

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:

52A Marriotts Road

LIM number: H09477404

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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 5 February 2026
Date received 26 January 2026

Property details

Property address 52A Marriotts Road, North New Brighton, Christchurch
Valuation roll number 22801 66700 B
Valuation information Capital Value: \$485,000
Land Value: \$220,000
Improvements Value: \$265,000
Please note: these values are intended for Rating purposes
Legal description Unit 2 DP 300977 on Lot 2 DP 82530 having share in 891 m2
Existing owner

Council references

Rate account ID 73098115
LIM number H09477404
Property ID 1128297

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.

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. 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

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- Property located in Tsunami Risk Zone

This property may be affected by flooding by some tsunami scenarios as shown in reports by GNS and NIWA commissioned by ECan and CCC. Links to reports can be found at <https://ccc.govt.nz/tsunami-evacuation-zones-and-routes/> and on ECan's web site <https://www.ecan.govt.nz> by searching for the terms tsunami hazard.

Title of Report: Multiple scenario tsunami modelling for Canterbury, GNS Science Consultancy Report 2018/198 November 2019

Purpose of report: Modelled inundation of the southern Pegasus Bay coast and Lyttelton Harbour in multiple local, regional and distant tsunami scenarios.

Scope of Report: Christchurch coast from Purau to Pines/Kairaki Beach

Where or how to access the report: <https://www.ecan.govt.nz/document/download?uri=3752435>

Date of report: November 2019

Name of person/entity that commissioned report: Environment Canterbury

The name of person/entity that prepared the report: GNS Science

Title of Report: Multiple scenario tsunami modelling for northern Pegasus Bay and northern Banks Peninsula Bays, GNS Science Consultancy Report 2020/136 November 2020

Purpose of report: Modelled inundation of northern Banks Peninsula coast in multiple local, regional and distant tsunami scenarios.

Scope of Report: Banks Peninsula from Godley Head to Le Bons Bay

Where or how to access the report: <https://www.ecan.govt.nz/document/download?uri=3996252>

Date of report: November 2020

Name of person/entity that commissioned report: Environment Canterbury

The name of person/entity that prepared the report: GNS Science

Title of Report: Multiple scenario tsunami modelling for the Selwyn Coastline, Kaitorete Barrier and Akaroa Harbour, GNS Science Consultancy Report 2020/47 November 2020

Purpose of report: Modelled inundation of southern Banks Peninsula coast and Kaitorete Barrier in multiple local, regional and distant tsunami scenarios.

Scope of Report: Banks Peninsula and Kaitorete Barrier, from Le Bons Bay to Taumutu

Where or how to access the report: <https://www.ecan.govt.nz/document/download?uri=3996251>

Date of report: November 2020

Name of person/entity that commissioned report: Environment Canterbury

The name of person/entity that prepared the report: GNS Science

Title of Report: Land Drainage Recovery Programme: Tsunami Study

Purpose of report: Modelled inundation of the Christchurch City coast in 500 and 2500 year return period tsunami scenarios.

Scope of Report: Christchurch City from Waimakariri River Mouth to Taylors Mistake

Where or how to access the report: <https://ccc.govt.nz/assets/Documents/Environment/Water/Flooding-Land-Drainage/Tsunami-Study-Final-report-June-19.pdf>

Date of report: February 2018

Name of person/entity that commissioned report: Christchurch City Council

The name of person/entity that prepared the report: NIWA

Title of Report: Tsunami inundation modelling for Lyttelton and Akaroa Harbours NIWA Client Report No: 2018111CH May 2018

Purpose of report: Modelled inundation of Lyttelton and Akaroa Harbours in a 500 year return period tsunami scenario.

Scope of Report: Lyttelton Harbour from Godley Head to Adderley Head and Akaroa Harbour from Timutimu Head to Akaroa Head

Where or how to access the report: <https://ccc.govt.nz/assets/Documents/Consents-and-Licences/property-information-and-lims/Tsunami-inundation-modelling-for-Lyttelton-and-Akaroa-Harbours-1-500-year-event-from-South-America-NIWA.pdf>

Date of report: May 2018

Name of person/entity that commissioned report: Christchurch City Council

The name of person/entity that prepared the report: NIWA

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(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

- **Fill**

This property is located in an area known to have been filled. The year the fill occurred is Unknown. The filling was, according to the Council's records carried out in a controlled manner and comprises Unknown Material.

Related Information

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

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2. Private and public stormwater and sewerage drains

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

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

Related Information

- This property is shown to be served by Christchurch City Council Sewer.
- The council plan shows no public stormwater lateral plotted 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: \$3,091.07

	Instalment Amount	Date Due
Instalment 1	\$772.70	15/09/2025
Instalment 2	\$772.70	15/12/2025
Instalment 3	\$772.70	15/03/2026
Instalment 4	\$772.97	15/06/2026

Rates owing as at 05/02/2026: \$1,622.68

(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/1954/759 Applied: 26/03/1954 Status: Completed
50 Marriotts Road North New Brighton
Permit granted 15/04/1954
Permit issued 15/04/1954
ADDITIONS- No plans and/or further information is available - Historical Reference PER54102635
- BCN/1981/3822 Applied: 11/06/1981 Status: Completed
50 Marriotts Road North New Brighton
Permit granted 19/06/1984
Permit issued 19/06/1984
FIREPLACE- No plans and/or further information is available - Historical Reference PER84101355
- BCN/2000/5671 Applied: 07/07/2000 Status: Completed
50 Marriotts Road North New Brighton
PIM Granted 20/07/1999
PIM Issued 20/07/1999
Accepted for processing 07/07/2000
Building consent granted 26/07/2000
Building consent issued 26/07/2000
Interim Code Compliance Certificate granted 14/11/2000
Interim Code Compliance Certificate issued 14/11/2000
Code Compliance Certificate Granted 03/04/2001
Code Compliance Certificate Issued 03/04/2001

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STAGES 1 TO 3: 7 RETIREMENT UNITS WITH ATTACHED GARAGES Includes Consents - 99006237 & 667-
Historical Reference ABA10006226 – Known as 50, 52 & 52A Marriotts Rd.

