

GRIFFIOEN.

LAND INFORMATION MEMORANDUM

Statement of Passing Over: This building inspection has been supplied by the vendor in good faith. GRIFFIOEN. (Powered by Ownly Limited, Licensed REAA 2008) is merely passing over this information as supplied to us.

We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to seek your own advice as to the information contained in this document.

Please note this LIM report is provided for informational purposes only. There may be matters relating to pre-1992 consents or permits which may need further investigation in order to determine their relevance.

To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

Land Information Memorandum



Property address:
20 Robin Street

LIM number: H09576056

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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 23 April 2026
Date received 14 April 2026

Property details

Property address 20 Robin Street, Burwood, Christchurch
Valuation roll number 22791 24000
Valuation information Capital Value: \$630,000
Land Value: \$320,000
Improvements Value: \$310,000
Please note: these values are intended for Rating purposes
Legal description Lot 19 DP 16506
Existing owner Ashleigh Jane Cavanagh
Benjamin Peter Brook
20 Robin Street
Christchurch 8083

Council references

Rate account ID 73040021
LIM number H09576056
Property ID 1051805

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.linz.govt.nz/resources/research/geotechnical-information-horizontal-land-movement-due-canterbury-earthquake-sequence>

Date of report: March 2015

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

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

- Regional Liquefaction Information

Areas where there was evidence of liquefaction were mapped following the 2010/11 Canterbury earthquakes by Tonkin & Taylor for the Earthquake Commission (urban areas) and by a group of researchers for Environment Canterbury (rural, commercial and industrial areas). These are available in the Christchurch Liquefaction Viewer at <https://apps.canterburymaps.govt.nz/ChristchurchLiquefactionViewer/>.

Technical report information:

Title: Review of liquefaction hazard information in eastern Canterbury, including Christchurch City and parts of Selwyn, Waimakariri and Hurunui Districts.

Date: December 2012.

Author: H Brackley (compiler).

Commissioned by: Environment Canterbury.

Purpose of report: To collate liquefaction occurrence during the 2010/11 Canterbury earthquakes, and to determine liquefaction vulnerability. For use in land use planning, subdivision and building consenting.

Study area: Coastal Canterbury from the Waipara River mouth to the Rakaia River mouth, including Banks Peninsula, and inland to Rangiora, Aylesbury, Selwyn and Southbridge.

Accessible at: <https://www.ecan.govt.nz/document/download?uri=1702192>.

- Regional Hazard Information: Earthquake fault deformation

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

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

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(c) Flooding

- Flooding

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

- Predicted 1 in 50 Year Flood Extent

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

- Predicted 1 in 200 Year Flood Extent

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

- Regional Hazard Information: Flood Photographs

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

- Regional Hazard Information: 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.

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(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.

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2. Private and public stormwater and sewerage drains

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

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

Related Information

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

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3. Drinking Water Supply

Section 44A(2)(ba) and (bb) LGOIMA. This is information notified to the Council about whether the land is supplied with drinking water, whether the supplier is the owner of the land or a networked supplier, any conditions that are applicable, and any information the Council has about the supply.

Please note the council does not guarantee a particular water quality to its customers. If you require information on current water quality at this property please contact the Three Waters & Waste Unit.

 For water supply queries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

Water supply

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

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4. Rates

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

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

(a) Annual rates

Annual rates to 30/06/2026: \$3,879.97

	Instalment Amount	Date Due
Instalment 1	\$969.93	15/09/2025
Instalment 2	\$969.93	15/12/2025
Instalment 3	\$969.93	15/03/2026
Instalment 4	\$970.18	15/06/2026

Rates owing as at 23/04/2026: \$970.18

(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.

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 or visit www.ccc.govt.nz.

(a) Consents

- BCN/1954/646 Applied: 16/03/1954 Status: Completed
20 Robin Street Burwood
Permit granted 28/04/1954
Permit issued 28/04/1954
GARAGE- Historical Reference PER54040504 - No plans/additional information held on property file.
- BCN/1954/875 Applied: 06/04/1954 Status: Completed
20 Robin Street Burwood
Permit granted 28/04/1954
Permit issued 28/04/1954
DWELLING- Historical Reference PER54040779 - No plans/additional information held on property file.
- BCN/1967/3331 Applied: 26/06/1967 Status: Completed
20 Robin Street Burwood
Permit granted 11/07/1967
Permit issued 11/07/1967
CARPORT- Historical Reference PER67070130
- BCN/1981/4254 Applied: 25/06/1981 Status: Completed
20 Robin Street Burwood
Permit granted 24/07/1981

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Permit issued 24/07/1981

GARAGE- Historical Reference PER81070431- No plans/additional information held on property file.

