

Land Information Memorandum



Property address:
8 Thornaby Close

LIM number: H09534217

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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 20 March 2026
Date received 10 March 2026

Property details

Property address 8 Thornaby Close, Burnside, Christchurch
Valuation roll number 21908 70602
Valuation information Capital Value: \$940,000
Land Value: \$485,000
Improvements Value: \$455,000
Please note: these values are intended for Rating purposes
Legal description Lot 2 DP 311593
Existing owner

Council references

Rate account ID 73158358
LIM number H09534217
Property ID 1131396

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>.

(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>.

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- **Regional Hazard Information: Site Specific Flood Assessment**
A site specific flood hazard assessment may have been completed for the property by Environment Canterbury. The information contained in this assessment may now be outdated. Please contact Environment Canterbury if you would like to request a copy.
- **Regional Hazard Information: Flood Assessment Request**
You can request a new site-specific flood hazard assessment for the property from Environment Canterbury at: <https://www.ecan.govt.nz/do-it-online/property-information/flood-hazard-assessments>.

(d) Landslides

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

(e) Subsidence

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

(f) Tsunamis

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

(g) Volcanic and Geothermal Hazards

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

(h) Wind

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

(i) Any Other Natural Hazards

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

(j) District Plan Natural Hazard Information

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

(k) Building Notices

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

Other Special Features or Characteristics of the Land

- **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 Councils records carried out in an uncontrolled manner and comprises Compacted Hardfill.
- **Landfill - Former Landfill On Site**
This property is located in an area known to have been a landfill until sometime in 1950. Given the former activity, potential issues may arise as to subsidence, soil contamination, landfill gas, and the use of groundwater.
- **Landfill - Potential For Contaminants in Soil**
As a consequence of the former activity, it is possible that there will be contaminants under the surface of the property. The presence of contaminants may raise health issues if there is exposure to such contaminants. The Council is unaware whether any soil testing for contaminants has taken place on this property.
- **Landfill - Potential For Landfill Gas**
Landfill gas, which is produced by decomposing organic material, is a potential concern on former landfills. It has explosive potential once certain concentrations have been reached - usually in enclosed areas. The Council is unaware whether any testing for gas has been carried out at this site.

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- Landfill - Potential For Subsidence

Land previously used for a landfill, is unlikely to have a bearing capacity of normal ground. A site test will usually be required for any new building work on this property. In some circumstances, specially designed foundation may be required.

- Landfill - Potentially Contaminated Groundwater

It is possible that ground water may have become contaminated because of the migration of leachate from former landfills. There are therefore risks associated with bores under or close to former landfill sites. The Council is unaware whether any groundwater testing has been carried out at this site.

Related Information

- There are attached hazard/special site characteristics supplementary sheet/s.

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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

- Attached are all drainage plans that Council hold for details of private and public drainage. Not all plans provided are verified by Council, and therefore Council cannot be liable for inaccuracies. Site investigation will be required by owners to determine exact layouts.
- This property is shown to be served by Christchurch City Council Stormwater.
- The council plan shows no public sewer lateral plotted to this site.

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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: \$5,566.51

	Instalment Amount	Date Due
Instalment 1	\$1,391.56	31/08/2025
Instalment 2	\$1,391.56	30/11/2025
Instalment 3	\$1,391.56	28/02/2026
Instalment 4	\$1,391.83	31/05/2026

Rates owing as at 20/03/2026: \$0.00

(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

(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.

Related Information

- Under 1991 Building Act, building certifiers could issue building consents and code compliance certificates. Attached is a code compliance certificate for this property approved by a building certifier.

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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

- **Development Constraint Conditions**

Council records show there is a specific condition on the use of this site: Consent Notice

- **Christchurch International Airport Protection Sfc.**

Property or part of property within the Christchurch International Airport Protection Surfaces 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/1993/2475 - Subdivision Consent
Fee Simple SUBDIVISION - Historical Reference RMA6956
Status: Processing complete
Applied 30/03/1993
- RMA/1994/3736 - Subdivision Consent
Fee Simple SUBDIVISION - Historical Reference RMA9216
Status: Processing complete
Applied 23/09/1994
- RMA/1995/4621 - Subdivision Consent
Fee Simple SUBDIVISION - Historical Reference RMA5335
Status: Processing complete
Applied 02/03/1995

