

Land Information Memorandum



Property address:

51 Wayside Avenue

LIM number: H09320541

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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 17 September 2025
Date received 5 September 2025

Property details

Property address 51 Wayside Avenue, Burnside, Christchurch
Valuation roll number 21906 07000
Valuation information Capital Value: \$640,000
Land Value: \$420,000
Improvements Value: \$220,000
Please note: these values are intended for Rating purposes
Legal description Lot 42 DP 20129
Existing owner Jason John Thornley
Karen Hannah Freeborn
51 Wayside Avenue
Christchurch 8053

Council references

Rate account ID 73044506
LIM number H09320541
Property ID 1016566

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.

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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

- 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

- Flood Assessment

Council is currently updating the flood map database. For information relating to flooding at this address please email floorlevels@ccc.govt.nz.

(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

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

(g) Volcanic and Geothermal Hazards

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

(h) Wind

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

(i) Any Other Natural Hazards

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

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

Other Special Features or Characteristics of the Land

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

2. Private and public stormwater and sewerage drains

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

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

Related Information

- 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 30/06/2026: \$3,934.37

	Instalment Amount	Date Due
Instalment 1	\$983.52	31/08/2025
Instalment 2	\$983.52	30/11/2025
Instalment 3	\$983.52	28/02/2026
Instalment 4	\$983.81	31/05/2026

Rates owing as at 17/09/2025: \$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.

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/1956/4243 Applied: 05/11/1956 Status: Completed
51 Wayside Avenue Burnside
Permit granted 11/11/1956
Permit issued 11/11/1956
DWELLING- Historical Reference PER56409000
- BCN/1962/3140 Applied: 29/05/1962 Status: Completed
51 Wayside Avenue Burnside
Permit granted 30/05/1962
Permit issued 30/05/1962
EXTENSIONS TO DWELLING- Historical Reference PER62400310
- BCN/1964/3513 Applied: 30/06/1964 Status: Completed
51 Wayside Avenue Burnside
Permit granted 14/07/1964
Permit issued 14/07/1964
CAR PORT- Historical Reference PER64400563
- BCN/1974/261 Applied: 18/01/1974 Status: Completed
51 Wayside Avenue Burnside
Permit granted 07/02/1974
Permit issued 07/02/1974
GARAGE- Historical Reference PER73401732

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- BCN/1979/3055 Applied: 11/06/1979 Status: Completed
51 Wayside Avenue Burnside
Permit granted 21/06/1979
Permit issued 21/06/1979
BELMAC- Historical Reference PER79400450
- BCN/1980/4917 Applied: 05/09/1980 Status: Completed
51 Wayside Avenue Burnside
Permit granted 18/09/1980
Permit issued 18/09/1980
FACING- Historical Reference PER80401091
- BCN/1980/5849 Applied: 21/10/1980 Status: Completed
51 Wayside Avenue Burnside
Permit granted 13/11/1980
Permit issued 13/11/1980
GARAGE- Historical Reference PER80401396

(b) Certificates

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

(c) Notices

(d) Orders

(e) Requisitions

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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

- **Christchurch International Airport Protection Sfc.**

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

- **Community Housing Redevelopment Mechanism**

Property or part of property within the Christchurch District Plan Community Housing Redevelopment Mechanism, 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.

9. Other land and building classifications

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

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

Please refer to Section 1 for details

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10. Network utility information

Section 44A(2)(h) LGOIMA. This is information notified to the Council by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004.

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

- **None recorded for this property**

11. Other information

Section 44A(3) LGOIMA. This is information concerning the land that the Council has the discretion to include if it considers it to be relevant.

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

(a) Kerbside waste collection

- Your organics are collected Weekly on 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

Council holds a variety of information on requirements for building or property development. This includes:

- required minimum finished floor levels, which need to be set to meet the surface water requirements in clause E1.3.2 of the Building Code (where this applies); and
- the requirements of the Christchurch District Plan (where a property is in the Flood Management Area).

Where this information has been processed for your property, you can view it online at <https://ccc.govt.nz/flooding-and-floor-levels>.

Otherwise, if you are building or developing on this land, you can request a calculation on required finished floor levels for your proposed building by emailing us at floorlevels@ccc.govt.nz.

• Guest Accommodation

Guest accommodation (including whole unit listings on Airbnb; BookaBach; etc.) generally requires a resource consent in this zone when the owner is not residing on the site. For more information, please refer to: <https://ccc.govt.nz/providing-guest-accommodation/>.