- BCN/1988/448 Applied: 04/02/1988 Status: Completed
20 Robin Street Burwood
Permit issued 01/03/1988
ADDITIONS- Historical Reference PER87803577
- BCN/1988/8118 Applied: 17/11/1988 Status: Cancelled
20 Robin Street Burwood
Application cancelled 01/01/1999
UNIT (CANCELLED)- Historical Reference PER88903005 - No plans/additional information held on property file.
- BCN/1996/1152 Applied: 23/02/1996 Status: Completed
20 Robin Street Burwood
Accepted for processing 23/02/1996
Building consent granted 06/03/1996
Building consent issued 06/03/1996
Code Compliance Certificate Granted 16/05/1996
Code Compliance Certificate Issued 16/05/1996
Install hot water cylinder/ logburner miscellaneous/ plumbing/ install hot water cylinder/ heaters/ Woodsman Ebony
Wetback- Historical Reference CON96001233
- BCN/2016/4333 Applied: 20/05/2016 Status: Completed
20 Robin Street Burwood
Accepted for processing 23/05/2016
Building consent granted 21/06/2016
Building consent issued 21/06/2016
Code Compliance Certificate Issued 08/07/2016
Alteration to dwelling - Installation of Metro Eco Euro Rad, Freestanding, Dry, Woodburner, CAC072608

(b) Certificates

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

(c) Notices

- Placards issued under the Civil Defence Emergency Management Act 2002 as a result of the 4 September 2010 and 22 February 2011 earthquakes have now expired (by 12 July 2011 if not before). Some civil defence placards were replaced with dangerous building notices issued under section 124 Building Act 2004, and where this has happened the section 124 notice is separately recorded. Many other buildings, although not issued with a section 124 notice, may require structural work or other repairs before they can be occupied again. It is the building owners responsibility to make sure the building is safe for any occupier or visitor. Detailed structural engineering assessments may still be required to be carried out.
- CDB75061915 03/03/2011 20 Robin Street
Building Evaluation : Building Inspected Under Civil Defence Emergency , Green Placard Issued (a deemed Building Act notice)

(d) Orders

(e) Requisitions

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6. Certificates issued by a building certifier

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

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

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7. Weathertightness

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

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

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

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8. Land use and conditions

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

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

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

- **Regional plan or bylaw**

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

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

(ii) Christchurch District Plan

- **Liquefaction Management Area (LMA)**

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

- **District Plan Zone**

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

(b) Resource consents

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

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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 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 Metro Place 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 Metro Place EcoDrop.

(b) Other

• Floor Levels Information

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

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

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

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

• Guest Accommodation

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

• Community Board

Property located in Coastal-Burwood-Linwood Community Board.

• Tsunami Evacuation Zone

This property is 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/>

• Private Occupation Of Public Land

No Deed of License exists for the Unauthorised Occupation of Road. License status: Occupation without license
Occupied Area: 10.44 m², To arrange for a Deed of Licence to Occupy, please contact the Property Consultancy team, 941-8999.

• Electoral Ward

Property located in Burwood Electoral Ward

• Listed Land Use Register

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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

- **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.

Related Information

- See attached aerial view of property and letter from Christchurch City Council regarding Private Occupation of Public Land. For further information or enquiries please contact the Property Consultancy Team on (03) 941-8999.

