

Land Information Memorandum



Property address:

315 Linwood Avenue

LIM number: H09006310

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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 19 June 2025
Date received 9 June 2025

Property details

Property address 315 Linwood Avenue, Bromley, Christchurch
Valuation roll number 22400 27400
Valuation information Capital Value: \$455,000
Land Value: \$375,000
Improvements Value: \$80,000
Please note: these values are intended for Rating purposes
Legal description Lot 17 DP 14976
Existing owner Kainga Ora - Homes and Communities
Private Bag 76913
Manukau City
Manukau 2241

Council references

Rate account ID 73091117
LIM number H09006310
Property ID 1082230

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Document information

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

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

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

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

A LIM is only valid at the date of issue as information is based only upon information the Council held at the time of that LIM request being made.

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.

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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.

- **Property located in Tsunami Risk Zone**

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

- **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.

- **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.

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

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3. Drinking Water Supply

Section 44A(2)(ba) and (bb) LGOIMA. This is information notified to the Council about whether the land is supplied with drinking water, whether the supplier is the owner of the land or a networked supplier, any conditions that are applicable, and any information the Council has about the supply.

Please note the council does not guarantee a particular water quality to its customers. If you require information on current water quality at this property please contact the Three Waters & Waste Unit.

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

Water supply

Christchurch City Council is the networked supplier of water to this property. This property is connected to the Christchurch City Council Water Supply. The conditions of supply are set out in the Christchurch City Council Water Supply and Wastewater Bylaw (2022), refer to www.ccc.govt.nz.

4. Rates

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

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

(a) Annual rates

Annual rates to 30/06/2025: \$2,770.51

	Instalment Amount	Date Due
Instalment 1	\$692.56	15/09/2024
Instalment 2	\$692.56	15/12/2024
Instalment 3	\$692.56	15/03/2025
Instalment 4	\$692.83	15/06/2025

Rates owing as at 19/06/2025: \$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.

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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/2003/2369 Applied: 03/04/2003 Status: Completed
315 Linwood Avenue Bromley
Accepted for processing 03/04/2003
Building consent granted 03/04/2003
Building consent issued 03/04/2003
Code Compliance Certificate Granted 10/06/2003
Code Compliance Certificate Issued 10/06/2003
WOODSMAN MATAI IBS/INBUILT/DRY/98004- Historical Reference ABA10033637
- BCN/2018/5654 Applied: 23/08/2018 Status: Completed
315 Linwood Avenue Bromley
Accepted for processing 24/08/2018
Building consent granted 27/08/2018
Building consent issued 28/08/2018
Code Compliance Certificate Issued 12/09/2018
Alteration to Dwelling - Installation of Jayline UL200, Freestanding DRY Woodburner - CAC183251

(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.
- CDB75018781 25/02/2011 315 Linwood Avenue
Building Evaluation : Building Inspected Under Civil Defence Emergency , Green Placard Issued (a deemed Building Act notice)

(d) Orders

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(e) Requisitions

Related Information

- Council holds no record of building permit/consent for dwelling at this address. No information is held by Council relating to the materials, construction or year the dwelling was built.

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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

- **Precinct**

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

- **Liquefaction Management Area (LMA)**

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

- **District Plan Zone**

Property or part of property within the High density residential zone, which is operative.

(b) Resource consents

If there are any land use resource consents issued for this property the Council recommends that you check those resource consents on the property file. There may be conditions attached to those resource consents for the property that are still required to be complied with.

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

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 Coastal-Burwood-Linwood Community Board.

- **Tsunami Evacuation Zone**

This property is in the yellow tsunami evacuation zone. It could potentially be flooded only in a large distant source tsunami. Evacuation is not necessary after a long or strong earthquake. Evacuation is only necessary under an official Civil Defence Tsunami Warning to evacuate the yellow zone. Tsunami sirens should prompt turning on the radio or visiting <https://ccc.govt.nz/services/civil-defence>. Stay out of the zone until told it is safe to go back. For more information visit <https://ccc.govt.nz/services/civil-defence/hazards/tsunami-evacuation-zones-and-routes/>

- **Electoral Ward**

Property located in Linwood Electoral Ward

- **Listed Land Use Register**

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

- **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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Property of interest address

