

# 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:  
97B Opawa Road

LIM number: H09483828

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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](http://www.ccc.govt.nz)

## Application details

**Date issued** 13 February 2026  
**Date received** 2 February 2026

## Property details

**Property address** 97B Opawa Road, Opawa, Christchurch  
**Valuation roll number** 22540 24403  
**Valuation information** Capital Value: \$860,000  
Land Value: \$325,000  
Improvements Value: \$535,000  
*Please note: these values are intended for Rating purposes*  
**Legal description** Lot 2 DP 435622  
**Existing owner** Karen Jennifer Wattam  
Craig Wattam  
CKW Trustee Limited  
27B Ratanui Road  
Paraparaumu 5032

## Council references

**Rate account ID** 73164885  
**LIM number** H09483828  
**Property ID** 1164746

## 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.

**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](http://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.*

Council's information has primarily been obtained from external specialists with the technical expertise to carry out research, investigation or analysis. Under the Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025, the Council isn't required to:

- prepare a risk assessment of the land concerned.
- undertake any further analysis relating to the land.
- conduct additional searches or inquiries about the existence of natural hazard information.

It is the LIM recipient's responsibility to seek qualified advice about any identified natural hazard and/or the suitability of the land for its intended purpose.

*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

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](http://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.

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- Regional Liquefaction Information

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>.

- Regional Hazard Information: Earthquake fault deformation

There are no known earthquake faults at the ground surface in Christchurch. However, it is possible there are some faults in Christchurch that are yet to be identified because they are not visible at the ground surface.

More information on fault deformation is available on Environment Canterbury's fault deformation map at <https://mapviewer.canterburymaps.govt.nz/?webmap=b5f859bd18ee4912828cb092bef6c449>.

### (c) Flooding

- 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

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**

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

## **Other Special Features or Characteristics of the Land**

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

## **Related Information**

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

## 2. Private and public stormwater and sewerage drains

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

 For stormwater and sewerage enquiries, please phone (03) 941 8999 or visit [www.ccc.govt.nz](http://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 and Stormwater.

## 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](http://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](http://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](http://www.ccc.govt.nz).

### (a) Annual rates

Annual rates to 30/06/2026: \$5,131.28

	Instalment Amount	Date Due
Instalment 1	\$1,282.76	15/08/2025
Instalment 2	\$1,282.76	15/11/2025
Instalment 3	\$1,282.76	15/02/2026
Instalment 4	\$1,283.00	15/05/2026

Rates owing as at 13/02/2026: \$866.14

### (b) Excess Water Rates

For excess water charge enquiries, please phone (03) 941 8999 or visit [www.ccc.govt.nz/contact-us](http://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](http://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](mailto:EPADutyBCO@ccc.govt.nz) or visit [www.ccc.govt.nz](http://www.ccc.govt.nz).

### (a) Consents

- BCN/2008/7481 Applied: 10/12/2008 Status: Completed  
97A Opawa Road Opawa  
Accepted for processing 10/12/2008  
Building consent granted 23/12/2008  
Building consent issued 23/12/2008  
PIM Granted 23/12/2008  
PIM Issued 23/12/2008  
Code Compliance Certificate Granted 18/02/2010  
Code Compliance Certificate Issued 18/02/2010  
RESIDENTIAL DEMOLITION- Historical Reference ABA10090363
- BCN/2010/6049 Applied: 07/07/2010 Status: Completed  
97A Opawa Road Opawa  
Accepted for processing 07/07/2010  
Building consent granted 30/07/2010  
PIM Granted 30/07/2010  
PIM Issued 30/07/2010  
Building consent issued 05/08/2010  
Code Compliance Certificate Granted 30/11/2010  
Code Compliance Certificate Issued 30/11/2010  
DRAINAGE FOR SUBDIVISION- Historical Reference ABA10104819

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- BCN/2010/7664 Applied: 15/09/2010 Status: Completed  
97B Opawa Road Opawa  
Accepted for processing 15/09/2010  
PIM Granted 08/10/2010  
PIM Issued 08/10/2010  
Building consent granted 30/11/2010  
Building consent issued 01/12/2010  
Code Compliance Certificate Granted 22/06/2011  
Code Compliance Certificate Issued 22/06/2011  
NEW LOT 2 - DWELLING WITH ATTACHED GARAGE - 97B Opawa Rd.- Historical Reference ABA10106562

## **(b) Certificates**

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

## **(c) Notices**

## **(d) Orders**

## **(e) Requisitions**

## **Related Information**

- 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](mailto:EPADutyBCO@ccc.govt.nz) or visit [www.ccc.govt.nz](http://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](http://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](mailto:DutyPlanner@ccc.govt.nz) or visit [www.ccc.govt.nz](http://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.

- **Liquefaction Management Area (LMA)**

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

- **District Plan Zone**

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

### (b) Resource consents

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

- RMA/2010/1181 - Subdivision Consent  
Fee Simple Subdivision 223 Certified 8/4/2011 DP 435622 224 requested 16/5/2011 Engineering clearance required  
- Historical Reference RMA92016760  
Status: Processing complete  
Applied 05/08/2010  
Granted 01/04/2011  
Decision issued 01/04/2011
- RMA/2010/1713 - Land Use Consent  
97B Opawa Road Opawa  
NEW DWELLING - Lot 2 - Historical Reference RMA92017325  
Status: Processing complete  
Applied 29/11/2010

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Granted 17/12/2010  
Decision issued 17/12/2010

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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](http://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](http://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](http://www.ccc.govt.nz).

### (a) Kerbside waste collection

- Your organics are collected Weekly on Tuesday. Please leave your organics at the Kerbside by 6:00 a.m.
- Your recycling is collected Fortnightly on the Week 1 collection cycle on a Tuesday. Please leave your recycling at the Kerbside by 6:00 a.m. Your nearest recycling depot is the Metro Place EcoDrop.
- Your refuse is collected Fortnightly on the Week 1 collection cycle on a Tuesday. Please leave your rubbish at the Kerbside by 6:00 a.m. Your nearest rubbish depot is the Metro Place EcoDrop.

### (b) Other

#### • Floor Levels Information

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](mailto: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 Spreydon-Cashmere-Heathcote 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 Heathcote 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](http://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.

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- Buildings
- StreetAddress
- WwAccess
- Standard Manhole
- WwPipeFlowDirection
- WwPipe
- NominalDiameter
- WwLateral
- WwLateral (non CCC)
- SwInlet
- SwPipe
- SwPipe (non CCC)
- SwLateral
- SwLateral (non CCC)
- WsValve
- WsHydrant
- WsConnection
- Meter
- WsPipeRestraint
- WsFitting
- End Cap
- Connector
- Connector
- Connector
- Connector
- WsPipe
- NominalDiameter
- Diameter is 110mm or smaller
- Diameter is greater than 225mm
- WsLateral
- WsPipe (non CCC)
- WsLateral (non CCC)
- WsValve (not In Service)
- Sluice
- WsConnection (not In Service)
- Meter
- WsPipe (not In Service)
- NominalDiameter
- Diameter is greater than 110mm, up to 225mm
- WsLateral (not In Service)
- RatingUnit
- WcWaterCourse
- WaterCourseSegment

