

GRIFFIOEN.

LAND INFORMATION MEMORANDUM

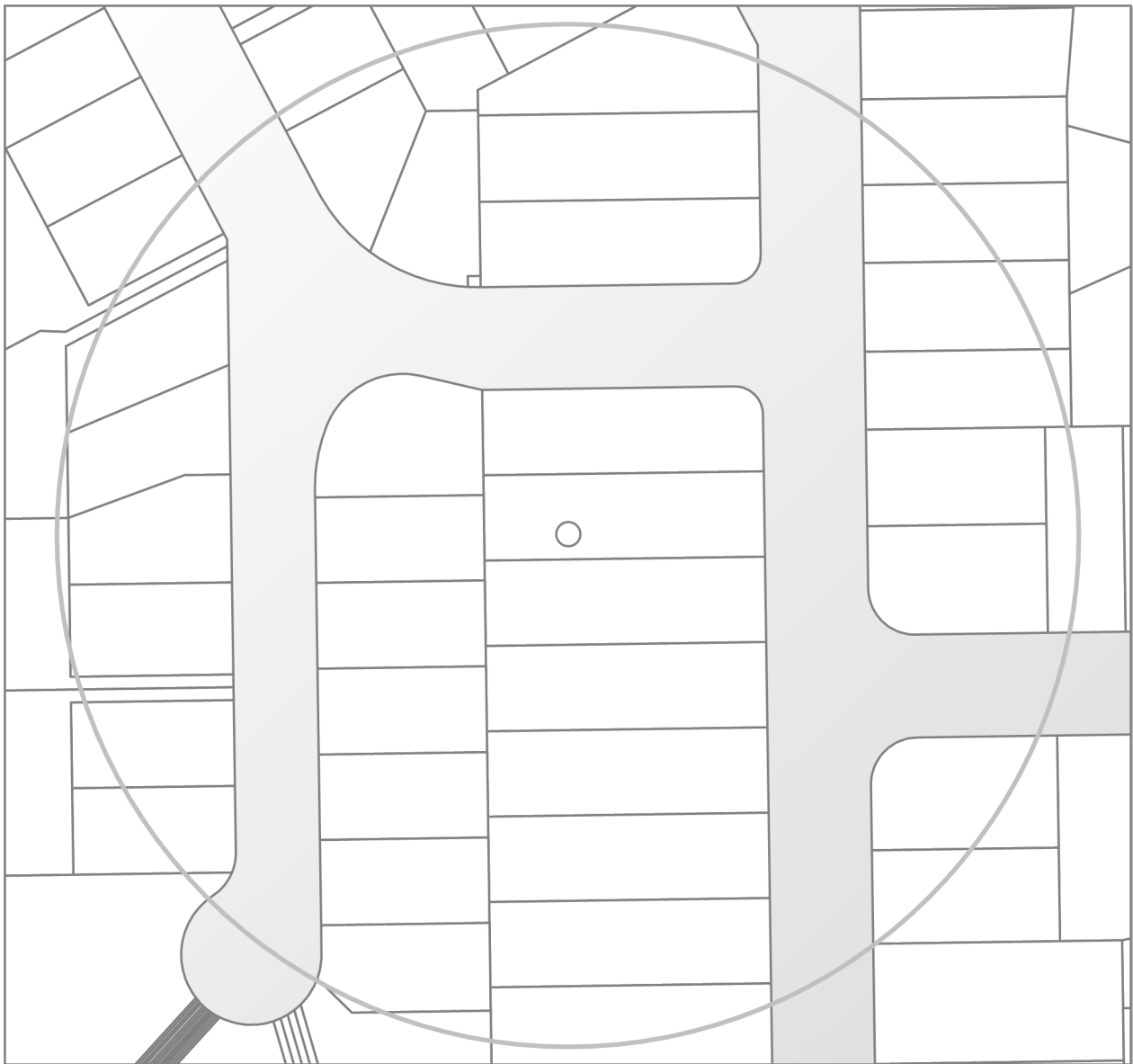
Statement of Passing Over: This building inspection has been supplied by the vendor in good faith. GRIFFIOEN. (Powered by Ownly Limited, Licensed REAA 2008) is merely passing over this information as supplied to us.

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:

2/299 Hills Road

LIM number: H09338381

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 2 October 2025
Date received 22 September 2025

Property details

Property address 2/299 Hills Road, St Albans, Christchurch
Valuation roll number 22320 08900 B
Valuation information Capital Value: \$590,000
Land Value: \$265,000
Improvements Value: \$325,000
Please note: these values are intended for Rating purposes
Legal description Flat 2 DP 65783 on Lot 15 DP 13198 having share in 916 m2
Existing owner John Alasdair Logan
Lisa Miriam Logan
2/299 Hills Road
Christchurch 8013

Council references

Rate account ID 73030902
LIM number H09338381
Property ID 1093411

Property address:

2/299 Hills Road

LIM number: H09338381

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:

2/299 Hills Road

LIM number: H09338381

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

- 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.

- Predicted 1 in 50 Year Flood Extent

This property, or parts of this property are predicted to be within the extent of a 1 in 50 year flood event. For new developments a minimum finished floor level may be required for flood limitation purposes under the Building Code. For more information please refer to (<https://ccc.govt.nz/floorlevelmap>) or phone 941 8999.