- BCN/2016/2052 Applied: 15/03/2016 Status: Completed
50 Marriotts Road North New Brighton
Accepted for processing 16/03/2016
Building consent granted 28/04/2016
Building consent issued 29/04/2016
Code Compliance application not accepted 02/03/2017
Code Compliance Certificate Issued 10/03/2017
Alteration to dwelling - re-levelling and partial re-clad
- BCN/2025/9981 Applied: 11/12/2025 Status: Completed
52A Marriotts Road North New Brighton
Exemption from building consent approved 15/12/2025
EQ Repairs - Underpinning - Floor Level Compound

(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.
- CDB75067512 04/03/2011 52A Marriotts Road
Building Evaluation : Building Inspected Under Civil Defence Emergency , Green Placard Issued (a deemed Building Act notice)

(d) Orders

(e) Requisitions

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6. Certificates issued by a building certifier

Section 44A(2)(e) LGOIMA. This is information notified to the Council concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004.

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

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7. Weathertightness

Section 44A(2)(ea) LGOIMA. This is information notified to the Council under section 124 of the Weathertight Homes Resolution Services Act 2006.

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

If there is no information below this means Council is unaware of any formal Weathertight Homes Resolution Services claim lodged against this property.

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8. Land use and conditions

Section 44A(2)(f) LGOIMA. This is information relating to the use to which the land may be put and conditions attached to that use. The planning information provided below is not exhaustive and reference to the Christchurch District Plan and any notified proposed changes to that plan is recommended: <https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/christchurch-district-plan/>.

There may be some provisions of the Christchurch City Plan or Banks Peninsula District Plan that affect this property that are still operative.

☎ For planning queries, please phone (03) 941 8999, email DutyPlanner@ccc.govt.nz or visit www.ccc.govt.nz.

- **Regional plan or bylaw**

There may be objectives, policies or rules in a regional plan or a regional bylaw that regulate land use and activities on this site. Please direct enquiries to Canterbury Regional Council (Environment Canterbury).

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

(ii) Christchurch District Plan

- **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/1999/3294 - Resource consents
42 Marriotts Road North New Brighton
To erect 7 elderly persons housing units where all unit s exceeds 80m2, Unit 7 garage intrudes into the 4.5m ro 5m road boundary setback and Units 2, 4, 5 and 7 intrud - Historical Reference RES992226
Status: Processing complete
Applied 02/08/1999
Granted 19/08/1999
Decision issued 19/08/1999
- RMA/1999/5016 - Subdivision Consent
42 Marriotts Road North New Brighton
Unit Title SUBDIVISION 223 REQUESTED 4/03/2000 223 certified 07/04/2000 224 Requested 17/01/2001 224
Issued 18/01/2001 82764 - Historical Reference RMA2787
Status: Processing complete
Applied 19/11/1999
Granted 08/02/2000
Decision issued 08/02/2000

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- RMA/1999/5438 - Subdivision Consent
42 Marriotts Road North New Brighton
Bdy Adj SUBDIVISION 224 REQUESTED 25/08/00 ISSUED 30/8/00 DP 82530 - Historical Reference RMA7476
Status: Processing complete
Applied 19/11/1999
Granted 10/12/1999
Decision issued 10/12/1999
- RMA/2000/164 - Land Use Consent
42 Marriotts Road North New Brighton
Three elderly persons housing units - Historical Reference RMA20000565
Status: Processing complete
Applied 12/01/2000
Granted 02/02/2000
Decision issued 04/02/2000
- RMA/2000/1707 - Land Use Consent
42 Marriotts Road North New Brighton
To exceed the 80 square metre maxim for elderly persons housing. - Historical Reference RMA20002431
Status: Processing complete
Applied 07/07/2000
Granted 10/10/2000
Decision issued 10/10/2000
- RMA/2000/3115 - Subdivision Consent
52 Marriotts Road North New Brighton
UNIT TITLE 223 RECEIVED 01/02/01 223 CERTIFIED 13/02/2001 224 REQUESED 03/04/2001 223 ISSUED
10/04/2001 300977 - Historical Reference RMA20003885
Status: Processing complete
Applied 14/12/2000
Granted 08/01/2001
Decision issued 08/01/2001
- RMA/2000/3117 - s348 Right of way / private road
52 Marriotts Road North New Brighton
RIGHT OF WAY APPLICATION 223 RECEIVED 01/02/01 - Historical Reference RMA20003887
Status: Processing complete
Applied 14/12/2000
Granted 24/01/2001
Decision issued 24/01/2001
- RMA/2018/912 - Discharge of encumbrance
52A Marriotts Road North New Brighton
Discharge of Encumbrance - EPH
Status: Processing complete
Applied 17/04/2018
Encumbrance discharged 11/05/2018
- RMA/2018/920 - Discharge of encumbrance
50 Marriotts Road North New Brighton
Discharge of Encumbrance - EPH Unit
Status: Processing complete
Applied 17/04/2018
Encumbrance discharged 11/05/2018

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- RMA/2018/1016 - Discharge of encumbrance
52 Marriotts Road North New Brighton
Discharge Of Encumbrance - Elderly Persons Unit
Status: Processing complete
Applied 27/04/2018
Encumbrance discharged 11/05/2018

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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**

Property address:

52A Marriotts Road

LIM number: H09477404

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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

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 1 collection cycle on a Wednesday. 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 Wednesday. 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.