- WwPrivateDrainFieldNo
- WwPump
- WwAccess
- Type
- Flush Manhole
- Flushing Point
- Trap
- Inspection Point
- Sealed Manhole
- Standard Manhole
- Vacuum Storage Manhole
- Vented 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
- WwPumpStationCatchment
- WwPipe (non CCC)
- In Service
- Abandoned
- Removed
- Out of Service
- Proposed
- In Service
- Removed
- Out of Service
- Proposed
- 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
- WwLateralFitting
- 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)
- WwLateral
- WwPipeProtection
- WwStructure
- WwStation
- WwPump (non CCC)
- In Service
- Abandoned
- Removed
- Out of Service
- Unknown
- WwLateral (non CCC)
- In Service
- Abandoned
- Removed
- Out of Service
- Proposed
- BCConnector
- BCEndCap
- BCValve
- BCPipe



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.

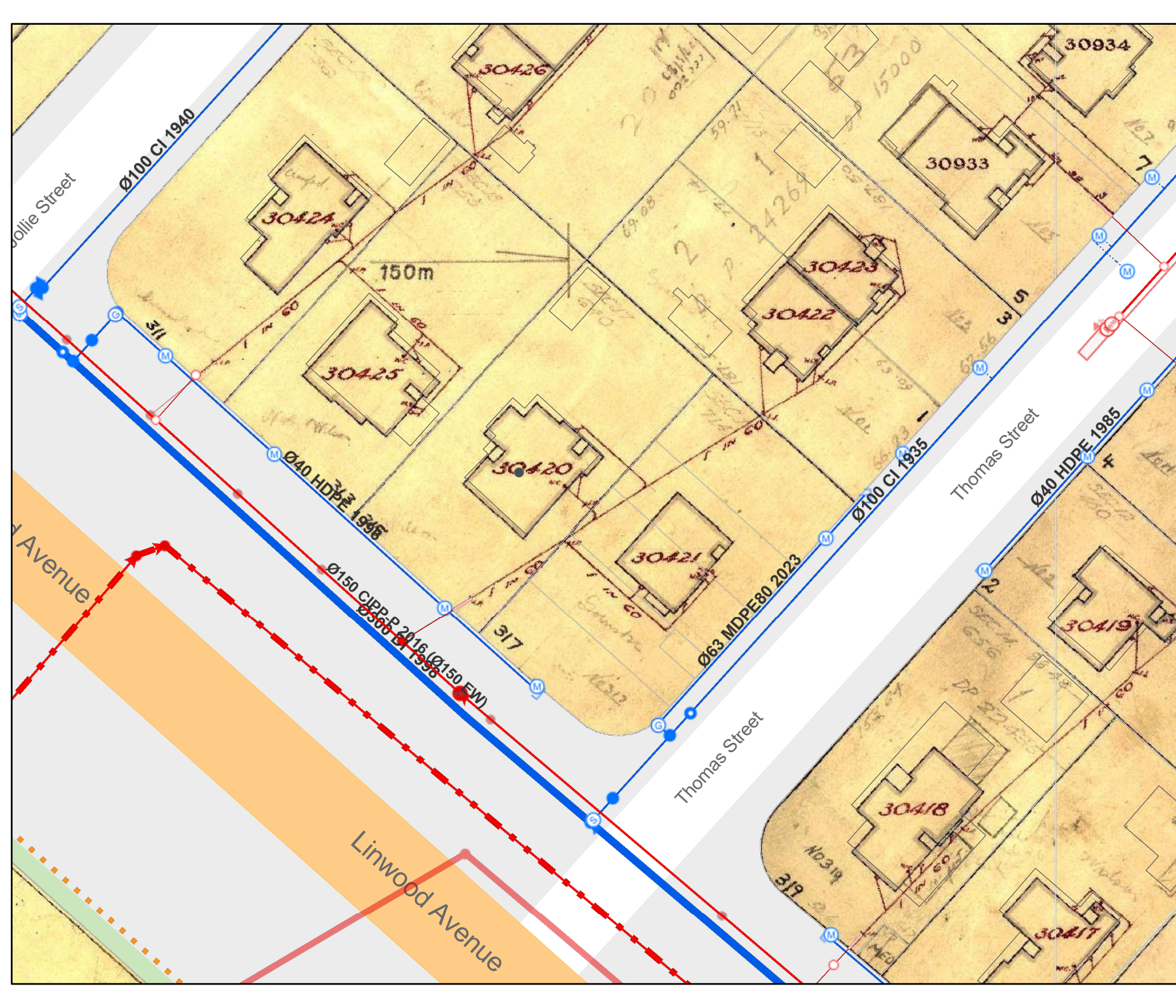
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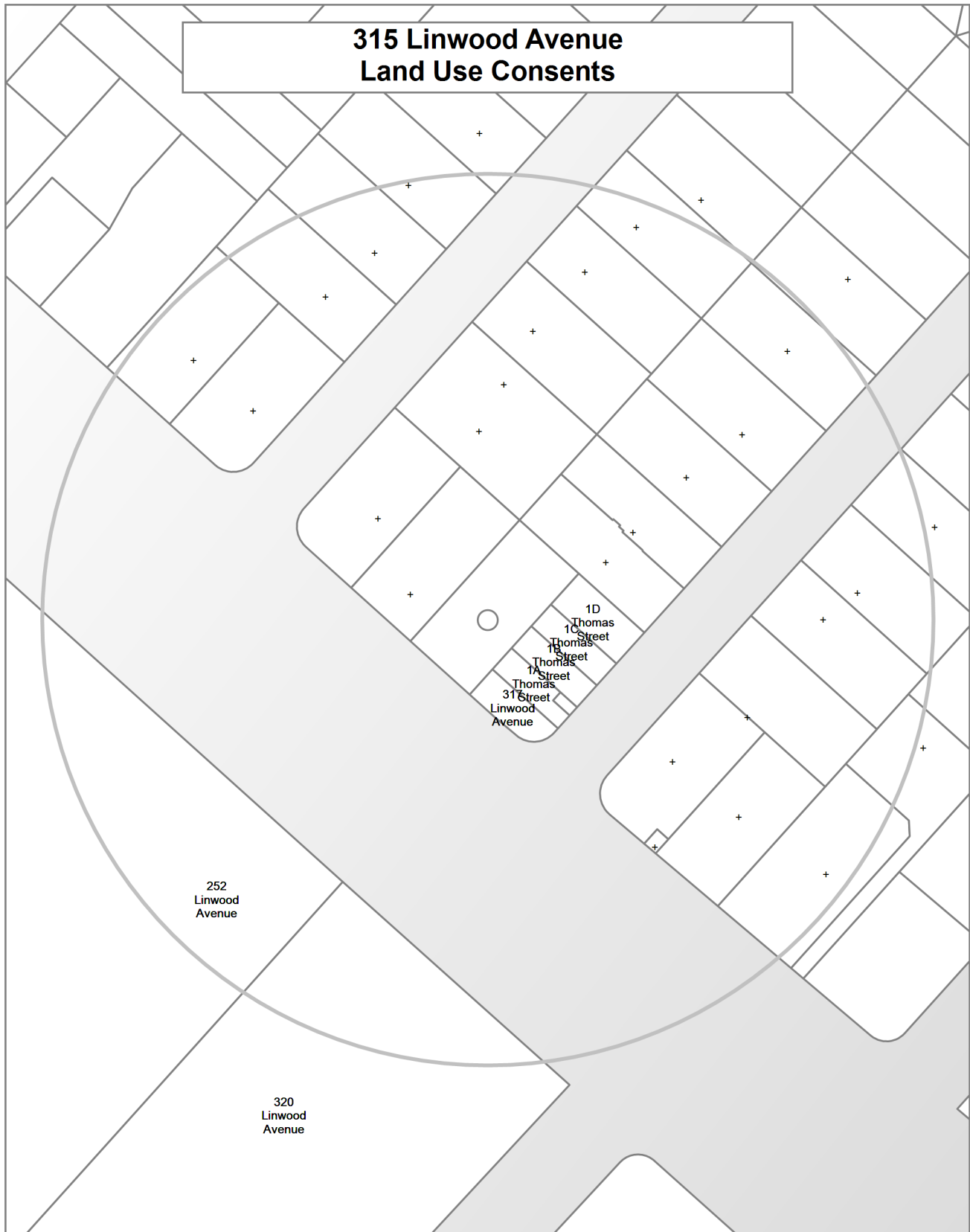
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315 Linwood Avenue Land Use Consents



