

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:

237A Maidstone Road

LIM number: H09499432

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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 25 February 2026
Date received 12 February 2026

Property details

Property address 237A Maidstone Road, Avonhead, Christchurch
Valuation roll number 21894 16108 A
Valuation information Capital Value: \$650,000
Land Value: \$355,000
Improvements Value: \$295,000
Please note: these values are intended for Rating purposes

Legal description Flat 1 DP 53509 on Lot 8 DP 51440 having share in 780 m2

Existing owner Brenda Alison Sugrue
Kerry Ann Sugrue
Richard Edmond Sugrue
Elizabeth Marilyn Sugrue
Jane Margaret Sugrue

The Greg and Brenda Sugrue Family Trust
237A Maidstone Road
Christchurch 8042

Council references

Rate account ID 73082074
LIM number H09499432
Property ID 1008847

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

- Regional Hazard Information: Shoreline Modelling

Future shoreline modelling has not been completed for this area, however given the distance of the property from the coast, it will not be susceptible to coastal erosion for at least the next 100 years.

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(b) Earthquakes

- Liquefaction Assessment

Christchurch City Council holds indicative information about liquefaction hazards for Christchurch. Information, including an interactive web tool, can be found on the Council's website at ccc.govt.nz/liquefaction

Depending on the potential liquefaction hazard of an area that a property is in, the Council may require site-specific investigations before granting future subdivision or building consent for a property.

Title of report: Christchurch liquefaction vulnerability study

Purpose of report: To provide a district-wide liquefaction vulnerability assessment and to provide expected land performance for a range of potential future earthquake and groundwater scenarios. For use in land use planning, subdivision and building consenting

Scope of report: Christchurch urban area from the Waimakariri River mouth to Godley Head, and inland to the Selwyn District boundary

Where or how to access the report: <https://ccc.govt.nz/assets/Documents/Environment/Land/CCC-Liquefaction-ReportBody.pdf>

Date of report: July 2020

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

Name of person/entity that prepared the report: Tonkin & Taylor Ltd

Title of Report: Geotechnical information on horizontal land movement due to the Canterbury earthquake sequence

Purpose of report: Background geotechnical information about shallow ground movements as a result of the earthquake sequence

Scope of Report: Christchurch City flat area, excluding Port Hills and Banks Peninsula

Where or how to access the report: <https://www.lin.govt.nz/resources/research/geotechnical-information-horizontal-land-movement-due-canterbury-earthquake-sequence>

Date of report: March 2015

Name of person/entity that commissioned report: Land Information New Zealand

The name of person/entity that prepared the report: Tonkin & Taylor Ltd

- 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>.

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(c) Flooding

- Flooding

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

- Predicted 1 in 10 Year Flood Extent

Flood modelling shows this property, or parts of this property, is within a 1-in-10-year flood extent, not including impacts of climate change and sea level rise. You can view this on the flood extent map at <https://ccc.govt.nz/flood-and-floor-level-viewer>.

If changes such as land development or major infrastructure have occurred on this property, or in the surrounding area since the flood modelling, this may change the flood extent.

Please note: The current modelling may not fully account for the water flow into some sump inlets during smaller events, which could affect the flood extent. This will be addressed in future modelling updates. Any questions about this and how this may impact this property, please email us at floorlevels@ccc.govt.nz.

For more information, please refer to <https://ccc.govt.nz/flooding-and-floor-levels>.

- Predicted 1 in 50 Year Flood Extent

Flood modelling shows this property, or parts of this property, is within a 1-in-50-year flood extent, including impacts of climate change and sea level rise. You can view this on the flood extent map at <https://ccc.govt.nz/flood-and-floor-level-viewer>. If changes such as land development or major infrastructure have occurred on this property, or in the surrounding area since the flood modelling, this may change the flood extent. For more information, please refer to <https://ccc.govt.nz/flooding-and-floor-levels>.

- Predicted 1 in 200 Year Flood Extent

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

- Regional Hazard Information: Flood Photographs

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

- Regional Hazard Information: Flood Assessment Request

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

(d) Landslides

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

(e) Subsidence

- Consultant Report Available

Land Information New Zealand (LINZ) engaged Tonkin and Taylor to provide a Geotechnical Report on Ground Movements that occurred as a result of the Canterbury Earthquake Sequence. The report indicates this property may have been effected by a degree of earthquake induced subsidence. The report obtained by LINZ can be accessed on their website at <https://www.linz.govt.nz> and search Information for Canterbury Surveyors.