• 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 publicly available database called the Listed Land Use Register (LLUR). The Christchurch City Council may not hold information that is held on the LLUR. Therefore, it is recommended that you check Environment Canterbury's online database at www.llur.ecan.govt.nz

Property address:

52A Marriotts Road

LIM number: H09477404

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Christchurch City Council

53 Hereford Street, PO Box 73015

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- **Spatial Query Report**

A copy of the spatial query report is attached at the end of this LIM. The spatial query report lists land use resource consents that have been granted within 100 metres of this property.

Property address:

52A Marriotts Road

LIM number: H09477404

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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



LANDMARK CONSULTANTS LIMITED
STRUCTURAL AND GEOTECHNICAL ENGINEERS

SOIL BEARING VERIFICATION REPORT AT

**52A MARRIOTTS ROAD, NORTH NEW
BRIGHTON, CHRISTCHURCH 8083**

**REPORT PREPARED FOR
Caleb Griffioen**

JOB REFERENCE: *L25246*

REVISION: *0*

DATE: *7 December 2025*

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1. INTRODUCTION

1.1 GENERAL

Landmark Consultants Ltd has been engaged in a soil bearing verification assessment for repairing/rebuilding an existing dwelling at 52A Marriotts Road, North New Brighton, Christchurch. The assessment and recommendations are based on our engineering judgment, on-site observations, information, and reports provided to us.

A structural assessment of the dwelling was carried out along with a geotechnical investigation on-site; thus, this report shall be read in conjunction with our structural assessment report.

1.2 SCOPE OF WORK

Landmark Consultants Ltd has been engaged in a geotechnical assessment to repair an existing dwelling at 52A Marriotts Road, North New Brighton, Christchurch. Our assessment aimed to evaluate the site's surface and subsurface conditions and provide geotechnical recommendations for the existing dwelling's foundation repair works.

This report summarises our findings and recommendations and may be used to support a Building Consent exemption application to Christchurch City Council.

1.3 SITE DESCRIPTION

The site is legally described as "Unit 2 DP 300977 on Lot 2 DP 82530 having share in 891 m²" and is located at Marriotts Road in North New Brighton. The site has a flat topography and had an existing building in the section at the investigation time.

1.4 DOCUMENTATION RECEIVED

- Landmark Consultants Ltd Report (2025) Structural assessment report for 52A Marriotts Road, North New Brighton, Christchurch Ref: L25246, dated 7/12/2025.

2. FIELDWORK SUMMARY

A shallow ground investigation has been carried out by Landmark Consultants Limited on 4th December 2025, comprising of 2 Dynamic Cone Penetrometers (DCPs) and 1 Hand Augured holes (HA).



3. SITE-SPECIFIC INVESTIGATION

3.1 SITE SUBSURFACE CONDITIONS

Subsurface conditions based on those encountered within the hand augured hole are given below.

Table 1: Ground conditions summary table – inferred from Hand Auger 1.

Description	Depth to bottom of layer (mbgl)
Topsoil	0.3 m
Brown Sand, Moist	0.3-1.4 m

3.3 LAND CLASSIFICATION

The site is currently mapped as “Green Zone, Technical Category 3” as defined by the Ministry of Business, Innovation and Employment (MBIE) Residential Technical Categories. MBIE states that land damage from liquefaction is possible on TC3 land in future significant earthquakes. While TC3 land is considered suitable for residential construction, site-specific geotechnical investigation and specific engineering foundation design are required for house repairs and rebuilds.

3.4 GEOTECHNICAL ULTIMATE BEARING CAPACITY

With reference to the investigation data, a geotechnical Ultimate Bearing Capacity (UBC) of 200kPa can be assumed below 0.4 m bgl. A strength reduction factor of $\phi = 0.5$ should be applied to the Ultimate Bearing Capacity to obtain the Dependable Bearing Capacity, which should be equal to or greater than the factored Ultimate Foundation Bearing Pressures

3.5 GROUNDWATER

Groundwater was not encountered during this investigation.

4. CONCLUSIONS AND RECOMMENDATIONS

4.1 FOUNDATION REMEDIATION RECOMMENDATIONS

As per our structural assessment report, the building is to be repaired in line with mechanical jacking of the concrete foundation as per lifting Option 1 of the MBIE Guidance: Part A, Appendix A1.1.2.

The size and spacing of jacking pads should be designed by a structural engineer prior to any construction. An ultimate bearing capacity of 200 kPa is inferred to be achievable at approximately 0.8m below ground level for foundation design/relevelling purposes.

4.2 CONSTRUCTION MONITORING

A Geotechnical Engineer familiar with the findings of this report should be engaged to carry out observations during pad excavations to confirm soil and foundation conditions are consistent with those adopted within this report. Inspections will not be carried out before Council issues the required Building Consents, and unconsented works will not be inspected.

4.3 NOTES

Please note that the recommendations provided above are based on a limited number of tests, and the nature and continuity of subsoil conditions are inferred. Subsurface ground conditions may vary between any two inspected, tested and sampled locations. Subsurface ground conditions may also change or be modified as a result of anthropogenic events (e.g. construction, failure of subsurface infrastructure, site contamination) and natural events (e.g. flooding, earthquakes, landslides, significant weather events). The geotechnical advice provided in this report is based on data available at the time of reporting, best engineering practice, judgement and experience. Where the actual ground condition deviates from the assumed condition, further geotechnical testing and assessment may be warranted, including supervision and auditing of site works by a qualified geotechnical engineer. This report is only intended for repair/relevel strategy with the existing dwelling.

