

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:
10 Sophora Place

LIM number: H09370478

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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 3 November 2025
Date received 21 October 2025

Property details

Property address 10 Sophora Place, Parklands, Christchurch
Valuation roll number 21850 29214
Valuation information Capital Value: \$540,000
Land Value: \$335,000
Improvements Value: \$205,000
Please note: these values are intended for Rating purposes
Legal description Lot 19 DP 37884
Existing owner Simon Andrew McSherry



Council references

Rate account ID 73048969
LIM number H09370478
Property ID 1018827

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 44(A)(2)(aa) LGOIMA. This is information known to the Council but is not apparent from 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 the likely presence of hazardous contaminants.

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

Natural Hazards

Section 44A(2)(a) LGOIMA. This is information known to the Council about natural hazards that is required by section 44B LGOIMA. This section may also include natural hazard information provided by Environment Canterbury. Christchurch City Council is required to include such information in LIMs where Environment Canterbury considers it meets the criteria under section 44C of LGOIMA.

The following statement has been provided by Environment Canterbury:

This Land Information Memorandum includes natural hazard information deemed by Environment Canterbury to be the most up to date, useful, and relevant, and is provided in accordance with the Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025. All due care has been taken to ensure current information required to be provided under the regulations is presented below.

Environment Canterbury may hold superseded or less reliable natural hazards information relating to the land that has not been included in this Land Information Memorandum. Please contact Environment Canterbury if you would like to enquire about this information.

(a) Coastal Hazards

- Coastal Hazard Inundation

The Council has a report, Coastal Hazard Assessment for Christchurch District (2021), which indicates this area may be susceptible to coastal flooding. The 2021 report considers areas that might be at risk over the next 100 years and beyond as a result of sea level rise. To find out how your area might be affected go to www.ccc.govt.nz/coastalhazards.

(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.

- Regional Liquefaction Information

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Areas where there was evidence of liquefaction were mapped following the 2010/11 Canterbury earthquakes by Tonkin & Taylor for the Earthquake Commission (urban areas) and by a group of researchers for Environment Canterbury (rural, commercial and industrial areas). These are available in the Christchurch Liquefaction Viewer at <https://apps.canterburymaps.govt.nz/ChristchurchLiquefactionViewer/>.

Technical report information:

Title: Review of liquefaction hazard information in eastern Canterbury, including Christchurch City and parts of Selwyn, Waimakariri and Hurunui Districts.

Date: December 2012.

Author: H Brackley (compiler).

Commissioned by: Environment Canterbury.

Purpose of report: To collate liquefaction occurrence during the 2010/11 Canterbury earthquakes, and to determine liquefaction vulnerability. For use in land use planning, subdivision and building consenting.

Study area: Coastal Canterbury from the Waipara River mouth to the Rakaia River mouth, including Banks Peninsula, and inland to Rangiora, Aylesbury, Selwyn and Southbridge.

Accessible at: <https://www.ecan.govt.nz/document/download?uri=1702192>.

(c) Flooding

- Flooding

Flood models are used to show the probability and potential location of flooding in Christchurch. These are computer-based models, and use the data on the Council stormwater network, rainfall, topography, hydrology, soil, land-use and historic flooding. They also incorporate outputs of other modelling such as urban growth, ground water, sea level rise and climate change. Detailed reports on the modelling including its assumptions and limitations can be found at <https://ccc.govt.nz/consents-and-licences/property-information-and-lims/land-information-memorandum-lim>.

- Predicted 1 in 200 Year Flood Extent

Flood modelling shows this property, or parts of this property, is within a 1-in-200-year flood extent, including impacts of climate change and sea level rise. You can view this on the flood extent map at <https://ccc.govt.nz/flood-and-floor-level-viewer>. If changes such as land development or major infrastructure have occurred on this property, or in the surrounding area since the flood modelling, this may change the flood extent. For more information, please refer to <https://ccc.govt.nz/flooding-and-floor-levels>.

- Regional Hazard Information: Flood Photographs

Photographs showing the property during or following past flood events may be available. Flood photographs are available on Environment Canterbury's flood imagery register at <https://apps.canterburymaps.govt.nz/FIR>.

