

# Land Information Memorandum



Property address:

241 Lake Terrace Road

LIM number: H09561677

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**Christchurch City Council**

53 Hereford Street, PO Box 73015  
Christchurch 8154, New Zealand  
Tel 64 3 941 8999  
Fax 64 3 941 8984

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

## Application details

**Date issued** 14 April 2026  
**Date received** 2 April 2026

## Property details

**Property address** 241 Lake Terrace Road, Shirley, Christchurch  
**Valuation roll number** 22382 14300  
**Valuation information** Capital Value: \$675,000  
Land Value: \$370,000  
Improvements Value: \$305,000  
*Please note: these values are intended for Rating purposes*  
**Legal description** Lot 13 DP 14188  
**Existing owner**

## Council references

**Rate account ID** 73107243  
**LIM number** H09561677  
**Property ID** 1085963

## Document information

This Land Information Memorandum (LIM) has been prepared for the purpose of section 44A of the Local Government Official Information and Meetings Act 1987 (LGOIMA). It is a summary of the information that we hold on the property. Each heading or "clause" in this LIM corresponds to a part of section 44A.

Sections 1 to 10 contain all of the information known to the Christchurch City Council that must be included under section 44A(2) LGOIMA. Any other information concerning the land as the Council considers, at its discretion, to be relevant is included at section 11 of this LIM (section 44A(3) LGOIMA). If there are no comments or information provided in these sections this means that the Council does not hold information on the property that corresponds to that part of section 44A.

The information included in this LIM is based on a search of Council records only and there may be other information relating to the land which is unknown to the Council. Please note that other agencies may also hold information relevant to the property, or administer legislation relevant to the use of the land, for example, the Regional Council (Ecan), Heritage New Zealand Pouhere Taonga, and Land Information New Zealand.

Council records may not show illegal or unauthorised building or works on the property. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose.

A LIM is only valid at the date of issue as information is based only upon information the Council held at the time of that LIM request being made. It is essential that the applicant undertakes their own due diligence to verify the suitability of the property for their intended use.

**To enable the Council to measure the accuracy of this LIM document based on our current records, we would appreciate your response should you find any information contained therein which may be considered to be incorrect or omitted. Please telephone the Customer Call Centre on (03) 941 8999.**

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A search of records held by the Council has revealed the following information:

## 1. Special features and characteristics of the land

*Section 44(A)(2)(aa) LGOIMA. This is information known to the Council but is not apparent from a district plan under the Resource Management Act 1991. It identifies each (if any) special feature or characteristic of the land concerned, including but not limited to the likely presence of hazardous contaminants.*

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

### Natural Hazards

*Section 44A(2)(a) LGOIMA. This is information known to the Council about natural hazards that is required by section 44B LGOIMA.*

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

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

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

*This section may also include natural hazard information provided by Environment Canterbury. Christchurch City Council is required to include such information in LIMs where Environment Canterbury considers it meets the criteria under section 44C of LGOIMA.*

*The following statement has been provided by Environment Canterbury:*

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

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

#### (a) Coastal Hazards

- 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](http://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**

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

### Water supply

Christchurch City Council is the networked supplier of water to this property. This property is connected to the Christchurch City Council Water Supply. The conditions of supply are set out in the Christchurch City Council Water Supply and Wastewater Bylaw (2022), refer to [www.ccc.govt.nz](http://www.ccc.govt.nz).

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## 4. Rates

Section 44A(2)(c) LGOIMA. This is information on any rates owing in relation to the land.

☎ For rates enquiries, please phone (03) 941 8999 or visit [www.ccc.govt.nz](http://www.ccc.govt.nz).

### (a) Annual rates

Annual rates to 30/06/2026: \$4,124.79

	Instalment Amount	Date Due
Instalment 1	\$1,031.13	15/09/2025
Instalment 2	\$1,031.13	15/12/2025
Instalment 3	\$1,031.13	15/03/2026
Instalment 4	\$1,031.40	15/06/2026

Rates owing as at 14/04/2026: \$1,036.49

### (b) Excess Water Rates

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

### (c) Final water meter reading required at settlement?

Property settlements must ensure all water usage and outstanding debts are accurately accounted for.

To advise of a property settlement, please complete the request for settlement information form at [www.ccc.govt.nz/services/rates-and-valuations/solicitors-request](http://www.ccc.govt.nz/services/rates-and-valuations/solicitors-request).

A settlement statement of accounts will be provided on the expected settlement date advised.

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## 5. Consents, certificates, notices, orders, or requisitions affecting the land and buildings

*Section 44A(2)(d) LGOIMA. This is information concerning any consent, certificate, notice, order, or requisition, affecting the land or any building on the land, previously issued by the Council.*

The information in this section may also cover building consent and/or code compliance information issued by building certifiers under the Building Act 1991 and building consent authorities that are not the Council under the Building Act 2004.

You can check the property file to identify whether any consent or certificate was issued by a building certifier under the Building Act 1991.

The building consents recorded in this LIM are only those that the Council has issued or been notified of by a stand-alone BCA. There may be others if a stand-alone BCA has issued consents without notifying the Council.

