

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:
41 MacKenzie Avenue

LIM number: H09591148

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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 30 April 2026
Date received 28 April 2026

Property details

Property address 41 Mackenzie Avenue, Woolston, Christchurch
Valuation roll number 22500 01800
Valuation information Capital Value: \$560,000
Land Value: \$285,000
Improvements Value: \$275,000
Please note: these values are intended for Rating purposes
Legal description Lot 1 DP 83227
Existing owner Takirirangi Rongomaiaia Hauiti T Smith
41 Mackenzie Avenue
Christchurch 8023

Council references

Rate account ID 73070583
LIM number H09591148
Property ID 1075814

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.

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(a) Coastal Hazards

- Coastal Hazard Inundation

The Council has a report, Coastal Hazard Assessment for Christchurch and Banks Peninsula (2017), that indicates this property or part of this property may be susceptible to coastal flooding (flooding by the sea). The 2017 report considers four sea level rise scenarios through to the year 2120. A copy of the 2017 report and other coastal hazard information can be found at <https://ccc.govt.nz/environment/coast/adapting-to-coastal-hazards/coastalhazards>.

The rate of sea level rise in this area may also be impacted by vertical land movement (a faster rate where land is moving downwards, and a slower rate where land is moving upwards). To find out how your area might be affected go to https://ccc.govt.nz/assets/Documents/Environment/Coast/Canterbury-VLM-and-Implications-for-Future-SLR-2025_FINAL.pdf or for more information go to <https://ccc.govt.nz/assets/Documents/Environment/Coast/Factsheets/VLM-and-sea-level-rise-factsheet-Sep-2025.pdf>

Title of Report: Coastal Hazard Assessment for Christchurch and Banks Peninsula (2017)

Purpose of report: To assess the extent to which coastal hazards will impact the Christchurch District under various future sea level rise projections

Scope of Report: District-wide

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/Costal-Hazards/2017-Coastal-Hazards-Report.pdf>

Date of report: October 2017

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

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

Title of Report: Co-seismic and post-seismic rates of vertical land movement in the Canterbury Region and implications for future changes in sea level

Purpose of report: To build on the 2023/24 reports, by providing a district-wide analysis, filling key knowledge gaps and utilising a more recent and robust satellite data set.

Scope of Report: The Christchurch District and the coastal zone of the wider Canterbury region.

Where or how to access the report: (link to report or spatial portal)

Date of report: 16th April 2025

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

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

- 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

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- Property located in Tsunami Risk Zone

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

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

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

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

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

Date of report: November 2019

Name of person/entity that commissioned report: Environment Canterbury

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

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

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

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

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

Date of report: November 2020

Name of person/entity that commissioned report: Environment Canterbury

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

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

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

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

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

Date of report: November 2020

Name of person/entity that commissioned report: Environment Canterbury

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

Title of Report: Land Drainage Recovery Programme: Tsunami Study

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

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

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

Date of report: February 2018

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

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

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

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

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

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

Date of report: May 2018

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

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

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(g) Volcanic and Geothermal Hazards

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

(h) Wind

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

(i) Any Other Natural Hazards

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

(j) District Plan Natural Hazard Information

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

(k) Building Notices

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

Other Special Features or Characteristics of the Land

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

2. Private and public stormwater and sewerage drains

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

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

Related Information

- This property is shown to be served by Christchurch City Council sewer and stormwater.
- 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: \$3,499.14

	Instalment Amount	Date Due
Instalment 1	\$874.72	15/09/2025
Instalment 2	\$874.72	15/12/2025
Instalment 3	\$874.72	15/03/2026
Instalment 4	\$874.98	15/06/2026

Rates owing as at 30/04/2026: \$1,837.18

(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/1963/4507 Applied: 13/09/1963 Status: Completed
41 MacKenzie Avenue Woolston
Permit granted 25/09/1963
Permit issued 25/09/1963
ADDITIONS - Historical Reference PER6364900 - No plans/information held on property file.
- BCN/1970/3038 Applied: 12/06/1970 Status: Completed
41 MacKenzie Avenue Woolston
Permit granted 31/08/1972
Permit issued 31/08/1972
CARPORT- Historical Reference PER7071368
- BCN/1970/3114 Applied: 17/06/1970 Status: Completed
41 MacKenzie Avenue Woolston
Permit granted 31/07/1970
Permit issued 31/07/1970
STUCCO Historical Reference PER7071404
- BCN/1980/6634 Applied: 03/12/1980 Status: Completed
41 MacKenzie Avenue Woolston
Permit issued 16/12/1980