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- RMA/1999/4443 - Subdivision Consent
Fee Simple SUBDIVISION 223 received 3/11/99 Certified 9/11/99 224 requested 29/2/00 Issued 21/8/00 DP 82036 - Historical Reference RMA12672
Status: Processing complete
Applied 09/03/1999
- RMA/2000/1570 - Subdivision Consent
18 LOT FEE SIMPLE SUBDIVISION 223 RECEIVED 6/06/01 Certified 15/6/01 224 REQUESTED 06/09/01 Issued 10/12/01 DP 301924 - Historical Reference RMA20002289
Status: Processing complete
Applied 22/06/2000
Granted 25/10/2000
Decision issued 25/10/2000
- RMA/2002/1626 - Subdivision Consent
FEE SIMPLE SUBDIVISION - 2 LOTS 223 Requested 29/7/02 Certified 2/8/02 224 Requested 3/9/02 Issued 5/9/02 DP 311593 - Historical Reference RMA20010637
Status: Processing complete
Applied 04/07/2002
Granted 18/07/2002
Decision issued 18/07/2002

Related Information

- The Council system shows a Development Constraint/Ongoing Condition Consent notice for this property. The consent notice should be registered against the record of title for the property and a search of that title and the consent notice will provide details in respect of the constraint / condition. If a search of the title does not record the consent notice or the consent notice is not clear then we suggest you contact the duty planner by either calling 941 8999 or emailing DutyPlanner@ccc.govt.nz. The Consent notice is as follows:

- All buildings and structures requiring a building consent shall have specific foundation design by a Chartered Professional Engineer.

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

(b) Other

• Floor Levels Information

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

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

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

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

• Guest Accommodation

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

• Community Board

Property located in 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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CHRISTCHURCH
CITY COUNCIL - ENVIRONMENT

RESOURCE MANAGEMENT ACT 1991/BUILDING ACT 1991
HAZARDS OR SPECIAL SITE CHARACTERISTICS

LOCATION: Thornaby Close..... **NUMBER:** 7.....
LEGAL DESCRIPTION: LOT: 18..... **D.P:** 301924..... **WARD:** Waimairi.....
ALTERNATIVE ADDRESS: This was part of 144 Roydvale Avenue (Lot 14 DP 82036) which has now been subdivided into 18 Lots.....