(f) Tsunamis

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.

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(h) Wind

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

(i) Any Other Natural Hazards

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

(j) District Plan Natural Hazard Information

Please refer to *Section 8. Land use and conditions* of this report for District Plan related natural hazard information.

(k) Building Notices

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

Other Special Features or Characteristics of the Land

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

2. Private and public stormwater and sewerage drains

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

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

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.
- Council records show public sewer pipes passing through this right of way.
- 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: \$3,988.78

	Instalment Amount	Date Due
Instalment 1	\$997.14	31/08/2025
Instalment 2	\$997.14	30/11/2025
Instalment 3	\$997.14	28/02/2026
Instalment 4	\$997.36	31/05/2026

Rates owing as at 25/02/2026: \$51.70

(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/1987/7188 Applied: 19/11/1987 Status: Completed
237A Maidstone Road Avonhead
Permit granted 07/12/1987
Permit issued 07/12/1987
2 TOWNHOUSES & STACK VISTA640- Historical Reference PER87881430
- BCN/1995/3059 Applied: 24/04/1995 Status: Completed
237B Maidstone Road Avonhead
Accepted for processing 24/04/1995
Building consent granted 16/05/1995
Building consent issued 16/05/1995
Code Compliance Certificate Granted 22/08/1995
Code Compliance Certificate Issued 22/08/1995
CONSERVATORY- Historical Reference CON95003322
- BCN/2018/3590 Applied: 31/05/2018 Status: Completed
237B Maidstone Road Avonhead
Accepted for processing 31/05/2018
Building consent granted 01/06/2018
Building consent issued 01/06/2018
Code Compliance Certificate Issued 30/07/2018
Alteration to Dwelling - Installation of a Ravelli Rosa R70 Dry Freestanding Pellet Burner - CAC174364

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(b) Certificates

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

(c) Notices

(d) Orders

(e) Requisitions

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6. Certificates issued by a building certifier

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

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

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7. Weathertightness

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

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

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

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8. Land use and conditions

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

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

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

- **Regional plan or bylaw**

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

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

(ii) Christchurch District Plan

- **Christchurch International Airport Protection Sfc.**

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

- **Riccarton Wastewater Interceptor Catchment**

Property or part of property within the Christchurch District Plan Riccarton Wastewater Interceptor Catchment Overlay, which is operative.

- **District Plan Zone**

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

(b) Resource consents

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

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9. Other land and building classifications

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

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

Please refer to Section 1 for details

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10. Network utility information

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

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

- **None recorded for this property**

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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 Thursday. Please leave your organics at the Kerbside by 6:00 a.m.
- Your recycling is collected Fortnightly on the Week 2 collection cycle on a Thursday. Please leave your recycling at the Kerbside by 6:00 a.m. Your nearest recycling depot is the Parkhouse Road EcoDrop.
- Your refuse is collected Fortnightly on the Week 2 collection cycle on a Thursday. Please leave your rubbish at the Kerbside by 6:00 a.m. Your nearest rubbish depot is the Parkhouse Road EcoDrop.

(b) Other

• Floor Levels Information

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

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

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

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

• Guest Accommodation

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

• Community Board

Property located in Fendalton-Waimairi-Harewood Community Board.

• Tsunami Evacuation Zone

This property is not in a tsunami evacuation zone. It is not necessary to evacuate in a long or strong earthquake or during an official Civil Defence tsunami warning. Residents may wish to offer to open their home to family or friends who need to evacuate from a tsunami zone, and should plan with potential guests to do so in advance. More information can be found at <https://ccc.govt.nz/services/civil-defence/hazards/tsunami-evacuation-zones-and-routes/>

• Electoral Ward

Property located in Waimairi Electoral Ward

• Listed Land Use Register

Hazardous activities and industries involve the use, storage or disposal of hazardous substances. These substances can sometimes contaminate the soil. Environment Canterbury identifies land that is used or has been used for hazardous activities and industries. This information is held on a publically available database called the Listed Land Use Register (LLUR). The Christchurch City Council may not hold information that is held on the LLUR. Therefore, it is recommended that you check Environment Canterbury's online database at www.llur.ecan.govt.nz