**Christchurch City Council** 

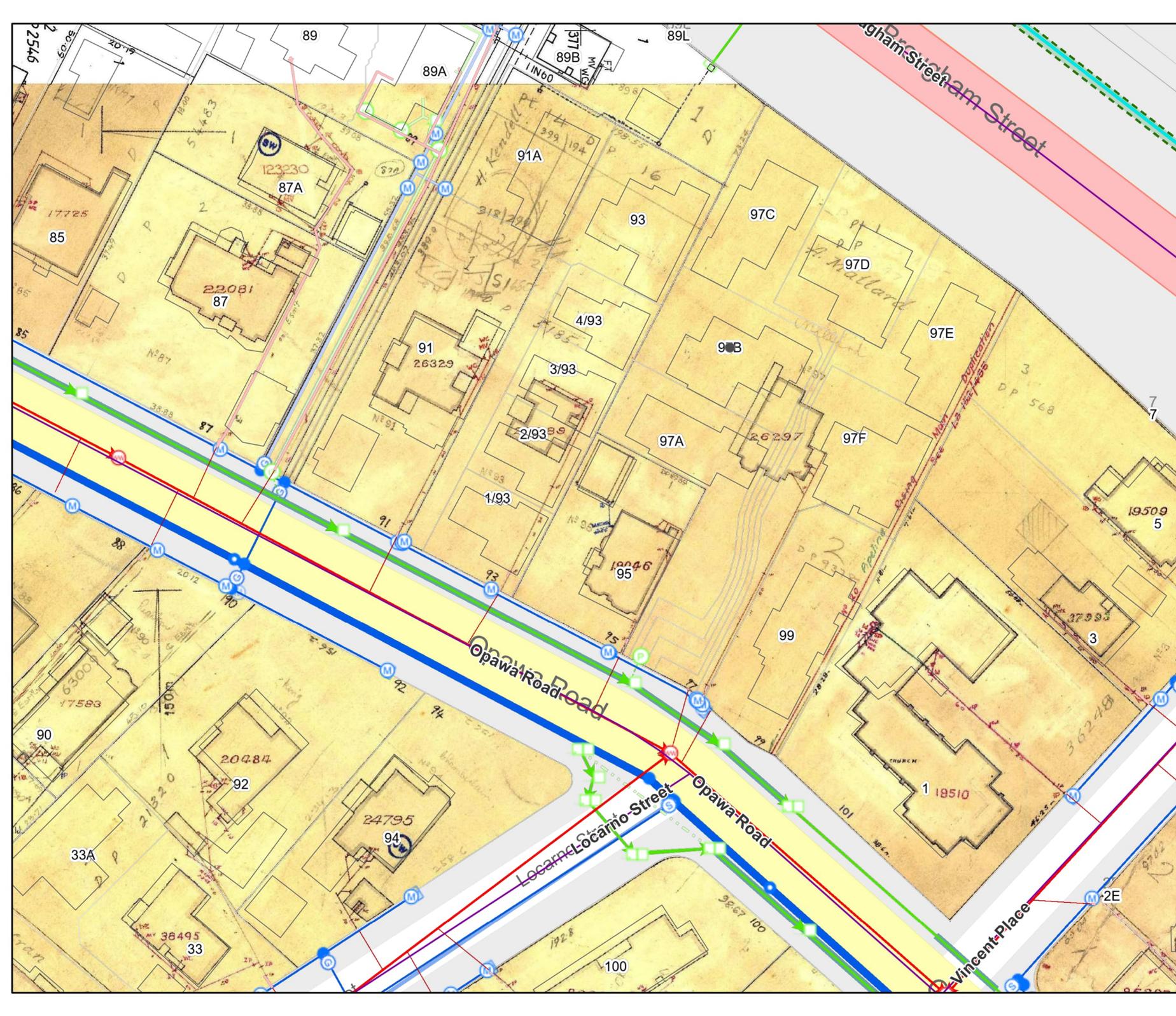
ph: 03 941 8999    web: ccc.govt.nz

Accuracy not guaranteed. Onsite verification required.  
Display of data scale dependant.  
Client selected legend.

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**N**  
Date: 13/02/2026 10:49 AM  
Scale: 1: 783 on A4

0 0.003750.0075 0.015 0.0225 0.03  
km





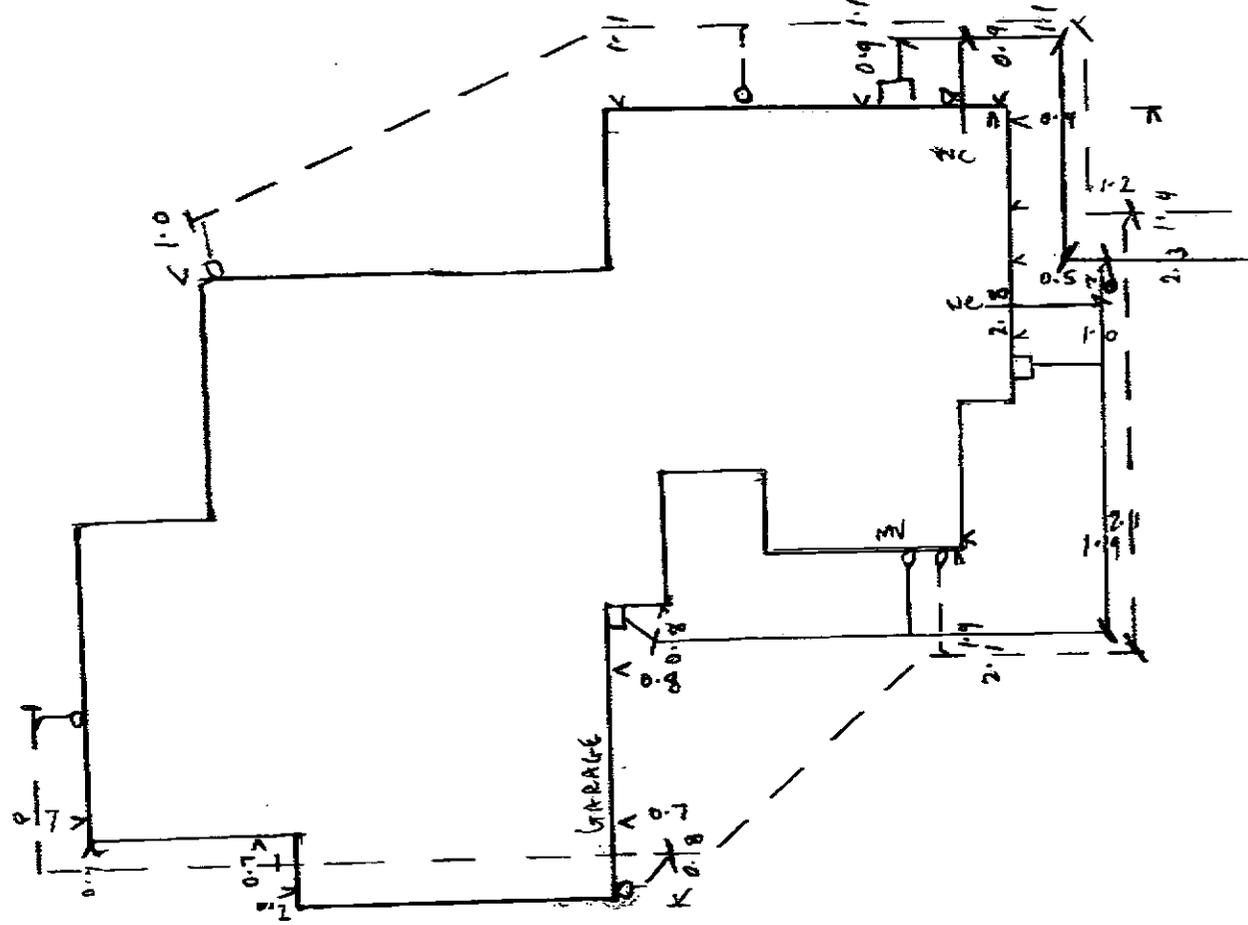
DRAINAGE PICKUP

CONSENT NUMBER

Address: LOT 2 / 9760 PANA RD  
 Date: 3-3-11

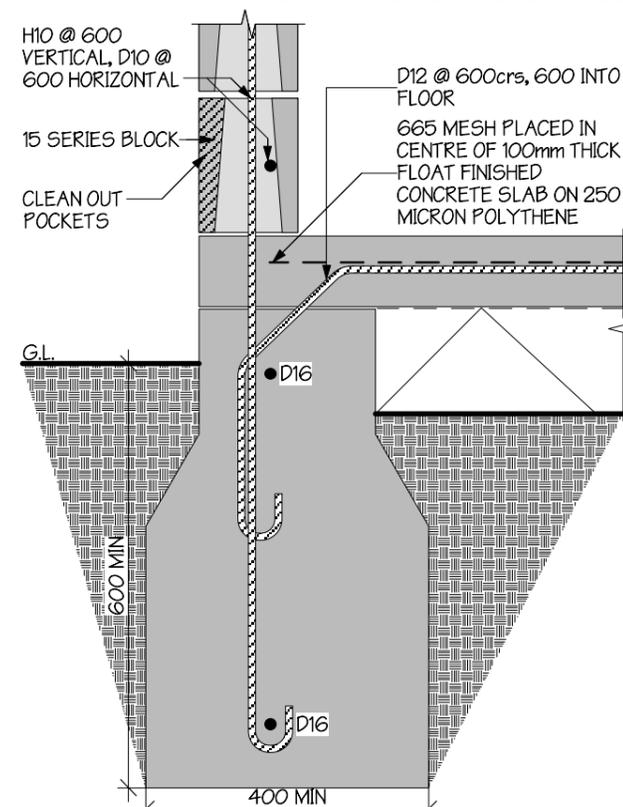
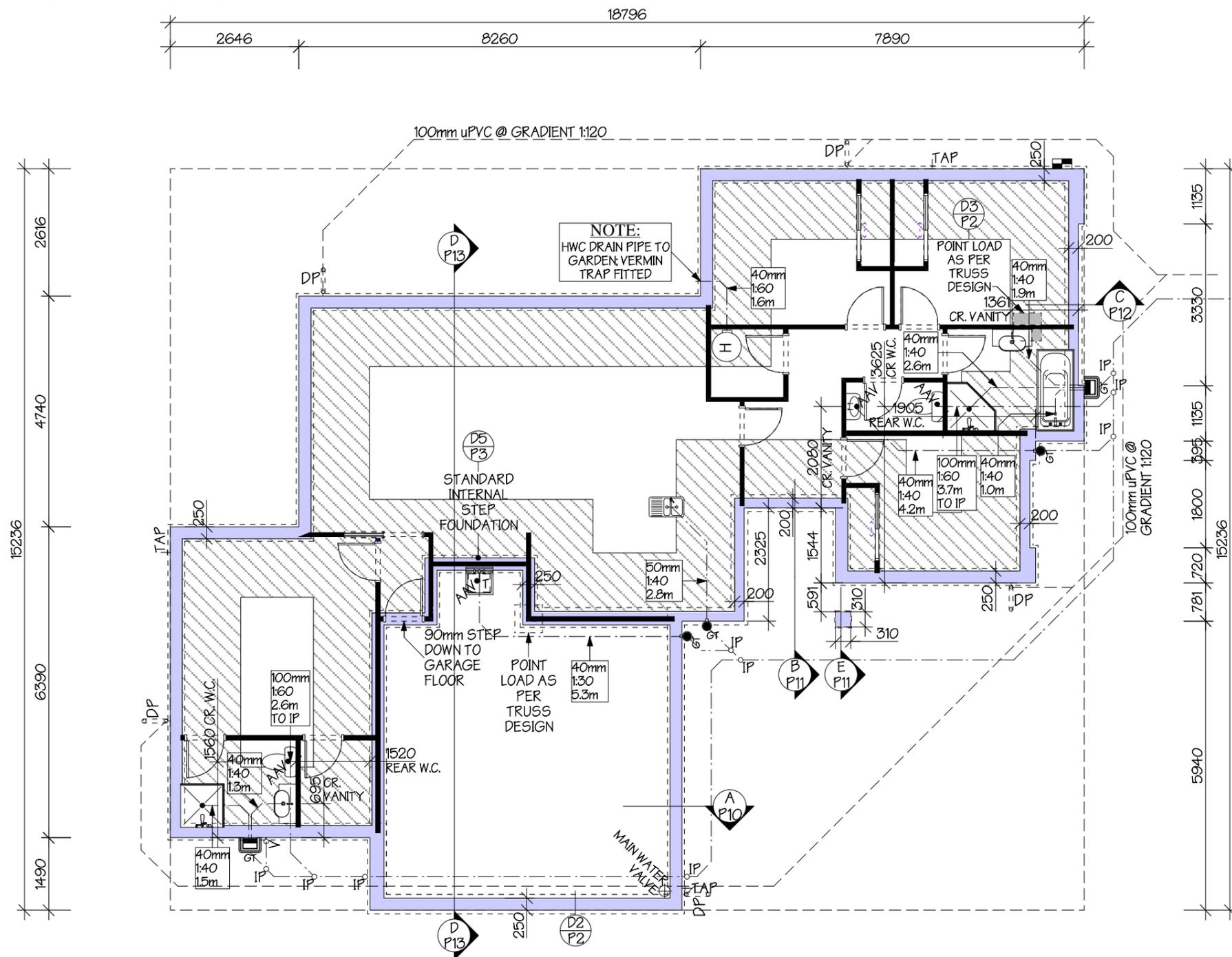
Drainlayer: A. WATSON  
 Inspector: \_\_\_\_\_