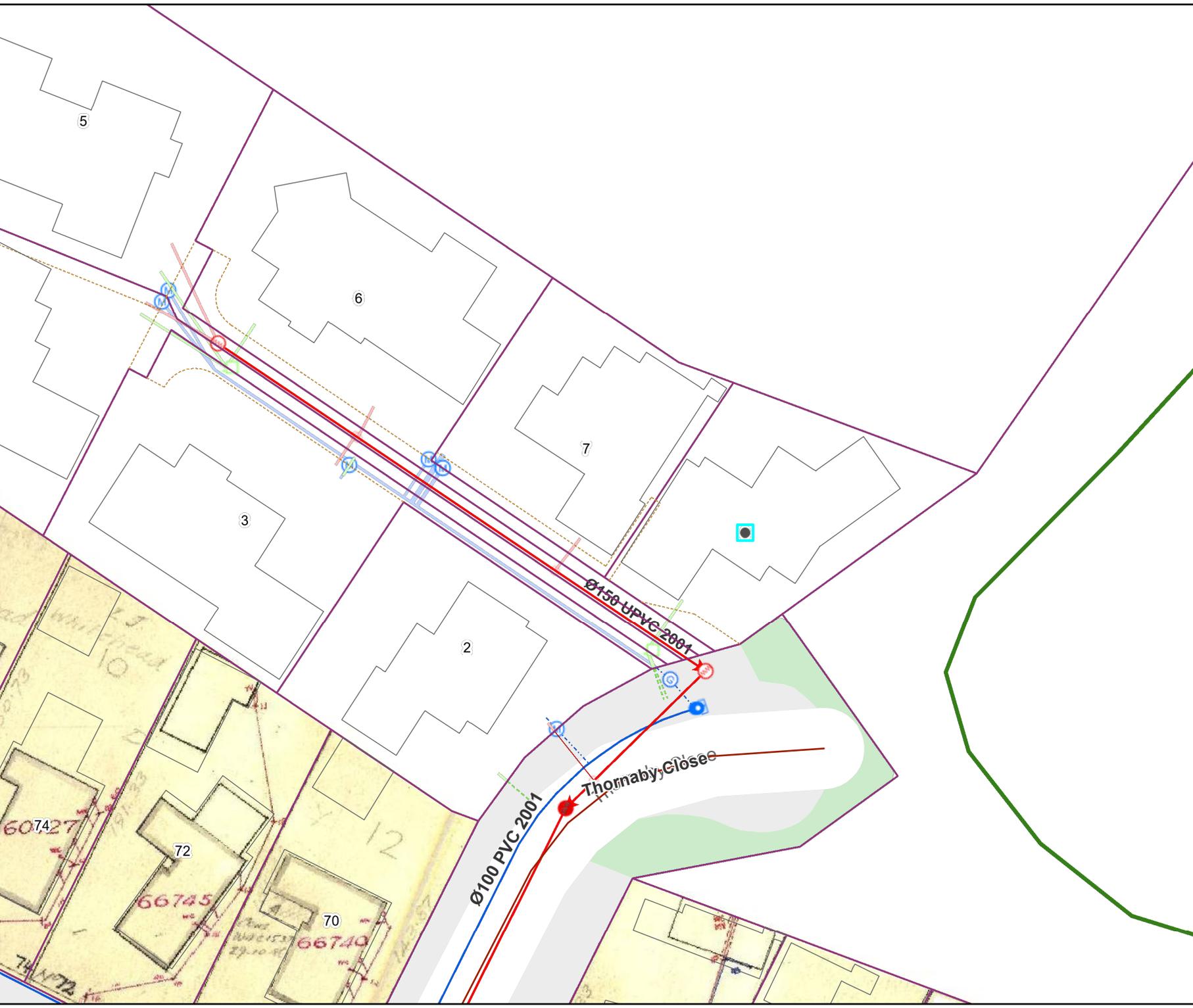
DATE RECORDED: 29-8-2000..... **SEVERITY:** 2..... **ACCURACY:** A.....
RECORDED BY: Leo O'Loughlin **COMPUTER ENTRY:**..... **MAP ENTRY:** 29-8-2000
DETAILS: Fill: Uncontrolled and / or uncompacted filling (This site was part of Ashby's Pit / Lake Bryndwr for more details see 196 Roydvale Avenue.).....
~~All of the land in Lot 14 on Land Transfer Plan Number 82036 is unsuitable for the erection of buildings because of the uncontrolled and / or uncompacted filling of the allotment. (see new report page 2)~~
The parcel of land being Lot 14 DP 82036 CT 47B/759 1.5930 hectares.....
LOCATION OF INFORMATION: Civic Office Property File:.....
SOURCE OF INFORMATION: Subdivision Files WAI / 99 / 195..... **FILE NO:**..... **DATE:**.....
Consent Notice Pursuant to Section 221 Resource Management Act 1991 **FILE NO:** **DATE:** 21-8-2000
(See on back for Consent Notice.).....

DATE RECORDED: 9-10-2000..... **SEVERITY:** 2..... **ACCURACY:** A.....
RECORDED BY: Leo O'Loughlin **COMPUTER ENTRY:**..... **MAP ENTRY:** 9-10-2000
DETAILS: Fill.....
Further investigations have been carried out and show that this site is suitable for residential development subject to specific designed foundations (see below).....
Proposed subdivision of 18 lots on land filled with tailings up to 6 metres depth after shingle pit operations ceased. Geotechnical investigation by Lewis & Barrow Ltd confirmed land suitable for residential development subject to specific piled foundation design or alternative design subject to site investigation by a suitably qualified Registered Engineer.
LOCATION OF INFORMATION: Civic Office Property File:.....
SOURCE OF INFORMATION: Subdivision Consent WAI - 20002289 **FILE NO:**..... **DATE:**.....
Lewis & Barrow Ltd..... **FILE NO:**..... **DATE:** 25-9-2000
Lewis & Barrow Ltd..... **FILE NO:**..... **DATE:** 1-5-2000 .
Abros Developments Limited G F Ashby Director..... **FILE NO:**..... **DATE:** 26-5-2000

KEY **Severity** 1 Low 2 Moderate 3 Extreme 4 Unknown
Accuracy A Confirmed B Unconfirmed C Personal Observation