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- **Spatial Query Report**

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

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Property of interest address

- WwPrivateDrainField
- WwPump
- WwAccess
- Type
- Flush Manhole
- Flushing Point
- Trap
- Inspection Point
- Sealed Manhole
- Standard Manhole
- Vacuum Storage Manhole
- Vented Manhole
- WwInlet
- WwAirGapSeparator
- WwLocalPressureBoundary
- WwLocalPressureControlPa
- WwLocalPressureTankSystem
- WwOutlet
- WwPipeRestrict
- WwFitting
- Type
- Change
- End Cap
- Junction
- WwEye
- Type
- Eye
- Eye (Vertical)
- WwLateralFitting
- Type
- Raised Inspection Point
- Lateral Fitting
- WwVacuumBreather
- WwVacuumChamber
- Type
- Collector
- Interceptor Tank
- Valve
- Riser
- WwVacuumBreatherPipe
- WwPipeFlowDirection
- WwPipeBlockageCount
- NumberOfBlockages
- 2 or less Blockages
- 3 or more Blockages
- WwPipe
- NominalDiameter
- Diameter is 200mm or smaller
- Diameter is greater than 200mm, up to 450mm
- Diameter is greater than 450mm
- Other (non-circular pipes)
- WwPipe (non-gravity)
- NominalDiameter
- Diameter is 200mm or smaller
- Diameter is greater than 200mm, up to 450mm
- Diameter is greater than 450mm
- Other (non-circular pipes)
- WwLateral
- WwPipeProtection
- WwFlushTank
- WwStructure
- WwStation
- WwRainGarden
- WwPipe (non-CCC)
- In Service
- Abandoned
- Removed
- Out of Service
- Proposed
- WwLateral (non CCC)
- In Service
- Abandoned
- Removed
- Out of Service
- Proposed
- WwPump
- WwValve
- NormalPosition.Type
- Air Release
- Backflow Prevention
- Butterfly
- Gate
- Non Return
- Pressure Activated
- Sluice
- Sluice, Normally Closed
- Valve
- Washdrant
- WshInlet
- WshConnection
- Type
- Fire
- Restrictor
- Toby
- Meter
- WwOutlet
- WwPipeRestrict
- WwFieldNote
- WwFitting
- Type
- Belows
- End Cap
- Connector
- WwPipeProtection
- WwPipe
- NominalDiameter
- Diameter is 110mm or smaller
- Diameter is greater than 110mm, up to 225mm
- Diameter is greater than 225mm
- Other (non-circular pipes)
- WwPipe (non Potable)
- NominalDiameter
- Diameter is 110mm or smaller
- Diameter is greater than 110mm, up to 225mm
- Diameter is greater than 225mm
- Other (non-circular pipes)
- WwLateral
- WwStructure
- WwReservoir
- WwStation
- WwPipe (non CCC)
- In Service
- Abandoned
- Removed
- Out of Service
- Unknown
- WwLateral (non CCC)
- In Service
- Abandoned
- Removed
- Out of Service
- Proposed
- BCConnector
- BCInletCap
- BCValve
- BCPipe

