

GRIFFIOEN.

LAND INFORMATION MEMORANDUM

Statement of Passing Over: This building inspection has been supplied by the vendor in good faith. GRIFFIOEN. (Powered by Ownly Limited, Licensed REAA 2008) is merely passing over this information as supplied to us.

We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to seek your own advice as to the information contained in this document.

Please note this LIM report is provided for informational purposes only. There may be matters relating to pre-1992 consents or permits which may need further investigation in order to determine their relevance.

To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

Land Information Memorandum



Property address:
164 Queenspark Drive

LIM number: H09152028

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 30 July 2025
Date received 16 July 2025

Property details

Property address 164 Queenspark Drive, Parklands, Christchurch
Valuation roll number 21850 18801
Valuation information Capital Value: \$700,000
Land Value: \$350,000
Improvements Value: \$350,000
Please note: these values are intended for Rating purposes
Legal description Lot 4 DP 58227

Council references

Rate account ID 73069319
LIM number H09152028
Property ID 1004583

Document information

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

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

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

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

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

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:

164 Queenspark Drive

LIM number: H09152028

Page 3

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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.

Natural Hazards

(a) Coastal Hazards

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

(b) Earthquakes

- Consultant Report Available

The Tonkin & Taylor Darfield Earthquake 4 September 2010 Geotechnical Land Damage Assessment & Reinstatement Stage 1 Report indicates areas of observed surface manifestations of liquefaction resulting from the earthquake. This property is within one of the identified areas. The report can be viewed at www.eqc.govt.nz/our-publications/darfield-earthquake-geotechnical-land-damage-assessment-reinstatement-stage-1/

- 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.

(c) Flooding

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

(d) Landslides

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

(e) Subsidence

- Consultant Report Available

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

(f) Tsunamis

- 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.

- Tsunami Evacuation Zone

Property address:

164 Queenspark Drive

LIM number: H09152028

Page 4

Christchurch City Council

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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/>

(g) Volcanic and Geothermal Hazards

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

(h) Wind

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

(i) Any Other Natural Hazards

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

(j) District Plan Natural Hazard Information

Please refer to *Section 8. Land use and conditions* of this report for District Plan related natural hazard information.

(k) Building Notices

Please refer to *Section 5. Consents, certificates, notices, orders, or requisitions affecting the land and buildings* of this report for Building Act notice information.

Other Special Features or Characteristics of the Land


- Borelog/Engineer Report Image Available
Borelog/Engineer Report Image Available

Related Information

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

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 and Stormwater.
- 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.

4. Rates

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

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

(a) Annual rates

Annual rates to 30/06/2026: \$4,260.82

	Instalment Amount	Date Due
Instalment 1	\$1,065.13	31/08/2025
Instalment 2	\$1,065.13	30/11/2025
Instalment 3	\$1,065.13	28/02/2026
Instalment 4	\$1,065.43	31/05/2026

Rates owing as at 30/07/2025: \$1,065.13

(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:

164 Queenspark Drive

LIM number: H09152028

Page 8

Christchurch City Council

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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.

Sections 71 to 74 of the Building Act 2004 require the Building Consent Authority to consider natural hazards when it receives a building consent application for the construction or major alteration of a building on land that is subject to, or likely to be subject to, a natural hazard. A building consent for this property may have been issued subject to a section 72 or 73 notice. This means at the time of building consent the Building Consent Authority was not satisfied that adequate provision would be made to protect the building and land from the natural hazard and was subsequently required to notify the Registrar-General of Land to record the natural hazard on the Record of Title. The Building Act 2004 defines natural hazards as erosion (including coastal erosion, bank erosion, and sheet erosion), falling debris (including soil, rock, snow, and ice), subsidence, inundation (including flooding, overland flow, storm surge, tidal effects, and ponding), and slippage.

If your property contains a notice under s73 of the Building Act 2004, this will be identified on the building consent decision below (decision under s72 of the Building Act 2004) and on the properties' Record of Title. The Record of Title may also record this as a s36 notice under the Building Act 1991, or a s641A notice under the Local Government Act 1974.

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

(a) Consents

- BCN/1991/7740 Applied: 26/09/1991 Status: Completed
164 Queenspark Drive Parklands
Permit granted 07/10/1991
Permit issued 08/10/1991
Application withdrawn 07/05/1992
DWELLING- Historical Reference PER91103866
- BCN/1992/3773 Applied: 06/05/1992 Status: Completed
164 Queenspark Drive Parklands
Permit granted 02/06/1992
Permit issued 03/06/1992
MEDICAL SURGERY- Historical Reference PER92104777
- BCN/1992/13732 Applied: 15/06/1992 Status: Completed
164 Queenspark Drive Parklands
Permit issued 15/06/1992
DRAINAGE/ SEWER & STORMWATER- Historical Reference PER92165705
- BCN/1992/6455 Applied: 13/07/1992 Status: Completed
164 Queenspark Drive Parklands
Permit issued 13/07/1992
PLUMBING- No plans and/or further information is available- Historical Reference PER92168364
- BCN/2006/4089 Applied: 30/05/2006 Status: Completed
164 Queenspark Drive Parklands
Accepted for processing 30/05/2006