*Section 44A(2)(da) LGOIMA. The information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004. There is currently no information required to be provided by a building contractor to a territorial authority under section 362T(2) of the Building Act 2004. The Building (Residential Consumer Rights and Remedies) Regulations 2014 only prescribed the information that must be given to the clients of a building contractor.*

*Sections 71 to 74 of the Building Act 2004 require the Building Consent Authority to consider natural hazards when it receives a building consent application for the construction or major alteration of a building on land that is subject to, or likely to be subject to, a natural hazard. A building consent for this property may have been issued subject to a section 72 or 73 notice. This means at the time of building consent the Building Consent Authority was not satisfied that adequate provision would be made to protect the building and land from the natural hazard and was subsequently required to notify the Registrar-General of Land to record the natural hazard on the Record of Title. The Building Act 2004 defines natural hazards as erosion (including coastal erosion, bank erosion, and sheet erosion), falling debris (including soil, rock, snow, and ice), subsidence, inundation (including flooding, overland flow, storm surge, tidal effects, and ponding), and slippage.*

*If your property contains a notice under s73 of the Building Act 2004, this will be identified on the building consent decision below (decision under s72 of the Building Act 2004) and on the properties' Record of Title. The Record of Title may also record this as a s36 notice under the Building Act 1991, or a s641A notice under the Local Government Act 1974.*

☎ For building enquiries, please phone (03) 941 8999, email [EPADutyBCO@ccc.govt.nz](mailto:EPADutyBCO@ccc.govt.nz) or visit [www.ccc.govt.nz](http://www.ccc.govt.nz).

### (a) Consents

- BCN/1959/2707 Applied: 25/06/1959 Status: Completed  
241 Lake Terrace Road Shirley  
Permit issued 05/08/1959  
DWELLING- Historical Reference PER5960164 - No information on property file.
- BCN/1960/6029 Applied: 16/12/1960 Status: Completed  
241 Lake Terrace Road Shirley  
Permit issued 27/01/1961  
GARAGE- Historical Reference PER6061218 - No information/plan on property file.
- BCN/1965/5902 Applied: 08/11/1965 Status: Completed  
241 Lake Terrace Road Shirley  
Permit issued 03/12/1965  
ADDITIONS TO GARAGE- Historical Reference PER6566186
- BCN/1974/1636 Applied: 21/03/1974 Status: Completed  
241 Lake Terrace Road Shirley  
Permit issued 02/04/1974  
GARAGE- Historical Reference PER7374911

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- BCN/1988/3404 Applied: 24/05/1988 Status: Completed  
241 Lake Terrace Road Shirley  
Permit granted 31/05/1988  
Permit issued 09/06/1988  
SPACE HEATER WOODSMAN DRY- Historical Reference PER88900682
- BCN/2020/3470 Applied: 14/06/2020 Status: Completed  
241 Lake Terrace Road Shirley  
Accepted for processing 16/06/2020  
Building consent granted 17/07/2020  
Building consent issued 05/08/2020  
Code Compliance Certificate Issued 14/07/2021  
Alterations to dwelling- Change to layout, new hot water system, re-line walls, repair of drainage
- BCN/2024/4875 Applied: 26/06/2024 Status: Completed  
241 Lake Terrace Road Shirley  
Accepted for processing 02/07/2024  
Building consent granted 03/07/2024  
Building consent issued 03/07/2024  
Code Compliance Certificate Issued 08/08/2024  
Alteration to dwelling - installation of Metro Ultra Tiny Rad, freestanding, dry, woodburner, CAC 210657

## (b) Certificates

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

## (c) Notices

## (d) Orders

## (e) Requisitions

## Related Information

- Please find an electrical certificate/s attached relating to works that have been carried out on the current building/dwelling at this address.

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## 6. Certificates issued by a building certifier

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

 For building enquiries, please phone (03) 941 8999, email [EPADutyBCO@ccc.govt.nz](mailto:EPADutyBCO@ccc.govt.nz) or visit [www.ccc.govt.nz](http://www.ccc.govt.nz).

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## 7. Weathertightness

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

 For weathertight homes enquiries, please phone (03) 941 8999 or visit [www.ccc.govt.nz](http://www.ccc.govt.nz).

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

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## 8. Land use and conditions

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

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

☎ For planning queries, please phone (03) 941 8999, email [DutyPlanner@ccc.govt.nz](mailto:DutyPlanner@ccc.govt.nz) or visit [www.ccc.govt.nz](http://www.ccc.govt.nz).

- **Regional plan or bylaw**

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

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

#### (ii) Christchurch District Plan

- **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 Medium density residential 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](http://www.ccc.govt.nz).

Please refer to Section 1 for details

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## 10. Network utility information

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

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

- **None recorded for this property**

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

### (a) Kerbside waste collection

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

### (b) Other

#### • Floor Levels Information

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

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

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

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

#### • Guest Accommodation

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

#### • Community Board

Property located in Coastal-Burwood-Linwood 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 Burwood Electoral Ward

#### • Listed Land Use Register

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

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- **Spatial Query Report**

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

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











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-  Buildings
-  StreetAddress
- WwAccess**
-  Vented Manhole
- WwEye**
-  Eye
-  Eye
-  WwPipeFlowDirection
- WwPipe**
- NominalDiameter**
- Diameter is greater than 200mm, up to 450mm
-  WwLateral
- WwLateral (non CCC)
-  In Service
-  WsHydrant
- WsConnection**
-  Meter
- WsFitting**
-  End Cap
- WsPipe**
- NominalDiameter**
- Diameter is 110mm or smaller
- Diameter is greater than 110mm, up to 225mm
-  WsLateral
-  RatingUnit