8 Thornaby Close

• WwPrivateDrainFieldNo	--- Out of Service	--- Proposed
□ WwPump	WwLateral (non CCC)	WwLateral (non CCC)
WwAccess	--- In Service	--- In Service
Type	--- Abandoned	--- Abandoned
○ Flush Manhole	--- Removed	--- Removed
○ Flushing Point	--- Out of Service	--- Out of Service
○ Trap	--- Proposed	--- Proposed
○ Inspection Point	• WwPrivateDrainFieldNot	WwValve
○ Sealed Manhole	○ SwPump	NormalPosition.Type
○ Standard Manhole	○ SwFacilityDischargePoint	○ Air Release
○ Vacuum Storage Manhole	○ SwAccess	○ Backflow Prevention
○ Ventd Manhole	○ SwValve	○ Butterfly
○ WwValve	○ Check	○ Gate
○ WwVent	○ Duck Bill	○ Non Return
○ WwAirGapSeparator	○ Flap	○ Pressure Activated
○ WwLocalPressureBoundaryK	○ Gate	○ Sluice
○ WwLocalPressureControlPa	○ Inlet Check	○ Sluice, Normally
○ WwLocalPressureTankSystem	○ Sluice	○ Valve
○ WwOutlet	○ Valve	○ Washdrant
○ WwPipeRestraint	○ SwHeadwall	○ Washlet
Type	○ Change	○ SwConnection
○ End Cap	○ Outlet	○ Fire
○ Junction	○ SwGrill	○ Restrictor
○ Eye	○ Inlet	○ Toby
○ Eye (Vertical)	○ Outlet	○ Meter
○ Eye (Vertical)	○ SwInlet	○ WsOutlet
○ WwLateralFitting	○ SwInlet	○ WsPipeRestraint
Type	○ Single Sump	○ WsFieldNote
○ Point	○ Double Sump	○ WsFitting
○ Lateral Fitting	○ Triple Sump	○ Belows
○ WwVacuumBreather	○ Inlet	○ End Cap
○ WwVacuumChamber	○ Pipe End	○ Connector
Type	○ Gross Debris Trap	○ WsPipeProtection
○ Collector	○ Silt Trap	○ WsPipe
○ Interceptor Tank	○ SwOutlet	NominalDiameter
○ Valve	○ SwPipeRestraint	Diameter is 110mm or smaller
○ Riser	○ SwFitting	Diameter is greater than 110mm, up to 225mm
○ WwVacuumBreatherPip	○ Change	Diameter is greater than 225mm
○ WwPipeFlowDirection	○ Bend	Other (non-circular pipes)
WwPipeBlockageCount	○ Junction	WSPipe (non Potable)
NumberOfBlockages	○ End Cap	NominalDiameter
○ 2 or less Blockages	○ SwEye	Diameter is 110mm or smaller
○ 3 or more Blockages	○ SwPipeFlowDirection	Diameter is greater than 110mm, up to 225mm
WwPipe	○ SwLateralFitting	Diameter is greater than 225mm
NominalDiameter	Type	Other (non-circular pipes)
Diameter is 200mm or smaller	○ Single Sump	WwLateral
Diameter is greater than 200mm, up to 450mm	○ Double Sump	WwStructure
Diameter is greater than 450mm	○ Inspection Point	WwReservoir
Diameter is greater than 450mm	○ Manhole	WwStation
Other (non-circular pipes)	○ Lateral Fitting	WwPipe (non CCC)
WwPipe (non-gravity)	○ Soak Pit	--- In Service
NominalDiameter	NominalDiameter	--- Abandoned
Diameter is 200mm or smaller	Diameter is 450mm or smaller	--- Removed
Diameter is greater than 200mm, up to 450mm	Diameter is greater than 450mm, up to 700mm	--- Out of Service
Diameter is greater than 450mm	Diameter is greater than 750mm	--- Unknown
Other (non-circular pipes)	Other (non-circular pipes)	WwLateral (non CCC)
WwLateral	WwLateral	--- In Service
WwPipeProtection	WwPipeProtection	--- Abandoned
WwFlushTank	WwFacility	--- Removed
WwStructure	WwStructure	--- Out of Service
WwStation	WwStation	--- Proposed
WwPumpStationCatchme	WwRainGarden	○ BCConnector
WwPipe (non CCC)	WwPipe (non CCC)	○ BGCInletCap
--- In Service	--- In Service	○ BGValve
--- Abandoned	--- Abandoned	○ BGPipe
--- Removed	--- Removed	
--- Out of Service	--- Out of Service	