5. REFERENCES

- Canterbury Earthquake Recovery Authority, Christchurch City Council, Selwyn District Council and Waimakariri District Council: Canterbury Geotechnical Database (<https://canterburygeotechnicaldatabase.projectorbit.com/>)
- Canterbury Geotechnical Database. Earthquake Commission (EQC) Liquefaction interpreted from aerial photography. (Data supplied by Tonkin and Taylor for Canterbury Earthquake Recovery Authority)
- Environment Canterbury (2025) My Land Zone <https://mylandzone.canterburymaps.govt.nz/#/>
- Ministry of Business, Innovation and Employment (MBIE) (2012). Repairing and Rebuilding Houses affected by the Canterbury Earthquakes (<http://www.dbh.govt.nz/guidance-on-repairs-afterearthquake>).
- New Zealand Geotechnical Society. (2005). Guideline for the Field Classification and Description of Soil and Rock for Engineering Purposes.
- Stockwell, M.J. (1977). Determination of allowable bearing pressure under small structures. New Zealand Engineering. 32(6). 132-135.

6. LIMITATIONS

This report has been prepared on behalf of and for the exclusive use of Caleb Griffioen and its relevant building consent authority and is subject to and issued by the provisions of the contract between Landmark Consultants Ltd and Caleb Griffioen. Landmark Consultants Ltd accepts no liability or responsibility whatsoever or in respect of any use or reliance upon this report by any third party.

This report is the copyright of Landmark Consultants Ltd. Except for the use of Caleb Griffioen and subject to the conditions in the agreement, no part of this publication may be copied without express permission in writing from Landmark Consultants Ltd.

It is recommended that all other parties seek professional geotechnical advice to satisfy themselves as to its ongoing suitability for their intended use.

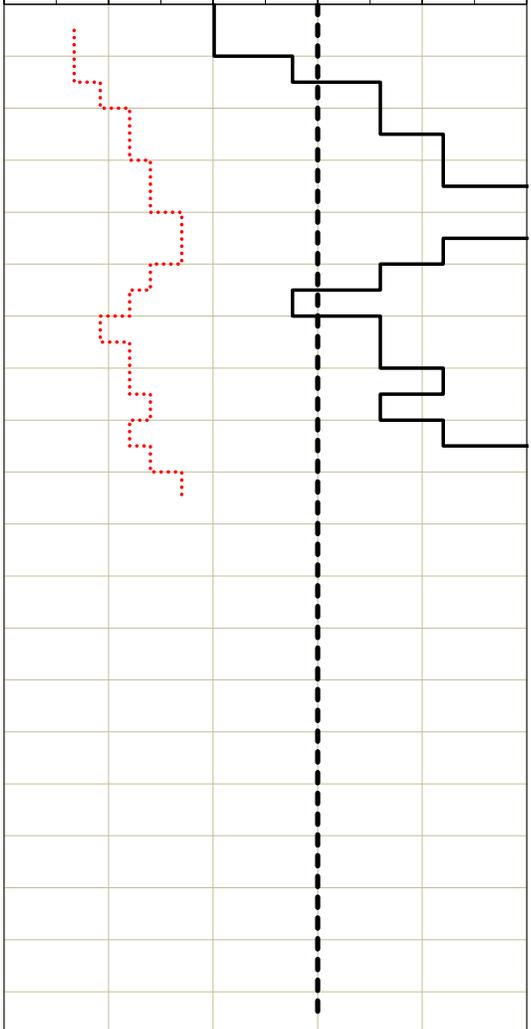
7. CLOSURE

If you have any queries or require further clarification on any aspects of this report, please do not hesitate to contact the undersigned.

Action:	Name:	Signed:	Date:
Report Prepared:	Vignesh Devel <i>B.Tech (Civil), M.Eng (civil) Structural Engineer</i>		7/12/2025
Report Reviewed:	Nero G <i>MEngSt(EQ) BScEng(Hons) MEngNz Senior Structural Engineer / Geotechnical Engineer</i>		7/12/2025
Approved:	Jayaroban Ananthakumarathas <i>B.Sc (Civil), MSc, CPEng(NZ), CMEngNZ Principal Structural Engineer</i>		7/12/2025