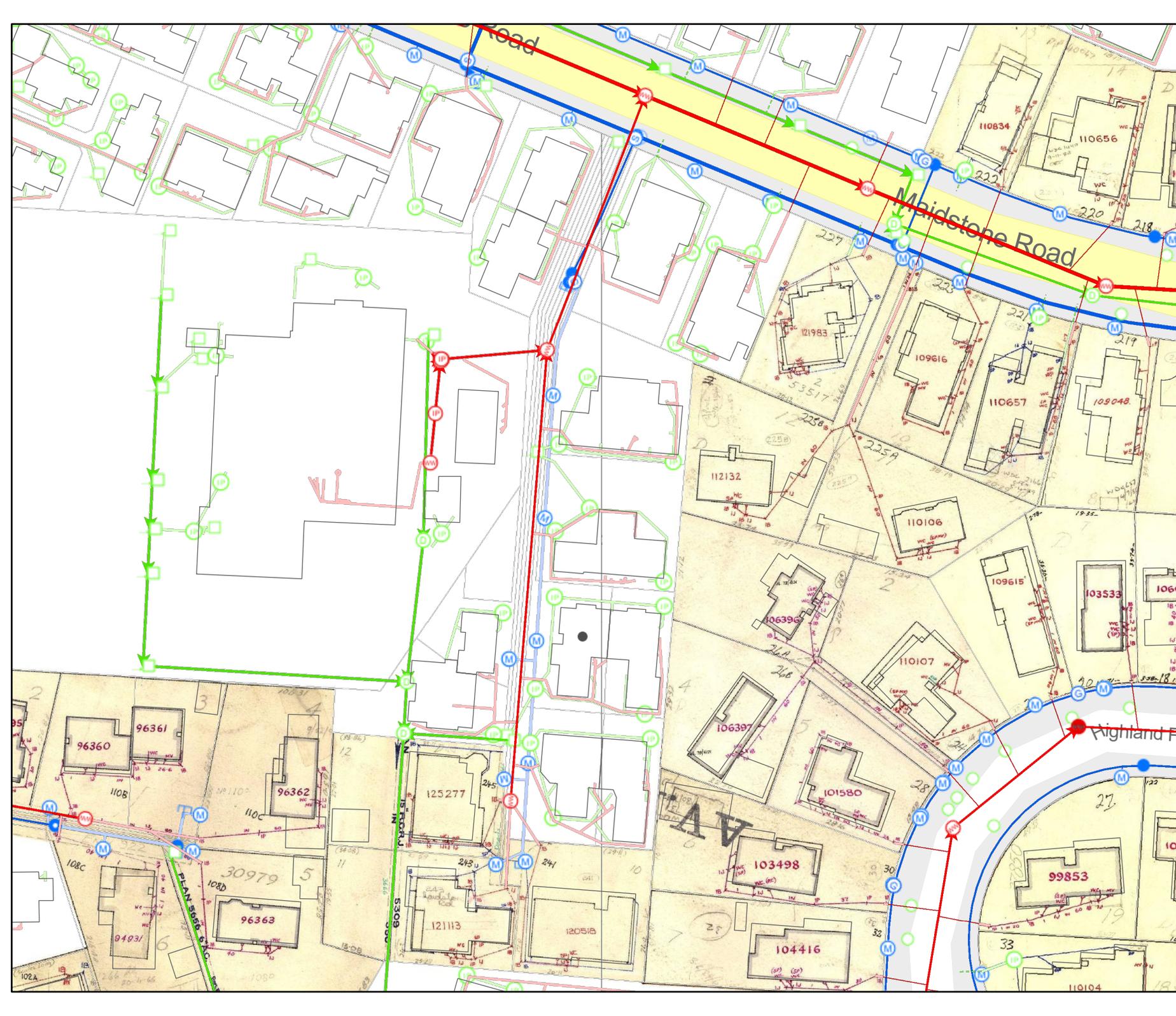
Christchurch City Council

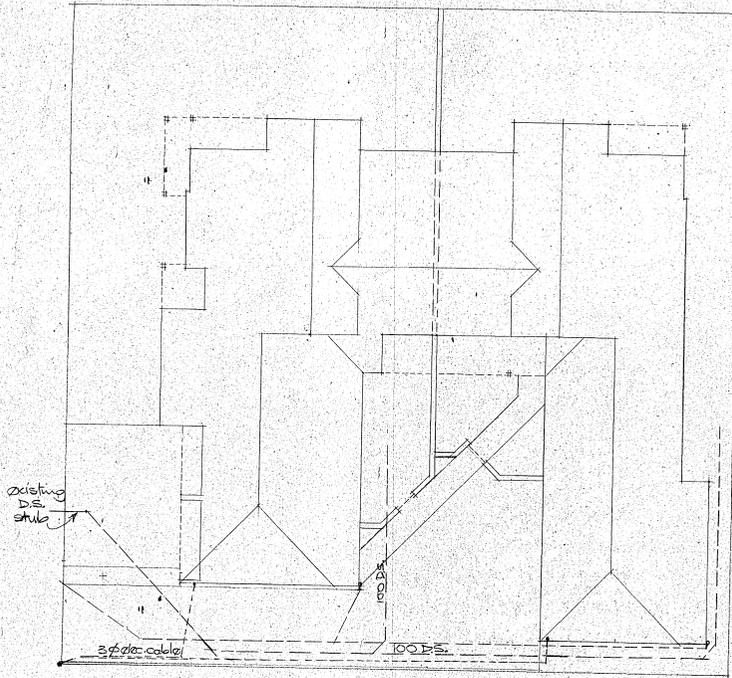
ph: 03 941 8999 web: ccc.govt.nz

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

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Date: 25/02/2026 2:33 PM
Scale: 1:950 on A4





Site plan 1:100

Key to Symbols.

- ▼ telephone jack point
- + light position
- ⊥ recessed light position
- ⊕ globe light position
- ⊥ wall fitting
- ⊥ wall fitting with switch below
- ⊥ strip light (incandescent)