- Regional Hazard Information: Flood Assessment Request

You can request a new site-specific flood hazard assessment for the property from Environment Canterbury at: <https://www.ecan.govt.nz/do-it-online/property-information/flood-hazard-assessments>.

(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

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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.

(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

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.

- **Pressurised Sewer System**

Council records indicate this lot falls within a local pressure sewer catchment where installation of onsite local pressure sewer systems (LPSS) are required to connect to the sewer network. For LPSS ownership information, please refer to the property title consent notice. If an existing LPSS is vested with Council, please refer to <https://ccc.govt.nz/assets/Documents/Services/Wastewater/20-404174-Local-Pressure-Sewer-System-User-Guide.pdf>. If there is no LPSS-related consent notice, contact Christchurch City Councils 3 waters unit at WastewaterCapacity@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.

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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.

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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: \$3,390.32

	Instalment Amount	Date Due
Instalment 1	\$847.50	31/08/2025
Instalment 2	\$847.50	30/11/2025
Instalment 3	\$847.50	28/02/2026
Instalment 4	\$847.82	31/05/2026

Rates owing as at 03/11/2025: \$837.25

(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/1977/3788 Applied: 24/07/1977 Status: Completed
10 Sophora Place Parklands
Permit granted 23/08/1977
Permit issued 23/08/1977
DWELLING- Historical Reference PER77202206
- BCN/1985/3196 Applied: 16/05/1985 Status: Completed
10 Sophora Place Parklands
Permit granted 20/06/1985
Permit issued 20/06/1985
DOG RUNS- Historical Reference PER85200338
- BCN/1987/2171 Applied: 13/04/1987 Status: Completed
10 Sophora Place Parklands
Permit granted 09/09/1987
Permit issued 09/09/1987
VERANDAH ROOF- Historical Reference PER87200079
- BCN/1991/8404 Applied: 18/10/1991 Status: Completed
10 Sophora Place Parklands
Permit granted 31/10/1991
Permit issued 31/10/1991
GARAGE- Historical Reference PER91103955

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- BCN/1992/12958 Applied: 17/12/1992 Status: Completed
10 Sophora Place Parklands
Permit granted 08/01/1993
Permit issued 12/02/1993
CARPORT- Historical Reference PER92010231

(b) Certificates

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

(c) Notices

- Placards issued under the Civil Defence Emergency Management Act 2002 as a result of the 4 September 2010 and 22 February 2011 earthquakes have now expired (by 12 July 2011 if not before). Some civil defence placards were replaced with dangerous building notices issued under section 124 Building Act 2004, and where this has happened the section 124 notice is separately recorded. Many other buildings, although not issued with a section 124 notice, may require structural work or other repairs before they can be occupied again. It is the building owners responsibility to make sure the building is safe for any occupier or visitor. Detailed structural engineering assessments may still be required to be carried out.
- CDB75061987 03/03/2011 10 Sophora Place
Building Evaluation : Building Inspected Under Civil Defence Emergency , Green Placard Issued (a deemed Building Act notice)

(d) Orders

(e) Requisitions

Related Information

- This dwelling was built by the New Zealand Housing Corporation. Before the 1991 Building Act the government built houses under the Ministry Of Works Act and the dwelling at this property this was one of them. The notification of the dwelling being built by Housing Corporation is attached to the LIM.
- Please find an electrical certificate/s attached relating to works that have been carried out on the current building/dwelling at this address.

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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

- **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.

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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

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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 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

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 Coastal-Burwood-Linwood Community Board.

• Tsunami Evacuation Zone

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

• Electoral Ward

Property located in 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

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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.

Related Information

- The Council has received a third party report relating to an unverified sewer lateral inspection on this property. The report has assessed the integrity of the private sewer lateral pipe(s) at that point in time and provided the Council a priority rating based on the level of damage to the pipes integrity possibly caused by one or more earthquake events. The Council does not accept any liability for the contents or representations made within the report. The report is not included in the Land Information Memorandum (LIM) because the Council cannot verify the information in the report. If a copy is required you can request a property file through our online form by visiting ccc.govt.nz & search property file or visit a Council Service Centre. At the time CCTV was undertaken however it is recommended that the report is verified by completing your own CCTV of the wastewater pipes on your property to confirm the current condition as it is likely the condition of the wastewater pipes has changed since the report was completed.