Property address:

20 Robin Street

LIM number: H09576056

Page 19

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

- Buildings
- StreetAddress
- WwPrivateDrainField
- WwAccess
 - Standard Manhole
 - Vented Manhole
- WwEye
 - Eye
 - Eye
- WwLateralFitting
 - Lateral Fitting
 - WwPipeFlowDirection
- WwPipe
 - NominalDiameter
 - Diameter is 200mm or smaller
 - WwLateral
 - WwLateral (non CCC)
 - In Service
 - Removed
- WwAccess (not In Service)
 - Standard Manhole
 - Vented Manhole
 - WwRepair (not In Service)
 - Eye
 - Eye
 - Eye (Vertical)
 - WwLateralFitting (not In Service)
 - Lateral Fitting
 - WwPipe (not In Service)
 - NominalDiameter
 - Diameter is 200mm or smaller
 - WwLateral (not In Service)
- SwInlet
 - Single Sump
 - SwOutlet
 - SwPipeFlowDirection
 - WwLateralFitting
 - Soak Pit
- SwPipe
 - NominalDiameter
 - Diameter is 450mm or smaller
 - SwPipe (non CCC)
 - In Service
 - Removed
 - SwLateral (non CCC)
 - In Service
- SwValve
 - ⊗ Backflow Prevention
 - ⊗ Gate
 - ⊗ Sluice
 - WsHydrant
 - ⊗ WsPipeRestraint
 - ⊗ End Cap
 - ⊗ Connector
 - ⊗ Connector
 - ⊗ Connector
- SwPipe (not In Service)
 - NominalDiameter
 - Diameter is 110mm or smaller
 - SwLateral
 - SwLateral (non CCC)
 - In Service
 - SwValve (not In Service)
 - ⊗ Gate
 - ⊗ WsConnection (not In Service)
 - ⊗ Meter
 - ⊗ WsFitting (not In Service)
 - ⊗ End Cap
 - ⊗ Connector
- SwPipe (not In Service)
 - NominalDiameter
 - Diameter is 110mm or smaller
 - SwLateral (not In Service)
 - ⊗ RatingUnit