- ⊥ strip light (fluorescent)
- ⊥ light switch

- ⊕ double switch socket (horizontal)
- ⊕ heater outlet
- ⊕ heated towel rail
- ⊕ fan or dishwasher switches etc
- ⊕ shaving point
- ⊕ 270 L hot water cylinder
- ⊕ switchboard
- ⊕ meter board

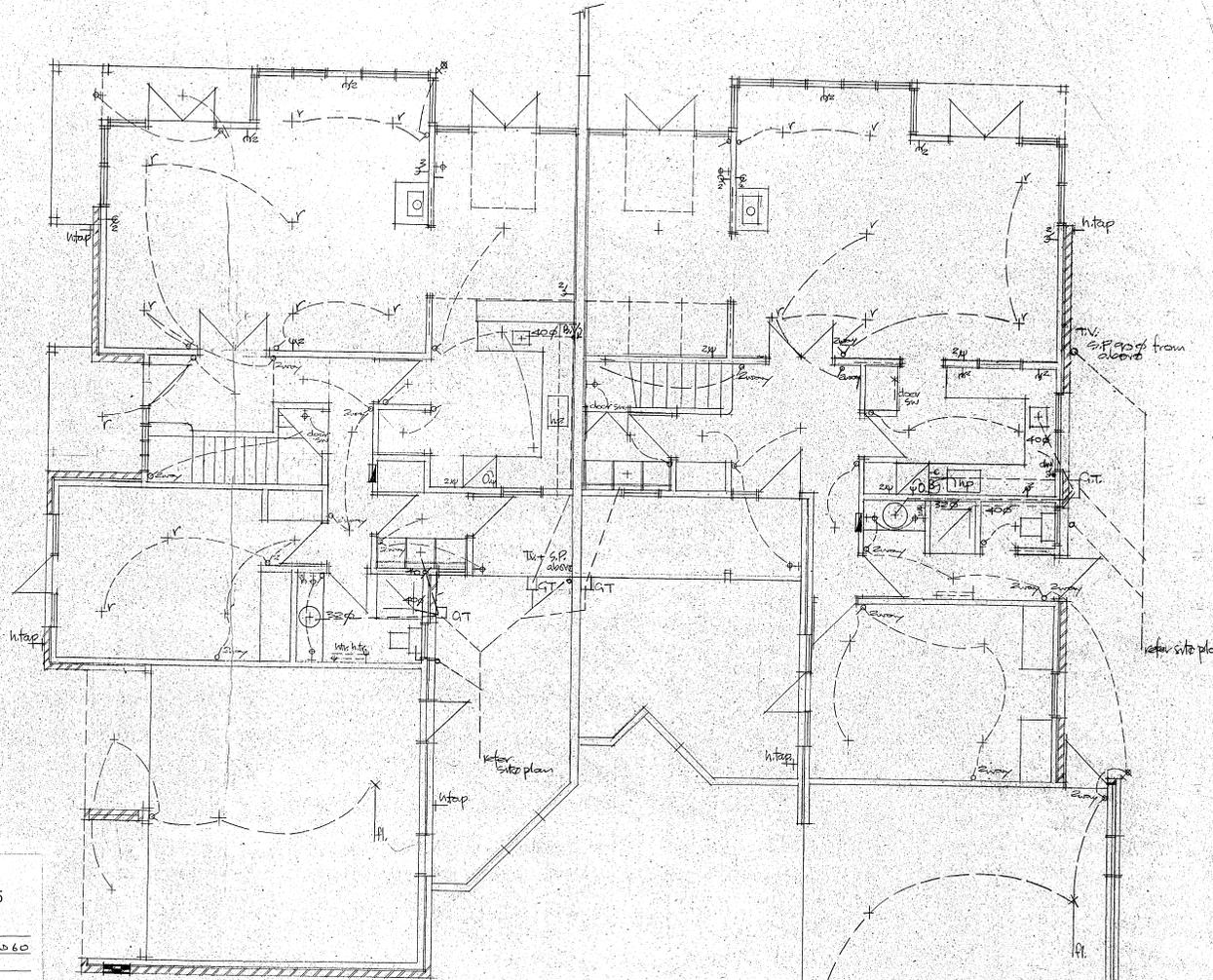
CHRISTCHURCH DRAINAGE BOARD			
DISTRICT	BOOK NO.	0025	
9	118		
BOX 13006			
Foul Water Drainage	✓	Block Plan	AJHD.60
Stormwater Drainage	✓	J.H.S.	
Sanitary Plumbing	✓	Letter Ref.	
INSPECTOR	C. TAYLOR	DATE	25-11-87