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Permit granted 16/12/1980

GARAGE- Historical Reference PER8081906

- BCN/1985/4147 Applied: 19/06/1985 Status: Completed

41 MacKenzie Avenue Woolston

Permit granted 02/07/1985

Permit issued 02/07/1985

KENT TILE FIRE - DRY BACK - Historical Reference PER85861341

- BCN/2006/4728 Applied: 21/06/2006 Status: Completed

41 MacKenzie Avenue Woolston

Accepted for processing 21/06/2006

Building consent granted 27/06/2006

Building consent issued 27/06/2006

PIM Granted 27/06/2006

PIM Issued 27/06/2006

Code Compliance Certificate Granted 08/08/2006

Code Compliance Certificate Issued 08/08/2006

ETHOS FS100 SOLID FUEL FREESTANDING DRY FIRE C/A CERT 02010- Historical Reference ABA10067306

(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

- Council holds no record of building permit/consent for dwelling at this address. No information is held by Council relating to the materials, construction or year the dwelling was built.

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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

- **Qualifying Matter**

Property or part of property within the Tsunami Management Area qualifying matter, which is operative

- **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.

- **Flood Management Area**

Property or part of property within the Flood Management Area (FMA) Overlay which is operative.

- **Fixed Minimum Floor Overlay**

This property or parts of the property are located within the Fixed Minimum Floor Overlay level in the Christchurch District Plan, which is operative. Under this plan pre-set minimum floor level requirements apply to new buildings and additions to existing buildings. The fixed minimum floor level can be searched at <http://ccc.govt.nz/floorlevelmap>. For more information please contact a CCC duty planner on 941 8999.

(b) Resource consents

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

- RMA/2000/1344 - Subdivision Consent

41 MacKenzie Avenue Woolston

2 LOT FEE SIMPLE SUBDIVISION 223 REQUESTED 20/06/2000 223 CERTIFIED 26/6/2000 224 REQUESTED 18/08/2000 224 ISSUED 23/08/2000 83227 - Historical Reference RMA20002051

Property address:

41 MacKenzie Avenue

LIM number: H09591148

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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

Status: Processing complete

Applied 25/05/2000

Granted 14/06/2000

Decision issued 14/06/2000

(c) Resource Consents Natural Hazard Information

Property address:

41 MacKenzie Avenue

LIM number: H09591148

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Christchurch City Council

53 Hereford Street, PO Box 73015

Christchurch 8154, New Zealand


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Fax 64 3 941 8984

www.ccc.govt.nz

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

Property address:

41 MacKenzie Avenue

LIM number: H09591148

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Christchurch City Council

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Christchurch 8154, New Zealand
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www.ccc.govt.nz

10. Network utility information

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

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

- **None recorded for this property**

Property address:

41 MacKenzie Avenue

LIM number: H09591148

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Christchurch City Council

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Christchurch 8154, New Zealand

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www.ccc.govt.nz

11. Other information

Section 44A(3) LGOIMA. This is information concerning the land that the Council has the discretion to include if it considers it to be relevant.

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

(a) Kerbside waste collection

- Your organics are collected Weekly on Monday. Please leave your organics at the Kerbside by 6:00 a.m.
- Your recycling is collected Fortnightly on the Week 1 collection cycle on a Monday. Please leave your recycling at the Kerbside by 6:00 a.m. Your nearest recycling depot is the Metro Place EcoDrop.
- Your refuse is collected Fortnightly on the Week 1 collection cycle on a Monday. Please leave your rubbish at the Kerbside by 6:00 a.m. Your nearest rubbish depot is the Metro Place EcoDrop.

(b) Other

• Floor Levels Information

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

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

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

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

• Guest Accommodation

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

• Community Board

Property located in Coastal-Burwood-Linwood Community Board.