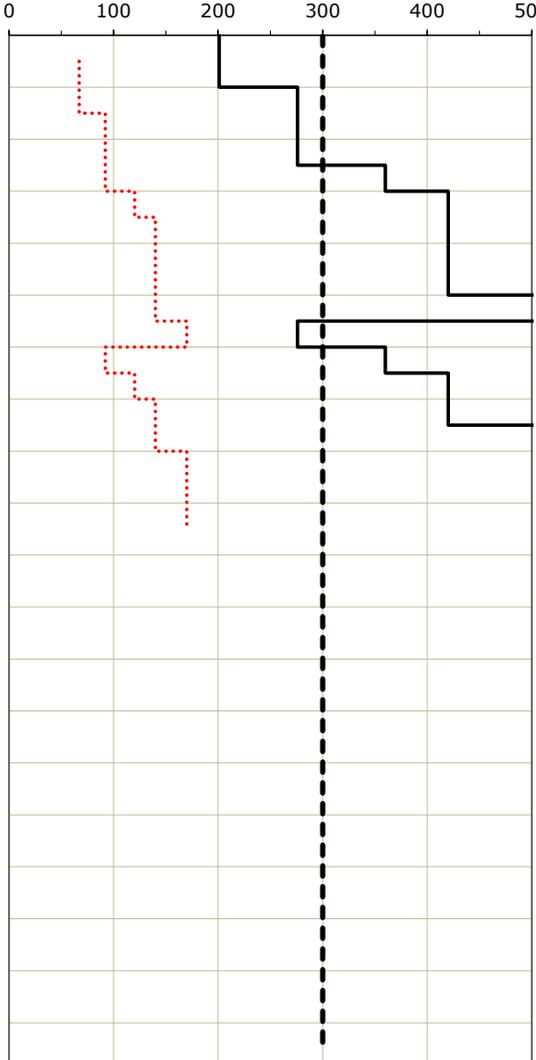
APPENDICES

- a) Hand Auger & Scala Logs

PROJECT		52A MARRIOTS ROAD, NORTH NEW BRIGHTON, CHRISTCHURCH		NO.	1			
REF		L25246		DATE	04/12/2025			
BY		VD		CHECKED	RA			
DEPTH (m)	BORE LOG		SCALA PENETROMETER					
	DCP BLOWS	DESCRIPTION	Inferred Bearing Pressure kPa					
GL	2	TOP SOIL	0 100 200 300 400 500					
0.2	2							
	3							
0.4	4							
	4							
0.6	5							
	5							
0.8	6							
	6							
1.0	5							
	4							
1.2	3							
	4							
1.4	4							
	5	REFUSAL MET						
1.6	4							
	5							
1.8	6							
	6							
2.0								
2.2								
2.4								
2.6								
2.8								
3.0								
3.2								
3.4								
3.6								
3.8								
4.0								
4.2								
4.4								
4.6								
4.8								

Notes: Bearing pressure in kPa are inferred based on number of blows achieved

PROJECT	52A MARRIOTS ROAD, NORTH NEW BRIGHTON, CHRISTCHURCH	NO.	2
REF	L25246	DATE	04/12/2025
BY	VD	CHECKED	RA

DEPTH (m)	BORE LOG		SCALA PENETROMETER
	DCP BLOWS	DESCRIPTION	Inferred Bearing Pressure kPa
GL	2		
0.2	3		
0.4	3		
0.6	4		
0.8	5		
1.0	5		
1.2	6		
1.4	3		
1.6	4		
1.8	5		
2.0	6		
2.2	6		
2.4	6		
2.6	6		
2.8	6		
3.0	7		
3.2			
3.4			
3.6			
3.8			
4.0			
4.2			
4.4			
4.6			
4.8			