M. STRATTON
237 MAIDSTONE RD.

ERECT A DWELLING.

SOIL AND WASTE PIPES TO BE INSPECTED BEFORE COVERING.

ALL WORK TO COMPLY WITH PLUMBING AND DRAINAGE REGULATIONS 1978 & C.D.B. BYLAWS

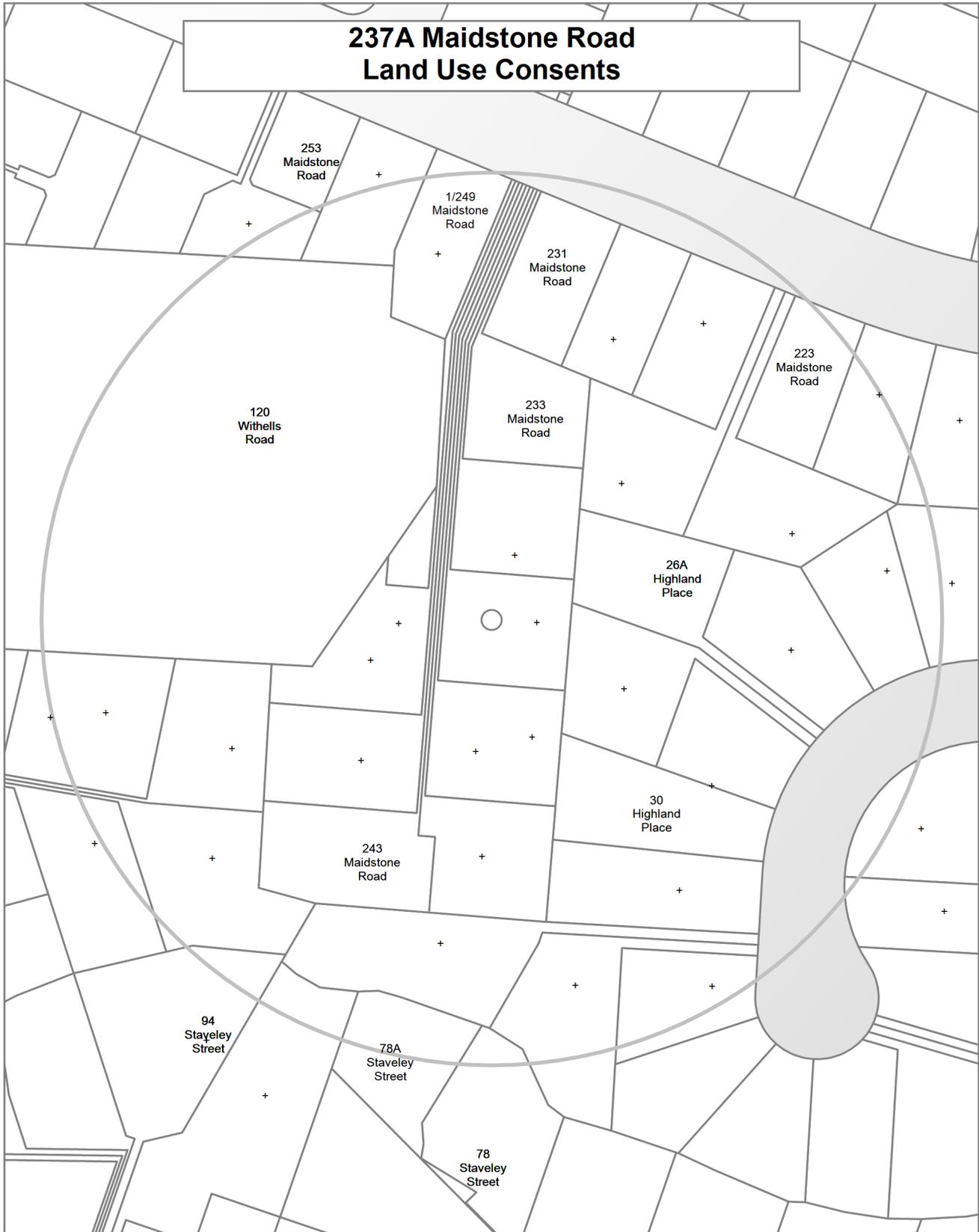


plan 1:50



WAIMAIRI DISTRICT COUNCIL
24 HOURS NOTICE MUST BE GIVEN
Prior to pouring ANY concrete
Prior to laying ANY floor
Prior to fitting ANY wall or ceiling lining
On completion of the building
Provision must be made to allow
the building Inspector access.

237A Maidstone Road Land Use Consents



**237A Maidstone Road
Subdivision Consents**



Land Use Resource Consents within 100 metres of 237A Maidstone Road

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

1/249 Maidstone Road

RMA/2002/1631

Application to erect a conservatory addition - Historical Reference RMA20010643

Withdrawn

Applied 05/07/2002

120 Withells Road

RMA/1969/153

Consent to permit the erection of a licenced tavern of a kind specified in the sale of liquor act 1962 and incidental facilities and amenities and parking on land zoned Res. `a` - Historical Reference RES9217203

Processing complete

Applied 28/04/1969

Decision issued 15/08/1969

Granted 15/08/1969

RMA/1985/998

Consent to develop land zoned community H for residential purposes. - Historical Reference RES9219409

Processing complete

Applied 01/11/1985

Decision issued 05/02/1986

Granted 05/02/1986

RMA/1991/921