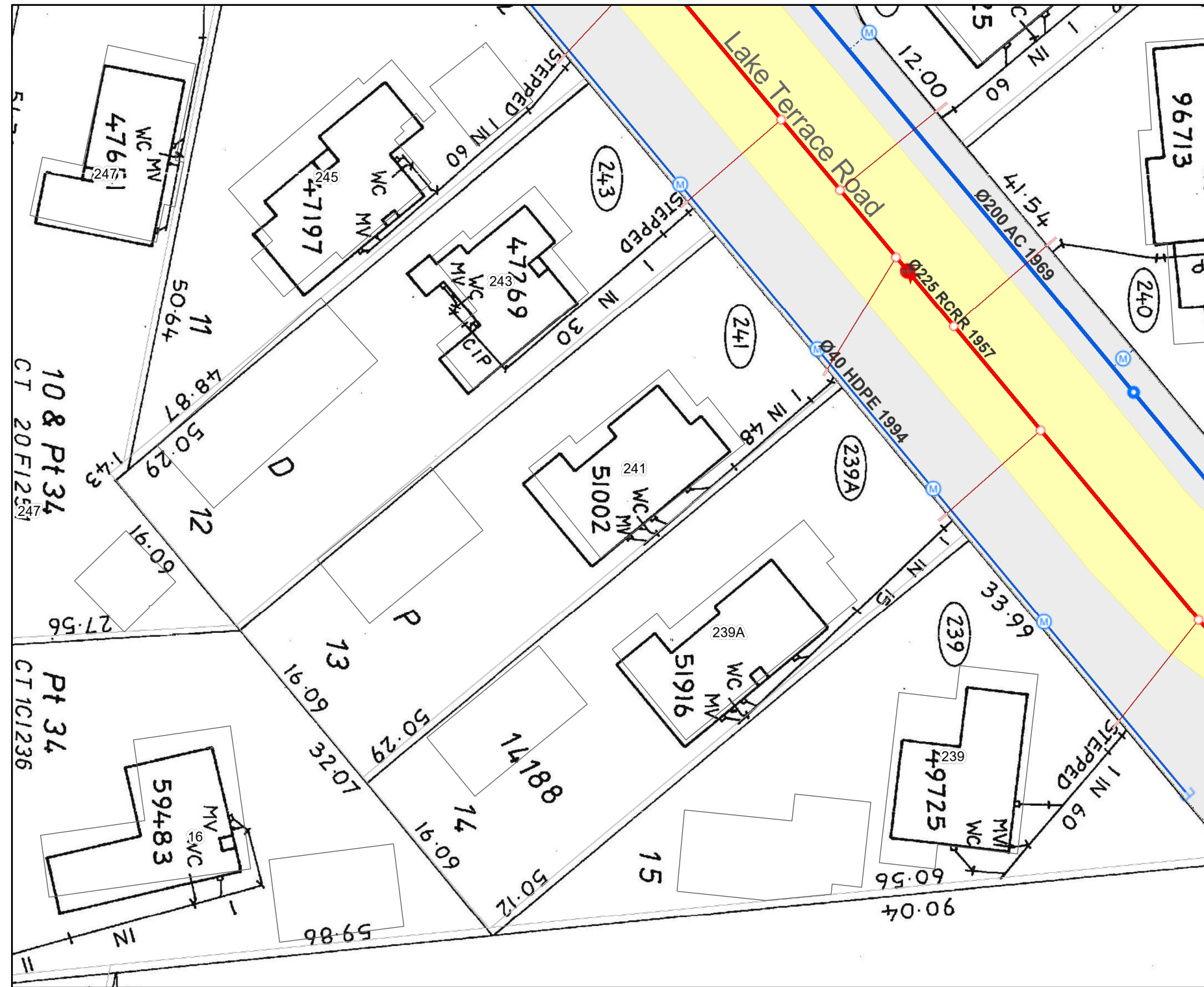


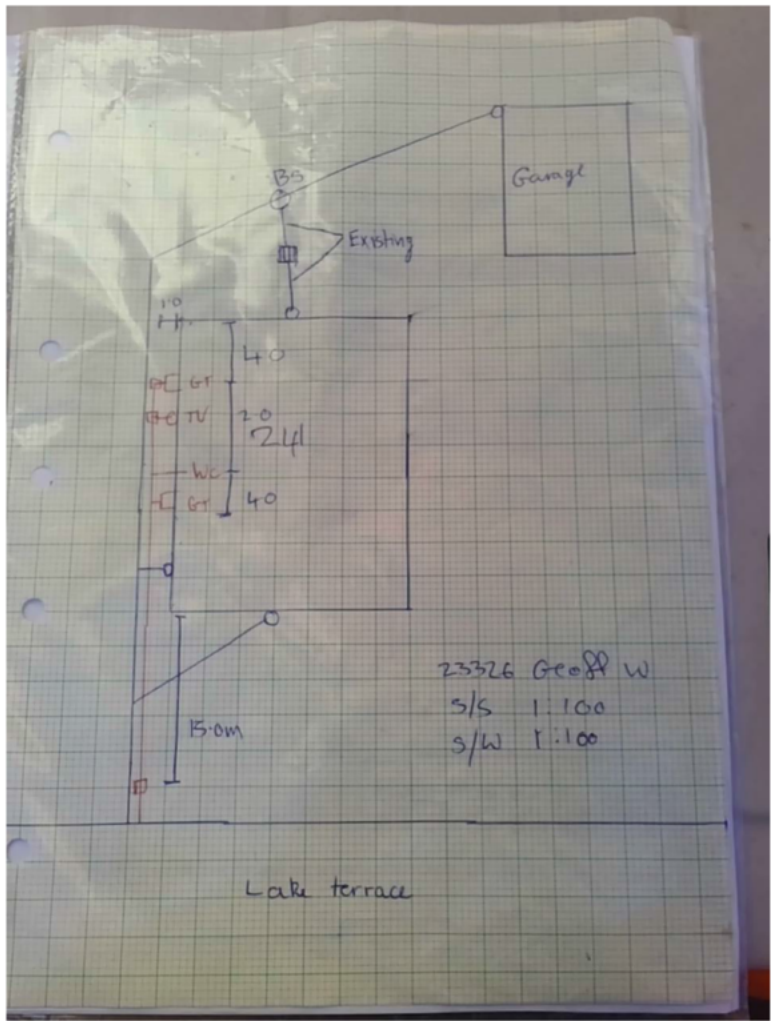
ph: 03 941 8999 web: ccc.govt.nz

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

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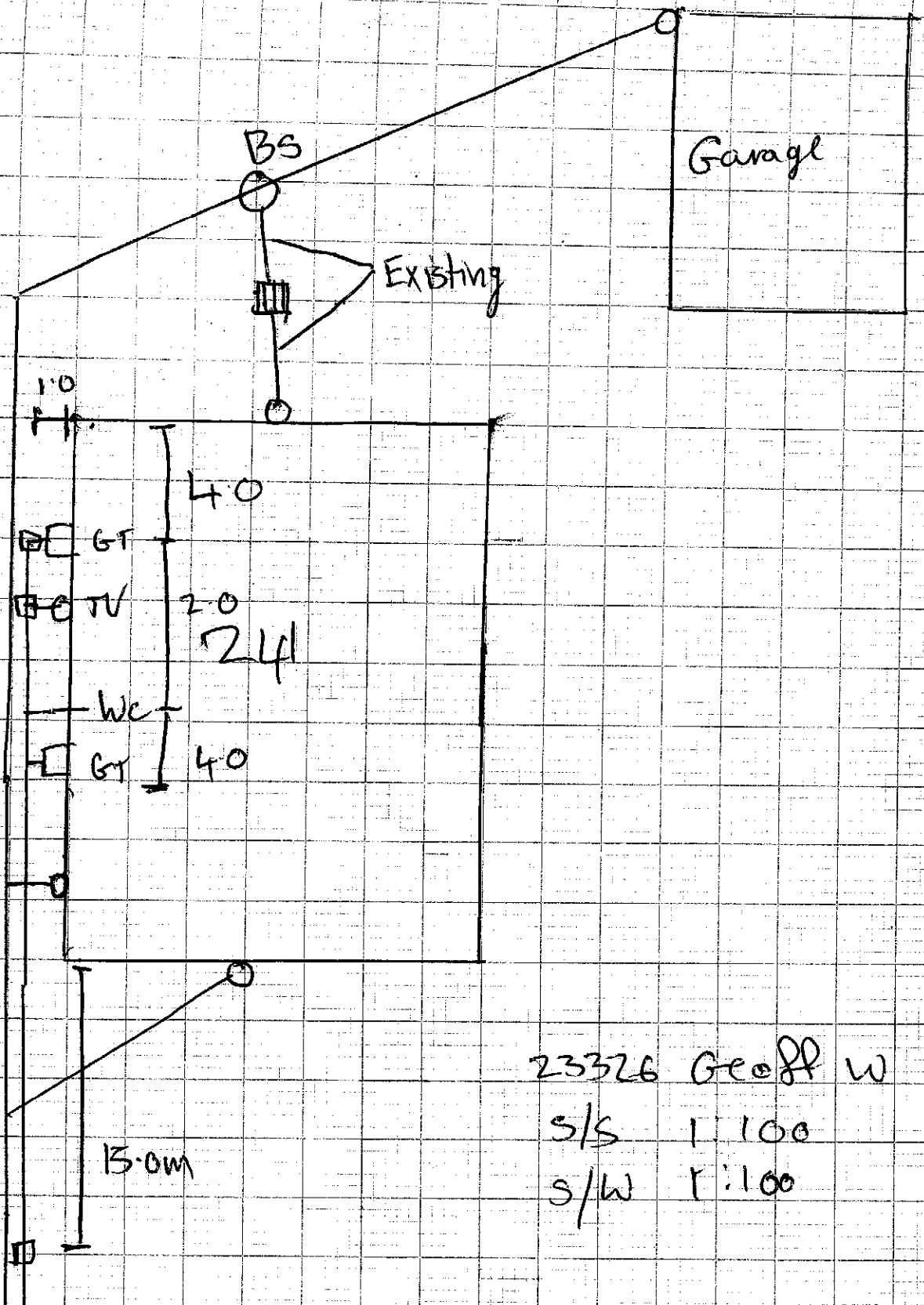
 Date: 14/04/2026 8:44 AM  
 Scale: 1: 400 on A4





**As built drainage plan**

Taken at 9:01 AM on Thursday 10/06/2021



23326 Geoff W  
 S/S 1:100  
 S/W 1:100

Lake terrace

**DRAINAGE NOTES**

**Sanitary Fixtures** (as per NZBC G13)  
 Bath 40mm dia @ 1:40 gradient  
 Laundry Tub 40mm dia @ 1:30 gradient  
 Showers 40mm dia @ 1:40 gradient  
 Vanity 40mm dia @ 1:40 gradient  
 WC 100mm dia @ 1:60 gradient

**Drainage** (as per NZBC G13)  
 Storm Water 100mm dia @ 1:100 gradient  
 Foul Water 100mm dia @ 1:60 gradient  
 If foul water drain is laid at 1:100 gradient then WCs are required to be fitted with AAVs

**Sanitary Key**  
 GT Gully Trap  
 RGT Relief Gully Trap  
 IP Inspection Point  
 TV Terminal Vent (80mm dia)  
 BV Branch Vent (50mm dia)  
 IV Isolation Valve  
 RP Rodding Point  
 RGT to be installed so that top of GT is 150mm lower than overflow level of lowest sanitary fixture).

Vent to terminate either:  
 3.0m above ground level  
 600mm above openings  
 150mm above roof cladding

All pipes passing through concrete shall be wrapped in flexible material or sleeved.  
 Pipes shall be installed with expansion joints as per NZS 7643, Chapter 8.  
 Where sewer pipes are installed in a trench parallel to the foundation, the branch drains, such as those connecting to gully traps, should contain a flexible connection adjacent to the foundation.