Property address:

164 Queenspark Drive

LIM number: H09152028

Christchurch City Council

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PIM Granted 23/08/2006

PIM Issued 29/08/2006

MEDICAL ROOMS ADDITION - STAFF ROOM, STOREROOM AND TREATMENT ROOM- Historical Reference
ABA10066440

- BCN/2006/10065 Applied: 13/12/2006 Status: Completed
164 Queenspark Drive Parklands
PIM Granted 29/08/2006
PIM Issued 29/08/2006
Accepted for processing 13/12/2006
Building consent granted 12/11/2007
Building consent issued 22/11/2007
Code Compliance Certificate Granted 13/05/2009
Code Compliance Certificate Issued 13/05/2009
MEDICAL ROOMS ADDITION - TREATMENT ROOM, STOREROOM AND STAFF ROOM- Historical Reference
ABA10072488
- BCN/2020/1259 Applied: 04/03/2020 Status: Completed
164 Queenspark Drive Parklands
Exemption from building consent approved 17/03/2020
Proposed re-level to existing building ONLY
- BCN/2020/10088 Applied: 02/10/2020 Status: Completed
164 Queenspark Drive Parklands
Accepted for processing 06/10/2020
Building consent granted 12/11/2020
Building consent issued 17/11/2020
Council refused to issue a Code Compliance Certificate, s93 Building Act 2004 21/11/2022
Code Compliance Certificate Issued 31/03/2023
Alteration and change of use to dwelling - Change to layout of dwelling and construction of detached garage & mudroom
- BCN/2020/10088/A Amendment Applied: 17/06/2021 Status: Completed
164 Queenspark Drive Parklands
Accepted for processing 18/06/2021
Building consent granted 09/08/2021
Building consent issued 11/08/2021
Amendment 1 - Add fire rated walls to garage due to siting change

(b) Certificates

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

(c) Notices

(d) Orders

(e) Requisitions

Related Information

Property address:

164 Queenspark Drive

LIM number: H09152028

Page 10

Christchurch City Council

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www.ccc.govt.nz

- Please find an electrical & gas fitters certificates attached relating to works that have been carried out on the current building/dwelling at this address.

Property address:

164 Queenspark Drive

LIM number: H09152028

Page 11

Christchurch City Council

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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.

Property address:

164 Queenspark Drive

LIM number: H09152028

Page 12

Christchurch City Council

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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.

Property address:

164 Queenspark Drive

LIM number: H09152028

Page 13

Christchurch City Council

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Christchurch 8154, New Zealand
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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

- **Qualifying Matter**

Property or part of property within the Low Public Transport Accessibility Area qualifying matter, 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 Residential Suburban 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/2006/2299 - Land Use Consent**

164 Queenspark Drive Parklands

Addition to Medical Centre with parking non compliances - Historical Reference RMA92006385

Status: Processing complete

Applied 27/09/2006

Granted 06/11/2006

Decision issued 06/11/2006

Property address:

164 Queenspark Drive

LIM number: H09152028

Page 14

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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

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 Wednesday. 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 Wednesday. 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 Wednesday. 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 Coastal-Burwood-Linwood Community Board.

• Electoral Ward

Property located in Coastal 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

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:

164 Queenspark Drive

LIM number: H09152028

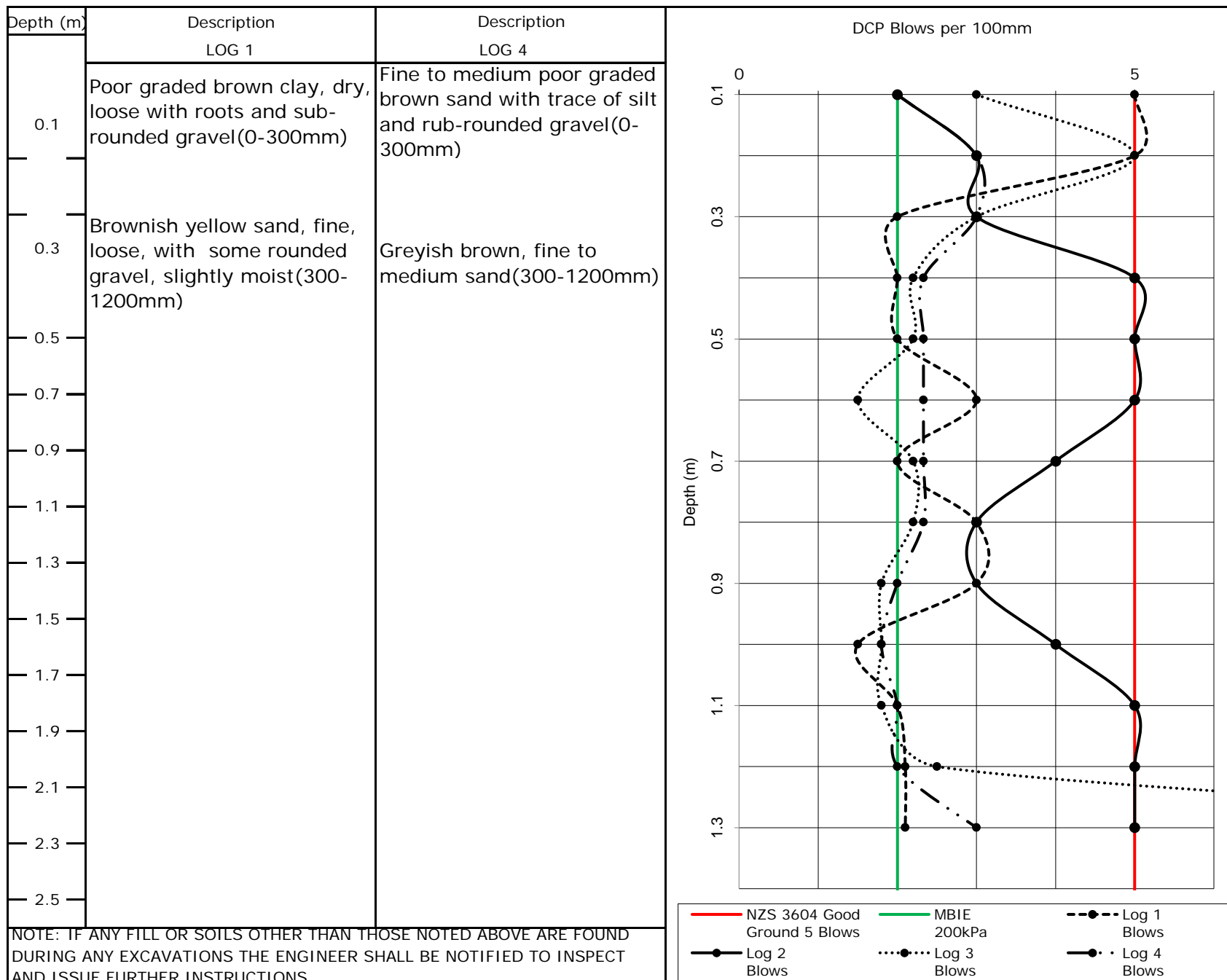
Page 17

Christchurch City Council

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Tel 64 3 941 8999
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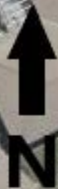
Client: Domonic Lowe	JOB NO	19174	DATE	12/12/2019
Project: 19174-164 Queenspark Drive	LOG	1 to 4	PAGE	1 of 1
Note:	LOT		BY	HL





2/170

166



2

1
























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164

3

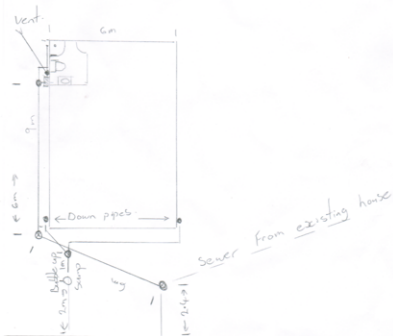
162

SOIL TEST LOCATION PLAN

-  Buildings
-  Easement
-  RoadBoundary
-  LandParcel
-  StreetAddress
- WwAccess**
 -  Standard Manhole
 -  WwLocalPressureCon
 -  WwLocalPressurePu
 -  WwLocalPressureTan
- WwEye**
 -  Eye (Vertical)
- WwLateralFitting**
 -  Lateral Fitting
 -  WwPipeFlowDirection
- WwPipe**
 - NominalDiameter**
 - Diameter is greater than 200mm, up to 450mm
 -  WwLateral
- WwLateral (non CCC)**
 -  In Service
 -  SwAccess
 -  SwPipeFlowDirection
- SwLateralFitting**
 -  Inspection Point
- SwPipe**
 - NominalDiameter**
 - Diameter is greater than 750mm
 -  SwLateral
- SwLateral (non CCC)**
 -  In Service
- WsConnection**
 -  Meter
 -  End Cap
- WsPipe**
 - NominalDiameter**
 - Diameter is 110mm or smaller
 - Diameter is greater than 110mm, up to 225mm
 -  WsLateral
 -  RatingUnit

As Built Plan - 164 Queenspark dr

- ⊗ Inspection point
- ▣ Gully Trap





Combined Certificate of Compliance and Electrical Safety Certificate

Unique ID: 211215-164

Note: If you are using this form to provide only an Electrical Safety Certificate, then only complete sections 1, 3 and 5

1. Customer Information

Customer Name: Dominic Lowe

Customer Phone / Email: 027 6411 073 / dominic.lowe@xtra.co.nz

Location of Installation: _____

2. Certifier Information

Certifier Name: Glenn Barker Registration / Practising Licence Number: E4706

Organisation: Glenn Barker Electrical Ltd Telephone Number: 027 523 1002

Email: glennbar@xtra.co.nz

Name and Registration Number of person(s) involved in work and supervised by certifier: _____

3. Details of work to which certificate applies

The work is: ☐ an entire installation ☒ a specific part of an installation

The work is: ☐ High Risk ☒ General ☐ Low Risk (Certificate of Compliance not required)

Indicate the number of each item installed or altered:

Number of lighting outlets: 9

Number of socket outlets: 9

Number of ranges: _____

Number of water heaters: _____

General Description of Work

Connected sockets and lights to garage sub-board and lived in.