(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

Property address:

2/299 Hills Road

LIM number: H09338381

Page 4

Christchurch City Council

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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

- Softground

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

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.
- The council plan shows no public stormwater lateral to this site.
- Attached are all drainage plans that Council hold for details of private and public drainage. Not all plans provided are verified by Council, and therefore Council cannot be liable for inaccuracies. Site investigation will be required by owners to determine exact layouts.

3. Drinking Water Supply

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

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

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

Water supply

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

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: \$3,662.35

	Instalment Amount	Date Due
Instalment 1	\$915.53	15/08/2025
Instalment 2	\$915.53	15/11/2025
Instalment 3	\$915.53	15/02/2026
Instalment 4	\$915.76	15/05/2026

Rates owing as at 02/10/2025: \$915.53

(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:

2/299 Hills Road

LIM number: H09338381

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/1959/1134 Applied: 05/03/1959 Status: Completed
1/299 Hills Road St Albans
Permit issued 04/05/1959
DWELLING- Historical Reference PER58590780
- BCN/1961/2758 Applied: 14/06/1961 Status: Completed
1/299 Hills Road St Albans
Permit issued 10/08/1961
CARPORT- Historical Reference PER61200392
- BCN/1969/2761 Applied: 05/06/1969 Status: Completed
1/299 Hills Road St Albans
Permit issued 25/06/1969
ADDITION TO DWELLING - IOUNGE EXTENSION- Historical Reference PER6970315
- BCN/1979/5028 Applied: 21/09/1979 Status: Completed
1/299 Hills Road St Albans
Permit issued 08/10/1979
SWIMMING POOL- Historical Reference PER79800301
- BCN/1986/4359 Applied: 10/07/1986 Status: Completed
1/299 Hills Road St Albans
Permit issued 23/07/1986
FIREPLACE- Historical Reference PER86701608
- BCN/1988/2276 Applied: 20/04/1988 Status: Completed
1/299 Hills Road St Albans

Property address:

2/299 Hills Road

LIM number: H09338381

Christchurch City Council

53 Hereford Street, PO Box 73015
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Permit granted 28/04/1988

Permit issued 24/05/1988

CONSERVATORY- Historical Reference PER88900234

- BCN/1994/8266 Applied: 05/10/1994 Status: Completed

2/299 Hills Road St Albans

Accepted for processing 05/10/1994

Building consent granted 31/10/1994

Building consent issued 31/10/1994

Code Compliance Certificate Granted 27/07/1998

Code Compliance Certificate Issued 27/07/1998

GARAGE - Historical Reference CON94008889

- BCN/1995/4481 Applied: 02/06/1995 Status: Completed

2/299 Hills Road St Albans

Accepted for processing 02/06/1995

Building consent granted 12/07/1995

Building consent issued 21/07/1995

Code Compliance Certificate Granted 17/05/1996

Code Compliance Certificate Issued 17/05/1996

DETACHED DWELLING, 2ND UNIT- Historical Reference CON94004031

- BCN/1996/5495 Applied: 05/07/1996 Status: Completed

1/299 Hills Road St Albans

Accepted for processing 05/07/1996

Building consent granted 03/09/1996

Building consent issued 03/09/1996

Code Compliance Certificate Granted 08/07/1997

Code Compliance Certificate Issued 08/07/1997

Garage / workshop- Historical Reference CON96006033

- BCN/2005/7405 Applied: 15/09/2005 Status: Completed

2/299 Hills Road St Albans

Accepted for processing 15/09/2005

Building consent granted 15/09/2005

Building consent issued 15/09/2005

PIM Granted 15/09/2005

PIM Issued 15/09/2005

Code Compliance Certificate Granted 02/12/2005

Code Compliance Certificate Issued 02/12/2005

NATURES FLAME SOLID FUEL HEATERS EF2 FREESTANDING CLEAN AIR CERT.NO.04007- Historical Reference ABA10058998

(b) Certificates

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

(c) Notices

Property address:

2/299 Hills Road

LIM number: H09338381

Page 10

Christchurch City Council

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- 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.
- CDB75037569 01/03/2011 2/299 Hills Road
Building Evaluation : Building Inspected Under Civil Defence Emergency , Green Placard Issued (a deemed Building Act notice)

(d) Orders

(e) Requisitions

Property address:

2/299 Hills Road

LIM number: H09338381

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:

2/299 Hills Road

LIM number: H09338381

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.

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).

- **Waterway Provisions for Other Councils**

A resource consent or permit may also be required from the Canterbury Regional Council or other territorial authority, particularly with respect to water bodies managed by those authorities. Please refer to the relevant regional plan and any relevant bylaws, and contact the Christchurch City Council if you are uncertain which authority manages the water body in question.

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

(ii) Christchurch District Plan

- **Development Constraint Conditions**

Council records show there is a specific condition on the use of this site: Specific Floor Level required

- **Qualifying Matter**

Property or part of property within the Water body Setback 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.

- **Waterway Provisions**

This property or part of this property is close to at least one waterway. It may be within the setback for an Environmental Asset Waterway. Within that setback, District Plan rules apply to activities including buildings, earthworks, fences and impervious surfacing. Any part of the property within the setback will be affected by those rules. Rules associated with this waterway are operative under the District Plan.

- **District Plan Zone**

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

- **Flood Management Area**

Property or part of property within the Flood Management Area (FMA) Overlay which is operative.