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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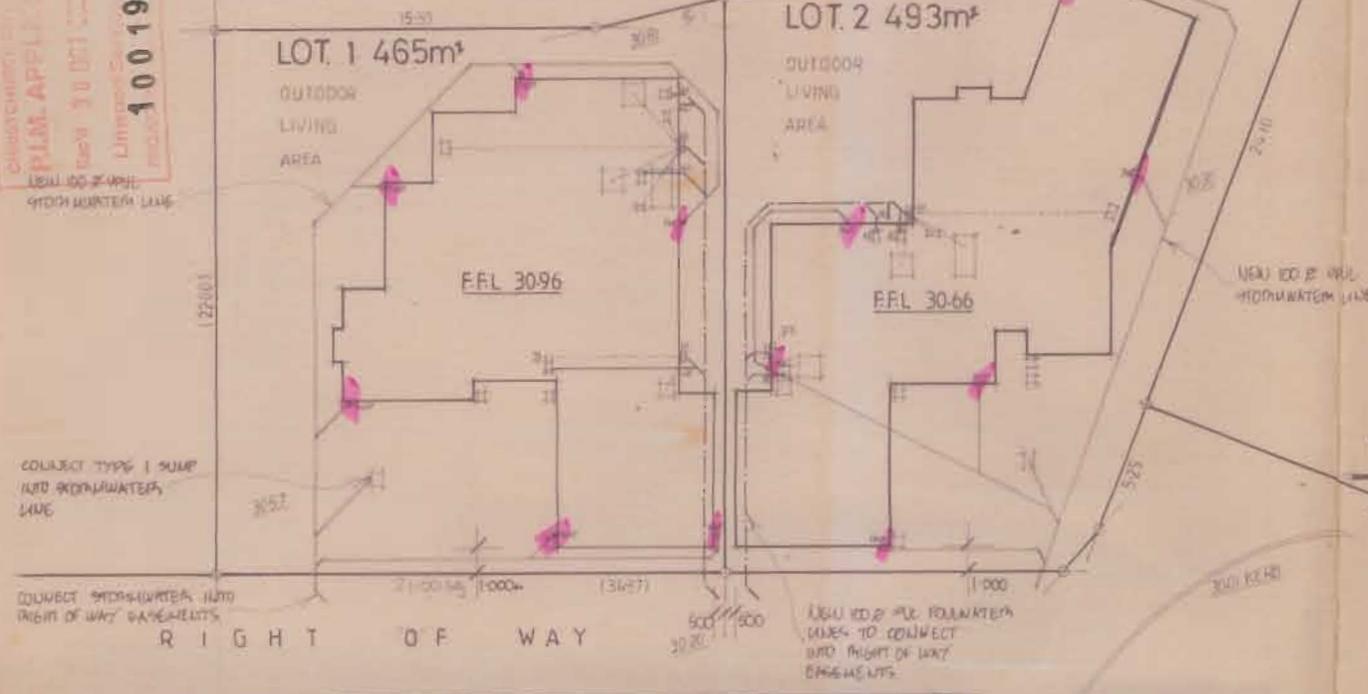
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0 2.5 5 10 15 20
Metres

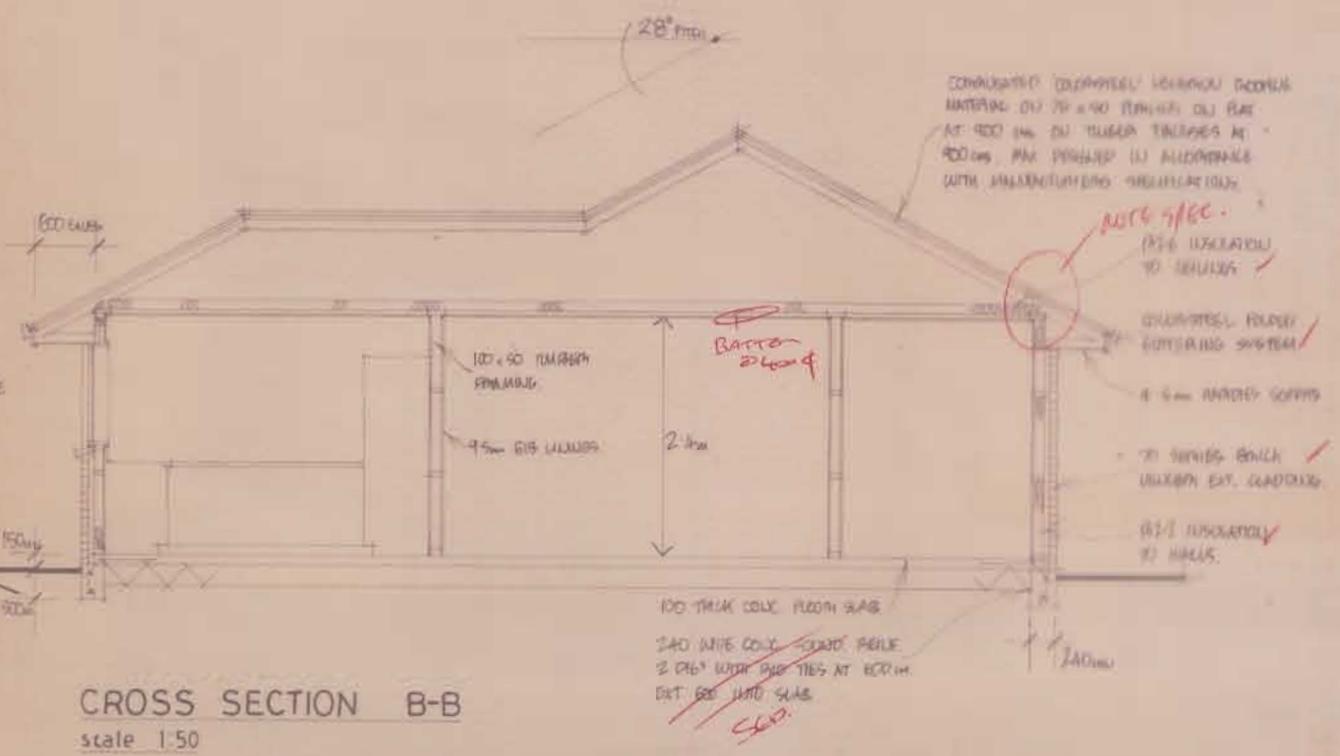
NOTE: Owner/Contractor to site verify all dimensions and ground level prior to commencing any construction.