Tick (✓) if work includes:

- ☐ Mains
☐ MEN switchboard closest to point of supply
☐ Main Earthing System
☐ Electric Lines

Period within / Date on which the work was done: _____, 15/12/2021

The work is safe to be connected to: ☒ 230/400V MEN System ☐ Other (specify) _____

4. Certificate of Compliance

I am satisfied that the work to which this Certificate of Compliance applies has been done lawfully and safely
is the information in this certificate is correct. The work:

- ☐ Complies with Part 1 of AS/NZ 3000 ☒ Complies with Part 2 of AS/NZ 3000
☐ Complies with the following standard(s): _____
☐ Has been installed in accordance with a certified design (attach or reference*)
☐ Has an earthing system that is correctly rated
☐ Contains fittings which are safe to connect to a power supply
☐ Complies on supplier's Declaration of Conformity (attach or reference*)
☐ Complies on manufacturer's instructions (attach or reference*)
☐ Has been satisfactorily tested in accordance with Electricity (Safety) Regulations 2000
☒ Is safe to connect

Test Results:

	Electrical Worker	Inspector
Polarity (Independent earth):		
Insulation resistance:		
Earth continuity:		
Bonding:		
Other (specify):		

Electronic reference: _____

Certifier's Signature: G. Barker Date: 15/12/2021

* If it is impractical to attach a copy of any relevant certified design, manufacturer's instruction or supplier declaration of conformity, provide a reference to where the documents can be found, in a readily accessible format, through electronic means.

5. Electrical Safety Certificate

Date on which the connection was done: 15/12/2021

I am satisfied that the work to which this Electrical Safety Certificate applies is connected to a power supply and is safe to use

Name: Glenn Barker Registration / Practising Licence Number: E4706

Signature of Connector: G. Barker Date: 15/12/2021

GASFITTING CERTIFICATE OF COMPLIANCE – GAS SAFETY CERTIFICATE



Certificate of Compliance:

Client Name:

Dominic Lowe

Reference / Job #:

ICP (if known):

Address of work:

164 Queenspark Drive

Suburb:

Queenspark

Town / City:

Christchurch

Description of gasfitting work: (If different gasfitting work was done by different people, state who did what gasfitting.)

Installation of a Rinnai A26 instantaneous water heater.

Gas supply pressure

2.8

kPa

Risk classification (tick one)

☐ Low-Risk☒ General☐ High-Risk

Gas type (tick one)

☐ Natural gas☒ LPG☐ Biogas☐ Other (specify)

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: Central Gas Database

The work relies on manufacturer's instructions:

☐ No☒ Yes

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: Rinnai online

The work has been done in accordance with means of compliance (specify):

☒ Yes – AS/NZS 5601.1 sections 3 to 6☐ Yes – AS/NZS 5601.2 sections 3 to 9☐ No

Were any other standards or gas code of practice required for compliance?

☐ Yes (specify)☒ No

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

☒ All☐ Parts (specify)

Date(s) on which the work was done:

Name and registration number of anyone

who carried out work under supervision:

By signing this document I confirm that I am satisfied that the work described in this certificate of compliance has been done lawfully and safely, and that the information on this certificate is correct.

Certifier name:

Stephen Stuart

Registration

number:

16448

Certifier

Signature:

Date:

20/04/2021

Gas Safety Certificate:

By signing this document I confirm that the work described in this Gas Safety Certificate, and the installation or part installation, is connected to a gas supply and is safe to use.

Name of person authorised to certify the connection:

Stephen Stuart

Registration number:

16448

Date of completion or connection

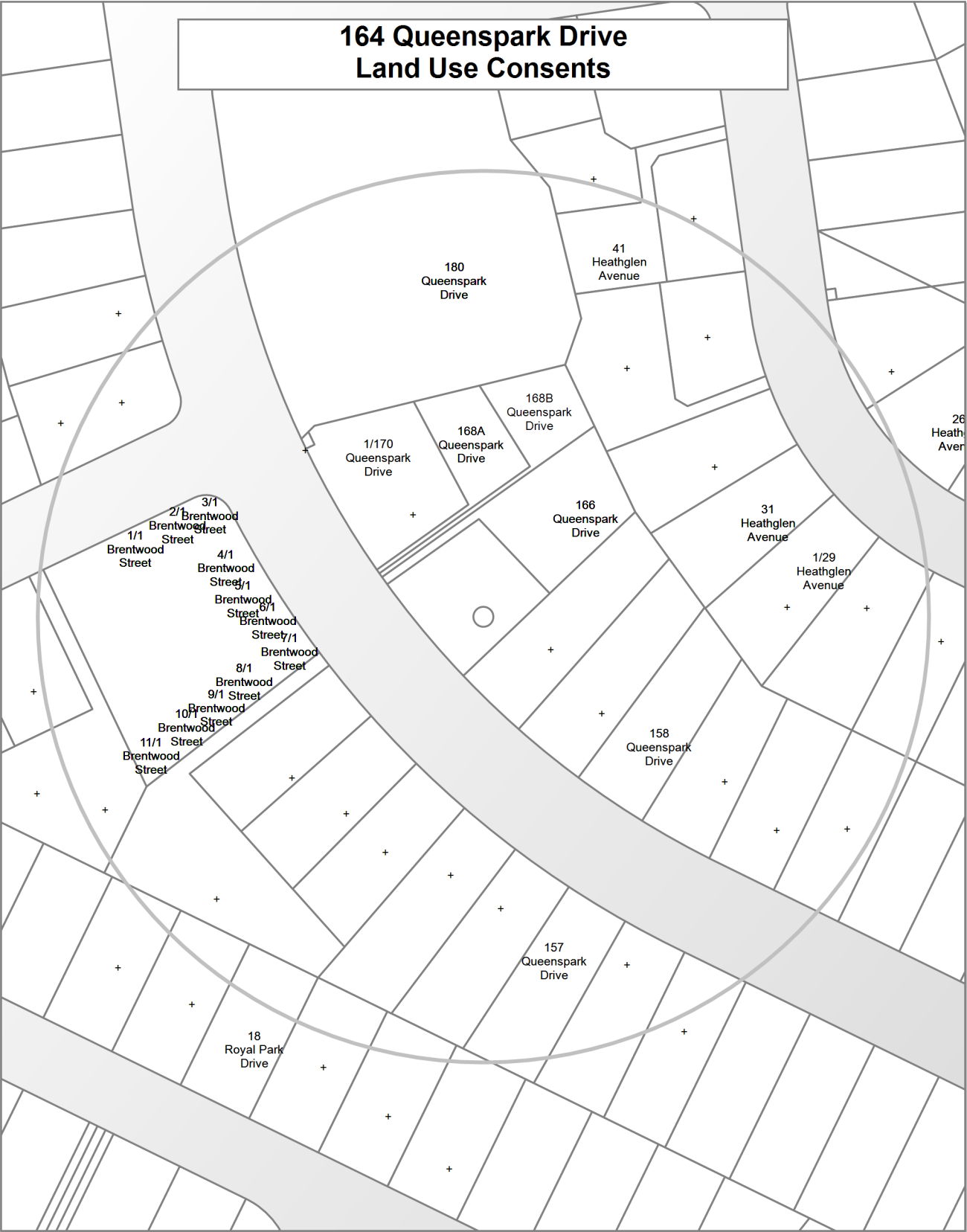
20/04/2021

Certifier Signature:

Date:

20/04/2021

**164 Queenspark Drive
Land Use Consents**



**164 Queenspark Drive
Subdivision Consents**



Land Use Resource Consents within 100 metres of 164 Queenspark Drive

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

1/1 Brentwood Street

RMA/1976/150

To erect two signs - Historical Reference RES9208628

Processing complete

Applied 10/12/1976

Decision issued 01/02/1977

Granted 01/02/1977

RMA/1984/425

To erect a sign - Historical Reference RES9208629

Processing complete

Applied 12/06/1984

Decision issued 01/07/1985

Granted 01/07/1985

RMA/2002/1456

Alter signage on the Mobil site. - Historical Reference RMA20010463

Processing complete

Applied 17/06/2002

Decision issued 17/07/2002

Granted 17/07/2002

RMA/2018/1045

Request for Encumbrance - EPH Unit

Processing complete

Applied 30/04/2018

Encumbrance registered 10/07/2018

RMA/2018/2556

Multi-unit residential complex (11 units)

Processing complete

Applied 23/10/2018

Decision issued 27/11/2018

Granted 27/11/2018

Within scope amendment accepted 23/05/2019

Within scope amendment decision issued 24/05/2019

RMA/2019/1638

11 Unit, Unit Title Subdivision

Processing complete

Applied 24/07/2019

s223 Certificate issued 17/12/2019

s224 Certificate issued 17/12/2019

Decision issued 17/10/2019

Granted 17/10/2019

1/170 Queenspark Drive

RMA/1991/467

To erect a garage which intrudes into the recession plane by 500mm - Historical Reference RES9208631

Processing complete

Applied 26/02/1991

Decision issued 01/03/1991

Granted 01/03/1991

1/29 Heathglen Avenue

RMA/1975/27

To erect 2 unit flats with reduced side court requirements court totals 5.52m instead of 6.09m required - Historical Reference RES9202264

Processing complete

Applied 05/05/1975

Decision issued 20/06/1975

Granted 20/06/1975

10/1 Brentwood Street

RMA/1976/150

To erect two signs - Historical Reference RES9208628

Processing complete

Applied 10/12/1976

Decision issued 01/02/1977

Granted 01/02/1977

RMA/1984/425

To erect a sign - Historical Reference RES9208629

Processing complete

Applied 12/06/1984

Decision issued 01/07/1985

Granted 01/07/1985

RMA/2002/1456

Alter signage on the Mobil site. - Historical Reference RMA20010463

Processing complete

Applied 17/06/2002

Decision issued 17/07/2002

Granted 17/07/2002

RMA/2018/1045

Request for Encumbrance - EPH Unit

Processing complete

Applied 30/04/2018

Encumbrance registered 10/07/2018

RMA/2018/2556

Multi-unit residential complex (11 units)