Consent to a reduction in required carparking spaces from 234 to 217 spaces - Historical Reference RES9217205

Processing complete

Applied 13/11/1991

Decision issued 28/11/1991

Granted 28/11/1991

RMA/1992/609

Consent to erect extra signage on the road frontage. application withdrawn (complying signage to be erected) - Historical Reference RES9217207

Processing complete

Applied 07/05/1992

Decision issued 01/01/1999

Declined 01/01/1999

RMA/1994/827

Increase liquor licensing hours in Bonamicis resturant. - Historical Reference RES94101723

Processing complete

Applied 14/07/1994

Decision issued 27/10/1994

Declined 27/10/1994

Granted on appeal 01/01/1999

RMA/1999/1007

Consent to establish and operate a tavern. 17 objectors and 1 Letter of support - Historical Reference RES9217196

Processing complete

Applied 01/01/1999

Decision issued 18/07/1969

Granted 18/07/1969

RMA/2002/2584

Extend the hours for sale of liquor for the Avonhead Tavern - Historical Reference RMA20011627

Withdrawn

Applied 09/10/2002

RMA/2010/642

PROPOSED MOBILE PHONE SITE - Historical Reference RMA92016165

Processing complete

Applied 06/05/2010

Decision issued 03/06/2010

Granted 03/06/2010

Within scope amendment accepted 31/08/2016

Within scope amendment decision issued 31/08/2016

223 Maidstone Road

RMA/2005/735

Application for alterations to, and the erection of a first floor addition to, the existing dwelling - Historical Reference RMA20019575