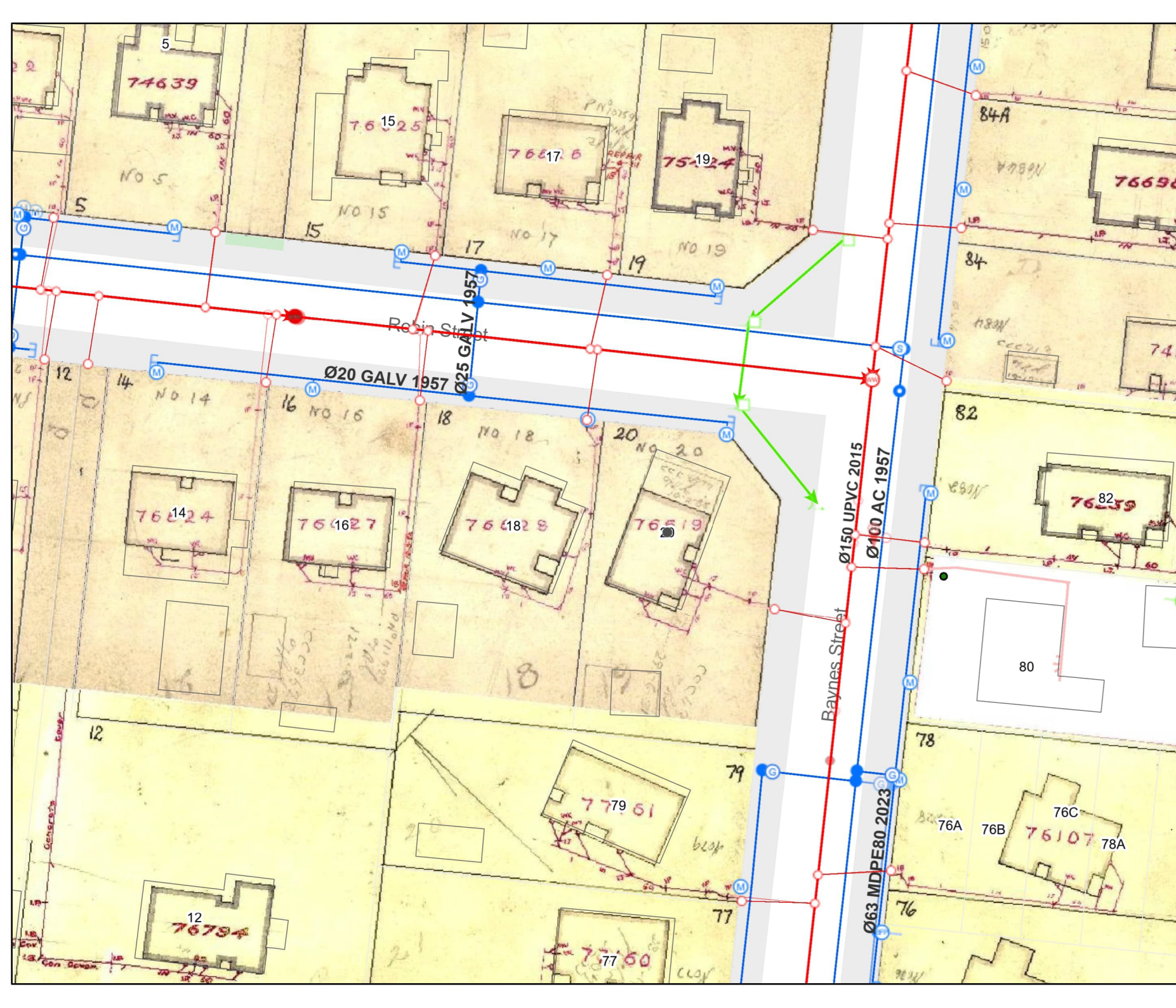
Christchurch City Council 

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

Accuracy not guaranteed. Onsite verification required.
Display of data scale dependant.
Client selected legend.
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N
Date: 23/04/2026 7:17 AM
Scale: 1: 500 on A4

0 0.0025 0.005 0.01 0.015 0.02
km





ArcGIS Web Map

- Override 1
- Private Occupation
- Public Land
- Rating Unit/Linked Property Report



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N
 Date: 23/04/2025 7:39 AM
 Scale: 1: 964 on A4

Dear Sir/Madam

LAND INFORMATION MEMORANDUM AND ROAD OCCUPATION

The Council has carried out a survey in some parts of the city to identify those properties where land that is legally part of the road is being occupied by adjoining properties. Often these areas will be fenced and appear to form part of the respective property. In the past, problems have arisen when future land owners (or even existing land owners) have purchased a property unaware of the actual situation.

Whenever a property is sold the prospective purchaser will normally apply to the Council for a Land Information Memorandum (LIM), on which the Council is obliged to provide all information about the property, held on its records. The information includes rates, zoning, building permits or consents and any other relevant information.

The enclosed plan shows the approximate position of your road frontage fence line, indicating that your property extends into legal road. In future, should anyone ask for a LIM in regard of your property, a copy of the attached plan will be supplied. However, hill sites generally make it impractical to identify boundaries in the same manner.

Should you sell or offer your property for sale while the fence remains in this position you should inform your land agent so that no prospective purchaser can say that they have been misled on this point.

In some streets the Council has decided road widening will not occur. In some cases this may mean that the land could, on the payment of its value and with a successful road stopping procedure being followed, be purchased by the present property owner. Please note however, that this will not always be possible. The Council is currently evaluating all of the land it owns in this category, and this includes inputs from Community Boards. In some instances for example, the Council may wish to retain the land in order to enhance or preserve the existing streetscape

In other cases the street will probably be widened at some time when reconstruction is due or when traffic volumes demand a wider street. If the Council intends widening your street you will be given plenty of warning to enable you to move your fence into the correct alignment. If the plan enclosed shows that you are only occupying corner rounding you will not be able to purchase the land back. It will be required sometime in the future. When the Council wants it, you will be given ample notice, so in the meantime, it is suggested you take no action.

Should you decide to relocate your fence on the correct boundary, it is vital that you inform your respective Service Centre (c/o Area Development Officer) in order that the attached plan is removed from your property file and that any future LIM's do not show this information.

If you require more information about road widening, please direct your enquiry to Property Consultancy Team on 941 8999.