Notes: Bearing pressure in kPa are inferred based on number of blows achieved

CHRISTCHURCH CITY COUNCIL - DRAINAGE PICK UP

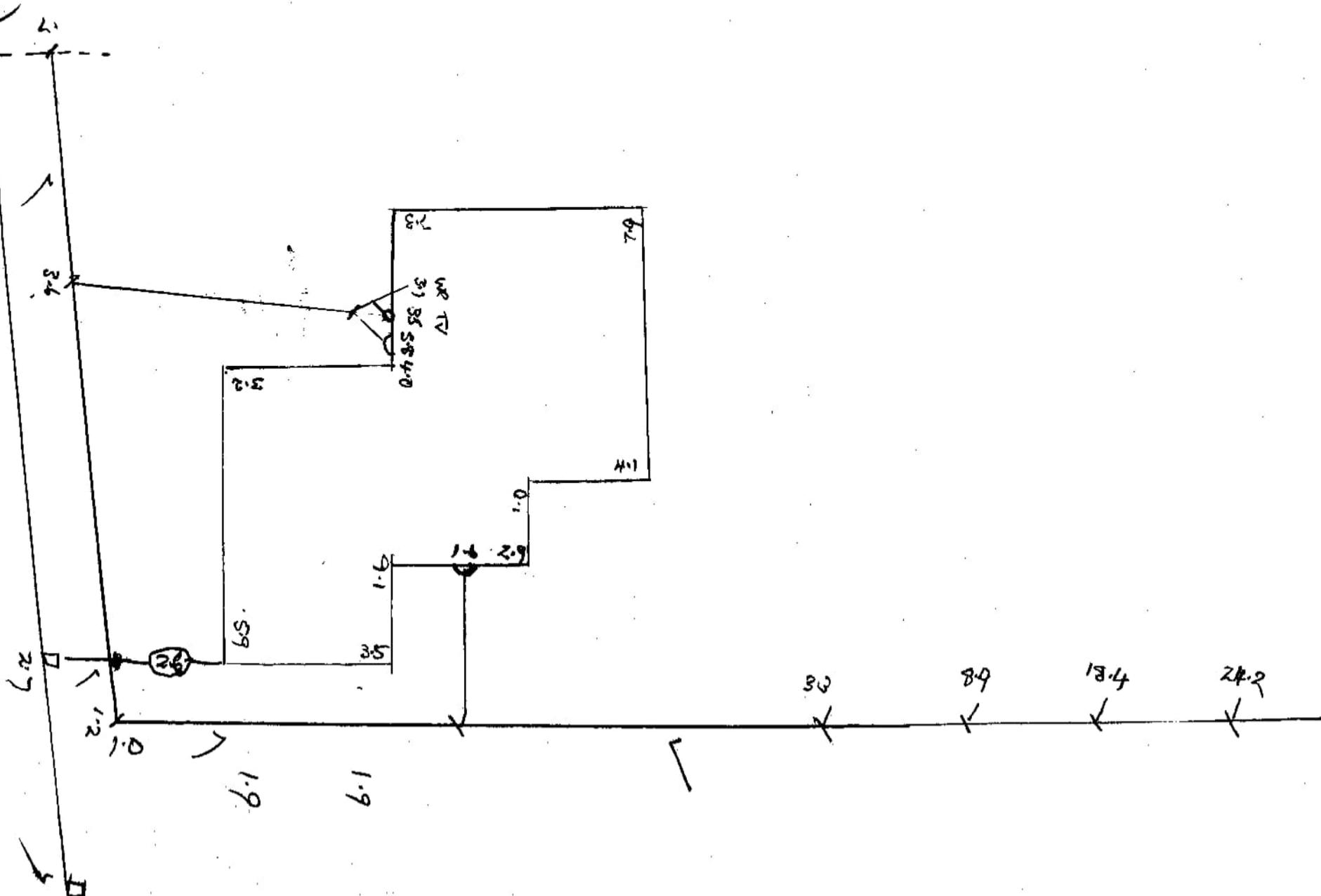


ADDRESS: 50 HARRIOTS RD
 LEGAL DESCRIPTION:
 PROJECT No.: 99006237
 DATE: 25-11-99

OWNER:
 DRAINLAYER: P HANHAM
 PLUMBER:
 FIELD OFFICER: RA

RECEIVED:
 BLOCK PLAN:
 PLOTTED: / /
 EYE BOOK:

CONNECTION NUMBER



CHRISTCHURCH CITY COUNCIL - DRAINAGE PICK UP

18 NOV 2000



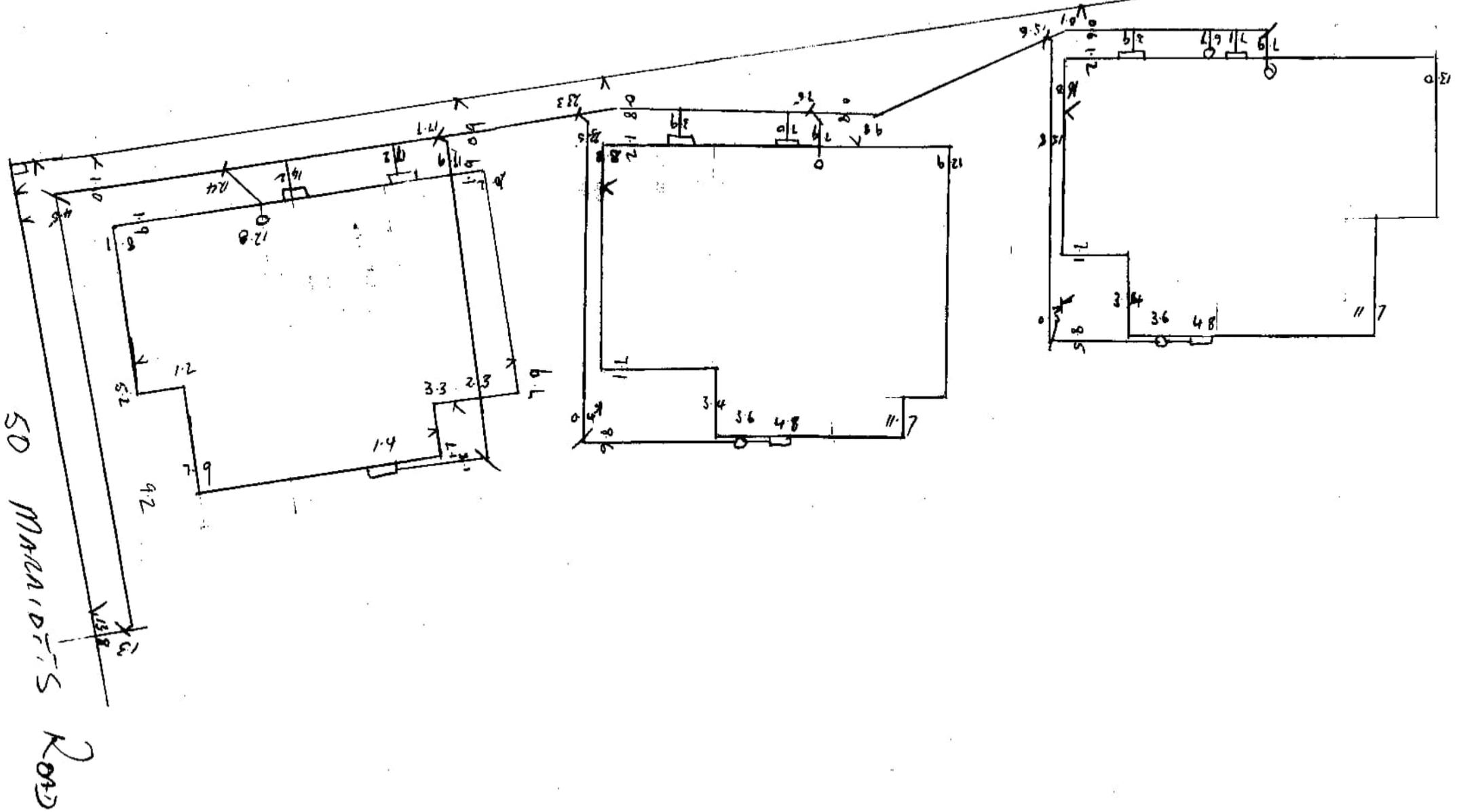
ADDRESS: 50 MAARICITS ROAD
 LEGAL DESCRIPTION:
 PROJECT No: 1000 6226
 DATE: 16/10/00

OWNER:
 DRAINLAYER: ROSS LANE/OL
 PLUMBER:
 FIELD OFFICER: ALAN HARRISON

RECEIVED:
 BLOCK PLAN:
 PLOTTED: / /
 EYE BOOK:

CONNECTION NUMBER

#24372



52A Marriotts Road Land Use Consents



52A Marriotts Road Subdivision Consents

Fee simple
Lots:3
Application

Fee simple
Lots:2
Application



Land Use Resource Consents within 100 metres of 52A Marriotts Road

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

1/20 Saltaire Street

RMA/1987/438

Dwelling addition sited 1.3m from internal boundary which intrudes .5m into setback requirement - Historical Reference RES9209273