• Tsunami Evacuation Zone

This property is in the yellow tsunami evacuation zone. It could potentially be flooded only in a large distant source tsunami. Evacuation is not necessary after a long or strong earthquake. Evacuation is only necessary under an official Civil Defence Tsunami Warning to evacuate the yellow zone. Tsunami sirens should prompt turning on the radio or visiting <https://ccc.govt.nz/services/civil-defence>. Stay out of the zone until told it is safe to go back. For more information visit <https://ccc.govt.nz/services/civil-defence/hazards/tsunami-evacuation-zones-and-routes/>

• Electoral Ward

Property located in Linwood 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

Property address:

41 MacKenzie Avenue

LIM number: H09591148

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Christchurch City Council

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www.ccc.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.

Property address:

41 MacKenzie Avenue

LIM number: H09591148

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Christchurch City Council

53 Hereford Street, PO Box 73015

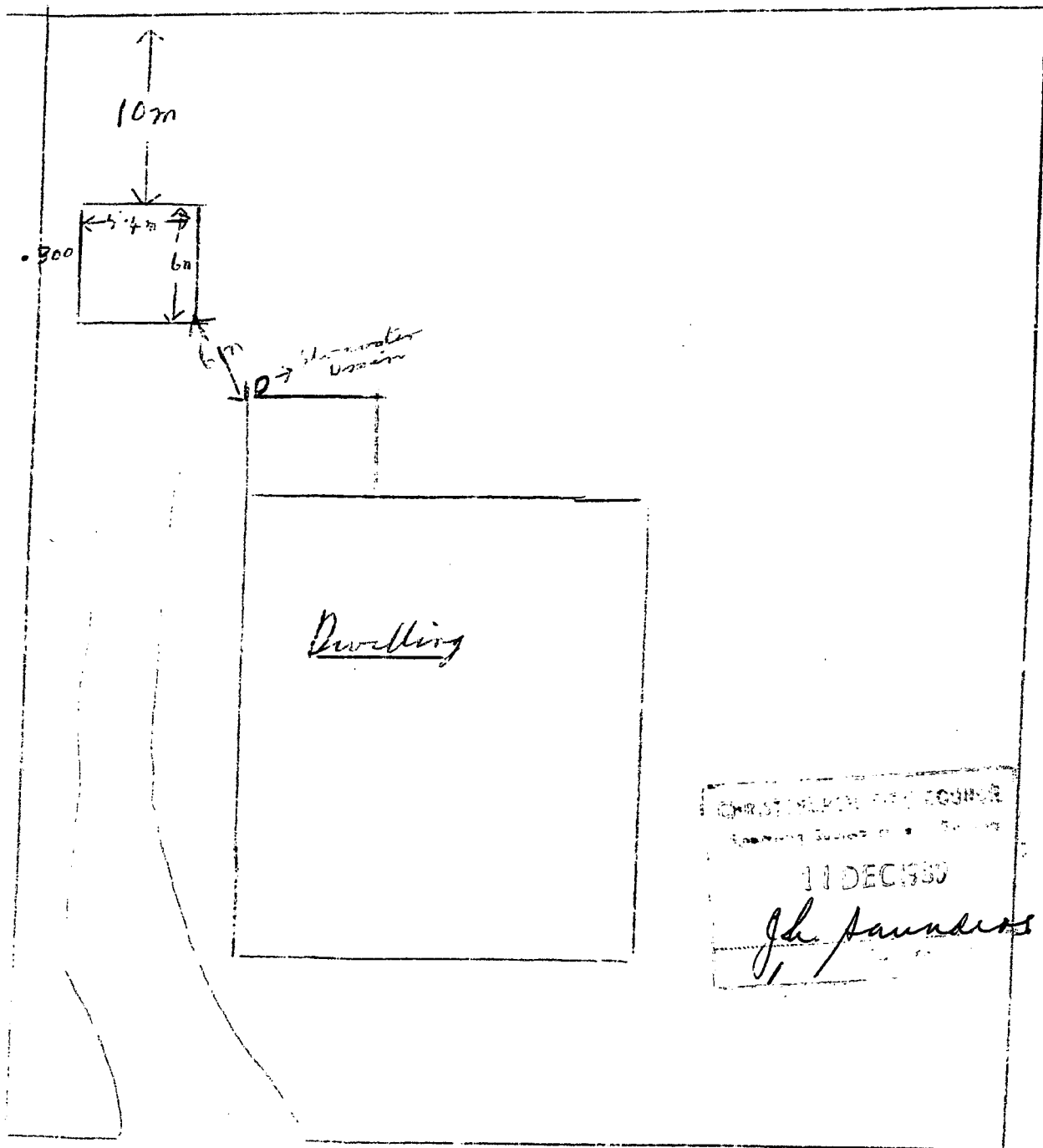