Processing complete

Applied 29/03/2005

Decision issued 21/04/2005

Granted 21/04/2005

231 Maidstone Road

RMA/1985/523

Development land zoned c/ h for residential purposes - Historical Reference RES9209554

Processing complete

Applied 01/11/1985

Decision issued 05/02/1986

Granted 05/02/1986

233 Maidstone Road

RMA/2008/1675

Application for dwelling alterations including reclad and reroof of existing dwelling - 233 Maidstone Road - Historical Reference RMA92012544

Processing complete

Applied 05/08/2008

Decision issued 18/08/2008

Granted 15/08/2008

243 Maidstone Road

RMA/1990/463

Application to erect a garage less than 5.5m from the right-of-ways - Historical Reference RES9209562

Processing complete

Applied 03/09/1990

Decision issued 08/10/1990

Granted 08/10/1990

253 Maidstone Road

RMA/1996/2398

A reduction in the site sizes under the Wamairi Plan from 500m² to 400 (Lot 1), 384 (Lot 2), 436 (Lot 3). - Historical Reference RES962777

Processing complete

Applied 25/10/1996

Decision issued 25/10/1996

Granted 25/10/1996

RMA/1997/3052

Application for a conservatory addition which will exceed 35% site coverage by 0.87%. - Historical Reference RES973534

Processing complete

Applied 08/12/1997

Decision issued 18/02/1998

Granted 18/02/1998

RMA/2000/2396

Application for alterations to, and an addition to, the existing two storey dwelling. - Historical Reference RMA20003145

Processing complete

Applied 21/09/2000

Decision issued 18/10/2000

Granted 18/10/2000

26A Highland Place

RMA/2008/1395

Application for a dwelling extension - Historical Reference RMA92012250

Processing complete

Applied 30/06/2008

Decision issued 15/10/2008

Granted 15/10/2008

RMA/2015/2504

Dwelling alterations - Roof extension - Historical Reference RMA92030839

Withdrawn

Applied 09/09/2015

RMA/2016/2044

Roof extension

Processing complete

Applied 27/07/2016

Decision issued 24/08/2016

Granted 24/08/2016

30 Highland Place

RMA/1999/585

Consent to a garage addition exceeding the permitted area for a single accessory building and the total area for accessory buildings - Historical Reference RES9207791

Processing complete

Applied 01/01/1999

Decision issued 08/10/1987

Granted 08/10/1987

78 Staveley Street

RMA/1996/1130

Application for Flat 2 to be located 8.025m from open stormwater drain, and living windows to be 2.01m from Eastern boundary(require 3m); Flat 1 reduced - Historical Reference RES961321

Processing complete

Applied 28/05/1996

Decision issued 24/06/1996

Granted 24/06/1996

RMA/1996/2502

Application for dwelling addition to intrude into the 1.8m setback in terms of the Proposed District Plan - Historical Reference RES962894

Processing complete

Applied 07/11/1996

Decision issued 19/11/1996

Granted 19/11/1996

RMA/1997/1221

Proposed Plan: Lot 1 has an ex dwelling with a living window setback 2.0m from the row Rule requires a setback OD 3.0m - Historical Reference RES971345

Processing complete

Applied 23/05/1997

Decision issued 30/05/1997

Granted 30/05/1997

78A Staveley Street

RMA/1998/1478

Application to erect a wooden retaining wall within the 15m setback from the Ilam Stream. - Historical Reference RES981679

Processing complete

Applied 24/06/1998

Decision issued 13/08/1998

Granted 13/08/1998

94 Staveley Street

RMA/1996/1183

The proposed dwelling to located less than 12m from the Ilam Stream in terms of the Proposed Plan. Flat 2 - Historical Reference RES961384

Processing complete

Applied 04/06/1996

Decision issued 08/07/1996

Granted 08/07/1996

Granted 08/07/1996

Decision issued 08/07/1996

RMA/1997/653

Application to allow the proposed unit which does not comply with the following:(1)the proposed dwelling(garage) intrudes the 45deg recession plane drawn from the Eastern boundary by 200mm.(2) the proposed dwelling(first floor roof) intrudes - Historical Reference RES970651

Processing complete

Applied 18/03/1997

Decision issued 26/05/1997

Granted 26/05/1997

Granted 26/05/1997

Decision issued 26/05/1997

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