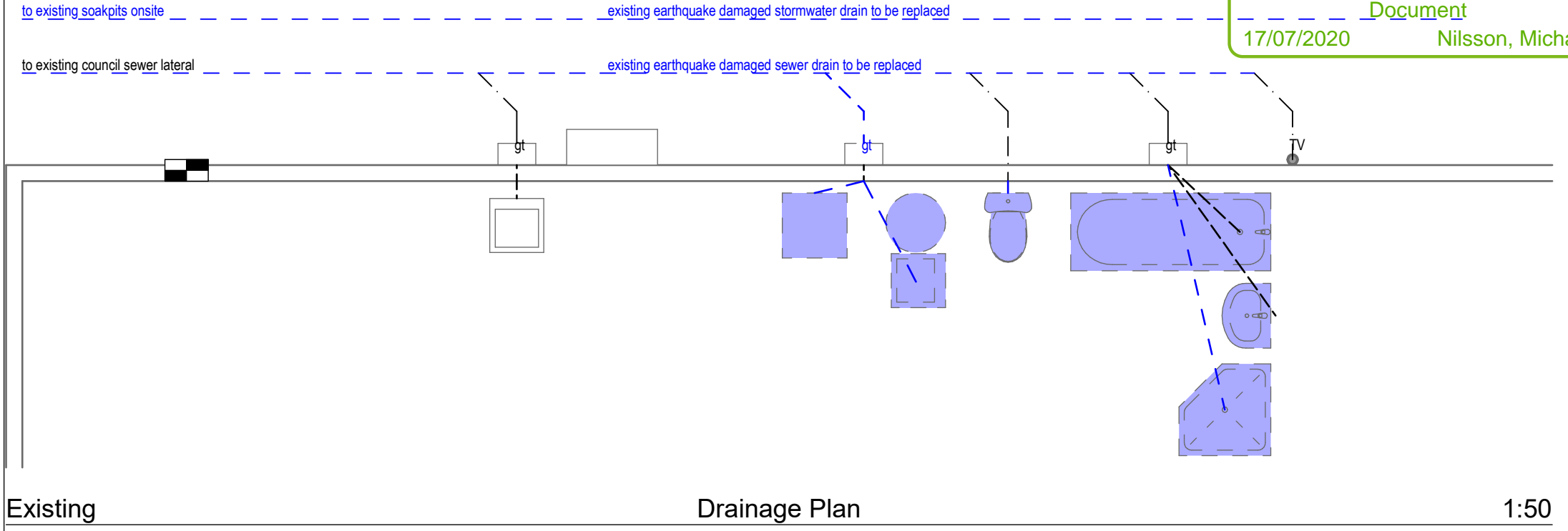
Where storm water pipes are installed in a trench parallel to the foundation, the branch connections to the downpipes should contain a flexible connection.

Hot water pipes are to be sized according to NZBC G12 & NZS 4305 1996.  
 Mains Pressure: 15mm dia allows for 12m max pipe length. If pipe length exceeds 12m then diameter to be reduced to 10mm to ensure that no more than 2L of hot water is stored.

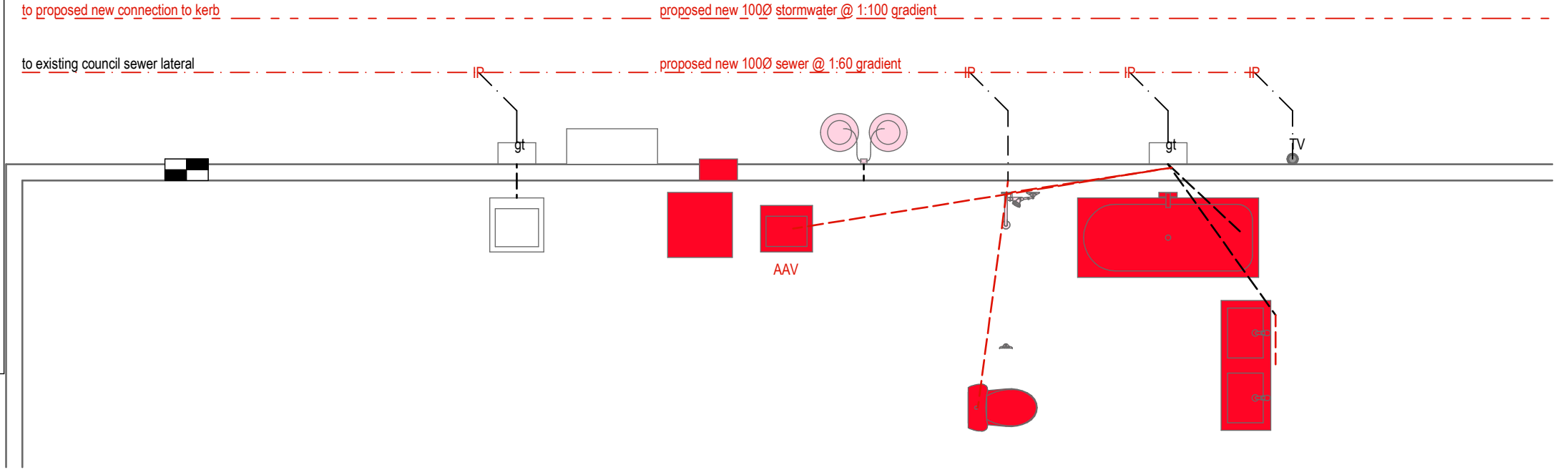
Stormwater to be connected to council lateral (refer to site plan for location)  
 Sewer to be connected to council lateral (refer to site plan for location)  
 Position of connections to be confirmed on site prior to the commencement of building.