• 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 Fendalton 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

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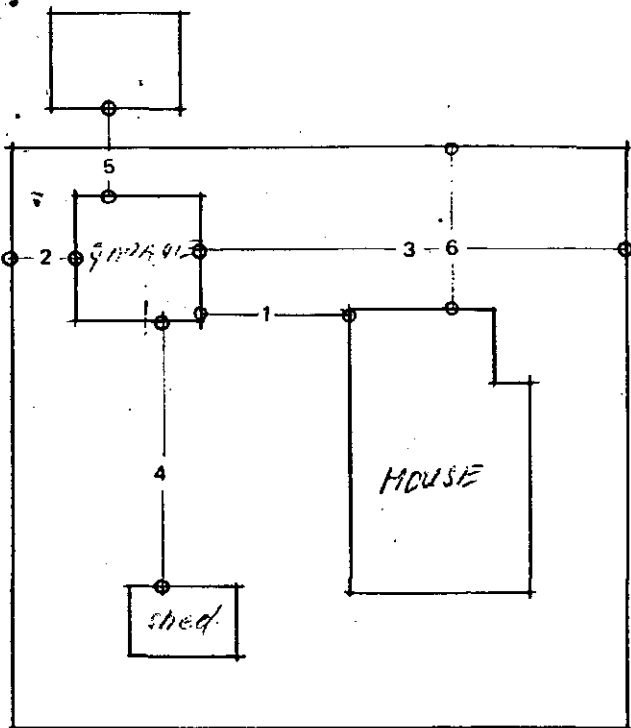
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- **Spatial Query Report**

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.





FLETCHER MERCHANTS
 Plywood and Wallboard Specialists
 Box 2653 — CHRISTCHURCH
 Phone 45-109

EXAMPLE

Measure from the nearest wall of New Building to : —

1. House.
2. To closest boundaries.
3. Street Frontage.
4. Other buildings in close proximity.
5. Other buildings within 3.048 on Neighbours' section. (Type of building, i.e. toolshed, fowl house, etc.)
6. House to Boundary.