**315 Linwood Avenue
Subdivision Consents**



Land Use Resource Consents within 100 metres of 315 Linwood Avenue

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

1A Thomas Street

RMA/2022/380

Proposed multi-unit development - Five units

Processing complete

Applied 15/02/2022

Conditions changed/cancelled - s127 11/10/2023

Decision issued 17/06/2022

Granted 16/06/2022

Within scope amendment accepted 05/12/2023

Within scope amendment decision issued 05/12/2023

1B Thomas Street

RMA/2022/380

Proposed multi-unit development - Five units

Processing complete

Applied 15/02/2022

Conditions changed/cancelled - s127 11/10/2023

Decision issued 17/06/2022

Granted 16/06/2022

Within scope amendment accepted 05/12/2023

Within scope amendment decision issued 05/12/2023

1C Thomas Street

RMA/2022/380

Proposed multi-unit development - Five units

Processing complete

Applied 15/02/2022

Conditions changed/cancelled - s127 11/10/2023

Decision issued 17/06/2022

Granted 16/06/2022

Within scope amendment accepted 05/12/2023

Within scope amendment decision issued 05/12/2023

1D Thomas Street

RMA/2022/380

Proposed multi-unit development - Five units

Processing complete

Applied 15/02/2022

Conditions changed/cancelled - s127 11/10/2023

Decision issued 17/06/2022

Granted 16/06/2022

Within scope amendment accepted 05/12/2023

Within scope amendment decision issued 05/12/2023

252 Linwood Avenue

RMA/2004/1388

SIGN IN PARK OVER 3 SQM - Historical Reference RMA20017000

Processing complete

Applied 01/06/2004

Decision issued 08/07/2004

Granted 30/06/2004

RMA/2020/1610

To undertake earthworks within the Flood Management Area for redevelopment of sports field

Processing complete

Applied 31/07/2020

Decision issued 25/08/2020

Granted 25/08/2020

RMA/2022/546

Earthworks to reinstate to sports grounds

Processing complete

Applied 18/02/2022

Decision issued 07/06/2022

Granted 07/06/2022

RMA/2023/498

Earthworks within a flood management area

Processing complete

Applied 01/03/2023

Decision issued 17/03/2023

Granted 17/03/2023

RMA/2025/341

Establish a new building to accommodate unisex changing rooms, public toilets, and storerooms

Processing complete

Applied 11/02/2025

Decision issued 10/03/2025

Granted 10/03/2025

317 Linwood Avenue

RMA/2022/380

Proposed multi-unit development - Five units

Processing complete

Applied 15/02/2022

Conditions changed/cancelled - s127 11/10/2023

Decision issued 17/06/2022

Granted 16/06/2022

Within scope amendment accepted 05/12/2023

Within scope amendment decision issued 05/12/2023

RMA/2023/2837

Subdivision - Fee Simple - 5 Lots with land use

Processing complete

Applied 31/10/2023

s223 Certificate issued 28/03/2024

s224 Certificate issued 28/03/2024

Decision issued 01/12/2023

Granted 01/12/2023

320 Linwood Avenue

RMA/1982/154

To construct pavilion facilities within the area to be leased to replace Club house destroyed by fire - Historical Reference RES9204117

Processing complete

Applied 08/07/1982

Decision issued 21/07/1982

Granted 21/07/1982

RMA/2016/1406

Carparking for Linwood League - Historical Reference RMA92033538

Processing complete

Applied 25/05/2016

Decision issued 17/06/2016

Granted 17/06/2016

RMA/2019/1326

To Establish, Operate and Maintain a New Purpose Built Indoor Aquatic Facility

Processing complete

Applied 18/06/2019

Conditions changed/cancelled - s127 17/06/2020

Conditions changed/cancelled - s127 09/07/2021

Decision issued 04/09/2019

Granted 04/09/2019

Within scope amendment accepted 28/07/2021

Within scope amendment decision issued 29/07/2021

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