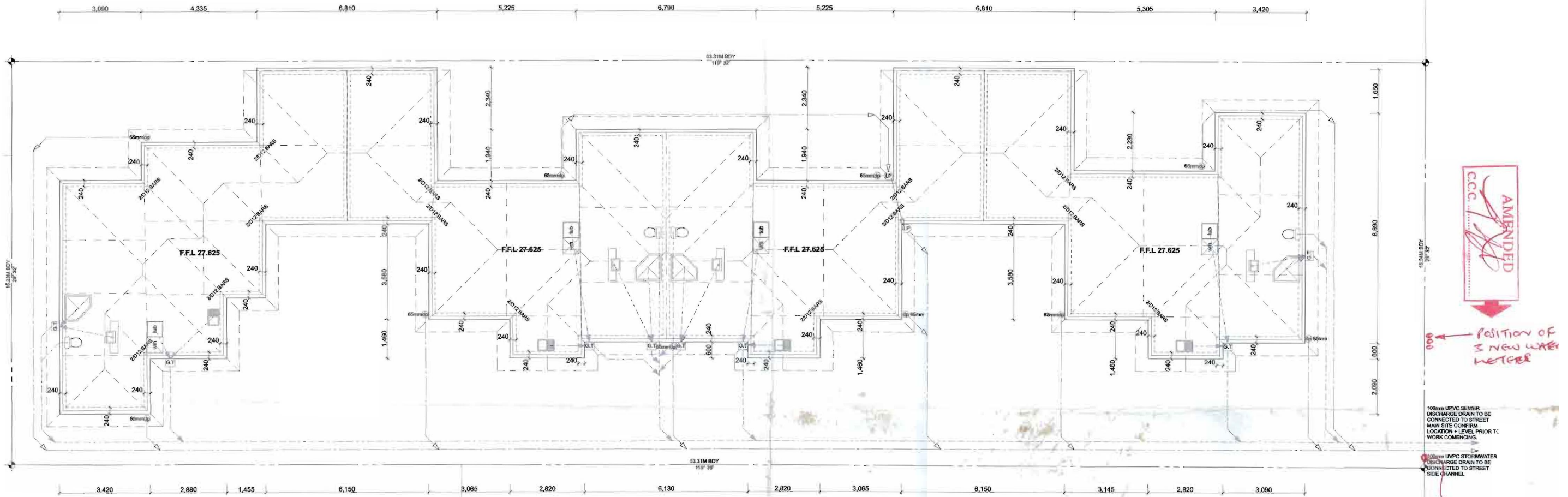
Inspector: Russell

CONSENT NUMBER

ROBERT KETTLES
Building Inspector
Ph 027 209 4297
Fax 03 941 6241

Banner 7





FOUNDATION & DRAINAGE PLAN:

SCALE 1:100

GENERAL NOTES:

DRAINAGE PLAN IS SCHEMATIC ONLY IN LAYOUT, VERIFY ALL DIMENSIONS AND LEVELS ON SITE.

DIMENSIONS SHOWN ARE AS PER FLOORPLAN, NO ALLOWANCE HAS BEEN MADE FOR THE VENEER TO OVERHANG FOUNDATION - SITE ALLOW.

PLEASE REFER TO ENGINEERS DRAWINGS FOR FURTHER INFORMATION

DRAINAGE NOTES:

FINAL STORMWATER DRAINAGE DESIGN TO COMPLY WITH NZ BUILDING CODE E1AS1 & TO BE CERTIFIED BY A REGISTERED DRAIN LAYER.

FINAL SEWER DRAINAGE DESIGN TO COMPLY WITH NZ BUILDING CODE G13 AS1/AS2 & TO BE CERTIFIED BY A REGISTERED DRAIN LAYER.

ALL EXISTING SERVICES TO OTHER PROPERTIES TO BE PROTECTED AND MAINTAINED AT ALL TIMES

INSPECTION POINTS TO CHANGES IN SEWER DIRECTION.

FOUNDATION NOTES:

FINISHED FLOOR LEVEL TO BE MIN 225mm ABOVE FINISHED GROUND

SUPPLEMENTARY REINFORCED BARS REQUIRED AT EACH INTERNAL CORNER 20D12 BARS @ 1200mm LONG

CONCRETE SHALL BE OF ORDINARY GRADE, 20MPa AT 28 DAYS STANDARD CURED SLAB TO BE POURED OVER WASHED TALINGS WITH AN APPROVED DPC BETWEEN