CCP Copy

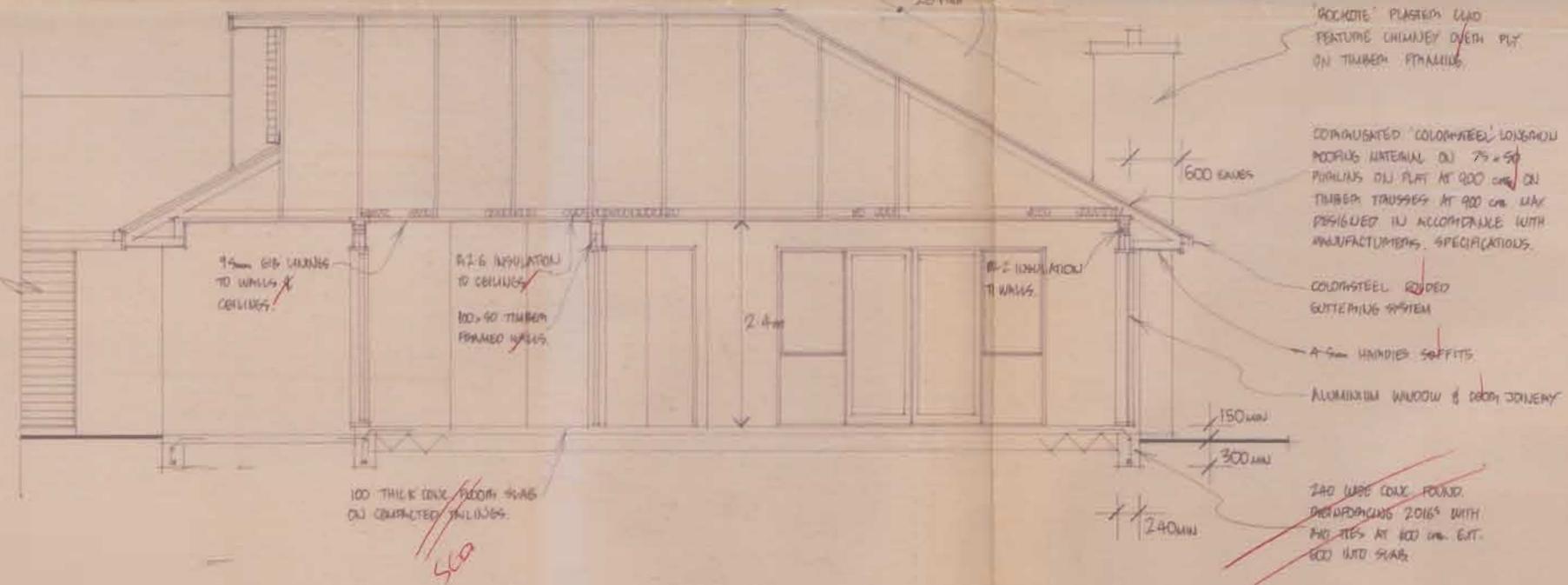
CHRISTCHURCH CITY COUNCIL
PLM APPLICATION
10019806