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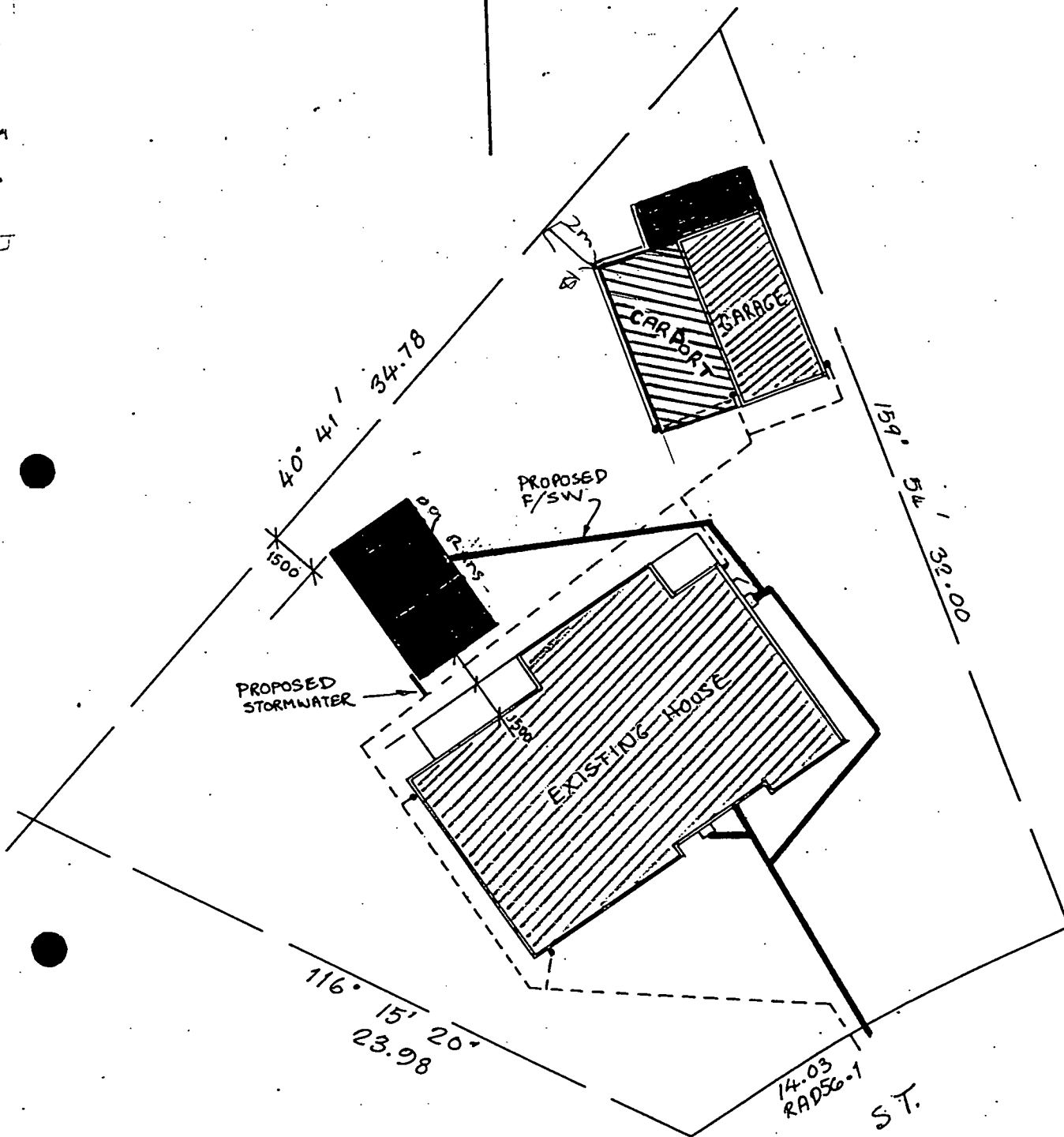
LIM number: H09370478

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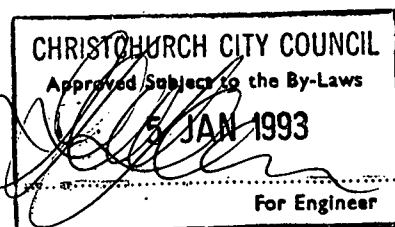
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SITE PLAN
LOT 19 DP. 37884
Nº10 SOPHORA PL.