WC riser locations have an assumed offset of 160mm from internal framing (manufacturer's technical specs should be consulted to confirm offset).



**Insulation to Pipes Where Freezing May Occur:**  
 Closed cell foam polymer insulation or fibre glass insulation which is preformed to the shape of the pipe and not less than 13 mm thick, is acceptable material for preventing pipes less than or equal to 40 mm diameter from freezing. Any insulation material that absorbs moisture shall be protected in a waterproof membrane.



Existing Drainage Plan 1:50



Prop Drainage Plan 1:50

 027 357 3252 omaarchitecture@gmail.com	project	drawing	project address	disclaimer	date of issue	job number	scale
	<b>HARRIS &amp; AITKEN RENOVATION</b>	<b>DRAINAGE PLAN</b>	Lot 13 DP 14188, 241 Lake Terrace Road, Shirley, Christchurch	This project has been designed for the client and remains copyrighted to OMA architecture Ltd. All dimensions, materials, and timber treatments are to be confirmed prior to construction. All work must be in accordance with the NZ Building Code, and relevant NZ Standards whether referenced in this documentation or not, (including but not limited to Foundation & Timber Frame Construction, Timber Treatment NZS 3602 2003). The position of all services to site must be confirmed prior to construction. Soffit, lintel, and ceiling heights may vary. Designer should be consulted rather than assume a certain height if it can not be ascertained from specific cross sections.	25/01/2019	2003	1:50
					status	revision	sheet
					version	9/07/2020	1.13
					designer	of 20	
technician							



# Electrical Workers Registration Board

SAFETY | COMPETENCY | COMPLIANCE

# Electrical Certificate of Compliance and Electrical Safety Certificate

Reference/Certificate ID No: **Brendon Harris 3**



This form has been designed to be used by licensed electrical workers to certify that installations or Part installations under **Part 1 or Part 2 of AS/NZS 3000** are safe to be connected to the **specified** system of electrical supply.

## LOCATION AND CONTACT

**Location Details:** 241 Lake Terrace Road, Shirley, CHCH

**Contact Name:** Brendon Harris

**Contact Address:** 241 Lake Terrace Road, Shirley, CHCH

**Postcode:** 8061

**Name of Electrical worker:** Heath Phipps

**Registration/Practising licence number:** E266304

**Organisation/company:** Aspect Electrical

**Phone:** 0273990201

**Email:** info@aspectelectrical.co.nz

**Name of person(s) supervised:** n/a

## CoC

**Type of work:**

Additions       Alterations       New work

**The prescribed electrical work is:**

Low risk       General       High risk (specify):

**Reference Standards:**

Part 1 of AS/NZS 3000       Part 2 of AS/NZS 3000

Additional Standards: \_\_\_\_\_

**Description of work: (including date/s of work and type of supply system)**

MEN system. Like for like replacement switchboard. Switchboard in original position. (Just larger number of ways.) Installation of new main switch, mcb's and RCD's.

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

- Select those that apply:
- Has been installed in accordance with the specified certified design!
  - Has an earthing system that is correctly rated (where applicable)
  - Contains fittings that are safe to connect to a power supply
  - Relies on a supplier Declaration of Conformity!
  - Has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010
  - Is safe to connect

Test Results	
Polarity (independent earth):	Pass
Insulation resistance:	>299M
Earth Continuity:	0.15 ohms.
Bonding:	Pass
Fault Loop impedance:	0.37 ohms
Other (specify):	RCD:24/12mS

**Electronic/Other reference:** \_\_\_\_\_

**Certifier's signature:**

Date: 14 / 11 / 2020

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

## ESC

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

**Certifier's name:** Heath Phipps

**Registration/Practising licence number:** E266304

**Certifier's signature:**

**Certificate Issue Date:** 14 / 11 / 2020

**Connection Date:** 31 / 10 / 2020

**CUSTOMER COPY - THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED FOR A MINIMUM OF 7 YEARS**

This certificate also confirms that the electrical work complies with the building code for the purposes of Section 19(1)(e) of the Building Act 2004.



Reference/Certificate ID No: **Brendon Harris 4**



This form has been designed to be used by licensed electrical workers to certify that installations or Part installations under **Part 1 or Part 2 of AS/NZS 3000** are safe to be connected to the **specified** system of electrical supply.

**LOCATION AND CONTACT**

**Location Details:** 241 Lake Terrace Road, Shirley, CHCH  
**Contact Name:** Brendon Harris  
**Contact Address:** 241 Lake Terrace Road, Shirley, CHCH  
**Postcode:** 8061  
**Name of Electrical worker:** Heath Phipps  
**Registration/Practising licence number:** E266304  
**Organisation/company:** Aspect Electrical  
**Phone:** 0273990201  
**Email:** info@aspectelectrical.co.nz  
**Name of person(s) supervised:** n/a

**CoC**

**Type of work:**  Additions  Alterations  New work  
**The prescribed electrical work is:**  Low risk  General  High risk (specify):  
**Reference Standards:**  Part 1 of AS/NZS 3000  Part 2 of AS/NZS 3000  
 Additional Standards: \_\_\_\_\_

**Description of work: (including date/s of work and type of supply system)**

**MEN system. (Laundry room renovation.) Existing circuit in room altered and extended for additional sockets added in room and to supply gas water heater outside**

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

Select those that apply:

- Has been installed in accordance with the specified certified design<sup>1</sup>
- Has an earthing system that is correctly rated (where applicable)
- Contains fittings that are safe to connect to a power supply
- Relies on a supplier Declaration of Conformity<sup>1</sup>
- Has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010
- Is safe to connect