Christchurch 8154, New Zealand

Tel 64 3 941 8999

Fax 64 3 941 8984

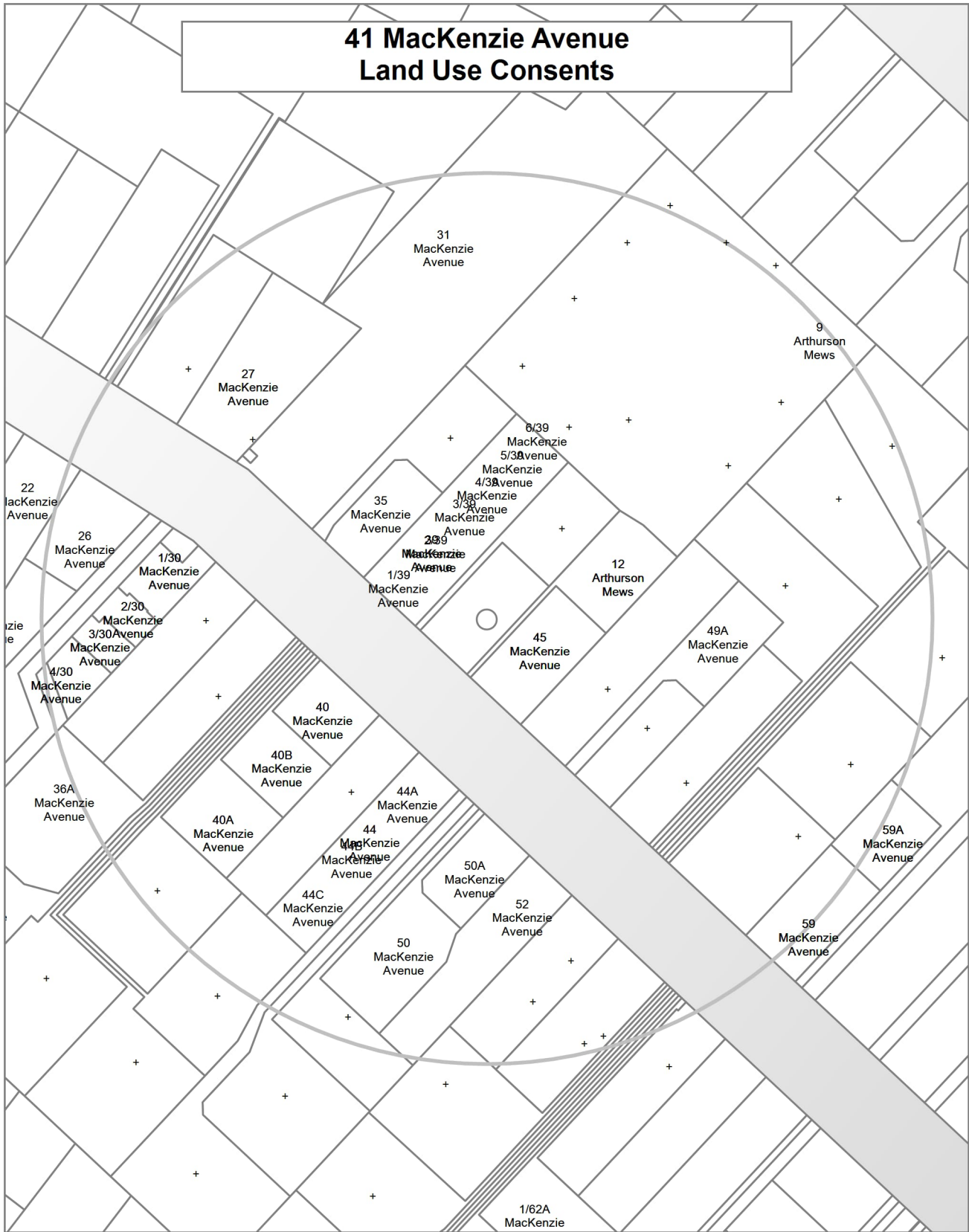
www.ccc.govt.nz

Site Plan for Mrs M. Evans



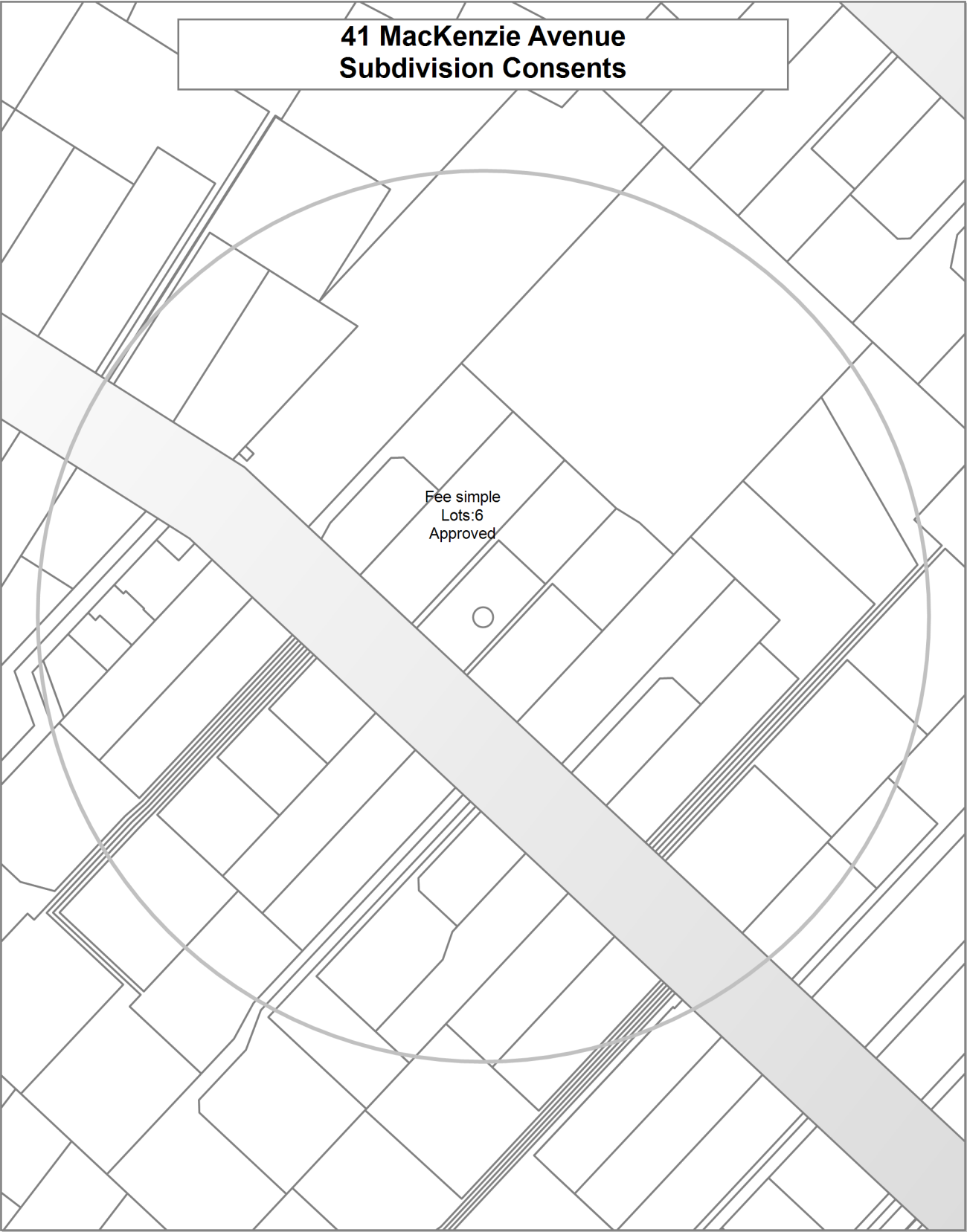
41 7/11 Kenzie Avenue Stk 2

41 MacKenzie Avenue Land Use Consents



**41 MacKenzie Avenue
Subdivision Consents**

Fee simple
Lots:6
Approved



Land Use Resource Consents within 100 metres of 41 MacKenzie Avenue

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

1/30 MacKenzie Avenue

RMA/2024/2147

To construct two residential units and to retain two residential units on the site