Property address:

2/299 Hills Road

LIM number: H09338381

Page 14

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Christchurch 8154, New Zealand
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(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/1993/2439 - Subdivision Consent
2/299 Hills Road St Albans
Comp. Title SUBDIVISION - Historical Reference RMA6791
Status: Processing complete
Applied 07/12/1993
- RMA/1995/5377 - Subdivision Consent
2/299 Hills Road St Albans
Cross Lease SUBDIVISION - Historical Reference RMA9049
Status: Processing complete
Applied 02/08/1995
- RMA/1996/1672 - Resource consents
1/299 Hills Road St Albans
Garage within Proposed City Plan 4.5m steetscene setback (2m proposed). - Historical Reference RES961952
Status: Processing complete
Applied 26/07/1996
Granted 02/09/1996
Decision issued 02/09/1996

Property address:

2/299 Hills Road

LIM number: H09338381

Page 15

Christchurch City Council

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9. Other land and building classifications

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

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

Please refer to Section 1 for details

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 2 collection cycle on a Monday. 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 Monday. 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 Papanui-Innes-Central 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 Innes 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

Property address:

2/299 Hills Road

LIM number: H09338381

Page 18

Christchurch City Council

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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.

Property address:

2/299 Hills Road

LIM number: H09338381

Page 19

Christchurch City Council

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Warren R. Lewis BE (Hons) MIPENZ Reg Eng. ANZIM
Stephen W. Barrow BE (Hons) MIPENZ Reg Eng.

LEWIS & BARROW LTD

FOUNDATION REPORT

SITE: 299 HILLS ROAD

FILE: 8444

CLIENT: DAVID LYALL HOLDINGS DATE: 27-6-95

183 Hereford Street
P.O. Box 13-282
Christchurch
New Zealand
Telephone (03) 366-4320
Fax (03) 365-7069

Consulting civil and structural engineers

Reason For Test:

P.I.M. Information:

Bore Hole No: 1

Depth 0 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34

25 30 40 50 60 70 80 100 120 150 200 300 400 KPa

103 90 77 67 58 52 48 39 32 25 18 10 5 mm/blow

Bearing capacity indicated by penetrometer test

TOP

Y

SAND

W.T.

SILT.

SITE PLAN

6m

3m

5m

2m

8m

1

2

3

CREEK

ROAD

Recommendations :

Strip foundation and concrete floor slab to be supported on driven piles.

Signed *[Signature]*

Recommendations :

Stiff foundation and concrete floor slab to be supported on driven piles.

Signed

If any fill or soils other than those noted in the above report are found at the bottom of the excavations, the Engineer shall be notified to inspect and issue further details.

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

This disclaimer shall apply notwithstanding that the report may be made available to any person in connection with any application for permission or approval, or pursuant to any requirement of law.

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Sheet 2 of 2

LEWIS & BARROW LTDWarren R. Lewis BE (Hons) MIPENZ Reg Eng. ANZIM
Stephen W. Barrow BE (Hons) MIPENZ Reg Eng.**FOUNDATION REPORT****SITE:** 299 HILLS ROAD**FILE:** 8444**CLIENT:** DAVID LYALL HOLDINGS **DATE:** 27-6-95

183 Hereford Street

P.O. Box 13-282

Christchurch

New Zealand

Telephone (03) 366-4320

Fax (03) 365-7069

Reason For Test:

Consulting civil and structural engineers

P.I.M. Information:**Bore Hole No:** 2

Depth	25	30	40	50	60	70	80	100	120	150	200	300	400	KPa	Bearing capacity indicated by penetrometer test
	103	90	77	67	58	52	48	39	32	25	18	10	5	mm / blow	
0.0															
0.2															
0.4															
0.6															
0.8															
1.0															
1.2															
1.4															
1.6															
1.8															
2.0															
2.2															
2.4															
2.6															
2.8															
3.0															
3.2															
3.4															

TOPSOIL.

TOPSOIL - BROWN
SANDY / SILT.

GREY / BROW SAND.

WOODY PEAT.

SITE PLANREFER SHEET
1**Recommendations :**REFER SHEET
#**Signed**

If any fill or soils other than those noted in the above report are found at the bottom of the excavations, the Engineer shall be notified to inspect and issue further details.

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Warren R. Lewis BE (Hons) MIPENZ Reg Eng. ANZIM
Stephen W. Barrow BE (Hons) MIPENZ Reg Eng.