10106562

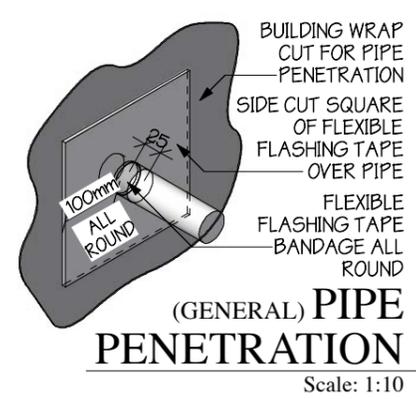


R.O.W

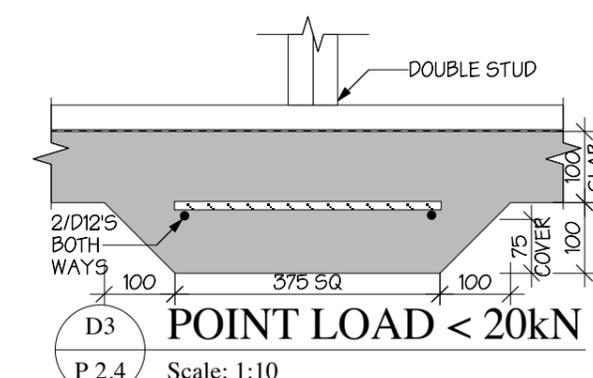
PERMIT: 10106562



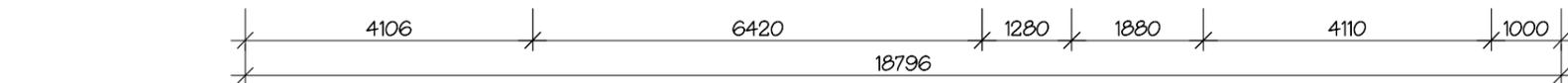
**D2 BLOCK FOUNDATION**  
P13 Scale: 1:10



**(GENERAL) PIPE PENETRATION**  
Scale: 1:10



**D3 POINT LOAD < 20kN**  
P 2,4 Scale: 1:10



**FOUNDATION PLAN**

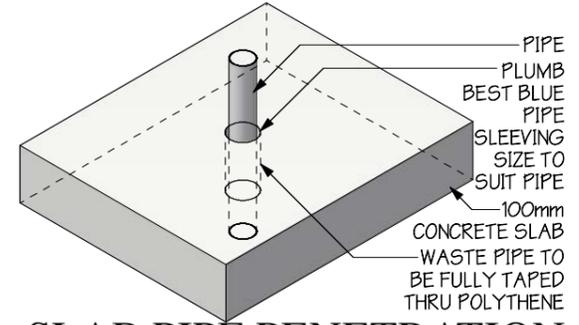
1 : 100

- FOUNDATION KEY:**
- AAV AIR ADMITTANCE VALVE
  - IP INSPECTION POINT
  - 40mm PIPE SIZE
  - 1:40 GRADIENT
  - 3.1m DEVELOPED LENGTH
  - LOAD BEARING WALL
  - SLAB THICKENING
  - 50mm UNDERFLOOR POLYSTYRENE

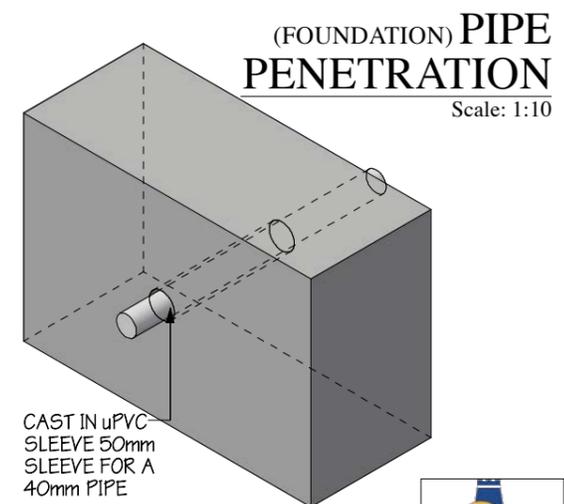
- BATHROOM GULLY TRAP TO BE THE OVERFLOW RELIEF GULLY FOR THE SYSTEM AS PER NZBC G13/AS2 3.3.2**

**FOUNDATION NOTES:**

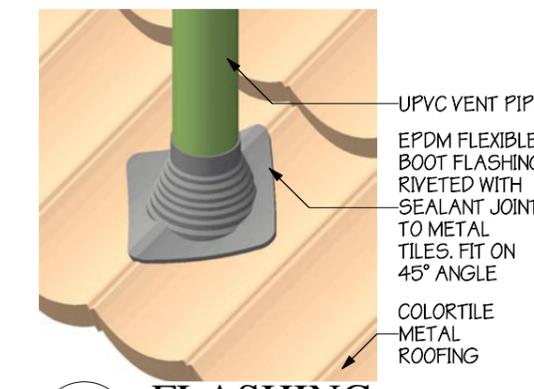
- REFER TO DETAILS FOR PIPE WORK THRU SLAB & THRU FOUNDATIONS.
- WHERE DRAINS ARE LAID AT GRADIENTS OF 1:80 OR LESS, VERIFIABLE LEVELLING DEVICES SHALL BE USED TO ENSURE UNIFORM AND ACCURATE GRADIENTS.
- TERMINAL VENT PIPE IS TO BE A MINIMUM DIAMETER OF 80mm IN ACCORDANCE WITH CLAUSE 4.2.1 OF G13/AS2.
- WASTE PIPES SHALL BE SUPPORTED IN ACCORDANCE WITH CLAUSE 6.2 AND 6.3 OF G13/AS1.
- BEDDING & BACKFILLING OF DRAINS IS TO FULLY COMPLY WITH FIGURE 7.2 OF G13/AS2.



**SLAB PIPE PENETRATION**  
Scale: 1:10



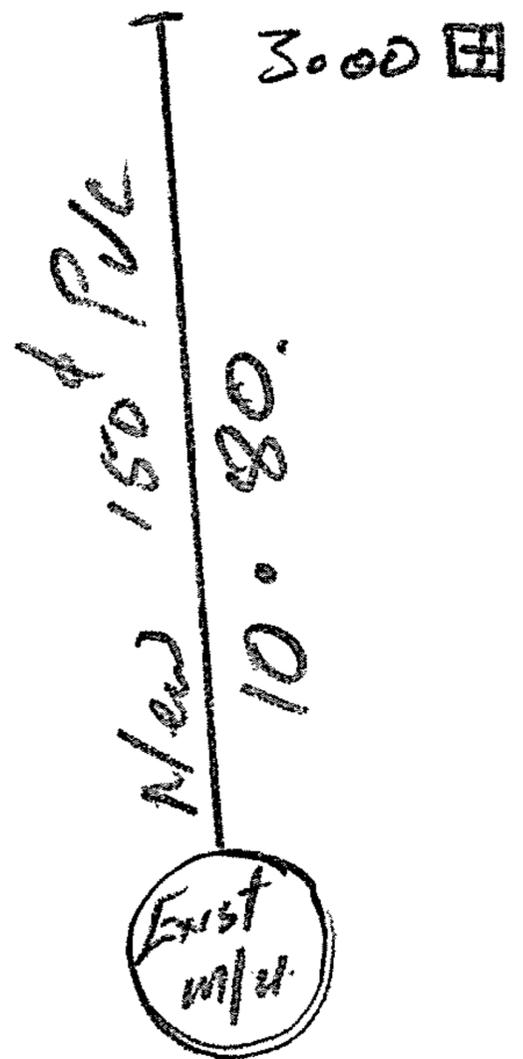
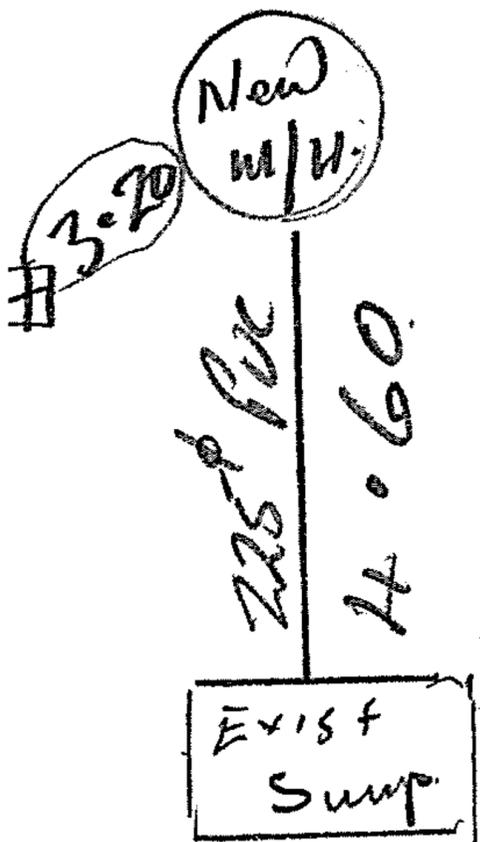
**(FOUNDATION) PIPE PENETRATION**  
Scale: 1:10