Processing complete

Applied 23/10/2018

Decision issued 27/11/2018

Granted 27/11/2018

Within scope amendment accepted 23/05/2019

Within scope amendment decision issued 24/05/2019

RMA/2019/1638

11 Unit, Unit Title Subdivision

Processing complete

Applied 24/07/2019

s223 Certificate issued 17/12/2019

s224 Certificate issued 17/12/2019

Decision issued 17/10/2019

Granted 17/10/2019

11/1 Brentwood Street

RMA/1976/150

To erect two signs - Historical Reference RES9208628

Processing complete

Applied 10/12/1976

Decision issued 01/02/1977

Granted 01/02/1977

RMA/1984/425

To erect a sign - Historical Reference RES9208629

Processing complete

Applied 12/06/1984

Decision issued 01/07/1985

Granted 01/07/1985

RMA/2002/1456

Alter signage on the Mobil site. - Historical Reference RMA20010463

Processing complete

Applied 17/06/2002

Decision issued 17/07/2002

Granted 17/07/2002

RMA/2018/1045

Request for Encumbrance - EPH Unit

Processing complete

Applied 30/04/2018

Encumbrance registered 10/07/2018

RMA/2018/2556

Multi-unit residential complex (11 units)

Processing complete

Applied 23/10/2018

Decision issued 27/11/2018

Granted 27/11/2018

Within scope amendment accepted 23/05/2019

Within scope amendment decision issued 24/05/2019

RMA/2019/1638

11 Unit, Unit Title Subdivision

Processing complete

Applied 24/07/2019

s223 Certificate issued 17/12/2019

s224 Certificate issued 17/12/2019

Decision issued 17/10/2019

Granted 17/10/2019

157 Queenspark Drive

RMA/2014/1519

Erect a dwelling with attached garage - Historical Reference RMA92026177

Processing complete

Applied 24/06/2014

Decision issued 26/06/2014

Granted 26/06/2014

158 Queenspark Drive

RMA/1988/352

An extension to an existing garage to 82m² (65m²) and exceeding 490 recession plane - Historical Reference RES9208596

Processing complete

Applied 21/07/1988

Decision issued 08/09/1988

Granted 08/09/1988

166 Queenspark Drive

RMA/1983/367

To erect clubrooms on the Res.A zone - Historical Reference RES9208602

Processing complete

Applied 10/09/1983

Decision issued 13/12/1983

Declined 13/12/1983

RMA/1984/424

To erect clubrooms - Historical Reference RES9208603

Processing complete

Applied 13/06/1984

Decision issued 06/09/1984

Granted 06/09/1984

RMA/1987/398

To complete clubs premises as previously applied. (approval lapsed.) withdrawn 150288 - Historical Reference RES9208610

Processing complete

Applied 02/09/1987

Decision issued 01/01/1999

Granted 01/01/1999

168A Queenspark Drive

RMA/1994/1490

To reduce the dwelling setback of 1.8m to 1m and outdoor living space - Historical Reference RES94102822

Withdrawn

Applied 14/11/1994

RMA/2014/2095

Dwelling with attached garage - Historical Reference RMA92026776

Processing complete

Applied 14/08/2014

Decision issued 28/08/2014

Granted 28/08/2014

168B Queenspark Drive

RMA/1994/1490

To reduce the dwelling setback of 1.8m to 1m and outdoor living space - Historical Reference RES94102822

Withdrawn

Applied 14/11/1994

18 Royal Park Drive

RMA/2014/1619

Garage - Historical Reference RMA92026281

Processing complete

Applied 01/07/2014

Decision issued 07/07/2014

Granted 04/07/2014

180 Queenspark Drive

RMA/1998/1153

Land use to carry out development to Living 1 standards of the Proposed City Plan (Underling Transitional Plan zoning commercial L) - Historical Reference RES981280

Processing complete

Applied 15/05/1998

Decision issued 27/05/1998

Granted 27/05/1998

RMA/1998/2445

To relocate a building from 46 Queenspark drive to be used as an accessory Church building - Historical Reference RES982799

Processing complete

Applied 15/10/1998

Decision issued 02/11/1998

Granted 02/11/1998

RMA/1998/800

To change the use of the former supermarket to a Church. - Historical Reference RES980837

Processing complete

Applied 30/03/1998

Decision issued 02/06/1998

Granted 02/06/1998

RMA/2002/403

Erect a Pottery Room as part of a community craft group. - Historical Reference RMA20009377

Processing complete

Applied 15/02/2002

Decision issued 17/12/2002

Granted on appeal 17/12/2002

Granted 17/12/2002

2/1 Brentwood Street

RMA/1976/150

To erect two signs - Historical Reference RES9208628

Processing complete

Applied 10/12/1976

Decision issued 01/02/1977

Granted 01/02/1977

RMA/1984/425

To erect a sign - Historical Reference RES9208629

Processing complete

Applied 12/06/1984

Decision issued 01/07/1985

Granted 01/07/1985

RMA/2002/1456

Alter signage on the Mobil site. - Historical Reference RMA20010463

Processing complete

Applied 17/06/2002

Decision issued 17/07/2002

Granted 17/07/2002

RMA/2018/1045

Request for Encumbrance - EPH Unit

Processing complete

Applied 30/04/2018

Encumbrance registered 10/07/2018

RMA/2018/2556

Multi-unit residential complex (11 units)