Sheet 3 of 3

LEWIS & BARROW LTD

FOUNDATION REPORT

SITE: 299 HILLS ROAD

FILE: 8444

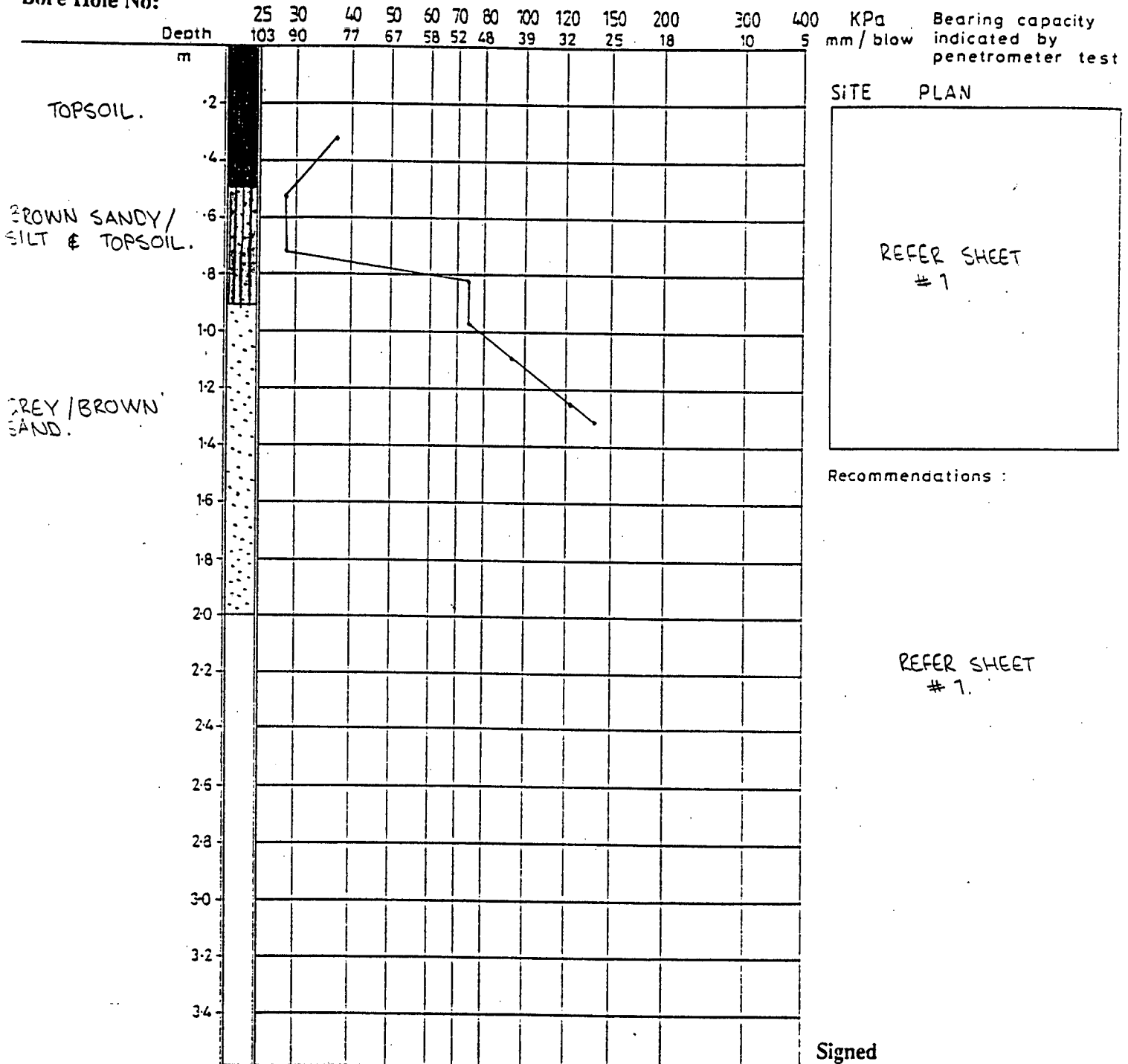
CLIENT: DAVID LYALL HOLDINGS **DATE:** 27-6-95

183 Hereford Street
P.O. Box 13-282
Christchurch
New Zealand
Telephone (03) 366-4320
Fax (03) 365-7069

Reason For Test:
P.I.M. Information:

Consulting civil and structural engineers

Bore Hole No:



If any fill or soils other than those noted in the above report are found at the bottom of the excavations, the Engineer shall be notified to inspect and issue further details.

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

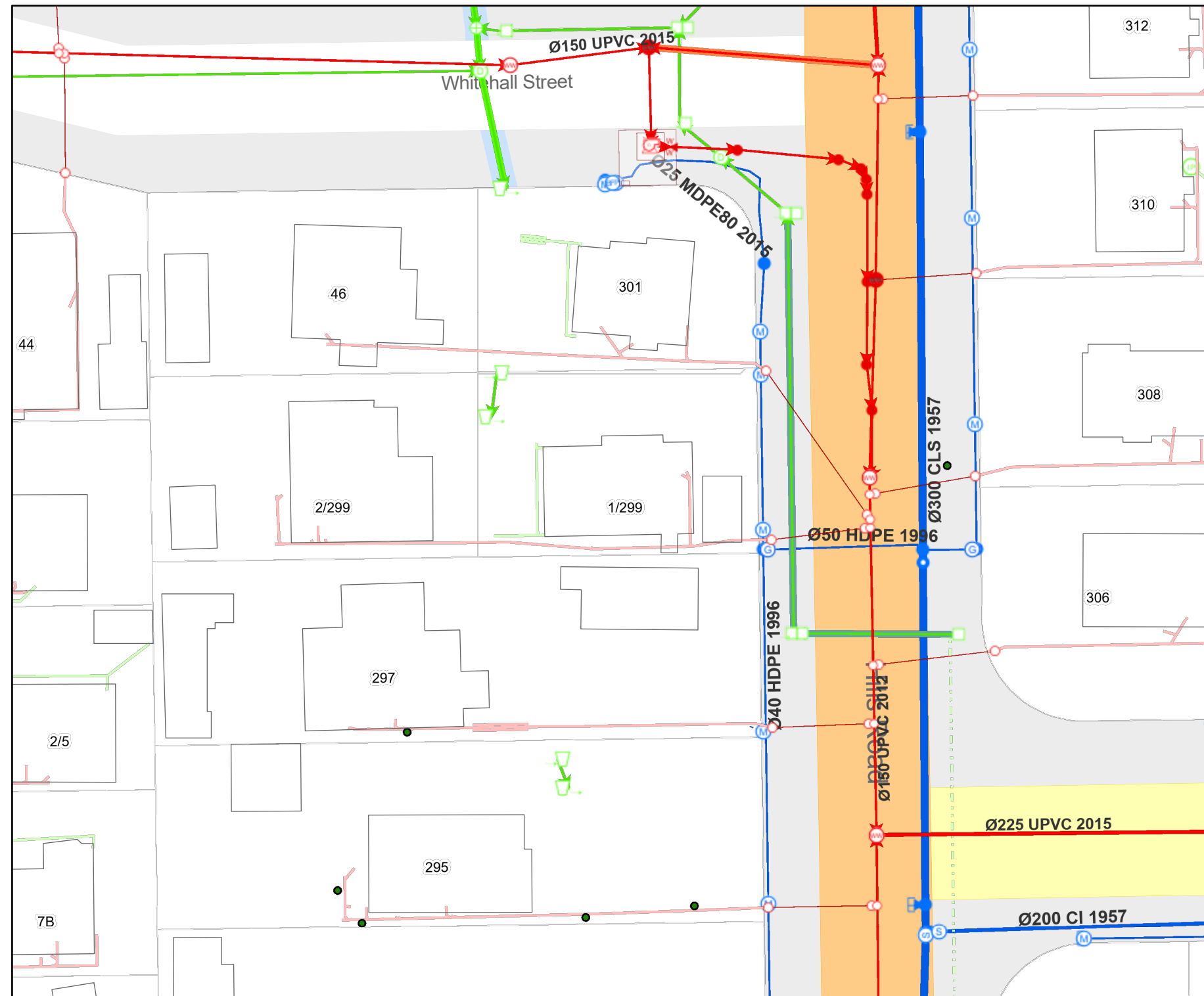
This disclaimer shall apply notwithstanding that the report may be made available to any person in connection with any application for permission or approval, or pursuant to any requirement of law.