20D16 BARS TOP AND BOTTOM OF FOUNDATION WALL TO BE TIED WITH R10 LINKS @ 500 CRS EXTENDING 600mm INTO CONC. SLAB

FLOOR SLAB TO HAVE CUT CONTROL JOINTS @ 6m x 3m MAX WHILE STILL GREEN WITH A MAX LENGTH TO WIDTH RATIO OF 2:1. NO SLAB TO BE BIGGER THAN 12m x 12m WHERE 688 MESH IS USED. NO REINFORCING TO PASS THROUGH FREE JOINTS IN CONCRETE

LEGEND:

- CRACK CONTROL SAW CUTS
- FREE JOINT
- 85mm DOWN PIPE
- SEWER LINE
- STORM WATER LINE
- GULLY TRAP
- TERMINAL VENT
- INSPECTION POINT

FIXTURE TYPE	FIXTURE SIZE (mm)	GRADIENT
BATH	40	1:40
BATH	40	1:40
SHOWER	40	1:40
LAUNDRY	50	1:40
KITCHEN SINK	55	1:40
WC	100	1:80

AMENDED
CCC

POSITION OF 3 NEW WATER METERS

100mm UPVC SEWER DISCHARGE DRAIN TO BE CONNECTED TO STREET MAIN SITE CONFIRM LOCATION + LEVEL PRIOR TO WORK COMMENCING.

100mm UPVC STORMWATER DISCHARGE DRAIN TO BE CONNECTED TO STREET SIDE CHANNEL

APPROX POSITIO
EXISTING
WATER METER

CHRISTCHURCH CITY COUNCIL
CONSENT DECISION
9 JAN 2008
Philip Hector
Building Consent Officer
All buildings must comply with the consented documents.

CHRISTCHURCH CITY COUNCIL
RECEIVED
16 OCT 2007
CIVIC OFFICES
10073512
Application No



Electrical Certificate of Compliance

for prescribed electrical work that is carried out on electrical installations and involves the placing or positioning or the replacing or repositioning of conductors (including fittings attached to those conductors).
To be completed whether or not an inspection is required.

No. 2861804

No. of attachments 0

EW/RB 551

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer CLARRIE WILSON

Phone: 0272814430

Address of installation UNIT 4/49 GARDINERS RD, BISHOPDALE, CHC

Postal address of customer (if not as above) 520 CRANFORD ST, REDWOOD, CHC

WORK DETAILS

27 No. of lighting outlets

1 No. of ranges

Please tick (✓) as appropriate where work includes:

21 No. of socket outlets

1 No. of water heaters

☒ Mains

☒ Main earthing system

Was any installation work carried out by the homeowner?

☐ Yes ☒ No

☒ Switchboard

☒ Electric lines

Description WIRE + FITOUT NEW OVER 60'S
UNIT 1 X HEAT PUMP, 1 X HOB,
1 X OVEN, 2 X FANS, 1 X BATHROOM
EON HEATER, 1 X TOWEL RAIL,

It is recommended that test results be recorded here:

Visual Examination ☒

Earth Continuity ☒

Bonding ☒

Polarity ☒

Insulation Resistance 200 + Mohm

Other RCD 17ms @ 30mA

LOOP IMPEDANCE 0.4 Ω

MAIN EARTH 0.04 Ω

If necessary attach any pages with sketches of work done

CERTIFICATION OF WORK

I certify that the above electrical work has been carried out in accordance with the requirements of the Electricity Act 1992 and Electricity Regulations 1997.

ELECTRICAL WORKER DETAILS

Name

RAYMOND DUN

Registration no.

E17574

Company

AOL HEAT PUMPS

Signature

R. J. L.

Date

11-02-09

Contact Ph No.

021 685 632

CERTIFICATION OF ELECTRIC LINES

(to be completed where a separate electrical worker has installed the electric line portion of the mains)

Name

Registration no.

Company

Signature

Date

Contact Ph No.

INSPECTION DETAILS Electrical work requiring inspection by a registered electrical inspector

☒ New mains

☒ Switchboard

☒ Earthing system

☐ Installation work in hazardous areas

I certify that the inspection has been carried out in accordance with the requirements of regulation 41 of the Electricity Regulations 1997.

Name

Murray JAMES

Registration no.

I2650

Signature

Date

12-02-09

Daytime Contact Ph No.