**D4 FLASHING: SMALL PIPES**  
P6 Scale: 1:10

97 Opawa Rd New 150<sup>+</sup> PVC SS  
from M/H - Endney

New 225<sup>+</sup> PVC SW from Exist Sump  
To New M/H.





16 July 2010

183 Hereford Street  
Christchurch  
New Zealand  
P.O. Box 13-282  
Armagh, Christchurch 8141  
Telephone (03) 366-4320  
Fax (03) 365-7069  
Email eng@lewisandbarrow.co.nz  
www.lewisandbarrow.co.nz

File No. 17978

Horncastle Homes Limited  
PO Box 8255  
Riccarton  
Christchurch 8440

Attention: Nathan Veevers

Your Reference: J2383

Dear Nathan

**Re: Soil Investigation - 97 Opawa Road, Christchurch**

Site investigations were carried out on the above site on the 12<sup>th</sup> of July 2010. Six penetrometer tests were undertaken to a maximum depth of 1.3m. These were followed by bore holes at the same locations with a hand auger down to a maximum depth of 4.3m. The type of soil was determined at each depth by visual and contact identification.

Enclosed is a site plan and separate sheets for each penetrometer test/auger hole. The penetrometer tests have been graphed to show the ultimate bearing strength at each depth alongside the different soil types.

The ground on this site has an ultimate bearing capacity of 125kPa at a depth of 400mm. The minimum depth of any foundation shall be 400mm but shall extend through all topsoil which was found to be up to 600mm below existing ground level.

As the ultimate bearing values are less than that required by N.Z.S.3604:1999 "Timber Framed Buildings", the foundations to the dwellings proposed for this development are required to be specifically Engineer designed.

As the bearing conditions are variable it is recommended that the Engineer inspect the foundation excavations to ensure a suitable bearing soil is reached.

Ensure all organic and rooty topsoil is removed from below the floor slab area.

Please contact me if you have any queries.

Yours faithfully

Chris Gordon

**Engineer**

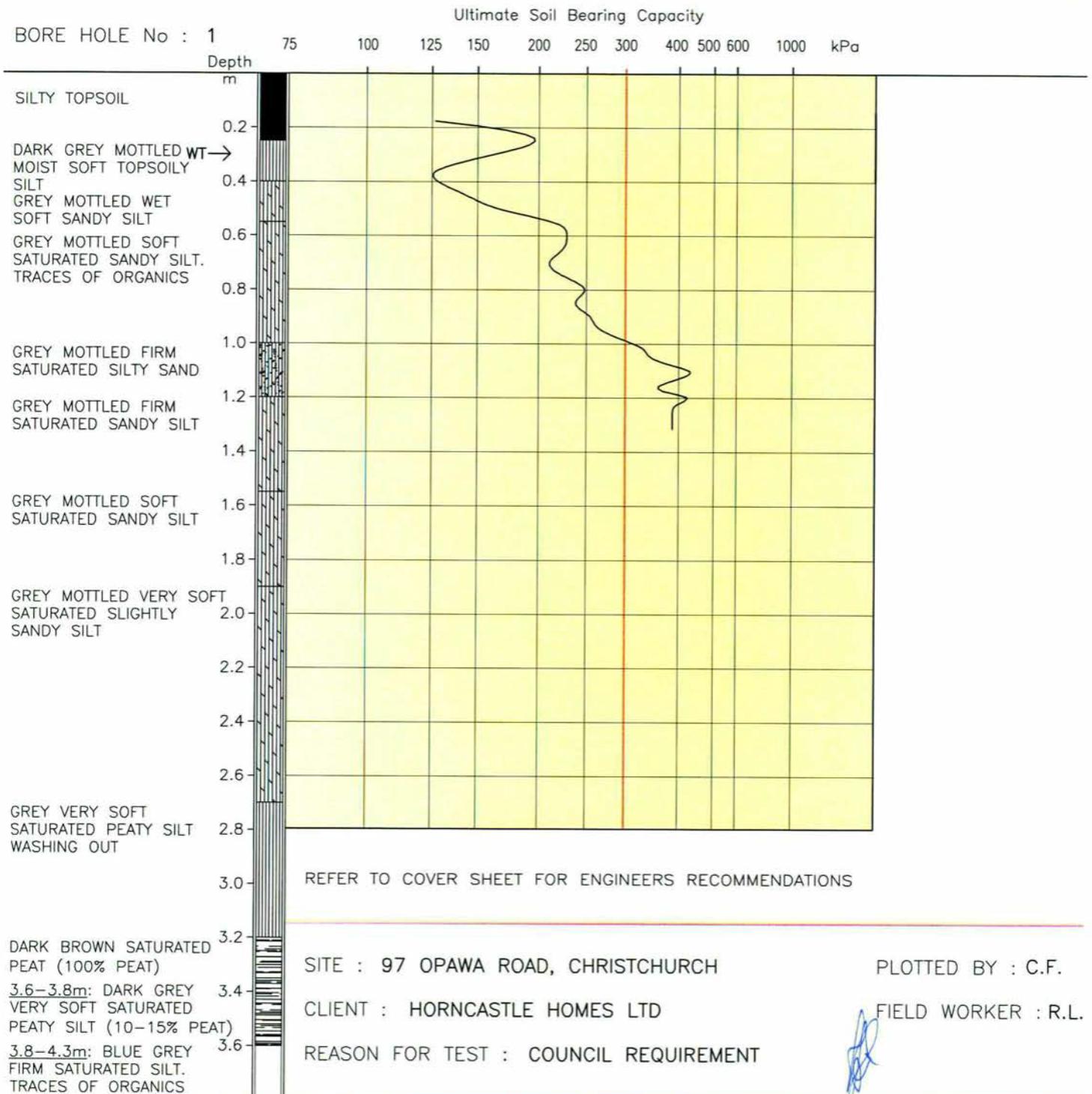
Encl. Plots of soil profiles, penetrometer tests and site plan.

This report has been prepared solely for the benefit of our Client with respect to the brief. The reliance by other parties on the information or opinions contained in this report, shall without our prior review and agreement in writing, be at such other parties sole risk.  
cg-soil test report

Reviewed Checked By	
------------------------	--



**SOIL PROFILE AND SCALA  
PENETROMETER RESULTS**



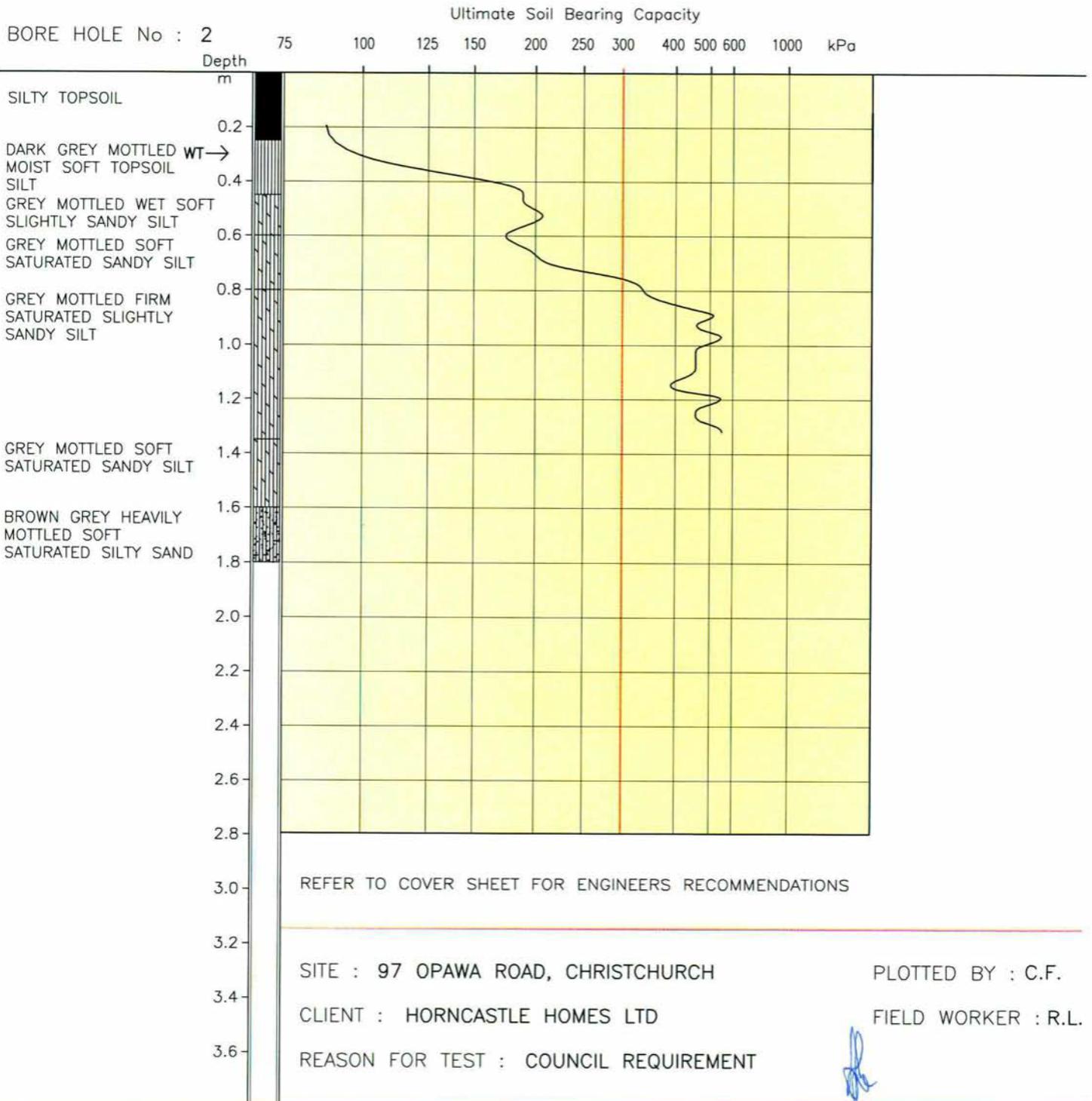
This report (letter, soil test result sheets and site plan) must be read with the P.I.M. If there is anything adverse regarding ground bearing capacity on the P.I.M. this report shall be referred back to the Engineer for review.