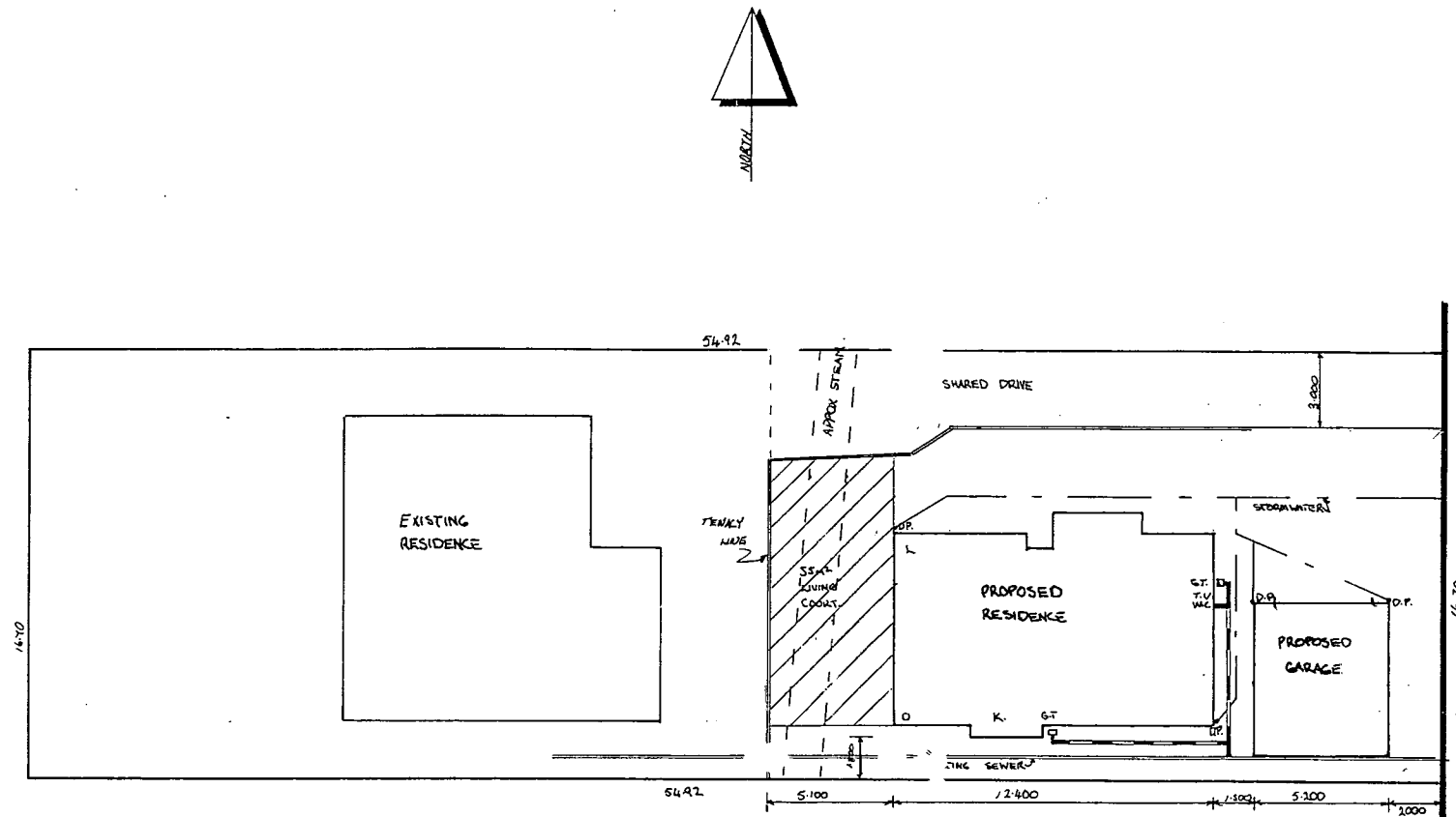
- | | |
|---|---|
| <ul style="list-style-type: none"> Buildings StreetAddress WwPrivateDrainField WwPump WwAccess Standard Manhole Vented Manhole WwValve WwFitting Change WwEye Eye WwLateralFitting Lateral Fitting WwPipeFlowDirection WwPipeBlockageCount NumberOfBlockages WwPipe NominalDiameter Diameter is 200mm or smaller Diameter is greater than 200mm, up to 450mm WwPipe (non-gravity) NominalDiameter Diameter is 200mm or smaller WwLateral WwStructure WwStation WwLateral (non CCC) In Service SwAccess SwHeadwall Inlet Outlet SwInlet Single Sump | <ul style="list-style-type: none"> Double Sump SwFitting Junction SwPipeFlowDirection SwLateralFitting Inspection Point SwPipe NominalDiameter Diameter is 450mm or smaller Diameter is greater than 750mm SwPipeProtection SwPipe (non CCC) In Service SwLateral (non CCC) SwLateral (non CCC) In Service WsValve Backflow Prevention Gate Sluice WsHydrant WsConnection Meter WsPipeRestraint SwFitting End Cap Connector Connector Connector WsPipe NominalDiameter Diameter is 110mm or smaller Diameter is greater than 110mm, up to 225mm Diameter is greater than 225mm WsLateral RatingUnit |
|---|---|