WAIMAIRI DISTRICT COUNCIL

APPROVED

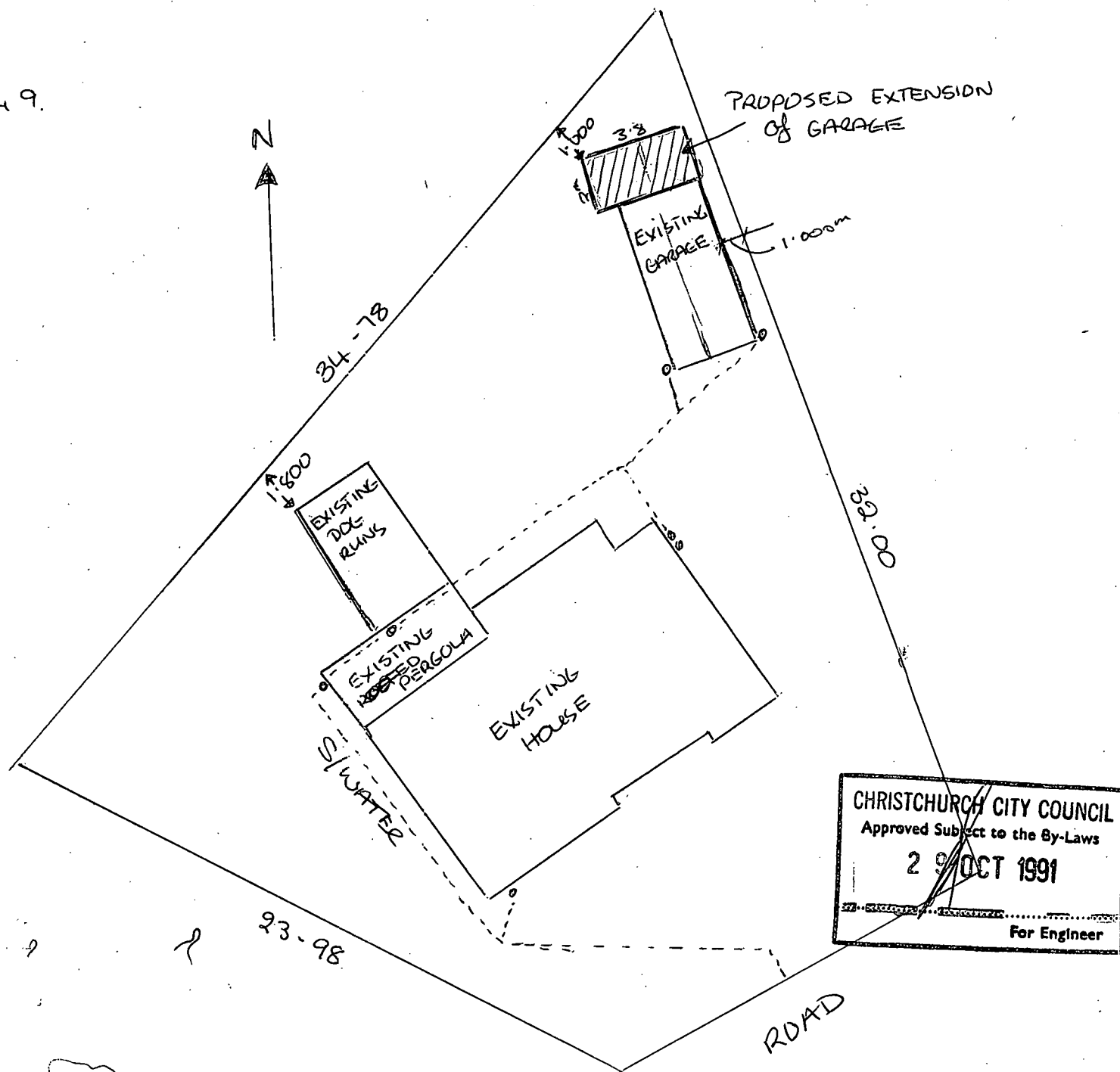
SUBJECT TO BY-LAWS

3
200
C01

5/1

3135D D06 RUI

W. A. JONES
10 SOPHORA PLACE
PARKLANDS CH CH 9.



OT...
Lands & Deeds -
195 Hereford St.



Compliance and Electrical Safety Certificate

This form has been issued by the Electrical Workers Registration Board



Unique ID: _____

Safety • Competency

This form has been designed to be used by licensed electrical workers to certify low voltage installations or part installations that comply with Part 2 of AS/NZS 3000 and are safe to be connected to a 230/400 volt multiple earth neutral (MEN) system of electrical supply.

(1) Location of installation

Address: 10 Siphora place, Parklands

(2) Customer Information

Name: P + C Pine

Postal Address: 10 Siphora place, Parklands

Phone and Email: 03383 1677 / 0274 628227

(3) Electrical Worker Information

Name: Andrew Bell Registration/Practising Licence Number: E261082

Organisation: Worthington Electrical Telephone Number: 0274 628227

Email: andrew@worthington.co.nz

Name of person(s) being supervised: _____

(4) Work Details

The work is (circle): additions | alterations | new work

The prescribed electrical work is: ☐ High Risk ☒ General ☐ Low Risk ☐ The homeowner has undertaken part of the electrical installation work.

Indicate the number of each item installed or altered:

Other Work?

Tick (✓) if work includes:

Number of lighting outlets: — Install a 20A MCB

Number of socket outlets: — and run new circuit

Number of ranges: — Alarm panel ad

Number of water heaters: — any

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

(5) Certification of Work

I certify that the completed prescribed electrical work to which this certificate applies, has been done lawfully and safely and the information in the certificate is correct in that the installation, or part of the installation:

- ☐ has been installed in accordance with a certified design