Processing complete

Applied 23/07/2024

Conditions changed/cancelled - s127 15/05/2025

Decision issued 30/08/2024

Granted 30/08/2024

RMA/2025/309

Subdivision - Fee Simple - Four (4) Lots with associated land use

Processing complete

Applied 11/02/2025

s223 Certificate issued 20/08/2025

s224 Certificate issued 20/08/2025

Decision issued 19/05/2025

Granted 19/05/2025

1/39 MacKenzie Avenue

RMA/2025/1169

Multi-unit development - six units

Processing complete

Applied 28/04/2025

Decision issued 25/06/2025

Granted 25/06/2025

1/62A MacKenzie Avenue

RMA/2026/870

Subdivision - Fee Simple - Four lots and associated land use change of tenure

Consent issued

Applied 24/03/2026

Decision issued 15/04/2026

Granted 15/04/2026

12 Arthurson Mews

RMA/2022/2166

Wastewater capacity certificate

Processing complete

Applied 04/07/2022

Certificate issued 12/09/2022

RMA/2022/2882

Construct two townhouses with attached garages

Withdrawn

Applied 12/09/2022

RMA/2023/1136

Proposed construction of one townhouse unit and retain existing dwelling

Processing complete

Applied 11/05/2023

Decision issued 08/06/2023

Granted 08/06/2023

RMA/2023/1966

Subdivision - Fee Simple - 2 Lots with land use

Processing complete

Applied 31/07/2023

s223 Certificate issued 07/11/2023

s224 Certificate issued 07/11/2023

Decision issued 29/08/2023

Granted 29/08/2023

2/30 MacKenzie Avenue

RMA/2024/2147

To construct two residential units and to retain two residential units on the site

Processing complete

Applied 23/07/2024

Conditions changed/cancelled - s127 15/05/2025

Decision issued 30/08/2024

Granted 30/08/2024

RMA/2025/309

Subdivision - Fee Simple - Four (4) Lots with associated land use

Processing complete

Applied 11/02/2025

Decision issued 19/05/2025

Granted 19/05/2025

s223 Certificate issued 20/08/2025

s224 Certificate issued 20/08/2025

2/39 MacKenzie Avenue

RMA/2025/1169

Multi-unit development - six units

Processing complete

Applied 28/04/2025

Decision issued 25/06/2025

Granted 25/06/2025

22 MacKenzie Avenue

RMA/1999/2696

Boundary adjustment with various non compliances - Historical Reference RES991504

Processing complete

Applied 19/05/1999

Decision issued 28/05/1999

Granted 28/05/1999

23A MacKenzie Avenue

RMA/2021/2198

To use the site as a secure community facility for persons who have an intellectual disability, with a maximum of 5 clients.

Processing complete

Applied 12/07/2021

Decision issued 16/11/2021

Granted 16/11/2021

RMA/2024/3476

Construct a carpark and undertake associated earthworks

Processing complete

Applied 28/11/2024

Decision issued 22/01/2025

Granted 22/01/2025

26 MacKenzie Avenue

RMA/1999/2367

Non-Complying two Lot cross lease Subdivision. - Historical Reference RES991069

Processing complete

Applied 12/04/1999

Decision issued 21/04/1999

Granted 21/04/1999

26A MacKenzie Avenue

RMA/1999/2367

Non-Complying two Lot cross lease Subdivision. - Historical Reference RES991069

Processing complete

Applied 12/04/1999

Decision issued 21/04/1999

Granted 21/04/1999

27 MacKenzie Avenue

RMA/1979/110

Erect a 9m High radio mast - Historical Reference RES9204481

Processing complete

Applied 16/08/1979

Decision issued 20/08/1979

Granted 20/08/1979

RMA/2024/3476

Construct a carpark and undertake associated earthworks

Processing complete

Applied 28/11/2024

Decision issued 22/01/2025

Granted 22/01/2025

3/30 MacKenzie Avenue

RMA/2024/2147

To construct two residential units and to retain two residential units on the site