SITE PLAN FOR BLOCK GARAGE

NAME
 Mr W DOUBLEDAY
 51 WAYSIDE TRC

ADDRESS

WAIMAIRI COUNTY COUNCIL

APPROVED

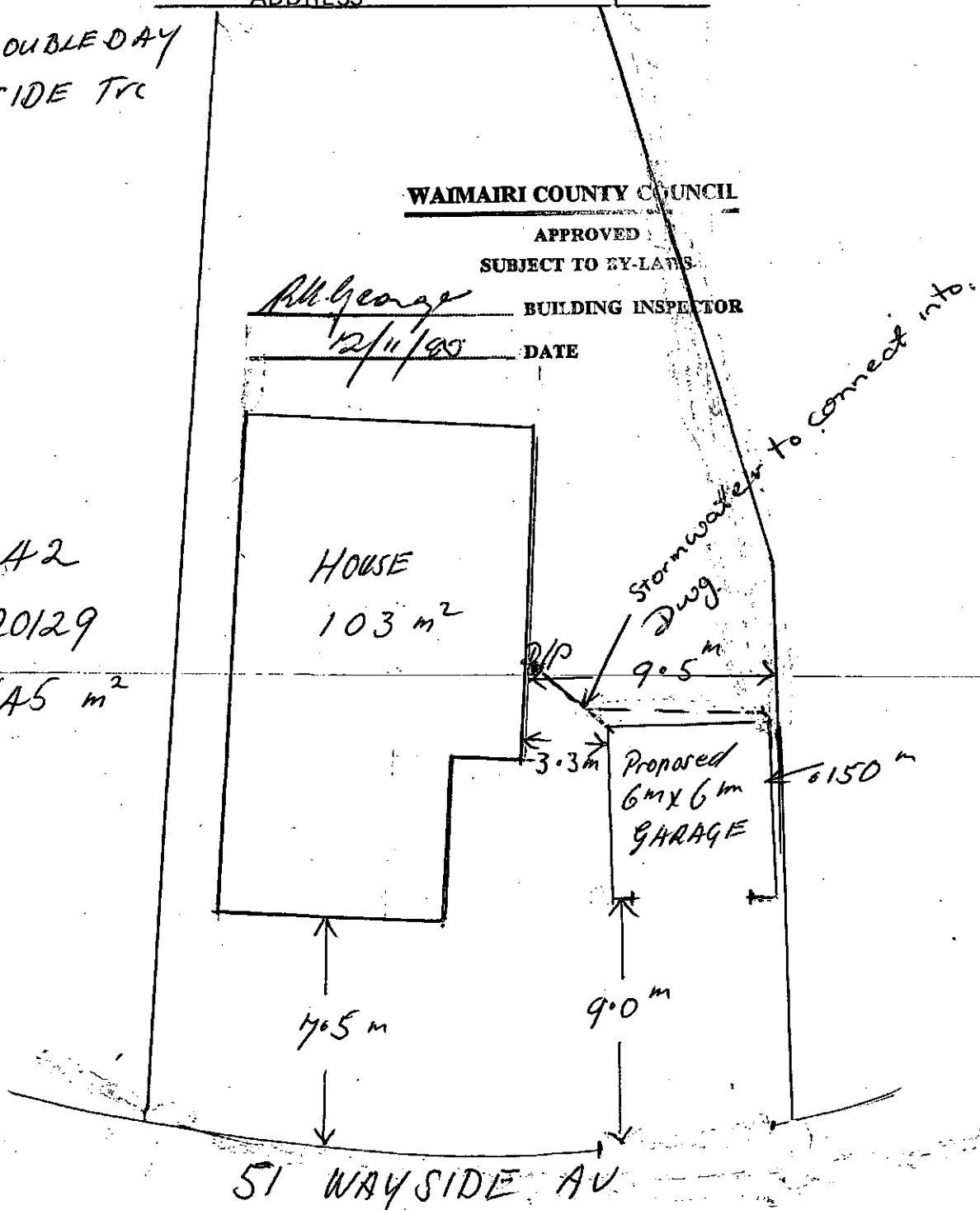
SUBJECT TO EY-LAWS

Mr George
12/11/80

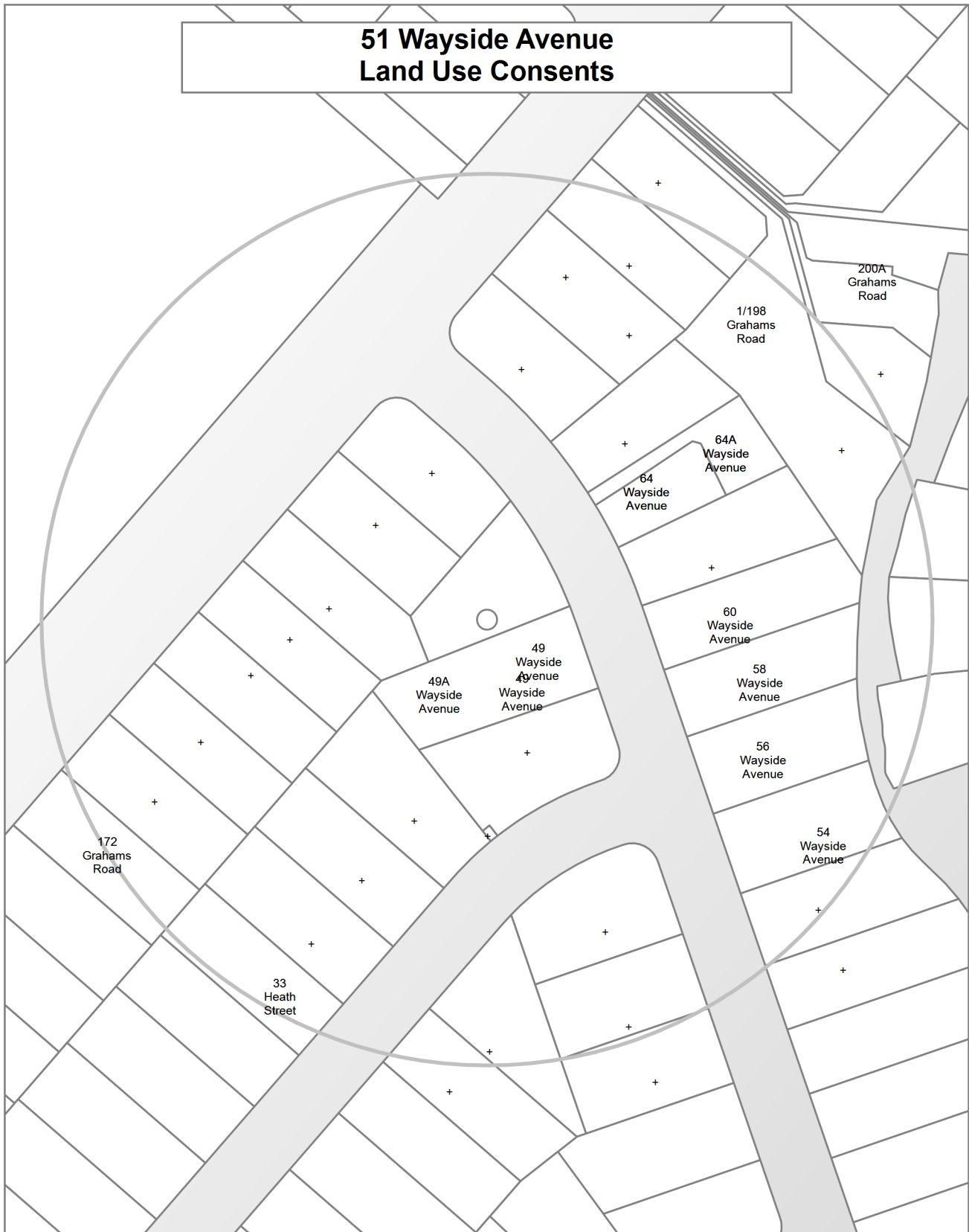
BUILDING INSPECTOR

DATE

Lot 42
 DP 20129
 Area 645 m²



51 Wayside Avenue Land Use Consents



**51 Wayside Avenue
Subdivision Consents**



Land Use Resource Consents within 100 metres of 51 Wayside Avenue

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

1/198 Grahams Road

RMA/1991/894

Legitimise the siting of a dwelling unit, the attached garage of which exceeds the 41deg recession plane - Historical Reference RES9216847

Processing complete

Applied 19/02/1991

Decision issued 25/02/1991

Granted 25/02/1991

172 Grahams Road

RMA/1980/575

Dwelling addition intrudes into recession plane. Neighbours consent - Historical Reference RES9216845

Processing complete

Applied 26/05/1980

Decision issued 30/05/1980

Granted 30/05/1980

195A Grahams Road

RMA/2016/1172

Work in Waimairi Cemetery - Historical Reference RMA92033284

Processing complete

Applied 04/05/2016

Decision issued 10/08/2017

Granted 10/08/2017

200A Grahams Road

RMA/2024/3614

The removal of consent notice 5519600.3 for a subdivision protected tree (s.221)

Processing complete

Applied 12/12/2024

Decision issued 12/02/2025

Granted 12/02/2025

33 Heath Street

RMA/1984/635

Dispensation to erect a porch onto the house, 8 feet Long and 5 feet from the boundary. - Historical Reference RES9212542

Processing complete

Applied 20/12/1984

Decision issued 21/12/1984

Granted 21/12/1984

49 Wayside Avenue

RMA/2024/2947

Construct new residential dwelling with attached single garage

Processing complete

Applied 18/10/2024

Decision issued 22/11/2024

Granted 22/11/2024