339 4152

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

**4/49 Gardiners Road
Land Use Consents**



**4/49 Gardiners Road
Subdivision Consents**



Land Use Resource Consents within 100 metres of 4/49 Gardiners Road

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

1/49 Gardiners Road

RMA/2007/764

Erect four EPH units - Historical Reference RMA92008003

Processing complete

Applied 02/04/2007

Decision issued 10/09/2007

Granted 07/09/2007

10 Aintree Street

RMA/2020/1466

Minimum Floor Level Certificate

Processing complete

Applied 16/07/2020

Certificate issued 16/07/2020

10 St Ives Street

RMA/2022/720

Minimum Floor Level Certificate

Processing complete

Applied 10/03/2022

Certificate issued 13/04/2022

11A Aintree Street

RMA/2012/112

REMOVAL OF EXISTING GARAGE AND CONSTRUCTION OF A NEW GARAGE - Historical Reference
RMA92019435

Processing complete

Applied 18/01/2012

Decision issued 16/02/2012

Granted 16/02/2012

16 Aintree Street

RMA/1987/623

Consent to erect a garage setback 400mm from the southwest boundary and intruding into the 41deg recession plane by 300mm. Neighbours consent - Historical Reference RES9213067

Processing complete

Applied 11/11/1987

Decision issued 25/11/1987

Granted 25/11/1987

2/49 Gardiners Road

RMA/2007/764

Erect four EPH units - Historical Reference RMA92008003

Processing complete

Applied 02/04/2007

Decision issued 10/09/2007

Granted 07/09/2007

22 Aintree Street

RMA/2020/1504

To replace an existing garage with a new similar size one

Processing complete

Applied 21/07/2020

Permitted activity notice issued 31/07/2020

23 Aintree Street

RMA/2002/223

To extend the front of the dwelling that intrudes the recession plane on the southern boundary and internal boundary setback. - Historical Reference RMA20009193

Processing complete

Applied 21/01/2002

Decision issued 05/02/2002

Granted 04/02/2002

3 Aintree Street

RMA/1970/120

Consent to use a portion of the property as a Hairdressing salon zone resa - Historical Reference RES9213065

Processing complete

Applied 06/08/1970

Decision issued 19/11/1970

Declined 19/11/1970

3/49 Gardiners Road

RMA/2007/764

Erect four EPH units - Historical Reference RMA92008003

Processing complete

Applied 02/04/2007

Decision issued 10/09/2007

Granted 07/09/2007

41 Fairford Street

RMA/1995/3004

Addition is not 1.8m from boundary and more than 20m in length without 2.4m step-in Plan. - Historical Reference RES956088

Processing complete

Applied 24/11/1995

Decision issued 13/12/1995

Granted 13/12/1995

5 Aintree Street

RMA/1984/661

Consent to erect a garage intruding into the 40 degree recession plane (SW boundary) Neighbours consent - Historical Reference RES9213066

Processing complete

Applied 10/05/1984

Decision issued 10/05/1984

Granted 10/05/1984

52 Gardiners Road

RMA/1997/2056

The building alterations to the existing dwelling, installing a window in living area closer to boundary than 3m.(1.7m proposed). - Historical Reference RES972347

Processing complete

Applied 27/08/1997

Decision issued 09/09/1997

Granted 09/09/1997

53 Gardiners Road

RMA/2000/547

Application for dwelling and garage addition exceeds 20 m building length, garage exceeds 9m within 1.8m of an internal boundary. - Historical Reference RMA20001134

Processing complete

Applied 24/02/2000

Decision issued 20/03/2000

Granted 20/03/2000

55 Gardiners Road

RMA/2001/517

additions within 1.8m setback, encraches the recession plane and exceeds 20m continuous length. - Historical Reference RMA20004380

Processing complete

Applied 28/02/2001

Decision issued 15/03/2001

Granted 15/03/2001

57 Gardiners Road

RMA/1999/2437

To erect a second dwelling with attached garage to the rear of the existing dwelling and a single garage in the front yard of the existing dwelling the p - Historical Reference RES991166

Processing complete

Applied 26/04/1999

Decision issued 26/04/1999

Granted 26/04/1999

6 St Ives Street

RMA/1984/146

Erect a garage in front yard 1.5m from boundary, intrudes into the 45 degree recession plane. - Historical Reference RES9203608

Processing complete

Applied 21/08/1984

Decision issued 27/08/1984

Granted 27/08/1984

63 Gardiners Road

RMA/1984/830

Dispensation sought to build a townhouse having an attached double garage 0.9m from the boundary in lieu of 1.8m - Historical Reference RES9216537

Processing complete

Applied 21/11/1984

Decision issued 24/12/1984

Granted 24/12/1984

7 Aintree Street

RMA/2005/1306

To erect a garage withing 1.8m of the boundary which ex ceeds 9m in length. - Historical Reference RMA20020162

Processing complete

Applied 09/06/2005

Decision issued 16/06/2005

Granted 15/06/2005

8 St Ives Street

RMA/2020/2128

Minimum floor level certificate

Processing complete

Applied 23/09/2020

Certificate issued 24/09/2020

RMA/2020/2210

Dwelling alterations and extensions

Processing complete

Applied 02/10/2020

Decision issued 10/11/2020

Granted 09/11/2020

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