Processing complete

Applied 23/07/2024

Conditions changed/cancelled - s127 15/05/2025

Decision issued 30/08/2024

Granted 30/08/2024

RMA/2025/309

Subdivision - Fee Simple - Four (4) Lots with associated land use

Processing complete

Applied 11/02/2025

s223 Certificate issued 20/08/2025

s224 Certificate issued 20/08/2025

Decision issued 19/05/2025

Granted 19/05/2025

3/39 MacKenzie Avenue

RMA/2025/1169

Multi-unit development - six units

Processing complete

Applied 28/04/2025

Decision issued 25/06/2025

Granted 25/06/2025

31 MacKenzie Avenue

RMA/2024/3476

Construct a carpark and undertake associated earthworks

Processing complete

Applied 28/11/2024

Decision issued 22/01/2025

Granted 22/01/2025

35 MacKenzie Avenue

RMA/2022/1633

Proposed new residential dwelling with attached garage

Processing complete

Applied 19/05/2022

Decision issued 15/06/2022

Granted 15/06/2022

36A MacKenzie Avenue

RMA/1978/96

Addition to dwelling - Historical Reference RES9204482

Processing complete

Applied 09/08/1978

Decision issued 10/08/1978

Granted 10/08/1978

36B MacKenzie Avenue

RMA/1985/240

Erect an accessory building in excess of 65m² - Historical Reference RES9204484

Processing complete

Applied 15/05/1985

Decision issued 29/05/1985

Granted 29/05/1985

39 MacKenzie Avenue

RMA/2025/1169

Multi-unit development - six units

Processing complete

Applied 28/04/2025

Decision issued 25/06/2025

Granted 25/06/2025

RMA/2025/3881

Subdivision - Fee simple - Six (6) lots with land use

Consent issued

Applied 17/11/2025

Decision issued 29/01/2026

Granted 29/01/2026

4/30 MacKenzie Avenue

RMA/2024/2147

To construct two residential units and to retain two residential units on the site

Processing complete

Applied 23/07/2024

Conditions changed/cancelled - s127 15/05/2025

Decision issued 30/08/2024

Granted 30/08/2024

RMA/2025/309

Subdivision - Fee Simple - Four (4) Lots with associated land use

Processing complete

Applied 11/02/2025

s223 Certificate issued 20/08/2025

s224 Certificate issued 20/08/2025

Decision issued 19/05/2025

Granted 19/05/2025

4/39 MacKenzie Avenue

RMA/2025/1169

Multi-unit development - six units

Processing complete

Applied 28/04/2025

Decision issued 25/06/2025

Granted 25/06/2025

40 MacKenzie Avenue

RMA/1998/1967

To erect a 3 unit development which fails to comply with site size, site coverage, 3m rear yard setback, outdoor living space, 3m living area window and recess - Historical Reference RES982247

Processing complete

Applied 18/08/1998

Decision issued 07/09/1998

Granted 07/09/1998

RMA/1998/2028

Discretionary Subdivision activity - Historical Reference RES982320

Processing complete

Applied 25/08/1998

Decision issued 11/09/1998

Granted 11/09/1998

40A MacKenzie Avenue

RMA/1998/1967

To erect a 3 unit development which fails to comply with site size, site coverage, 3m rear yard setback, outdoor living space, 3m living area window and recess - Historical Reference RES982247

Processing complete

Applied 18/08/1998

Decision issued 07/09/1998

Granted 07/09/1998

RMA/1998/2028

Discretionary Subdivision activity - Historical Reference RES982320

Processing complete

Applied 25/08/1998

Decision issued 11/09/1998

Granted 11/09/1998

40B MacKenzie Avenue

RMA/1998/1967

To erect a 3 unit development which fails to comply with site size, site coverage, 3m rear yard setback, outdoor living space, 3m living area window and recess - Historical Reference RES982247

Processing complete

Applied 18/08/1998

Decision issued 07/09/1998

Granted 07/09/1998

RMA/1998/2028

Discretionary Subdivision activity - Historical Reference RES982320

Processing complete

Applied 25/08/1998

Decision issued 11/09/1998

Granted 11/09/1998

44 MacKenzie Avenue

RMA/2022/3194

To construct three two-storey residential units

Processing complete

Applied 11/10/2022

Decision issued 29/03/2023

Granted 29/03/2023

RMA/2026/1209

New multi-unit residential complex, with four two-storey units with attached garage. Residential Pathway A