Processing complete

Applied 10/02/1987

Decision issued 25/02/1987

Granted 25/02/1987

17 Saltaire Street

RMA/1987/439

Construct double garage 32.4m sited 2m from road boundary intrudes 1m into 3m setback requirement - Historical Reference RES9209274

Processing complete

Applied 03/02/1987

Decision issued 16/03/1987

Granted 16/03/1987

19 Saltaire Street

RMA/2002/3022

To erect a new dwelling and attached garage that exceeds 20m building length without a 2.4m step in plan for 6 metres - Historical Reference RMA20012071

Cancelled

Applied 27/11/2002

198 Pacific Road

RMA/1997/988

To erect a second dwelling which exceeds the 35% site coverage and has more than 1 vehicle crossing. - Historical Reference RES971046

Withdrawn

Applied 24/04/1997

RMA/1998/2289

Non complying 2 Lot subdivision - Historical Reference RES982616

Processing complete

Applied 25/09/1998

Decision issued 29/09/1998

Granted 29/09/1998

198A Pacific Road

RMA/1998/2289

Non complying 2 Lot subdivision - Historical Reference RES982616

Processing complete

Applied 25/09/1998

Decision issued 29/09/1998

Granted 29/09/1998

RMA/2014/666

Dwelling with attached garage - Historical Reference RMA92025291

Processing complete

Applied 21/03/2014

Decision issued 01/04/2014

Granted 01/04/2014

202 Pacific Road

RMA/2023/2477

Request for encumbrance - Family flat

Processing

Applied 21/09/2023

224 Bower Avenue

RMA/2000/3054

Double garage 2m from the road bound - Historical Reference RMA20003824

Processing complete

Applied 07/12/2000

Decision issued 22/12/2000

Granted 22/12/2000

228 Bower Avenue

RMA/2001/1230

Dwelling addition which intrudes in boundary setback. - Historical Reference RMA20005109

Processing complete

Applied 21/05/2001

Decision issued 30/05/2001

Granted 30/05/2001

RMA/2013/2003

To erect a new dwelling - Historical Reference RMA92023710

Processing complete

Applied 27/09/2013

Decision issued 11/10/2013

Granted 07/10/2013

228A Bower Avenue

RMA/2015/1013

Existing Use Certificate - Existing Dwelling - Historical Reference RMA92029258

Processing complete

Applied 16/04/2015

Certificate issued 11/05/2015

23 Saltaire Street

RMA/1999/654

Add to rear of garage increasing size to 72.36m - Historical Reference RES9209277

Processing complete

Applied 01/01/1999

Decision issued 22/06/1984

Granted 22/06/1984

RMA/2015/388

Dwelling with attached garages - Historical Reference RMA92028579

Processing complete

Applied 13/02/2015

Decision issued 27/03/2015

Granted 27/03/2015

230 Bower Avenue

RMA/2023/1789

Construct 2 detached dwellings with attached garaging

Cancelled

Applied 12/07/2023

Cancelled - fee not paid 21/08/2023

RMA/2024/655

Construct two detached residential dwellings

Processing complete

Applied 14/03/2024

Decision issued 21/05/2024

Granted 20/05/2024

RMA/2026/61

Subdivision - Fee Simple - Two (2) lots with land use

Processing

Applied 13/01/2026

27 Saltaire Street

RMA/2008/1411

3 EPH units which exceed 80sqm and outdoor living and vehicle crossing non compliance - Historical Reference RMA92012266

Processing complete

Applied 30/06/2008

Decision issued 08/08/2008

Granted 08/08/2008

RMA/2009/475

3 EPH units which intrude the recession plane - Historical Reference RMA92013901

Processing complete

Applied 16/04/2009

Decision issued 17/04/2009

Granted 17/04/2009

36 Marriotts Road

RMA/2025/2265

Establish a multi-unit residential development of three townhouses

Processing complete

Applied 17/07/2025

Decision issued 23/10/2025

Granted 23/10/2025

42 Marriotts Road

RMA/1999/3294

To erect 7 elderly persons housing units where all unit s exceeds 80m2, Unit 7 garage intrudes into the 4.5m ro 5m road boundary setback and Units 2, 4, 5 and 7 intrud - Historical Reference RES992226

Processing complete

Applied 02/08/1999

Decision issued 19/08/1999

Granted 19/08/1999

RMA/2000/164

Three elderly persons housing units - Historical Reference RMA20000565

Processing complete

Applied 12/01/2000

Decision issued 04/02/2000

Granted 02/02/2000

RMA/2000/165

Four elderly persons housing units. - Historical Reference RMA20000566

Processing complete

Applied 12/01/2000

Decision issued 04/02/2000

Granted 03/02/2000

RMA/2000/1707

To exceed the 80 square metre maxim for elderly persons housing. - Historical Reference RMA20002431

Processing complete

Applied 07/07/2000

Decision issued 10/10/2000

Granted 10/10/2000

44 Marriotts Road

RMA/1999/3294

To erect 7 elderly persons housing units where all unit s exceeds 80m2, Unit 7 garage intrudes into the 4.5m ro 5m road boundary setback and Units 2, 4, 5 and 7 intrud - Historical Reference RES992226

Processing complete

Applied 02/08/1999

Decision issued 19/08/1999

Granted 19/08/1999

RMA/2000/164

Three elderly persons housing units - Historical Reference RMA20000565

Processing complete

Applied 12/01/2000

Decision issued 04/02/2000

Granted 02/02/2000

RMA/2000/165

Four elderly persons housing units. - Historical Reference RMA20000566

Processing complete

Applied 12/01/2000

Decision issued 04/02/2000

Granted 03/02/2000

RMA/2000/1707

To exceed the 80 square metre maxim for elderly persons housing. - Historical Reference RMA20002431