☐ has an earthing system that is correctly rated
☐ contains fittings which are safe to connect to a power supply
☐ relies on supplier's Declaration of Conformity (attach or reference¹)
☐ relies on manufacturer's instructions (attach or reference¹)
☐ has been satisfactorily tested in accordance with Electricity (Safety) Regulations 2010
☒ is safe to connect

Electronic reference: Alarm panel

Electrical Worker's Signature: Andrew Bell

Date: 24/9/13

Test Results:

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

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

(6) Electrical Safety Certificate

I certify that the installation, or part of the installation, to which the Electrical Safety Certificate applies is connected to a power supply and is safe to use

Name: Andrew Bell Registration/Practising Licence Number: E261082

Signature: Andrew Bell Date: 24/9/13

(if certifier is different from electrical worker)

NOTIFICATION OF BUILDING WORK

BY GOVERNMENT DEPARTMENTS AND OTHER PUBLIC AUTHORITIES

5/59/6.

1. Department or Authority making Return Housing Corporation
Section or Division Contracts Branch CHRISTCHURCH

Contract No. 8/11007/28
Date Let 14 / 9 197 76

2. Location and Builder

Local Authority Waimairi County Council Number on Valuation Roll -

19, 20 L.T. (Copy for your information) Survey BLK
21, 22 37884 Section - Block DIST VIII CHCH

Site of Building: S.D. Burwood

Street Sophora Place Township CHRISTCHURCH.

Riding -

Builder's Name A.P.M. Holdings Limited

Address P.O. Box 2266, CHRISTCHURCH.

(OFFICE USE ONLY)

34960 Lot 19-10 Sophora D
34961 ~ 20 8B ~ D
34962 ~ 21 8A ~ flats.
34962 ~ 22.6 ~ D

3. Nature of Work (Tick box)

New building including separate buildings added to existing complex ☒ X

Repairs, alterations or extensions to an existing building ☐

Conversion ☐

Demolition ☐

VES, not paid for
FP crossings B/Water unraised
Ent.