Processing

Applied 20/04/2026

44A MacKenzie Avenue

RMA/2022/3194

To construct three two-storey residential units

Processing complete

Applied 11/10/2022

Decision issued 29/03/2023

Granted 29/03/2023

44B MacKenzie Avenue

RMA/2022/3194

To construct three two-storey residential units

Processing complete

Applied 11/10/2022

Decision issued 29/03/2023

Granted 29/03/2023

44C MacKenzie Avenue

RMA/2022/3194

To construct three two-storey residential units

Processing complete

Applied 11/10/2022

Decision issued 29/03/2023

Granted 29/03/2023

45 MacKenzie Avenue

RMA/2022/2166

Wastewater capacity certificate

Processing complete

Applied 04/07/2022

Certificate issued 12/09/2022

RMA/2022/2882

Construct two townhouses with attached garages

Withdrawn

Applied 12/09/2022

RMA/2023/1136

Proposed construction of one townhouse unit and retain existing dwelling

Processing complete

Applied 11/05/2023

Decision issued 08/06/2023

Granted 08/06/2023

RMA/2023/1966

Subdivision - Fee Simple - 2 Lots with land use

Processing complete

Applied 31/07/2023

s223 Certificate issued 07/11/2023

s224 Certificate issued 07/11/2023

Decision issued 29/08/2023

Granted 29/08/2023

49A MacKenzie Avenue

RMA/2021/874

Earthworks associated with construction of a new dwelling

Processing complete

Applied 07/04/2021

Decision issued 27/04/2021

Granted 27/04/2021

5/39 MacKenzie Avenue

RMA/2025/1169

Multi-unit development - six units

Processing complete

Applied 28/04/2025

Decision issued 25/06/2025

Granted 25/06/2025

50 MacKenzie Avenue

RMA/1999/3257

A three lot subdivision which does not comply with access width or lot size and lot width under the Transitional City Plan. - Historical Reference RES992181

Processing complete

Applied 27/07/1999

Decision issued 06/08/1999

Granted 06/08/1999

50A MacKenzie Avenue

RMA/1999/2926

To erect a dwelling and attached garage on a site of 30.9m² with less than 4.5m width of outdoor living space. - Historical Reference RES991778

Processing complete

Applied 16/06/1999

Decision issued 12/07/1999

Granted 12/07/1999

52 MacKenzie Avenue

RMA/2022/3576

Proposed new dwelling and associated earthworks

Processing complete

Applied 21/11/2022

Decision issued 08/12/2022

Granted 08/12/2022

59 MacKenzie Avenue

RMA/2018/1482

Establishment of new dwelling and attached garage

Processing complete

Applied 22/06/2018

Decision issued 03/09/2018

Granted 03/09/2018

RMA/2022/201

Subdivision - Fee simple - Two lots with land use

Processing complete

Applied 31/01/2022

s223 Certificate issued 31/05/2022

s224 Certificate issued 31/05/2022

Decision issued 07/03/2022

Granted 07/03/2022

59A MacKenzie Avenue

RMA/2018/1482

Establishment of new dwelling and attached garage

Processing complete

Applied 22/06/2018

Decision issued 03/09/2018

Granted 03/09/2018

RMA/2022/201

Subdivision - Fee simple - Two lots with land use

Processing complete

Applied 31/01/2022

s223 Certificate issued 31/05/2022

s224 Certificate issued 31/05/2022

Decision issued 07/03/2022

Granted 07/03/2022

6/39 MacKenzie Avenue

RMA/2025/1169

Multi-unit development - six units

Processing complete

Applied 28/04/2025

Decision issued 25/06/2025

Granted 25/06/2025

61 MacKenzie Avenue

RMA/2022/710

Construct garage with bathroom

Processing complete

Applied 11/03/2022

Decision issued 05/07/2022

Granted 05/07/2022

62 MacKenzie Avenue

RMA/1984/199

Erect garage where access crosses the planned open space - Historical Reference RES9204486

Processing complete

Applied 17/07/1984

Decision issued 31/07/1984

Granted 31/07/1984

RMA/2026/870

Subdivision - Fee Simple - Four lots and associated land use change of tenure

Consent issued

Applied 24/03/2026

Decision issued 15/04/2026

Granted 15/04/2026

9 Arthurson Mews

RMA/1994/879

To erect a conservatory intruding into the outdoor living area. 9 Arthurson Mews - Historical Reference RES94101872

Processing complete

Applied 11/08/1994

Decision issued 24/08/1994

Granted 24/08/1994

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