Processing complete

Applied 23/10/2018

Decision issued 27/11/2018

Granted 27/11/2018

Within scope amendment accepted 23/05/2019

Within scope amendment decision issued 24/05/2019

RMA/2019/1638

11 Unit, Unit Title Subdivision

Processing complete

Applied 24/07/2019

s223 Certificate issued 17/12/2019

s224 Certificate issued 17/12/2019

Decision issued 17/10/2019

Granted 17/10/2019

26 Heathglen Avenue

RMA/1984/73

To erect a garage which encroaches 45 degree recession plane line. - Historical Reference RES9202263

Processing complete

Applied 21/06/1984

Decision issued 26/06/1984

Granted 26/06/1984

RMA/1987/96

For a garage additon which encroaches on recession line. - Historical Reference RES9202259

Processing complete

Applied 11/05/1987

Decision issued 18/05/1987

Granted 18/05/1987

3/1 Brentwood Street

RMA/1976/150

To erect two signs - Historical Reference RES9208628

Processing complete

Applied 10/12/1976

Decision issued 01/02/1977

Granted 01/02/1977

RMA/1984/425

To erect a sign - Historical Reference RES9208629

Processing complete

Applied 12/06/1984

Decision issued 01/07/1985

Granted 01/07/1985

RMA/2002/1456

Alter signage on the Mobil site. - Historical Reference RMA20010463

Processing complete

Applied 17/06/2002

Decision issued 17/07/2002

Granted 17/07/2002

RMA/2018/1045

Request for Encumbrance - EPH Unit

Processing complete

Applied 30/04/2018

Encumbrance registered 10/07/2018

RMA/2018/2556

Multi-unit residential complex (11 units)

Processing complete

Applied 23/10/2018

Decision issued 27/11/2018

Granted 27/11/2018

Within scope amendment accepted 23/05/2019

Within scope amendment decision issued 24/05/2019

RMA/2019/1638

11 Unit, Unit Title Subdivision

Processing complete

Applied 24/07/2019

s223 Certificate issued 17/12/2019

s224 Certificate issued 17/12/2019

Decision issued 17/10/2019

Granted 17/10/2019

31 Heathglen Avenue

RMA/1977/36

For accessory building to a weight of 4.200 in lieu of the 3.6 permitted. - Historical Reference RES9202277

Processing complete

Applied 02/07/1977

Decision issued 21/12/1977

Granted 21/12/1977

RMA/2000/1685

Additions to the existing dwelling that fail to comply with recession planes, 3m living area window setback and 1.8m internal boundary setback. - Historical Reference RMA20002409

Processing complete

Applied 05/07/2000

Decision issued 26/07/2000

Granted 21/07/2000

4/1 Brentwood Street

RMA/1976/150

To erect two signs - Historical Reference RES9208628

Processing complete

Applied 10/12/1976

Decision issued 01/02/1977

Granted 01/02/1977

RMA/1984/425

To erect a sign - Historical Reference RES9208629

Processing complete

Applied 12/06/1984

Decision issued 01/07/1985

Granted 01/07/1985

RMA/2002/1456

Alter signage on the Mobil site. - Historical Reference RMA20010463

Processing complete

Applied 17/06/2002

Decision issued 17/07/2002

Granted 17/07/2002

RMA/2018/1045

Request for Encumbrance - EPH Unit

Processing complete

Applied 30/04/2018

Encumbrance registered 10/07/2018

RMA/2018/2556

Multi-unit residential complex (11 units)

Processing complete

Applied 23/10/2018

Decision issued 27/11/2018

Granted 27/11/2018

Within scope amendment accepted 23/05/2019

Within scope amendment decision issued 24/05/2019

RMA/2019/1638

11 Unit, Unit Title Subdivision

Processing complete

Applied 24/07/2019

s223 Certificate issued 17/12/2019

s224 Certificate issued 17/12/2019

Decision issued 17/10/2019

Granted 17/10/2019

41 Heathglen Avenue

RMA/1999/4482

Two detached residential units each with 400m2 site density. - Historical Reference RMA1284

Processing complete

Applied 15/11/1999

Decision issued 10/12/1999

Granted 09/12/1999

5/1 Brentwood Street

RMA/1976/150

To erect two signs - Historical Reference RES9208628

Processing complete

Applied 10/12/1976

Decision issued 01/02/1977

Granted 01/02/1977

RMA/1984/425

To erect a sign - Historical Reference RES9208629

Processing complete

Applied 12/06/1984

Decision issued 01/07/1985

Granted 01/07/1985

RMA/2002/1456

Alter signage on the Mobil site. - Historical Reference RMA20010463

Processing complete

Applied 17/06/2002

Decision issued 17/07/2002

Granted 17/07/2002

RMA/2018/1045

Request for Encumbrance - EPH Unit

Processing complete

Applied 30/04/2018

Encumbrance registered 10/07/2018

RMA/2018/2556

Multi-unit residential complex (11 units)