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.



**SOIL PROFILE AND SCALA  
PENETROMETER RESULTS**

SHEET **2** OF 7

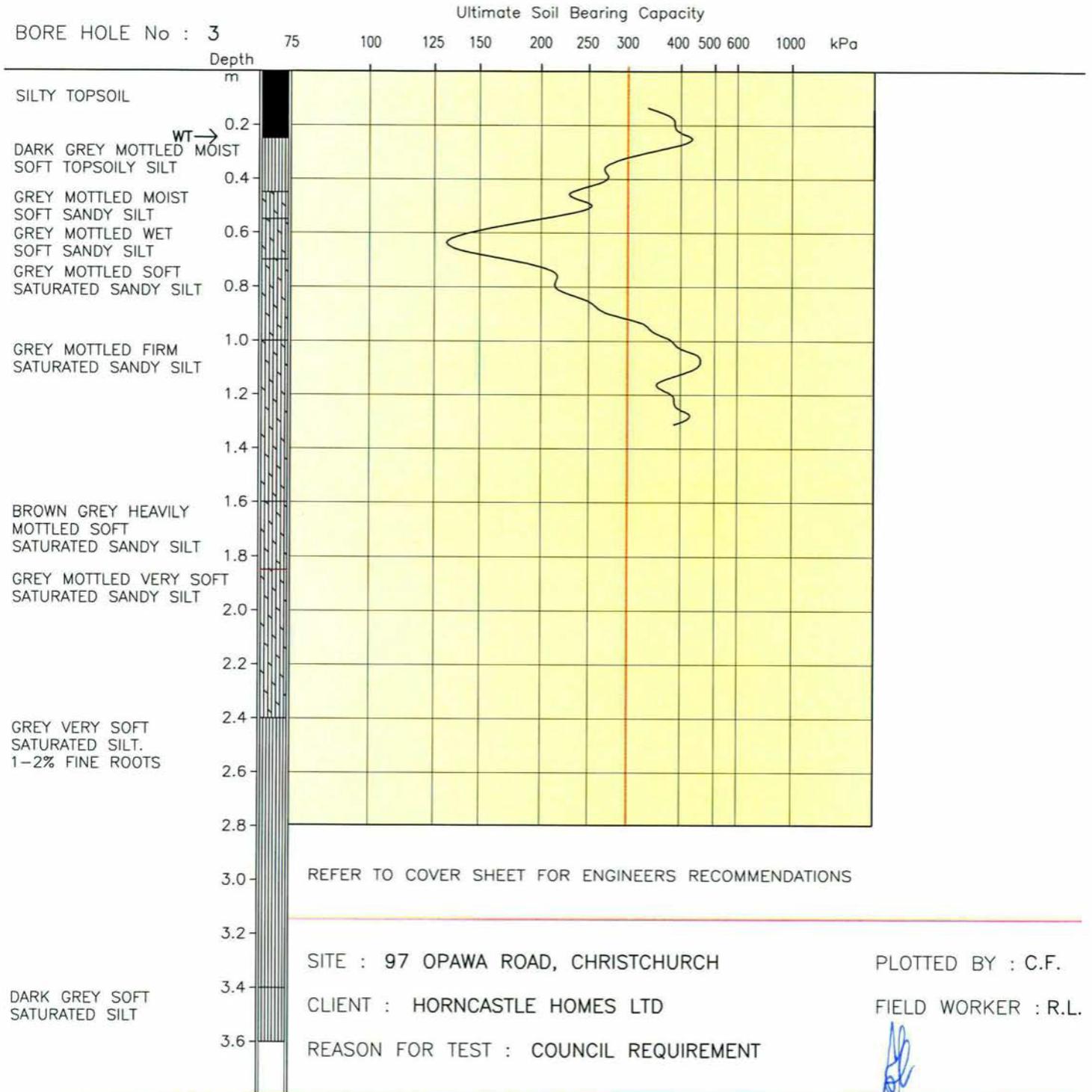


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**SOIL PROFILE AND SCALA  
PENETROMETER RESULTS**



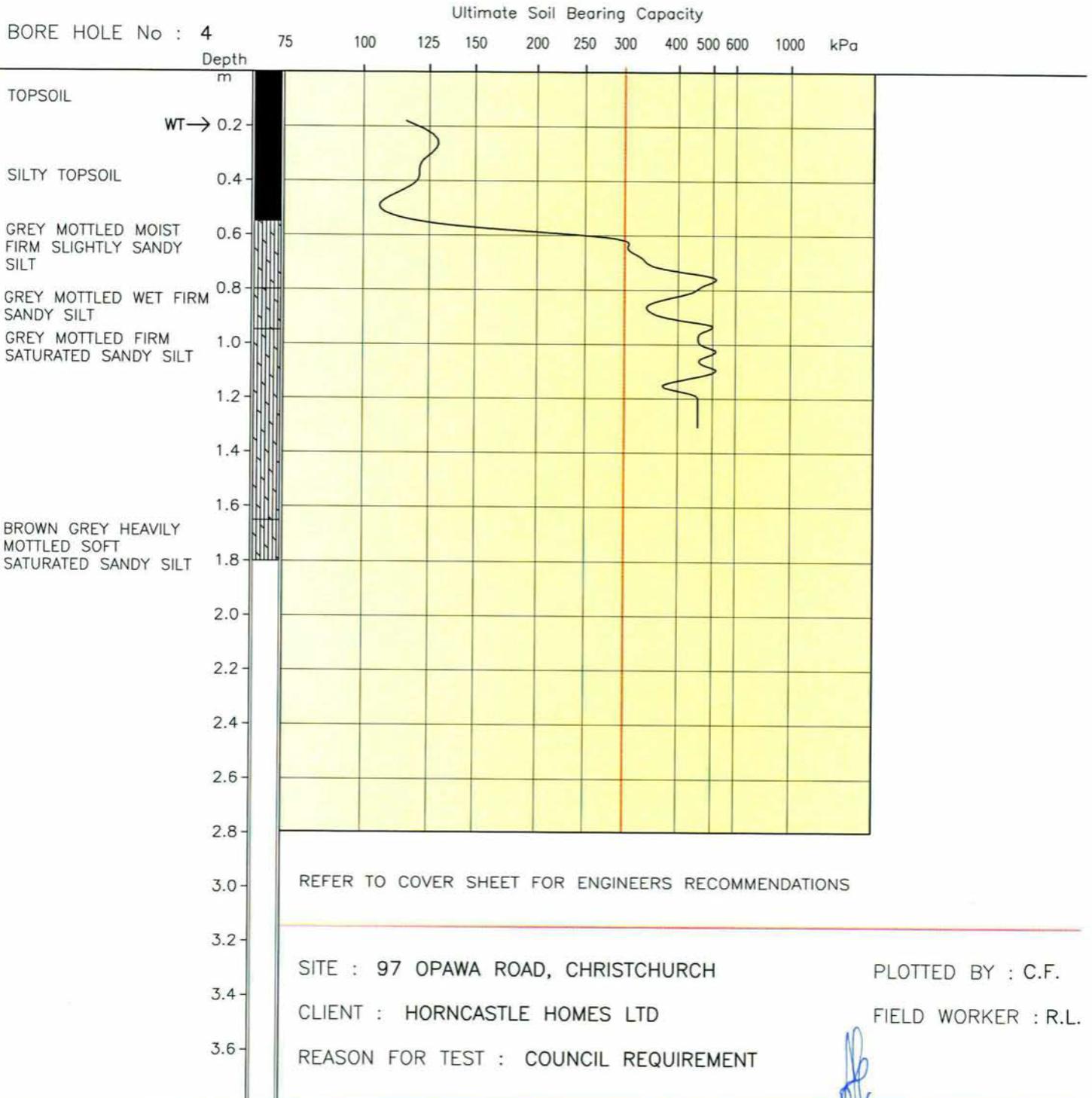
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# SOIL PROFILE AND SCALA PENETROMETER RESULTS