Decision issued 22/11/2024

Granted 22/11/2024

49A Wayside Avenue

RMA/2024/2947

Construct new residential dwelling with attached single garage

Processing complete

Applied 18/10/2024

Decision issued 22/11/2024

Granted 22/11/2024

54 Wayside Avenue

RMA/2008/1647

To construct a dwelling addition encroaching 1.8m setback - Historical Reference RMA92012515

Processing complete

Applied 30/07/2008

Decision issued 08/08/2008

Granted 08/08/2008

56 Wayside Avenue

RMA/2018/57

Dwelling additions

Processing complete

Applied 11/01/2018

Decision issued 09/03/2018

Granted 09/03/2018

58 Wayside Avenue

RMA/1996/224

The additions to the existing dwelling (bedroom) to 1.7m of internal boundary, also closer than 15m to Wairarapa Stream
- Historical Reference RES960239

Processing complete

Applied 22/01/1996

Decision issued 20/02/1996

Granted 20/02/1996

60 Wayside Avenue

RMA/1990/104

Dispensation is sought to allow extension to dwelling to exceed 37 degree recession plane by 200mm - Historical
Reference RES9201697

Processing complete

Applied 28/03/1990

Decision issued 06/04/1990

Granted 06/04/1990

64 Wayside Avenue

RMA/2024/2131

Subdivision - Fee Simple - Two Lots with land use overt Minor residential dwelling to residential dwelling

Processing complete

Applied 26/07/2024

s223 Certificate issued 21/10/2024

s224 Certificate issued 22/11/2024

Decision issued 23/08/2024

Granted 22/08/2024

64A Wayside Avenue

RMA/2024/2131

Subdivision - Fee Simple - Two Lots with land use overt Minor residential dwelling to residential dwelling

Processing complete

Applied 26/07/2024

s223 Certificate issued 21/10/2024

s224 Certificate issued 22/11/2024

Decision issued 23/08/2024

Granted 22/08/2024

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