SITE SERVICE & DRAINAGE PLAN
scale 1:200



CROSS SECTION B-B
scale 1:50



CROSS-SECTION A-A
scale 1:50

LEGAL INFO

LOT 1 34.93M SITE COLUMN
LOT 2 37.20M SITE COLUMN
(LOT 18 958M GROSS)
OF PROPOSED SUB-DIVISION
OF LOT 18
196 ROYDVALE AVENUE
CHRISTCHURCH CT. 478/789

FILE COPY

CHRISTCHURCH CITY COUNCIL
04 NOV 2001
CONSENT DOCUMENT

CERTIFIED
by
M. G. DAVIS
Registered Building Certifier

BUILDING CERTIFIER



PROJECT NUMBER 10019806

PROJECT ADDRESS 7 Thornaby Close

CONSENT REVIEWER BCL

PROJECT DESCRIPTION 2 Dwellings with Garages

COMMENTS Conditions + 3S1a

CODE COMPLIANCE CERTIFICATE No :01/888.

Issued under section 56 (3) Building Act 1991

Issued By Malcolm Davis.

Currently Approved and Registered as a Building Certifier.

To :- CHRISTCHURCH CITY COUNCIL

PROJECT No 10019806.

PROJECT

Two New Dwellings & Attached
Garages ✓
Addition & Alteration.

Intended Use(s) Residential.

Intended Life :- Indefinite but not less
than 50 years. ✓
Specified as ----- years.

Demolition Yes No ✓

PROJECT LOCATION

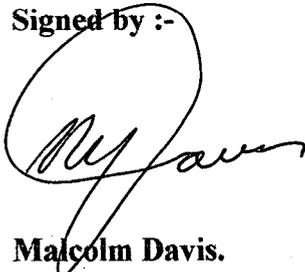
Street Address : 7 Thornaby Close.

Legal Description: Lot 18
DP 301924
Other

This is :-

1. A final code compliance certificate issued in respect of all the building work under the above building consent. ✓
2. An interim code of compliance in respect of part only, as specified in the attached particulars , of the building work under the above building consent.
3. This certificate is issued subject to the conditions specified in the attached.....pages headed "Conditions of code of compliance Certificate No (being this certificate) "