SHEET **4** OF 7



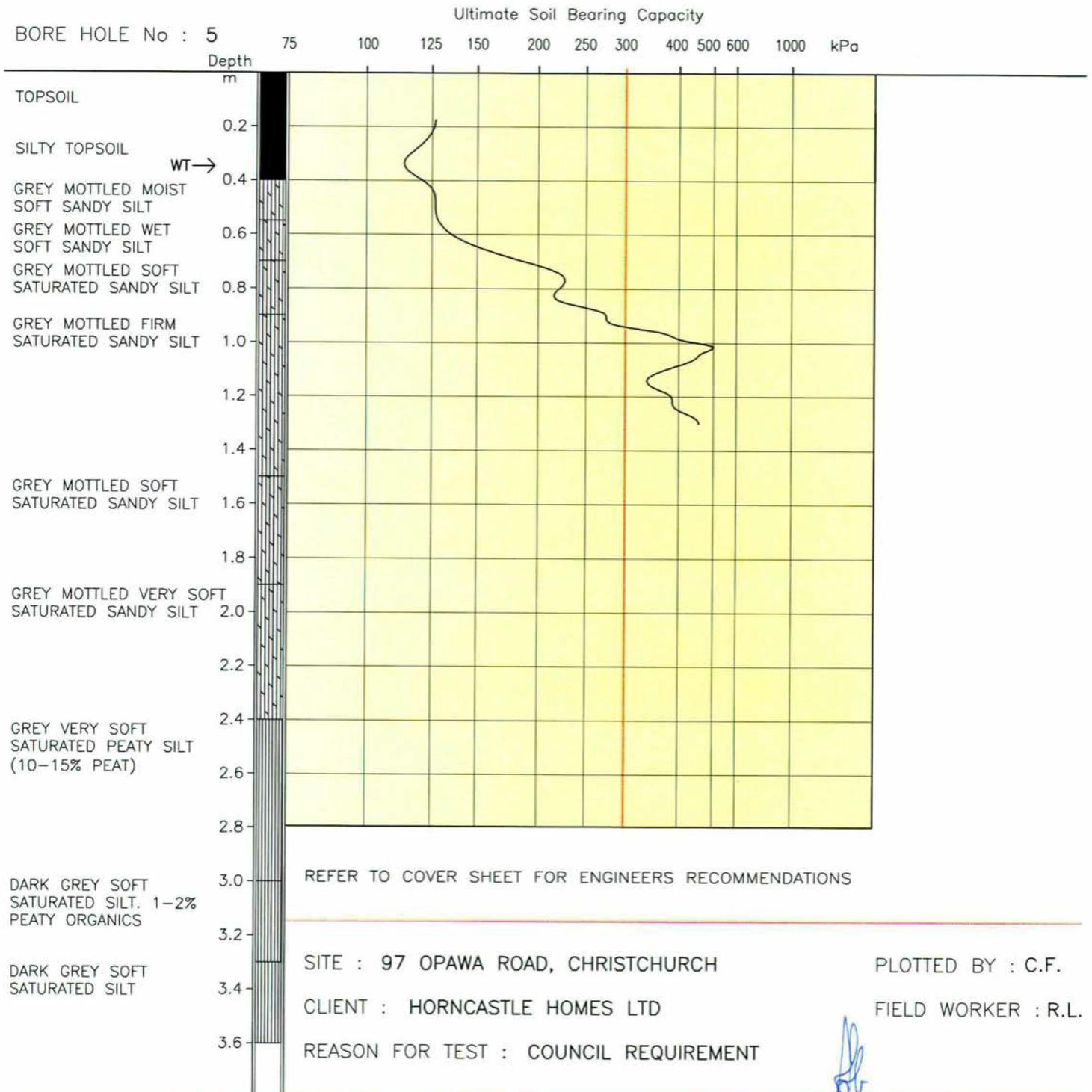
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## SOIL PROFILE AND SCALA PENETROMETER RESULTS