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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LOT 15
D.P. 13198

AREAS	
EXISTING RESIDENCE	132.3 m ²
FUTURE GARAGE	21.6 m ²
PROPOSED RESIDENCE	95.83 m ²
PROPOSED GARAGE	81.2 m ²
TOTAL	330.93 m ²
LAND	915 m ²
SITE COVER	30.7 %

CHURCHILL
P.L.M. APPLICATION
Rec'd 12 MAY 1994
Residential Building Control
CITY OF CHRISTCHURCH



HEAD OFFICE

CHRISTCHURCH
P O BOX 11-198
CHRISTCHURCH
TEL (03) 348-0282
FAX (03) 348-9219

HAMILTON
P O BOX 9
HAMILTON
TEL (07) 839-1288
FAX (07) 839-1282

NELSON
74 GLADSTONE ROAD
RICHMOND NELSON
TEL (03) 554-0885
FAX (03) 554-0887

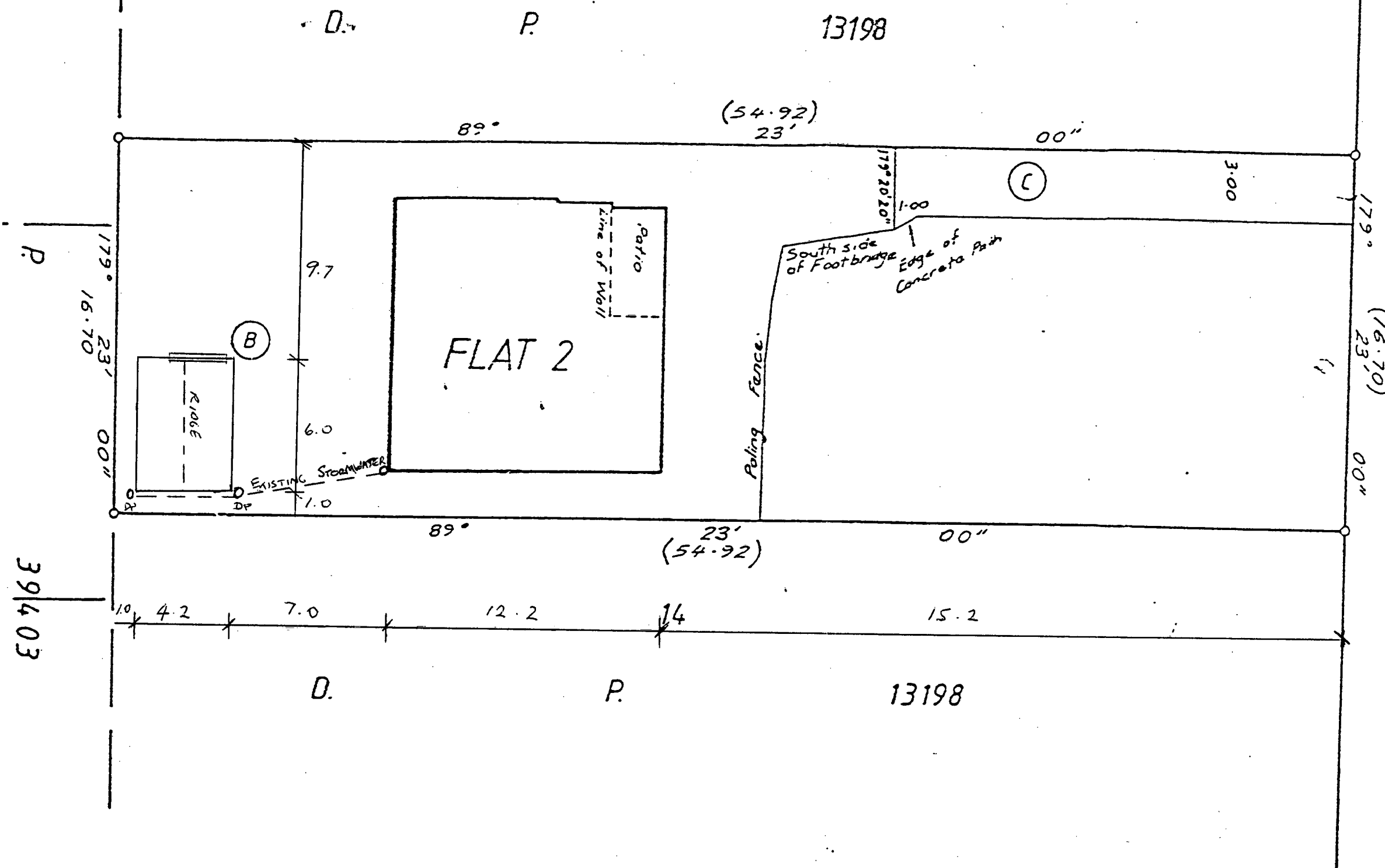
299 HILLS RD

DRAWN BW

SCALE 1200

JOB 166

SHEET OF



HILLS
LEGAL

20-12

ROAD ROAD

FOR: MR R. E. M FINE

AT: 299 HILLS ROAD CHRISTCHURCH



SKYLINE BUILDINGS
197 ENSORS ROAD