Signed by :-

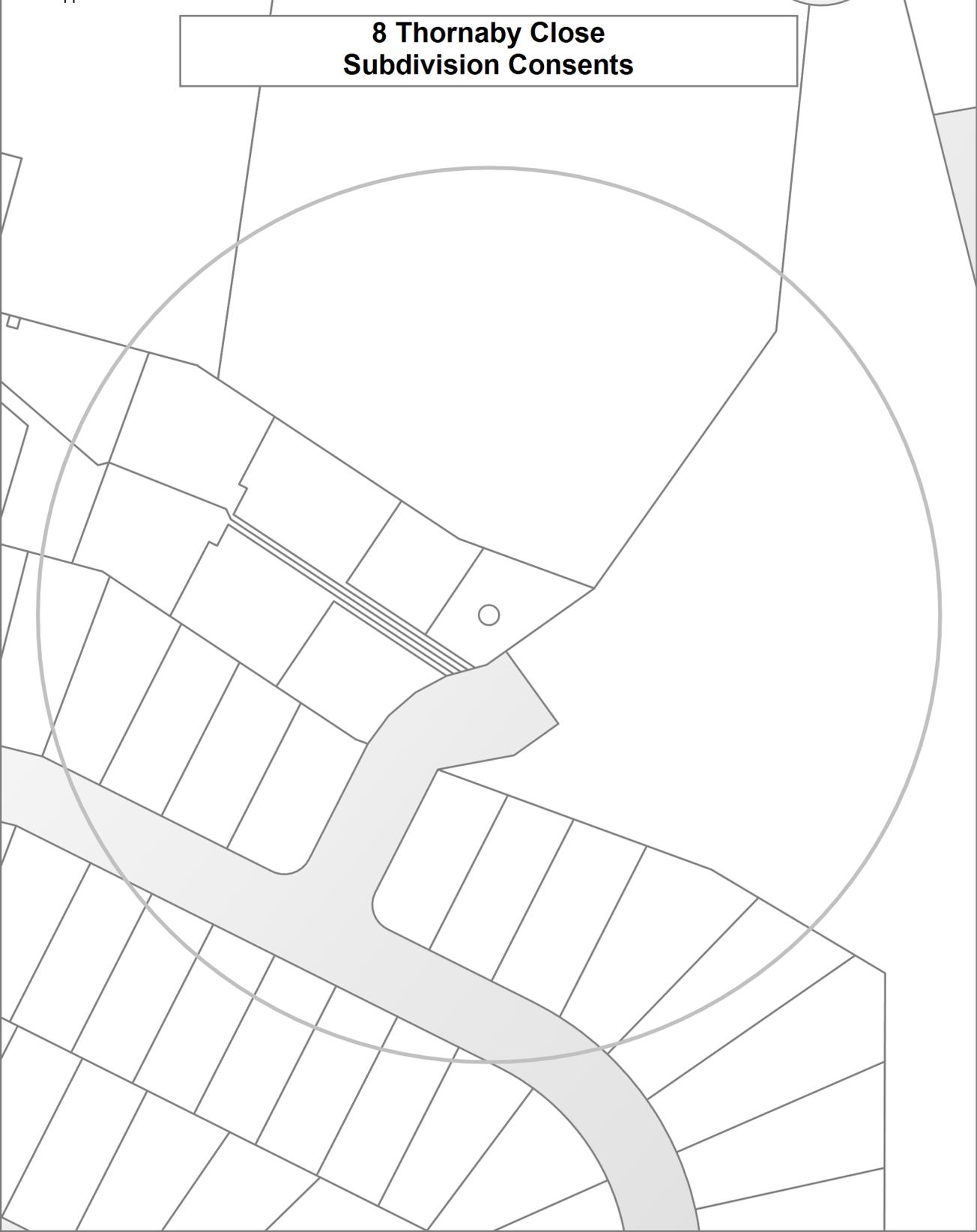


Malcolm Davis.
Building Certifier No 13.
03/09/02 File 01888C

8 Thornaby Close Land Use Consents



**8 Thornaby Close
Subdivision Consents**



Land Use Resource Consents within 100 metres of 8 Thornaby Close

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

14/8 Lake Bryndwr Lane

RMA/2022/2025

Temporary use of a concrete crusher

Processing complete

Applied 20/06/2022

Decision issued 15/11/2022

Granted 15/11/2022

30 Nepal Place

RMA/2006/983

EXCAVATION & FILLING FOR COUNCIL RESERVE - Historical Reference RMA92005019

Processing complete

Applied 05/05/2006

Decision issued 02/06/2006

Granted 02/06/2006

40 Abros Place

RMA/2004/1949

Workshop for bus servicing Development Application - Historical Reference RMA20017579

Processing complete

Applied 29/07/2004

Decision issued 10/08/2004

Granted 04/08/2004

RMA/2006/938

Excavation & filling - Historical Reference RMA92004972

Processing complete

Applied 02/05/2006

Decision issued 08/06/2006

Granted 07/06/2006

6 Thornaby Close

RMA/2002/3090

To erect a new dwelling that does not comply with outdoor living space. - Historical Reference RMA20012141

Processing complete

Applied 02/12/2002

Decision issued 19/12/2002

Granted 19/12/2002

61 Teesdale Street

RMA/2006/1934

Application to erect a garage within the street scene setback - Historical Reference RMA92006010

Processing complete

Applied 17/08/2006

Decision issued 30/08/2006

Granted 29/08/2006

62 Teesdale Street

RMA/1993/1097

Location of outdoor living space - Historical Reference RES94001237

Processing complete

Applied 28/06/1993

Decision issued 16/07/1993

Granted 16/07/1993

66 Teesdale Street

RMA/1984/81

Dispensation sought to erect dwelling extensions 2m from the west boundary. - Historical Reference RES9202449

Processing complete

Applied 24/07/1984

Decision issued 31/07/1984

Granted 31/07/1984

7 Thornaby Close

RMA/2001/2592

RESOURCE CONSENT FOR 2 UNITS BOTH WITH OUTDOOR LIVING SPACES NOT MEETING THE MINIMUM DIMENSION AND INTRUDES THE STREET SCENE SETBACK. - Historical Reference RMA20008508

Processing complete

Applied 24/10/2001

Decision issued 22/03/2002

Granted 21/03/2002

78 Teesdale Street

RMA/2000/2347

Addition to dwelling : Continuous Building Length - Historical Reference RMA20003092

Processing complete

Applied 14/09/2000

Decision issued 27/09/2000

Granted 25/09/2000

8 Lake Bryndwr Lane

RMA/2022/2025

Temporary use of a concrete crusher

Processing complete

Applied 20/06/2022

Decision issued 15/11/2022

Granted 15/11/2022

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