SHEET **5** OF 7

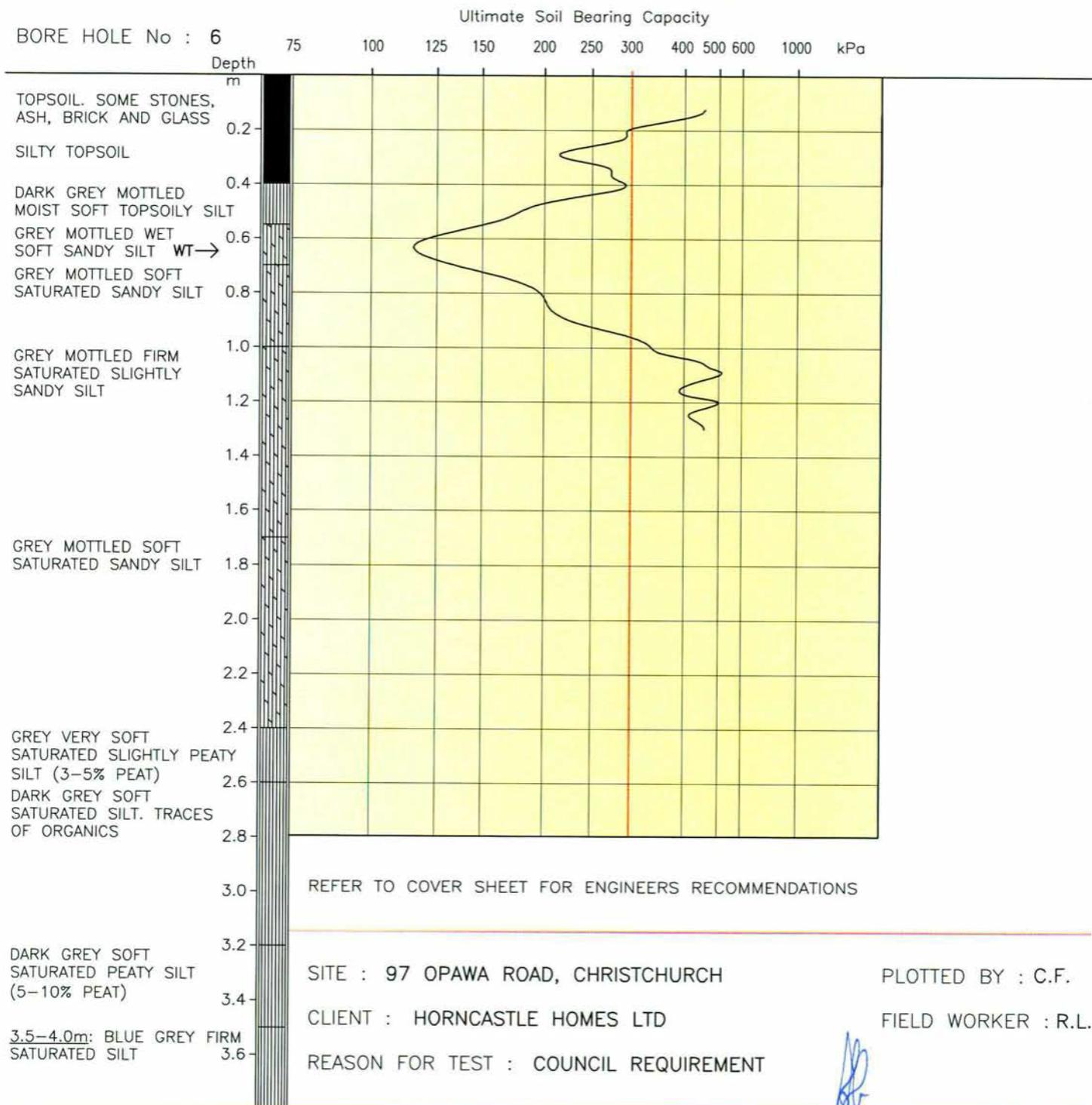


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**SOIL PROFILE AND SCALA  
PENETROMETER RESULTS**

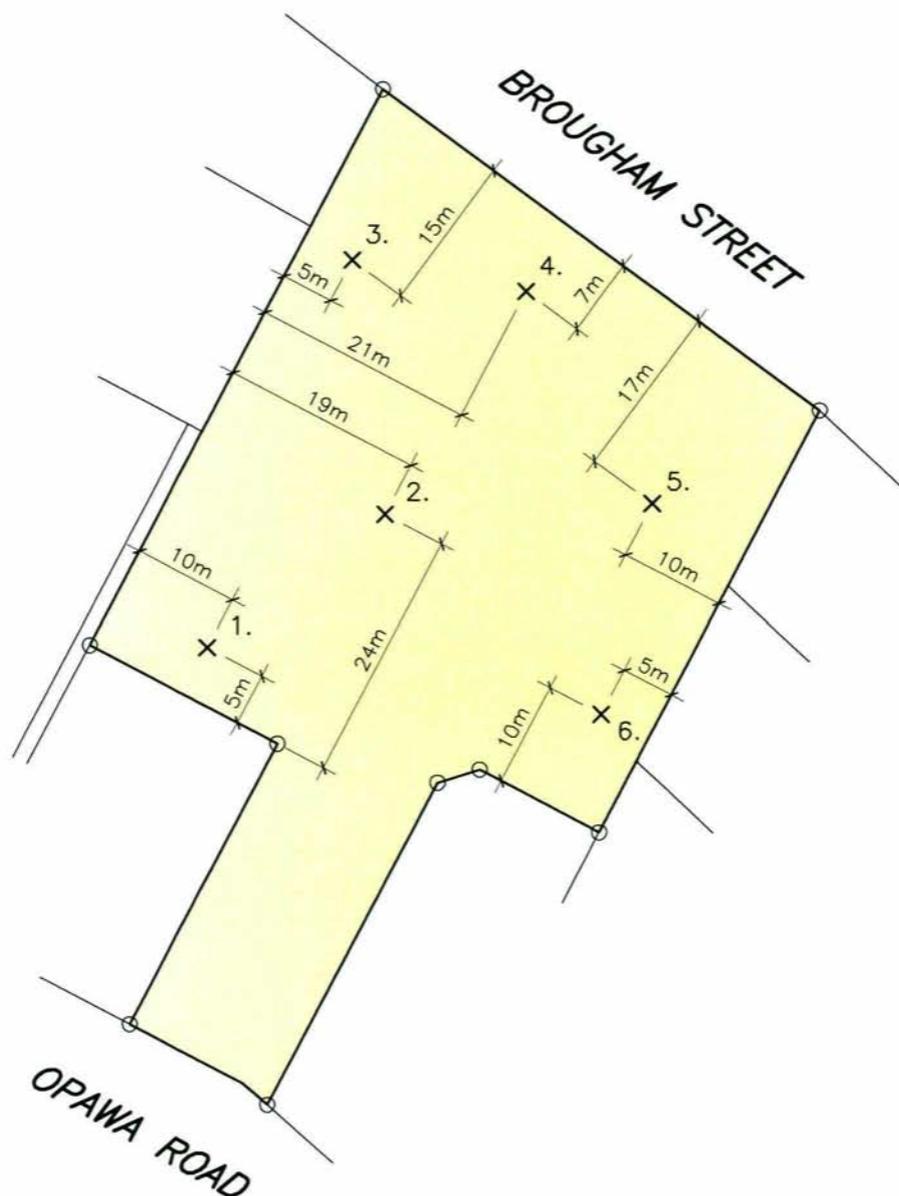


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**SITE PLAN**



1.  
X Approximate Position of Penetrometer Test and Auger Hole.

ADDRESS: 97 OPAWA ROAD  
CHRISTCHURCH

LEGAL DESCRIPTION: LOT 1 DP 9378

ELECTRICAL WORKERS  
REGISTRATION BOARD

Safety • Competency

# Electrical Certificate of Compliance

for a low voltage installation if prescribed electrical work has been done on any part of it and the prescribed electrical work involved placing, replacing, or repositioning conductors or fittings attached to conductors.

No. No. of attachments 

To be completed whether or not an inspection is required. Project: 10106562

## CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer  Phone: Address of installation Postal address of customer (if not as above) 

## DECLARATION OF CONFORMITY (Please tick (✓) appropriate boxes)

In accordance with Regulation 58 of the Electricity (Safety) Regulations 2010, the design of the installation or part of the installation to which this certificate applies

- (a) complies with either Part 2 of AS/NZS 3000:2007  or Part 1 of AS/NZS3000:2007 and Regulation 59  and  
 (b) the supply system of the installation or part of the installation to which this certificate applies is  
 230V/400 V MEN  or attached other system

## WORK DETAILS

 No. of lighting outlets No. of ranges

Please tick (✓) as appropriate where work includes:

 No. of socket outlets No. of water heaters Mains Main earthing system

Was any installation work carried out by the homeowner?

 Yes  No MEN Switchboard closest to point of supply Electric lines

Description of work carried out (If necessary attach any pages with work done)

New house as plan

## CERTIFICATION OF WORK (Please tick (✓) appropriate boxes)

I certify that the completed installation or part of the installation to which this certificate applies

- has been installed in accordance with the design detailed in the Declaration of Conformity section above  
 has had tests which are required by the Electricity (Safety) Regulations 2010 satisfactorily completed  
 has an earthing system that is correctly rated  
 contains fittings which are safe to connect to a power supply  
 is safe to connect to a power supply

## ELECTRICAL WORKER DETAILS

Name Registration No. Company Contact Ph No. Signature Date 

## INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector

 Mains work (mains, MEN switchboards closest to the point of supply, or main earthing systems) Attached other Work carried out in accordance with Part 1 of AS/NZS 3000:2007

I certify that the items identified above are electrically safe and that the inspection has been carried out in accordance with the Electricity (Safety) Regulations 2010.

Name Registration No. Signature Date Contact Ph No.



# Electrical Certificate of Compliance

for a low voltage installation if prescribed electrical work has been done on any part of it and the prescribed electrical work involved placing, replacing, or repositioning conductors or fittings attached to conductors.

No.

No. of attachments

To be completed whether or not an inspection is required. Project: 10106562

### CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer  Phone:

Address of installation

Postal address of customer (if not as above)

### DECLARATION OF CONFORMITY (Please tick (✓) appropriate boxes)

In accordance with Regulation 58 of the Electricity (Safety) Regulations 2010, the design of the installation or part of the installation to which this certificate applies

- (a) complies with either Part 2 of AS/NZS 3000:2007  or Part 1 of AS/NZS3000:2007 and Regulation 59  and
- (b) the supply system of the installation or part of the installation to which this certificate applies is 230V/400 V MEN  or attached other system

### WORK DETAILS

<input type="checkbox"/> No. of lighting outlets	<input type="checkbox"/> No. of ranges	Please tick (✓) as appropriate where work includes:	
<input type="checkbox"/> No. of socket outlets	<input type="checkbox"/> No. of water heaters	<input type="checkbox"/> Mains	<input type="checkbox"/> Main earthing system
Was any installation work carried out by the homeowner?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> MEN Switchboard closest to point of supply	<input type="checkbox"/> Electric lines

Description of work carried out (If necessary attach any pages with work done) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### CERTIFICATION OF WORK (Please tick (✓) appropriate boxes)

I certify that the completed installation or part of the installation to which this certificate applies

- has been installed in accordance with the design detailed in the Declaration of Conformity section above
- has had tests which are required by the Electricity (Safety) Regulations 2010 satisfactorily completed
- has an earthing system that is correctly rated
- contains fittings which are safe to connect to a power supply
- is safe to connect to a power supply

### ELECTRICAL WORKER DETAILS

Name <input type="text"/>	Registration No. <input type="text"/>
Company <input type="text"/>	Contact Ph No. <input type="text"/>
Signature <input type="text"/>	Date <input type="text"/>

### INSPECTION DETAILS

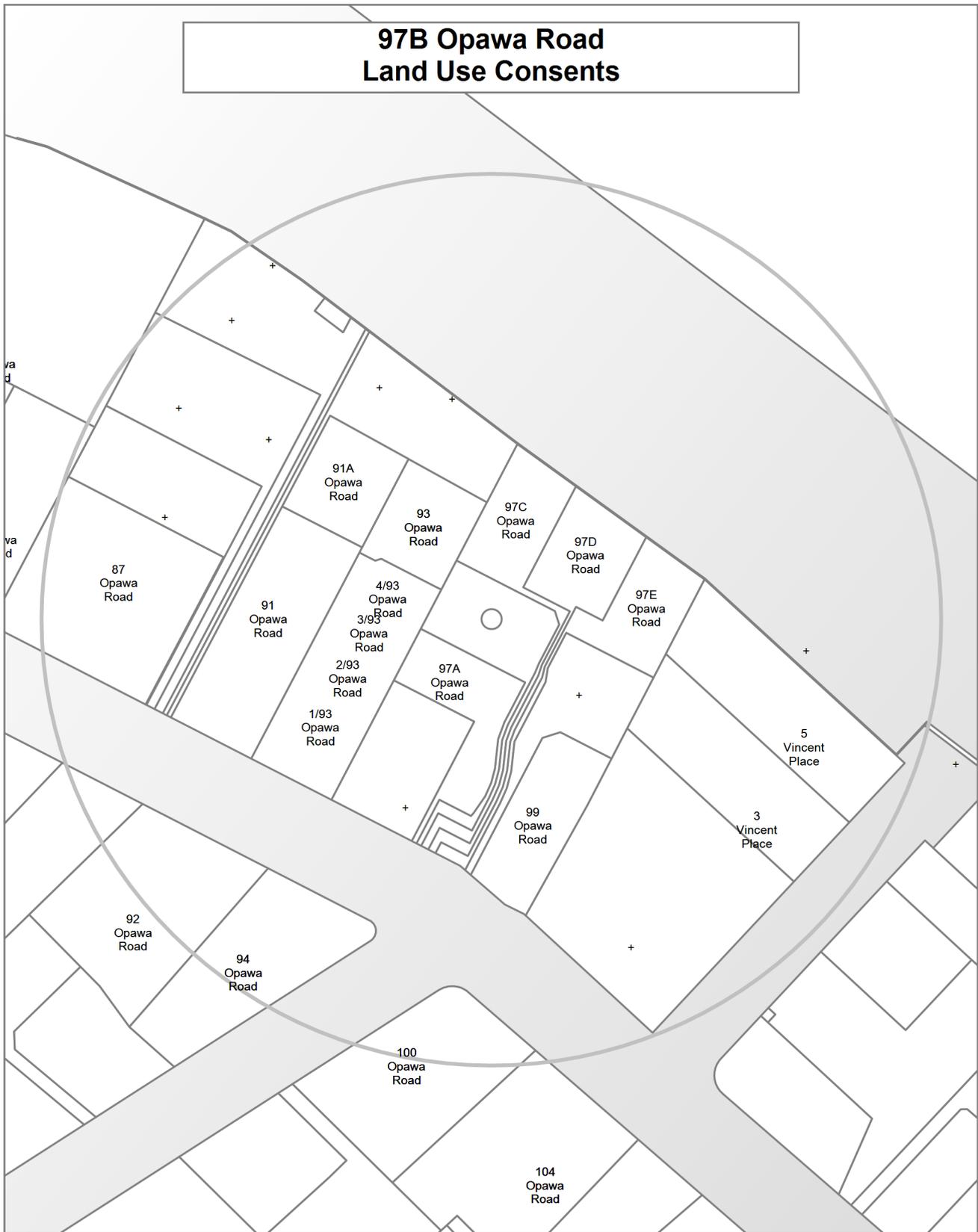
Electrical work requiring inspection by a registered electrical inspector

- Mains work (mains, MEN switchboards closest to the point of supply, or main earthing systems)
- Attached other
- Work carried out in accordance with Part 1 of AS/NZS 3000:2007

I certify that the items identified above are electrically safe and that the inspection has been carried out in accordance with the Electricity (Safety) Regulations 2010.