4. Value and Area of Building

Include plumbing, drainage and initial painting and decorating. Exclude site preparation and internal fittings or equipment not an integral part of the building
\$ 93,265.00

If valued at more than \$20,000 state

Est. commencement date October Mth. 19 76

Est. completion date May Mth. 19 77

Building registration No. -

Total floor area
(Sq. ~~Metres~~ / Metres)
Delete not applicable
465.5

5. Description of Building or Structure and Main Purpose for which it will be used.

Three single units and one double unit built of permanent materials for Corporation Rental.

INFORMATION REQUIRED BY DEPARTMENT OF STATISTICS

A. Type of Building or Structure

(a) Newly built, ~~extended, or demolished~~ extended, or demolished

Type Code (See back of form for instructions)
01/03

(b) Converted from Type Code to Type Code

B. Dwelling Units Gained or Lost

Gained Number 5 Lost Number

C. Is Building to be Rented or Leased? (Tick appropriate box)

Yes ☒ X

No ☐

D. Scope of Work (Tick box)

Complete building including foundations ☒ X

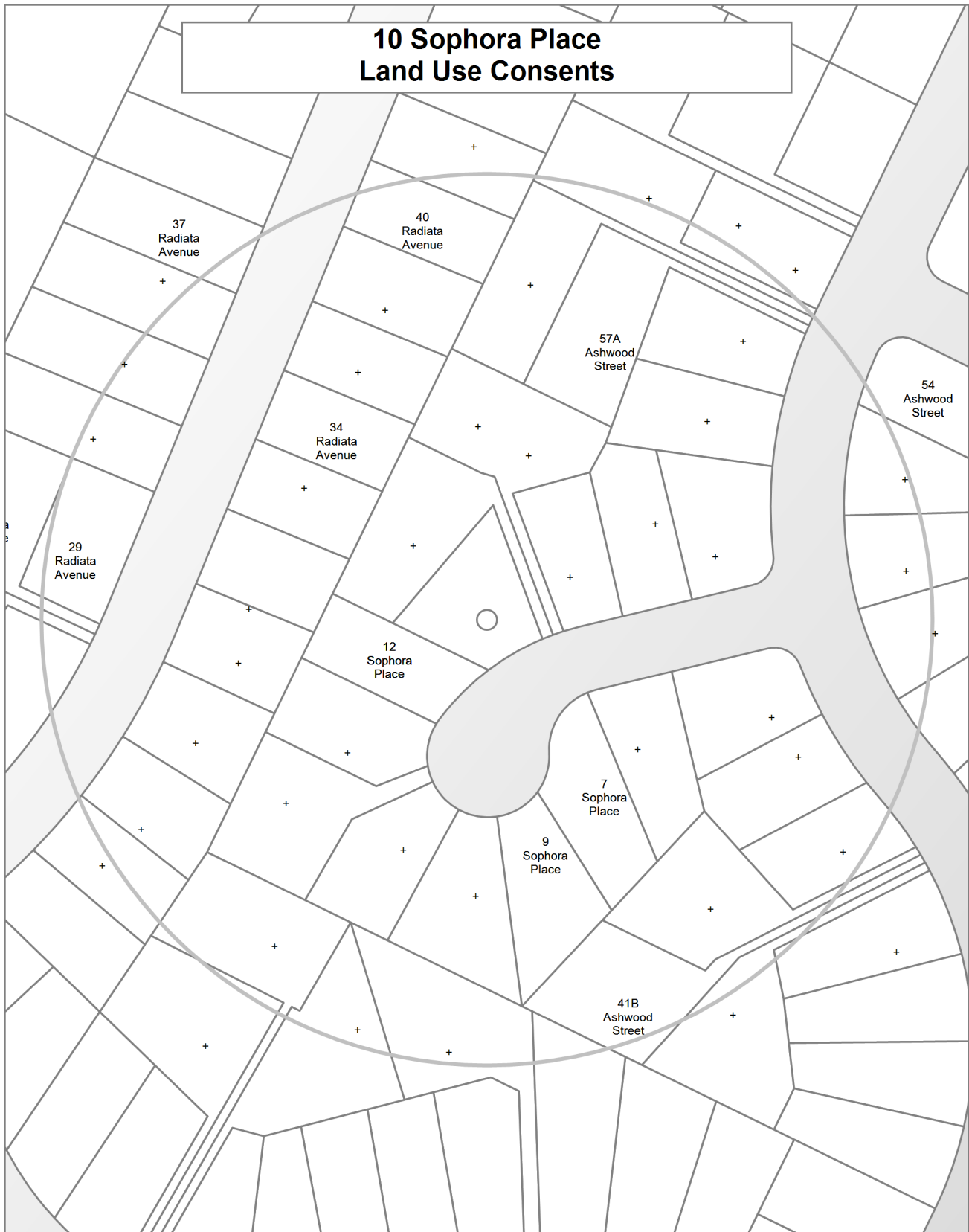
Foundations only ☐

Building only, foundations covered by previous notification ☐

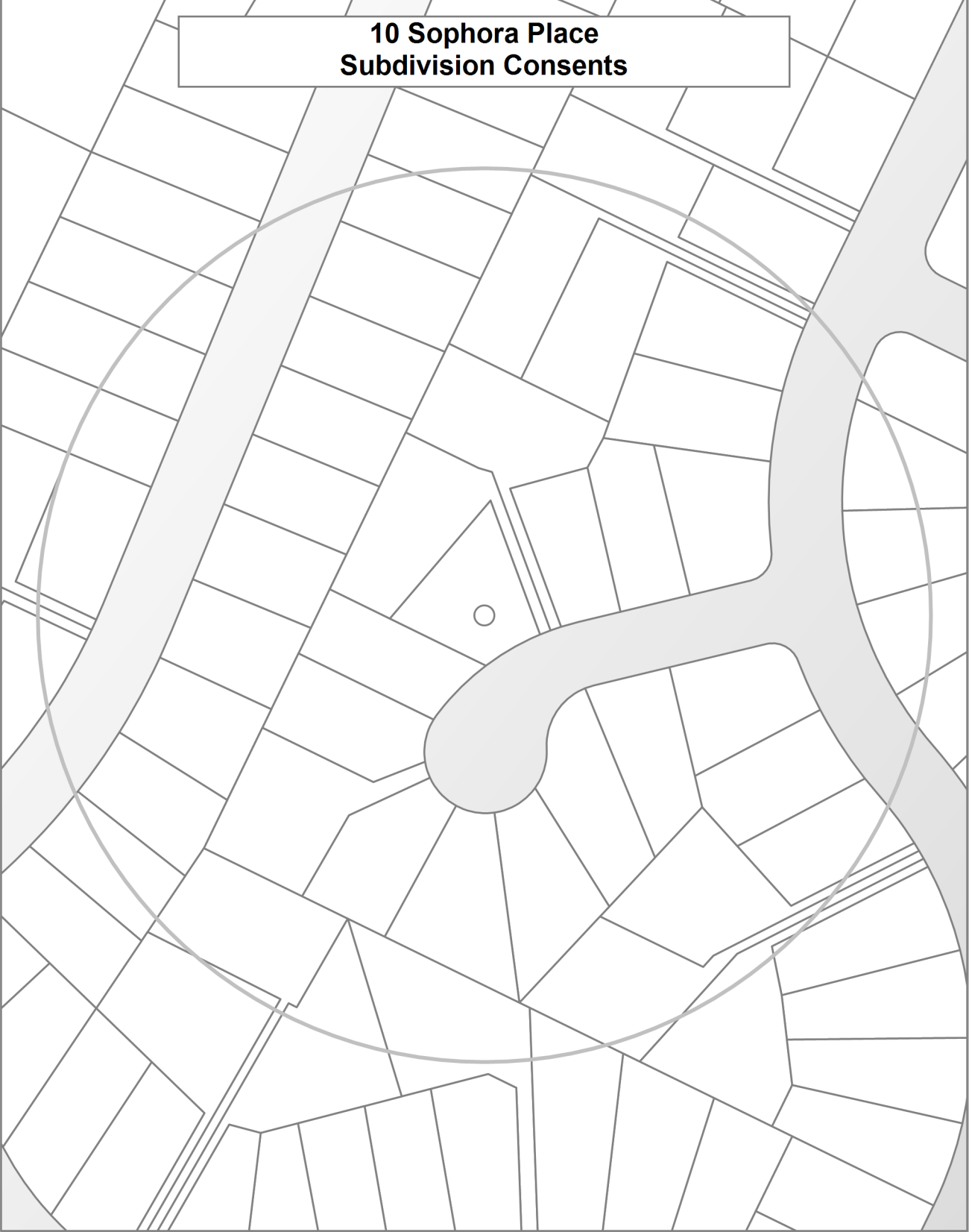
Reserved for Use of Valuation Department