P.O. BOX 24-170
CHRISTCHURCH
PHONE: 365-6823

DATE: 7/10/94

SCALE:
1 : 200

SHEET

3

**2/299 Hills Road
Land Use Consents**

39 Whitehall Street

303 Hills Road

38 Whitehall Street

0 Brook Place

14 Fernbrook Place

44 Whitehall Street

46 Whitehall Street

1/299 Hills Road

297 Hills Road

9 Fernbrook Place

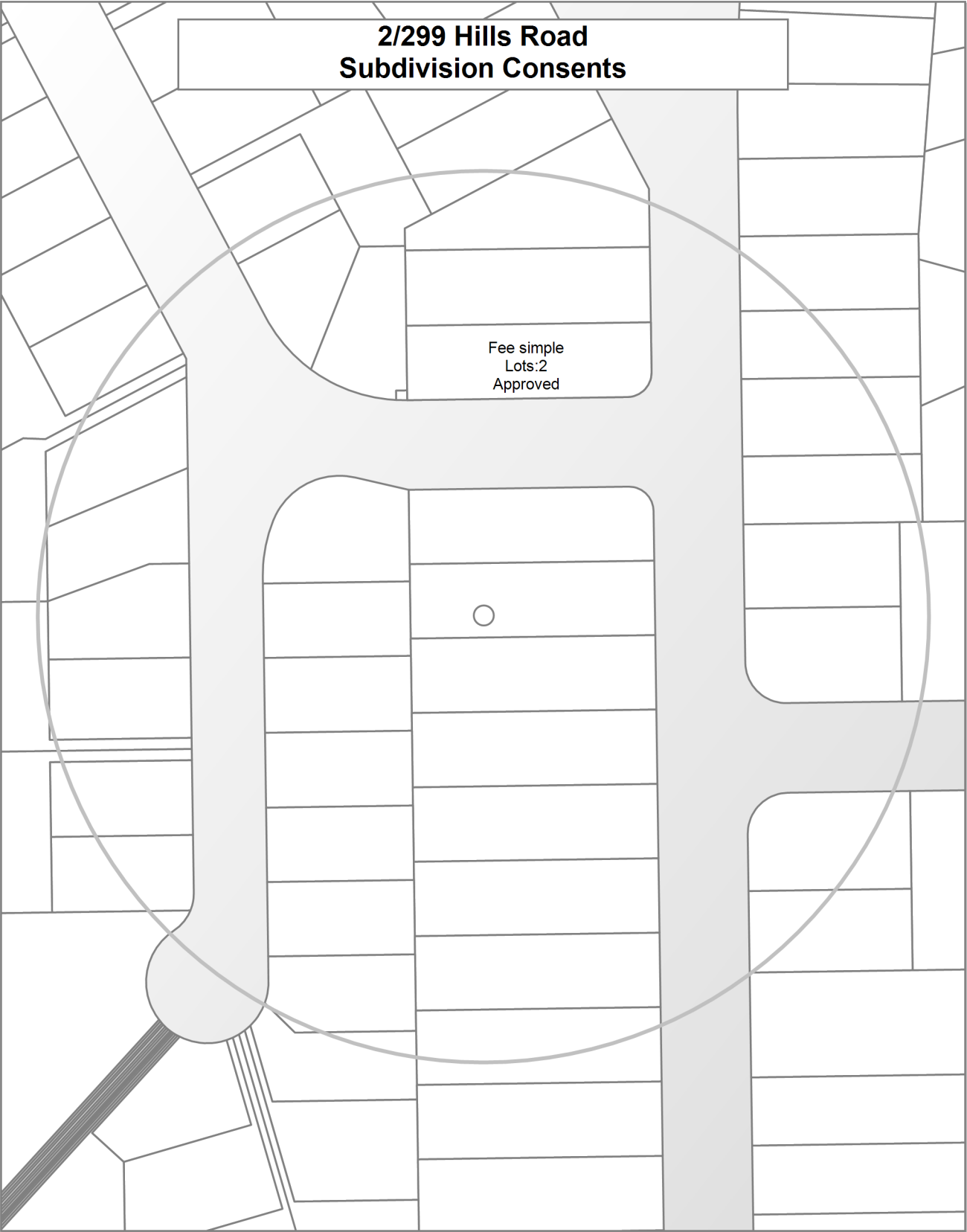
15 Fernbrook Place

17 Fernbrook Place

1 Acheson Avenue

**2/299 Hills Road
Subdivision Consents**

Fee simple
Lots:2
Approved



Land Use Resource Consents within 100 metres of 2/299 Hills Road

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

1 Acheson Avenue

RMA/1992/289

Conversion of the existing ex-Community Police Station building into an apartment unit not meeting side yard and unit separation requirements. Neighbours consent - Historical Reference RES9213029