Name <input type="text"/>	Registration No. <input type="text"/>
Signature <input type="text"/>	Date <input type="text"/>
	Contact Ph No. <input type="text"/>

# 97B Opawa Road Land Use Consents



**97B Opawa Road  
Subdivision Consents**



## Land Use Resource Consents within 100 metres of 97B Opawa Road

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

---

### 1/93 Opawa Road

RMA/2008/1396

Application to erect 4 over size elderly persons housing units and a residential dwelling - Historical Reference RMA92012251

Processing complete

Applied 30/06/2008

Decision issued 22/10/2008

Granted 21/10/2008

### 100 Opawa Road

RMA/1999/1505

Consent to rebuild part of existing hall and add to existing lounge. - Historical Reference RES955405

Processing complete

Applied 01/01/1999

Decision issued 18/05/1972

Granted 18/05/1972

RMA/1999/1506

Consent to locate hall extensions 18ft from northern boundary. - Historical Reference RES955406

Processing complete

Applied 01/01/1999

Decision issued 02/09/1974

Granted 02/09/1974

### 104 Opawa Road

RMA/1987/743

Consent to erect a 2.44 M high fence - Historical Reference RES9215497

Processing complete

Applied 22/12/1987

Decision issued 07/01/1988

Granted 07/01/1988

RMA/1990/739

Consent to erect an oversized accessory building forward of an existing dwelling - Historical Reference RES9215500

Processing complete

Applied 18/12/1990

Decision issued 10/01/1991

Granted 10/01/1991

RMA/1999/2380

Application to erect an addition to the rear of the existing single storey dwelling where the building will be over 20m Long without a 2.4m step in Plan. - Historical Reference RES991093

Processing complete

Applied 19/04/1999

Decision issued 18/05/1999

Granted 18/05/1999

### **2/93 Opawa Road**

RMA/2008/1396

Application to erect 4 over size elderly persons housing units and a residential dwelling - Historical Reference RMA92012251

Processing complete

Applied 30/06/2008

Decision issued 22/10/2008

Granted 21/10/2008

### **3 Vincent Place**

RMA/1999/844

Consent to erect an additional flat - Historical Reference RES9213850

Processing complete

Applied 01/01/1999

Decision issued 30/06/1975

Declined 30/06/1975

### **3/93 Opawa Road**

RMA/2008/1396

Application to erect 4 over size elderly persons housing units and a residential dwelling - Historical Reference RMA92012251

Processing complete

Applied 30/06/2008

Decision issued 22/10/2008

Granted 21/10/2008

### **30 Sullivan Avenue**

RMA/2005/1954

New entry/exit vehicle crossing - Historical Reference RMA20020830

Processing complete

Applied 25/08/2005

Decision issued 26/09/2005

Granted 23/09/2005

RMA/2006/664

Relocate shed, install pole and transmission tower with various non compliances - Historical Reference RMA92004689

Processing complete

Applied 29/03/2006

Decision issued 02/05/2006

Granted 02/05/2006

RMA/2008/2212

Prune and deadwood heritage and notable trees at CPIT Campus Ensors Rd Frontage - Historical Reference RMA92013113

Processing complete

Applied 07/11/2008

Decision issued 22/12/2008

Granted 22/12/2008

RMA/2013/1388

REDEVELOP FACILITIES AT THE TRADES AND INNOVATION CAMPUS - Historical Reference RMA92023051

Processing complete

Applied 22/07/2013

Decision issued 17/09/2013

Granted 17/09/2013

RMA/2016/1313

Changing Room Facilities - Historical Reference RMA92033439

Processing complete

Applied 18/05/2016

Decision issued 22/06/2016

Granted 22/06/2016

RMA/2016/1993

Upgrade an existing telecommunication facility on Whittington Ave, Woolston in a road reserve

Processing complete

Applied 22/07/2016

Decision issued 18/08/2016

Granted 18/08/2016

### **4/93 Opawa Road**

RMA/2008/1396

Application to erect 4 over size elderly persons housing units and a residential dwelling - Historical Reference RMA92012251

Processing complete

Applied 30/06/2008

Decision issued 22/10/2008

Granted 21/10/2008

### **5 Vincent Place**

RMA/1989/629

Consent to erect garage 4.0m from the road boundary - Historical Reference RES9213846

Processing complete

Applied 26/02/1989

Decision issued 30/03/1989

Granted 30/03/1989

### **81 Opawa Road**

RMA/1988/683

Consent to erect tool and soil shed less than 1.8m from boundary - Historical Reference RES9215479

Processing complete

Applied 09/11/1988

Decision issued 17/11/1988

Granted 17/11/1988

RMA/1997/3021

Application for a boundary adjustment. - Historical Reference RES973492

Withdrawn

Applied 04/12/1997

RMA/2011/594

PERMITTED TEMPORARY ACCOMMODATION - CHURCH - Historical Reference RMA92018136

Processing complete

Applied 24/05/2011

Decision issued 26/05/2011

Granted 25/05/2011

RMA/2015/3515

Signage - Retrospective - Historical Reference RMA92031931

Processing complete

Applied 16/12/2015

Decision issued 11/02/2016

Granted 11/02/2016

### **85 Opawa Road**

RMA/1985/827

Consent to erect 2m high fence on street boundary - Historical Reference RES9215481

Processing complete

Applied 08/01/1985

Decision issued 21/01/1985

Granted 21/01/1985

### **87 Opawa Road**

RMA/1983/608

Consent to erect 2 carports forward of existing dwelling - Historical Reference RES9215488

Processing complete

Applied 21/04/1983

Decision issued 06/05/1983

Granted 06/05/1983

## **91 Opawa Road**

RMA/2003/1966

Application to erect a new double garage - Historical Reference RMA20014274

Processing complete

Applied 31/07/2003

Decision issued 14/08/2003

Granted 14/08/2003

## **91A Opawa Road**

RMA/2003/2750

Application to erect a dwelling with an attached garage - Historical Reference RMA20015086

Processing complete

Applied 17/10/2003

Decision issued 27/11/2003

Granted 26/11/2003

## **92 Opawa Road**

RMA/2008/264

Application to carry out works within 10m of the protected trees at 86,92 & 94 Opawa Road - Historical Reference RMA92011054

Processing complete

Applied 12/02/2008

Decision issued 07/04/2008

Granted 01/04/2008

## **93 Opawa Road**

RMA/1988/686

Consent to remove notable tree # 38 listed in appendix K of O.S as a red Oak - Historical Reference RES9215494

Processing complete

Applied 19/01/1988

Decision issued 25/01/1988

Granted 25/01/1988

RMA/2008/1396

Application to erect 4 over size elderly persons housing units and a residential dwelling - Historical Reference RMA92012251

Processing complete

Applied 30/06/2008

Decision issued 22/10/2008

Granted 21/10/2008

### **94 Opawa Road**

RMA/1991/817

Consent to erect a free standing sign of 1 sq M - Historical Reference RES9215495

Processing complete

Applied 06/05/1991

Decision issued 03/09/1991

Declined 03/09/1991

RMA/2008/264

Application to carry out works within 10m of the protected trees at 86,92 & 94 Opawa Road - Historical Reference RMA92011054

Processing complete

Applied 12/02/2008

Decision issued 07/04/2008

Granted 01/04/2008

### **97A Opawa Road**

RMA/2011/125

Lot 1 - Construction of a two storey residential dwelling - Historical Reference RMA92017634

Processing complete

Applied 01/02/2011

Decision issued 21/04/2011

Granted 21/04/2011

### **97C Opawa Road**

RMA/2010/1701

Proposed Lot 3 - Construction of a dwelling with an attached garage - Historical Reference RMA92017313

Processing complete

Applied 26/11/2010

Decision issued 15/12/2010

Granted 14/12/2010

## **97D Opawa Road**

RMA/2010/1157

DWELLING WITH ATTACHED GARAGE - Lot 4 - Historical Reference RMA92016735

Processing complete

Applied 02/08/2010

Decision issued 03/09/2010

Granted 03/09/2010

## **97E Opawa Road**

RMA/2010/1436

Dwelling with attached garage with recession plane, outdoor living and open space non compliances - Lot 5 - Historical Reference RMA92017027

Processing complete

Applied 05/10/2010

Decision issued 19/10/2010

Granted 18/10/2010

## **99 Opawa Road**

RMA/2009/137

Application to erect a dwelling with an attached garage - Historical Reference RMA92013538

Processing complete

Applied 04/02/2009

Decision issued 25/02/2009

Granted 25/02/2009

## **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