Test Results	
Polarity (independent earth):	Pass
Insulation resistance:	>299M
Earth Continuity:	0.23 ohms
Bonding:	n/a
Fault Loop Impedance:	0.57 ohms
Other (specify):	RCD:24/12mS

**Electronic/Other reference:** \_\_\_\_\_

**Certifier's signature:**

Date: 14 / 11 / 2020

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

**ESC**

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

**Certifier's name:** Heath Phipps  
**Registration/Practising licence number:** E266304  
**Certifier's signature:**   
**Certificate Issue Date:** 14 / 11 / 2020  
**Connection Date:** 01 / 11 / 2020

**CUSTOMER COPY – THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED FOR A MINIMUM OF 7 YEARS**

This certificate also confirms that the electrical work complies with the building code for the purposes of Section 19(1)(e) of the Building Act 2004.



# Electrical Workers Registration Board

SAFETY | COMPETENCY | COMPLIANCE

# Electrical Certificate of Compliance and Electrical Safety Certificate

Reference/Certificate ID No: **Brendon Harris 5**



This form has been designed to be used by licensed electrical workers to certify that installations or Part installations under **Part 1 or Part 2 of AS/NZS 3000** are safe to be connected to the **specified** system of electrical supply.

## LOCATION AND CONTACT

**Location Details:** 241 Lake Terrace Road, Shirley, CHCH

**Contact Name:** Brendon Harris

**Contact Address:** 241 Lake Terrace Road, Shirley, Postcode: 8061

**Name of Electrical worker:** Heath Phipps

**Organisation/company:** Aspect Electrical

**Registration/Practising licence number:** E266304

**Phone:** 0273990201

**Email:** info@aspectelectrical.co.nz

**Name of person(s) supervised:** n/a

## CoC

**Type of work:**

The prescribed electrical work is:

Reference Standards:

Additional Standards:

Additions       Alterations       New work  
 Low risk       General       High risk (specify):  
 Part 1 of AS/NZS 3000       Part 2 of AS/NZS 3000  
 Additional Standards:

Description of work: (including date/s of work and type of supply system)

MEN System. (Alteration of socket circuit.) Removal of hall socket and circuit extended to feed 1 new bedroom socket and 2 new bathroom sockets.

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

Select those that apply:

- Has been installed in accordance with the specified certified design<sup>1</sup>
- Has an earthing system that is correctly rated (where applicable)
- Contains fittings that are safe to connect to a power supply
- Relies on a supplier Declaration of Conformity<sup>1</sup>
- Has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010
- Is safe to connect

Test Results	
Polarity (independent earth):	Pass
Insulation resistance:	>299M
Earth Continuity:	0.35ohms
Bonding:	n/a
Fault Loop Impedance:	0.71ohms
Other (specify):	RCD:24/12mS

Electronic/Other reference:

Certifier's signature:

Date: 14 / 11 / 2020

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

## ESC

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

**Certifier's name:** Heath Phipps

**Registration/Practising licence number:** E266304

**Certifier's signature:**

**Certificate Issue Date:** 14 / 11 / 2020

**Connection Date:** 01 / 11 / 2020

**CUSTOMER COPY - THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED FOR A MINIMUM OF 7 YEARS**

This certificate also confirms that the electrical work complies with the building code for the purposes of Section 19(1)(e) of the Building Act 2004.

# 241 Lake Terrace Road Land Use Consents



**241 Lake Terrace Road  
Subdivision Consents**



## Land Use Resource Consents within 100 metres of 241 Lake Terrace Road

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

---

### 1/242 Lake Terrace Road

RMA/1999/362

To site 2 flats 26` combined total for side courts on a corner section (30ft) - Historical Reference RES9203553

Processing complete

Applied 01/01/1999

Decision issued 20/06/1974

Granted 20/06/1974

### 18 Trina Place

RMA/2020/1579

Detached garage

Processing complete

Applied 28/07/2020

Decision issued 12/10/2020

Granted 12/10/2020

### 232 Lake Terrace Road

RMA/1986/161

To subdivide a 3.7916 block of land into two blocks each slightly under 2 hectares in area and to erect a dwelling house on the back block rural H zon - Historical Reference RES9203539

Processing complete

Applied 06/06/1986

Decision issued 05/09/1986

Declined 05/09/1986

### 234 Lake Terrace Road

RMA/1984/142

Relaxation of the recession plane 55 degree by using existing foundations of old garage - Historical Reference RES9203541

Processing complete

Applied 08/02/1984

Decision issued 22/02/1984

Granted 22/02/1984

RMA/1996/1951

To erect an addition to the dwelling and intrude through the recession plane on the Eastern boundary. - Historical Reference RES962280

Processing complete

Applied 02/09/1996

Decision issued 14/10/1996

Granted 14/10/1996

### **239 Lake Terrace Road**

RMA/2022/3367

Dwelling additions and alterations

Processing complete

Applied 01/11/2022

Permitted activity notice issued 16/12/2022

### **239A Lake Terrace Road**

RMA/1984/143

To add to the rear of the garage which increases the overall size to greater than 65m2 (75m2) - Historical Reference RES9203544

Processing complete

Applied 01/05/1984

Decision issued 30/05/1984

Granted 30/05/1984

RMA/1985/190

To waive the compliance with 65m2 limit for an accessory building to erect a garage/ studio of 75m2 - Historical Reference RES9203546