Processing complete

Applied 07/07/2000

Decision issued 10/10/2000

Granted 10/10/2000

46 Marriotts Road

RMA/1999/3294

To erect 7 elderly persons housing units where all unit s exceeds 80m2, Unit 7 garage intrudes into the 4.5m ro 5m road boundary setback and Units 2, 4, 5 and 7 intrud - Historical Reference RES992226

Processing complete

Applied 02/08/1999

Decision issued 19/08/1999

Granted 19/08/1999

RMA/2000/164

Three elderly persons housing units - Historical Reference RMA20000565

Processing complete

Applied 12/01/2000

Decision issued 04/02/2000

Granted 02/02/2000

RMA/2000/165

Four elderly persons housing units. - Historical Reference RMA20000566

Processing complete

Applied 12/01/2000

Decision issued 04/02/2000

Granted 03/02/2000

RMA/2000/1707

To exceed the 80 square metre maxim for elderly persons housing. - Historical Reference RMA20002431

Processing complete

Applied 07/07/2000

Decision issued 10/10/2000

Granted 10/10/2000

48 Marriotts Road

RMA/1999/3294

To erect 7 elderly persons housing units where all unit s exceeds 80m2, Unit 7 garage intrudes into the 4.5m ro 5m road boundary setback and Units 2, 4, 5 and 7 intrud - Historical Reference RES992226

Processing complete

Applied 02/08/1999

Decision issued 19/08/1999

Granted 19/08/1999

RMA/2000/164

Three elderly persons housing units - Historical Reference RMA20000565

Processing complete

Applied 12/01/2000

Decision issued 04/02/2000

Granted 02/02/2000

RMA/2000/165

Four elderly persons housing units. - Historical Reference RMA20000566

Processing complete

Applied 12/01/2000

Decision issued 04/02/2000

Granted 03/02/2000

RMA/2000/1707

To exceed the 80 square metre maxim for elderly persons housing. - Historical Reference RMA20002431

Processing complete

Applied 07/07/2000

Decision issued 10/10/2000

Granted 10/10/2000

RMA/2018/1026

Discharge of Encumbrance - EPH Unit

Processing complete

Applied 30/04/2018

Encumbrance discharged 01/06/2018

50 Marriotts Road

RMA/1999/3294

To erect 7 elderly persons housing units where all unit s exceeds 80m2, Unit 7 garage intrudes into the 4.5m ro 5m road boundary setback and Units 2, 4, 5 and 7 intrud - Historical Reference RES992226

Processing complete

Applied 02/08/1999

Decision issued 19/08/1999

Granted 19/08/1999

RMA/2000/164

Three elderly persons housing units - Historical Reference RMA20000565

Processing complete

Applied 12/01/2000

Decision issued 04/02/2000

Granted 02/02/2000

RMA/2000/1707

To exceed the 80 square metre maxim for elderly persons housing. - Historical Reference RMA20002431

Processing complete

Applied 07/07/2000

Decision issued 10/10/2000

Granted 10/10/2000

RMA/2000/3117

RIGHT OF WAY APPLICATION 223 RECEIVED 01/02/01 - Historical Reference RMA20003887

Processing complete

Applied 14/12/2000

Decision issued 24/01/2001

Granted 24/01/2001

RMA/2018/920

Discharge of Encumbrance - EPH Unit

Processing complete

Applied 17/04/2018

Encumbrance discharged 11/05/2018

52 Marriotts Road

RMA/1999/3294

To erect 7 elderly persons housing units where all unit s exceeds 80m2, Unit 7 garage intrudes into the 4.5m ro 5m road boundary setback and Units 2, 4, 5 and 7 intrud - Historical Reference RES992226

Processing complete

Applied 02/08/1999

Decision issued 19/08/1999

Granted 19/08/1999

RMA/2000/164

Three elderly persons housing units - Historical Reference RMA20000565

Processing complete

Applied 12/01/2000

Decision issued 04/02/2000

Granted 02/02/2000

RMA/2000/1707

To exceed the 80 square metre maxim for elderly persons housing. - Historical Reference RMA20002431

Processing complete

Applied 07/07/2000

Decision issued 10/10/2000

Granted 10/10/2000

RMA/2000/3117

RIGHT OF WAY APPLICATION 223 RECEIVED 01/02/01 - Historical Reference RMA20003887

Processing complete

Applied 14/12/2000

Decision issued 24/01/2001

Granted 24/01/2001

RMA/2018/1016

Discharge Of Encumbrance - Elderly Persons Unit

Processing complete

Applied 27/04/2018

Encumbrance discharged 11/05/2018

59 Marriotts Road

RMA/2002/1161

Garage within the 4.5m road boundary setback. - Historical Reference RMA20010155

Processing complete

Applied 20/05/2002

Decision issued 24/06/2002

Granted 21/06/2002

8 Saltaire Street

RMA/1991/1133

Erect carport less than 6.0m from road bounary. - Historical Reference RES9220912

Processing complete

Applied 21/10/1991

Decision issued 31/10/1991

Granted 31/10/1991

RMA/1995/2451

To erect a dwelling extension intruding into the 4.5m front yard setback as required by the Transitional and Proposed City Plans - Historical Reference RES954464

Processing complete

Applied 13/09/1995

Decision issued 29/09/1995

Granted 29/09/1995

RMA/1999/2573

To erect a garage 1m from the road boundary setback. INFORMATION HELD ON 4 SALTAIRE PROPERTY FILE - Historical Reference RES991337

Processing complete

Applied 06/05/1999

Decision issued 09/06/1999

Granted 09/06/1999

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