Roll CV	UV	VI	Nat Impts
> 27			
Situation: >			Owner Residing? Yes / No
Address: >			Valuer
Street: >			Date: / /

10 Sophora Place Land Use Consents



**10 Sophora Place
Subdivision Consents**



Land Use Resource Consents within 100 metres of 10 Sophora Place

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

12 Sophora Place

RMA/2008/686

Relocated garage which intrudes on road boundary setback and recession plane - Historical Reference RMA92011492

Processing complete

Applied 03/04/2008

Decision issued 22/05/2008

Granted 22/05/2008

RMA/2020/558

To replace fire damaged dwelling with new

Processing complete

Applied 13/03/2020

Decision issued 14/04/2020

Granted 14/04/2020

27B Radiata Avenue

RMA/1985/473

Reduced side yards for garage - Historical Reference RES9208665

Processing complete

Applied 06/03/1985

Decision issued 12/03/1985

Granted 12/03/1985

RMA/1996/735

To erect an attached garage to the existing dwelling which fails to comply with the 9m length for an accessory building and 5.5m setback from a shared access. - Historical Reference RES960855

Processing complete

Applied 15/04/1996

Decision issued 15/05/1996

Granted 15/05/1996

29 Radiata Avenue

RMA/1989/371

Construct dwelling that intrudes recession plane - Historical Reference RES9208666

Processing complete

Applied 25/09/1989

Decision issued 28/09/1989

Granted 28/09/1989

34 Radiata Avenue

RMA/1990/421

Erect garage which intrudes into recession plane above the south boundary - Historical Reference RES9208667

Processing complete

Applied 27/10/1990

Decision issued 19/11/1990

Granted 19/11/1990

37 Radiata Avenue

RMA/2002/2857

Conservatory and pergola over garage doors which exceeds 20m continuous building length. - Historical Reference RMA20011903

Processing complete

Applied 11/11/2002

Decision issued 13/11/2002

Granted 13/11/2002

40 Radiata Avenue

RMA/2007/278

Dwelling addition which intrudes the boundary setback - Historical Reference RMA92007491

Processing complete

Applied 09/02/2007

Decision issued 12/04/2007

Granted 12/04/2007

41B Ashwood Street

RMA/1999/907

To extend the garage - Historical Reference RES9215599

Processing complete

Applied 01/01/1999

Decision issued 02/04/1985

Granted 02/04/1985

54 Ashwood Street

RMA/1987/749

To site the dwelling extension closer than 4.5m to the front boundary. - Historical Reference RES9215601

Processing complete

Applied 15/01/1987

Decision issued 21/01/1987

Declined 21/01/1987

57A Ashwood Street

RMA/1976/276

Party wall for 2 garages on boundary - Historical Reference RES9215603

Processing complete

Applied 06/09/1976

Decision issued 21/09/1976

Granted 21/09/1976

7 Sophora Place

RMA/1985/535

To construct a conservatory on existing timber decking to which elevation 1 and B at one point is 3.1m from front boundary - Historical Reference RES9209753

Processing complete

Applied 22/07/1985

Decision issued 05/08/1985

Granted 05/08/1985

9 Sophora Place

RMA/1990/471

To exceed the 65m² maximum accessory building floorspace to allow a 72m² garage - Historical Reference RES9209759

Processing complete

Applied 08/10/1990

Decision issued 17/10/1990

Granted 17/10/1990

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