Processing complete

Applied 21/04/1992

Decision issued 14/05/1992

Granted 14/05/1992

RMA/1999/2233

To erect a single garage within the 4.5m street scene setback, 2.2 metres proposed and to provide less than the required 5.5 metres queuing distance to the garagable parking space, 5.2 metres proposed and to allow tandem parking for the visit - Historical Reference RES990899

Processing complete

Applied 31/03/1999

Decision issued 31/03/1999

Granted 31/03/1999

RMA/2008/958

Conservatory addition to existing dwelling - Historical Reference RMA92011776

Processing complete

Applied 12/05/2008

Decision issued 08/07/2008

Granted 07/07/2008

1/299 Hills Road

RMA/1996/1672

Garage within Proposed City Plan 4.5m streetscene setback (2m proposed). - Historical Reference RES961952

Processing complete

Applied 26/07/1996

Decision issued 02/09/1996

Granted 02/09/1996

10 Fernbrook Place

RMA/2017/1457

Minimum Floor Level Certificate - Issued with PIM BCN/2017/1457

Processing complete

Applied 23/06/2017

Certificate issued 23/06/2017

RMA/2017/1588

New Dwelling with attached Garage

Processing complete

Applied 06/07/2017

Decision issued 24/07/2017

Granted 24/07/2017

RMA/2018/228

Construct dwelling with attached garage

Cancelled

Applied 01/02/2018

Cancelled - fee not paid 13/03/2018

14 Fernbrook Place

RMA/2006/2334

GARAGE - Historical Reference RMA92006421

Processing complete

Applied 29/09/2006

Decision issued 10/09/2007

Granted 10/09/2007

15 Fernbrook Place

RMA/2008/2335

Construction of a garage - Historical Reference RMA92013242

Processing complete

Applied 28/11/2008

Decision issued 15/01/2009

Granted 14/01/2009

17 Fernbrook Place

RMA/1984/811

Dispensation sought to raise the height of the garage to 2.6m, alongside a right-of-way. Neighbours consent - Historical Reference RES9216023

Processing complete

Applied 14/06/1984

Decision issued 29/06/1984

Granted 29/06/1984

RMA/1984/812

Dispensation to erect a garage of 63m² in front of the dwelling and to exceed the 35% site coverage by 7%. (later amended to a 7.5m x 7m garage complying with site coverage) - Historical Reference RES9216024

Processing complete

Applied 05/04/1984

Decision issued 18/04/1984

Granted 18/04/1984

297 Hills Road

RMA/1987/546

Dispensation to erect a garage forward of the dwelling, 64.8m² in lieu of 40m², an exceeding the total accessory building area - 119.8m² in lieu of 85m². - Historical Reference RES9211530

Processing complete

Applied 20/08/1987

Decision issued 31/08/1987

Granted 31/08/1987

303 Hills Road

RMA/2020/2060

Subdivision - Fee simple - Two lots and fencing

Consent issued

Applied 16/09/2020

Decision issued 16/06/2021

Granted 16/06/2021

Decision issued 16/06/2021

Granted 16/06/2021

38 Whitehall Street

RMA/1988/87

Dispensation is sought to allow the building of an extension to the dwelling that comes within 1.6m of the boundary (min is 1.8m) :neighbour consented - Historical Reference RES9201936

Processing complete

Applied 01/12/1988

Decision issued 07/12/1988

Granted 07/12/1988

RMA/2015/1257

Global consent for soil disturbance associated with the rebuild and repair of earthquake-damaged residential structures on HAIL land - Historical Reference RMA92029513

Processing complete

Applied 11/05/2015

Decision issued 12/06/2015

Granted 12/06/2015

39 Whitehall Street

RMA/2020/2060

Subdivision - Fee simple - Two lots and fencing

Consent issued

Applied 16/09/2020

Decision issued 16/06/2021

Granted 16/06/2021

44 Whitehall Street

RMA/1999/305

Dispensation is sought to allow the building of a garage addition that will exceed the 35% site coverage by 2%: neighbour consented - Historical Reference RES9201938

Processing complete

Applied 01/01/1999

Decision issued 14/06/1985

Granted 14/06/1985

46 Whitehall Street

RMA/1976/201

Dispensation to erect a flat on a corner site which already contains a dwelling the site is bisected by a stream. residential 1 zone. - Historical Reference RES9211536

Processing complete

Applied 27/08/1976

Decision issued 06/09/1976

Declined 06/09/1976

9 Fernbrook Place

RMA/1984/813

Dispensation to allow dwelling to intrude 0.6m into the recession plane at a roof-peak. Neighbours consent - Historical Reference RES9216025

Processing complete

Applied 27/01/1984

Decision issued 13/02/1984

Granted 13/02/1984

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