20 Robin Street Land Use Consents



**20 Robin Street
Subdivision Consents**



20 Robin Street
Private occupation of public land



Land Use Resource Consents within 100 metres of 20 Robin Street

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

25C Parnwell Street

RMA/1998/2900

8 LOT SUBDIVISION WITH VARIOUS NON COMPLIANCES - Historical Reference RES983313

Processing complete

Applied 10/12/1998

Decision issued 11/05/1999

Granted 11/05/1999

25E Parnwell Street

RMA/1998/2900

8 LOT SUBDIVISION WITH VARIOUS NON COMPLIANCES - Historical Reference RES983313

Processing complete

Applied 10/12/1998

Decision issued 11/05/1999

Granted 11/05/1999

25F Parnwell Street

RMA/1998/2900

8 LOT SUBDIVISION WITH VARIOUS NON COMPLIANCES - Historical Reference RES983313

Processing complete

Applied 10/12/1998

Decision issued 11/05/1999

Granted 11/05/1999

25G Parnwell Street

RMA/1998/2900

8 LOT SUBDIVISION WITH VARIOUS NON COMPLIANCES - Historical Reference RES983313

Processing complete

Applied 10/12/1998

Decision issued 11/05/1999

Granted 11/05/1999

33 Parnwell Street

RMA/1996/693

To retain a family flat in conjunction with two apartments where the family flat is not relocatable. - Historical Reference RES960809

Processing complete

Applied 29/03/1996

Decision issued 28/06/1996

Granted 28/06/1996

33B Parnwell Street

RMA/2007/2563

Living Court Area - Historical Reference RMA92009895

Processing complete

Applied 18/09/2007

Decision issued 12/10/2007

Granted 12/10/2007

6 Robin Street

RMA/1998/231

Non-Complying five Lot subdivision under the Transitional Plan in terms of net site area and access width. - Historical Reference RES980154

Processing complete

Applied 08/01/1998

Decision issued 22/01/1998

Granted 22/01/1998

RMA/1999/3281

To erect a workshop and intrude through the 24 degree recession plane. - Historical Reference RES992212

Processing complete

Applied 29/07/1999

Decision issued 17/08/1999

Granted 17/08/1999

RMA/1999/4734

Double garage 4 metres from a shared access way. - Historical Reference RMA20000193

Processing complete

Applied 08/12/1999

Decision issued 14/12/1999

Granted 14/12/1999

RMA/2026/623

Minor residential unit

Processing complete

Applied 06/03/2026

Decision issued 20/04/2026

Granted 20/04/2026

70 Baynes Street

RMA/2019/2082

Fee simple subdivision - 2 lots and land use

Processing complete

Applied 11/09/2019

s223 Certificate issued 12/11/2019

s224 Certificate issued 12/11/2019

Decision issued 09/10/2019

Granted 09/10/2019

74A Baynes Street

RMA/2022/536

To construct ten social housing units

Processing complete

Applied 28/02/2022

Decision issued 16/06/2022

Granted 15/06/2022

74B Baynes Street

RMA/2022/536

To construct ten social housing units

Processing complete

Applied 28/02/2022

Decision issued 16/06/2022

Granted 15/06/2022

74C Baynes Street

RMA/2022/536

To construct ten social housing units

Processing complete

Applied 28/02/2022

Decision issued 16/06/2022

Granted 15/06/2022

74D Baynes Street

RMA/2022/536

To construct ten social housing units

Processing complete

Applied 28/02/2022

Granted 15/06/2022

Decision issued 16/06/2022

76A Baynes Street

RMA/2022/536

To construct ten social housing units

Processing complete

Applied 28/02/2022

Decision issued 16/06/2022

Granted 15/06/2022

76B Baynes Street

RMA/2022/536

To construct ten social housing units

Processing complete

Applied 28/02/2022

Decision issued 16/06/2022

Granted 15/06/2022

76C Baynes Street

RMA/2022/536

To construct ten social housing units

Processing complete

Applied 28/02/2022

Decision issued 16/06/2022

Granted 15/06/2022

78A Baynes Street

RMA/2022/536

To construct ten social housing units

Processing complete

Applied 28/02/2022

Decision issued 16/06/2022

Granted 15/06/2022

78B Baynes Street

RMA/2022/536

To construct ten social housing units

Processing complete

Applied 28/02/2022

Decision issued 16/06/2022

Granted 15/06/2022

78C Baynes Street

RMA/2022/536

To construct ten social housing units

Processing complete

Applied 28/02/2022

Decision issued 16/06/2022

Granted 15/06/2022

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