Processing complete

Applied 15/01/1985

Decision issued 05/03/1986

Granted 05/03/1986

RMA/2000/2447

Convert an existing garage into a f - Historical Reference RMA20003197

Processing complete

Applied 27/09/2000

Decision issued 02/10/2000

Granted 29/09/2000

RMA/2023/745

Discharge of encumbrance - family flat

Processing complete

Applied 28/03/2023

Encumbrance discharged 22/05/2023

## **240 Lake Terrace Road**

RMA/1981/148

1) - relaxation of 65 degree recession plane. building at 4.8m High and 1.5m from boundary(2.2m) 2) - and reduction of front yard from 4.5m to 2.9m - Historical Reference RES9203549

Processing complete

Applied 15/10/1981

Decision issued 23/10/1981

Granted 23/10/1981

Outcome not recorded 23/10/1981

## **242R Lake Terrace Road**

RMA/2025/171

NEW TWO STOREY 4 BEDROOM RESIDENTIAL UNIT

Processing complete

Applied 27/01/2025

Decision issued 15/04/2025

Granted 15/04/2025

## **243 Lake Terrace Road**

RMA/1978/66

To erect an oversize garage of 81.81m<sup>2</sup> (65m<sup>2</sup>) - Historical Reference RES9203555

Processing complete

Applied 10/07/1978

Decision issued 17/07/1978

Granted 17/07/1978

## **244 Lake Terrace Road**

RMA/1976/63

To build a garage at 3.05m from front building and in front yard corner site and 12mm from side bay - Historical Reference RES9203558

Processing complete

Applied 30/04/1976

Decision issued 03/05/1976

Declined 03/05/1976

RMA/1976/64

Siting of garage in front yard of an extremely awkward shaped section - Historical Reference RES9203560

Processing complete

Applied 29/06/1976

Decision issued 07/07/1976

Granted 07/07/1976

## **247 Lake Terrace Road**

RMA/2023/1822

Subdivision - Fee simple - Two lots with associated land use

Processing complete

Applied 18/07/2023

Decision issued 27/02/2024

Granted 23/02/2024

Decision issued 27/02/2024

Granted 23/02/2024

RMA/2023/6

Construction of a new residential dwelling with attached garage

Processing complete

Applied 09/01/2023

Conditions changed/cancelled - s127 05/07/2023

Decision issued 07/02/2023

Granted 07/02/2023

Conditions changed/cancelled - s127 05/07/2023

Decision issued 07/02/2023

Granted 07/02/2023

## **248A Lake Terrace Road**

RMA/2013/921

DWELLING EXTENSION - Historical Reference RMA92022559

Processing complete

Applied 23/05/2013

Decision issued 12/06/2013

Granted 12/06/2013

## **253 Lake Terrace Road**

RMA/2006/2234

Dwelling alterations and additions which intrude on the road boundary setback, eastern recession plane and the outdoor living requirement is not met - Historical Reference RMA92006319

Processing complete

Applied 20/09/2006

Decision issued 22/02/2007

Granted 22/02/2007

## **45 Horseshoe Lake Road**

RMA/1983/843

To fix wood shingles to the roof of the proposed toilet and shelter building - Historical Reference RES955589

Processing complete

Applied 03/05/1983

Decision issued 16/05/1983

Granted 16/05/1983

RMA/2001/1168

To naturalise the Old No 2 Drain on Golf Club land at the corner of Lake Terrace Road and Horseshoe Lake Road. - Historical Reference RMA20005043

Processing complete

Applied 10/05/2001

Decision issued 23/07/2001

Granted 16/07/2001

RMA/2001/600

Additions and alterations to the Ch Club of a Managers Office. - Historical Reference RMA20004464

Processing complete

Applied 08/03/2001

Decision issued 06/04/2001

Granted 03/04/2001

RMA/2004/1186

9.0m wide vehicle crossing - Historical Reference RMA20016783

Withdrawn

Applied 07/05/2004

RMA/2004/1475

Garage sited 5.5m from road boundary. - Historical Reference RMA20017088

Processing complete

Applied 10/06/2004

Decision issued 04/08/2004

Granted 04/08/2004

RMA/2013/570

Temporary Accommodation Received by JJ on the 9th of April 2013 - Historical Reference RMA92022172

Processing complete

Applied 04/04/2013

Decision issued 19/04/2013

Granted 19/04/2013

RMA/2014/537

Rebuilding of EQ Damaged Clubhouse - Historical Reference RMA92025156

Processing complete

Applied 10/03/2014

Decision issued 23/04/2014

Granted 22/04/2014

RMA/2015/1464

Use of Club House for Non-Recreational Activities - Historical Reference RMA92029735

Processing complete

Applied 29/05/2015

Decision issued 01/07/2015

Granted 01/07/2015

RMA/2017/2518

Filling in FMA and Earthworks to create Earthbunds across the site.

Processing complete

Applied 13/10/2017

Decision issued 13/11/2017

Granted 10/11/2017

RMA/2023/3190

Construct non-residential building and associated earthworks

Processing complete

Applied 08/12/2023

Decision issued 20/06/2024

Granted 20/06/2024

## **6 Oakmont Green**

RMA/1996/1930

To erect two dwellings with less than 400m<sup>2</sup> area per unit. Unit 1 360m<sup>2</sup>, Unit 2 366m<sup>2</sup>. - Historical Reference RES962258

Processing complete

Applied 28/08/1996

Decision issued 17/09/1996

Granted 17/09/1996

RMA/1997/979

Trans: Reduced net site area Lot 1 (360m<sup>2</sup>) and Lot 2 (366m<sup>2</sup>). Reduced min dimension Lot 1(16m) and Lot 2(16m). reduced ROW and access to Lot 2 (3.0m) - Historical Reference RES971037

Processing complete

Applied 29/04/1997

Decision issued 02/05/1997

Granted 02/05/1997

## **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