Processing complete

Applied 23/10/2018

Decision issued 27/11/2018

Granted 27/11/2018

Within scope amendment accepted 23/05/2019

Within scope amendment decision issued 24/05/2019

RMA/2019/1638

11 Unit, Unit Title Subdivision

Processing complete

Applied 24/07/2019

s223 Certificate issued 17/12/2019

s224 Certificate issued 17/12/2019

Decision issued 17/10/2019

Granted 17/10/2019

6/1 Brentwood Street

RMA/1976/150

To erect two signs - Historical Reference RES9208628

Processing complete

Applied 10/12/1976

Decision issued 01/02/1977

Granted 01/02/1977

RMA/1984/425

To erect a sign - Historical Reference RES9208629

Processing complete

Applied 12/06/1984

Decision issued 01/07/1985

Granted 01/07/1985

RMA/2002/1456

Alter signage on the Mobil site. - Historical Reference RMA20010463

Processing complete

Applied 17/06/2002

Decision issued 17/07/2002

Granted 17/07/2002

RMA/2018/1045

Request for Encumbrance - EPH Unit

Processing complete

Applied 30/04/2018

Encumbrance registered 10/07/2018

RMA/2018/2556

Multi-unit residential complex (11 units)

Processing complete

Applied 23/10/2018

Decision issued 27/11/2018

Granted 27/11/2018

Within scope amendment accepted 23/05/2019

Within scope amendment decision issued 24/05/2019

RMA/2019/1638

11 Unit, Unit Title Subdivision

Processing complete

Applied 24/07/2019

s223 Certificate issued 17/12/2019

s224 Certificate issued 17/12/2019

Decision issued 17/10/2019

Granted 17/10/2019

7/1 Brentwood Street

RMA/1976/150

To erect two signs - Historical Reference RES9208628

Processing complete

Applied 10/12/1976

Decision issued 01/02/1977

Granted 01/02/1977

RMA/1984/425

To erect a sign - Historical Reference RES9208629

Processing complete

Applied 12/06/1984

Decision issued 01/07/1985

Granted 01/07/1985

RMA/2002/1456

Alter signage on the Mobil site. - Historical Reference RMA20010463

Processing complete

Applied 17/06/2002

Decision issued 17/07/2002

Granted 17/07/2002

RMA/2018/1045

Request for Encumbrance - EPH Unit

Processing complete

Applied 30/04/2018

Encumbrance registered 10/07/2018

RMA/2018/2556

Multi-unit residential complex (11 units)

Processing complete

Applied 23/10/2018

Decision issued 27/11/2018

Granted 27/11/2018

Within scope amendment accepted 23/05/2019

Within scope amendment decision issued 24/05/2019

RMA/2019/1638

11 Unit, Unit Title Subdivision

Processing complete

Applied 24/07/2019

s223 Certificate issued 17/12/2019

s224 Certificate issued 17/12/2019

Decision issued 17/10/2019

Granted 17/10/2019

8/1 Brentwood Street

RMA/1976/150

To erect two signs - Historical Reference RES9208628

Processing complete

Applied 10/12/1976

Decision issued 01/02/1977

Granted 01/02/1977

RMA/1984/425

To erect a sign - Historical Reference RES9208629

Processing complete

Applied 12/06/1984

Decision issued 01/07/1985

Granted 01/07/1985

RMA/2002/1456

Alter signage on the Mobil site. - Historical Reference RMA20010463

Processing complete

Applied 17/06/2002

Decision issued 17/07/2002

Granted 17/07/2002

RMA/2018/1045

Request for Encumbrance - EPH Unit

Processing complete

Applied 30/04/2018

Encumbrance registered 10/07/2018

RMA/2018/2556

Multi-unit residential complex (11 units)

Processing complete

Applied 23/10/2018

Decision issued 27/11/2018

Granted 27/11/2018

Within scope amendment accepted 23/05/2019

Within scope amendment decision issued 24/05/2019

RMA/2019/1638

11 Unit, Unit Title Subdivision

Processing complete

Applied 24/07/2019

s223 Certificate issued 17/12/2019

s224 Certificate issued 17/12/2019

Decision issued 17/10/2019

Granted 17/10/2019

9/1 Brentwood Street

RMA/1976/150

To erect two signs - Historical Reference RES9208628

Processing complete

Applied 10/12/1976

Decision issued 01/02/1977

Granted 01/02/1977

RMA/1984/425

To erect a sign - Historical Reference RES9208629

Processing complete

Applied 12/06/1984

Decision issued 01/07/1985

Granted 01/07/1985

RMA/2002/1456

Alter signage on the Mobil site. - Historical Reference RMA20010463

Processing complete

Applied 17/06/2002

Decision issued 17/07/2002

Granted 17/07/2002

RMA/2018/1045

Request for Encumbrance - EPH Unit

Processing complete

Applied 30/04/2018

Encumbrance registered 10/07/2018

RMA/2018/2556

Multi-unit residential complex (11 units)

Processing complete

Applied 23/10/2018

Within scope amendment decision issued 24/05/2019

Decision issued 27/11/2018

Granted 27/11/2018

Within scope amendment accepted 23/05/2019

RMA/2019/1638

11 Unit, Unit Title Subdivision

Processing complete

Applied 24/07/2019

s223 Certificate issued 17/12/2019

s224 Certificate issued 17/12/2019

Decision issued 17/10/2019

Granted 17/10/2019

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