

# 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:

2/191 Westminster Street

LIM number: H09608332

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**Christchurch City Council**

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

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

## Application details

**Date issued** 22 May 2026  
**Date received** 14 May 2026

## Property details

**Property address** 2/191 Westminster Street, St Albans, Christchurch  
**Valuation roll number** 22292 21700 B  
**Valuation information** Capital Value: \$510,000  
Land Value: \$320,000  
Improvements Value: \$190,000  
*Please note: these values are intended for Rating purposes*  
**Legal description** Flat 2 DP 40391 on Lot 6A DP 837 having share in 941 m2  
**Existing owner** Sweetpea Limited  
81 Ohoka Meadows Drive  
RD 2  
Kaiapoi 7692

## Council references

**Rate account ID** 73050787  
**LIM number** H09608332  
**Property ID** 1096862

Property address:  
2/191 Westminster Street

LIM number: H09608332

## 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.

*Under Information Privacy Principle 3A (IPP3A) of the Privacy Act 2020, if personal information is collected indirectly (from someone other than the individual concerned), the affected person should be notified. If you are submitting a request on behalf of another individual and providing personal information to Council, please ensure that they are made aware of this prior to submission.*

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

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

## 1. Special features and characteristics of the land

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

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

### Natural Hazards

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

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

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

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

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

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

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

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

#### (a) Coastal Hazards

- Regional Hazard Information: Shoreline Modelling

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

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## (b) Earthquakes

- Liquefaction Assessment

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

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

Title of report: Christchurch liquefaction vulnerability study

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

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

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

Date of report: July 2020

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

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

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

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

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

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

Date of report: March 2015

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

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

- Regional Liquefaction Information

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

Technical report information:

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

Date: December 2012.

Author: H Brackley (compiler).

Commissioned by: Environment Canterbury.

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

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

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

- Regional Hazard Information: Earthquake fault deformation

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

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

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## (c) Flooding

- Flooding

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

- Predicted 1 in 10 Year Flood Extent

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

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

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

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

- Predicted 1 in 50 Year Flood Extent

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

- Predicted 1 in 200 Year Flood Extent

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

- Regional Hazard Information: Flood Photographs

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

- Regional Hazard Information: 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.

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**(f) Tsunamis**

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

**(g) Volcanic and Geothermal Hazards**

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

**(h) Wind**

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

**(i) Any Other Natural Hazards**

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

**(j) District Plan Natural Hazard Information**

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

**(k) Building Notices**


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

**Other Special Features or Characteristics of the Land**

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

## 2. Private and public stormwater and sewerage drains

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

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

### Related Information

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

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## 3. Drinking Water Supply

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

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

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

### **Water supply**

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

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## 4. Rates

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

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

### (a) Annual rates

Annual rates to 30/06/2026: \$3,227.11

	Instalment Amount	Date Due
Instalment 1	\$806.74	15/08/2025
Instalment 2	\$806.74	15/11/2025
Instalment 3	\$806.74	15/02/2026
Instalment 4	\$806.89	15/05/2026

Rates owing as at 22/05/2026: \$887.58

### (b) Excess Water Rates

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### (a) Consents

- BCN/1977/1251 Applied: 14/03/1977 Status: Completed  
1/191 Westminster Street St Albans  
Permit granted 27/03/1977  
Permit issued 27/03/1977  
TWO FLATS AND GARAGES- Historical Reference PER76030163
- BCN/1981/4527 Applied: 06/07/1981 Status: Completed  
1/191 Westminster Street St Albans  
Permit granted 20/07/1981  
Permit issued 20/07/1981  
WARMAIRE SPACE HEATER - Historical Reference PER81070590 - No information/plan on property file.
- BCN/1999/8410 Applied: 20/10/1999 Status: Completed  
2/191 Westminster Street St Albans  
Accepted for processing 20/10/1999  
Building consent granted 20/10/1999  
Building consent issued 20/10/1999  
Code Compliance Certificate Granted 01/12/1999  
Code Compliance Certificate Issued 01/12/1999  
INSTALL WOODSMAN SPACE HEATER/WET - FLAT 2- Historical Reference CON99009357

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- BCN/2001/2799 Applied: 24/04/2001 Status: Completed  
1/191 Westminster Street St Albans  
Accepted for processing 24/04/2001  
Building consent granted 24/04/2001  
Building consent issued 24/04/2001  
Code Compliance Certificate Granted 09/05/2001  
Code Compliance Certificate Issued 09/05/2001  
INSTALL SPACEHEATER MASPORRT LE 2000 FREESTANDING CERT:98007 - FLAT 1- Historical Reference  
ABA10013179
- BCN/2019/749 Applied: 08/02/2019 Status: Completed  
1/191 Westminster Street St Albans  
Exemption from building consent approved 13/02/2019  
Re-leveling to Unit 1 and Unit 2

## **(b) Certificates**

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

## **(c) Notices**

## **(d) Orders**

## **(e) Requisitions**

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## 6. Certificates issued by a building certifier

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

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

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## 7. Weathertightness

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

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

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

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## 8. Land use and conditions

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

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

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

- **Regional plan or bylaw**

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

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

#### (ii) Christchurch District Plan

- **Liquefaction Management Area (LMA)**

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

- **Residential Character Area**

Property or part of property within the Christchurch District Plan Character Area Overlay (CA13) Francis, which has been publicly notified.

- **District Plan Zone**

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

- **Flood Management Area**

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

### (c) Resource Consents Natural Hazard Information

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## 9. Other land and building classifications

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

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

Please refer to Section 1 for details

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## 10. Network utility information

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

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

- **None recorded for this property**

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## 11. Other information

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

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

### (a) Kerbside waste collection

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

### (b) Other

#### • Floor Levels Information

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

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

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

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

#### • Guest Accommodation

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

#### • Community Board

Property located in Papanui-Innes-Central Community Board.

#### • Tsunami Evacuation Zone

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

#### • Electoral Ward

Property located in Innes Electoral Ward

#### • Listed Land Use Register

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

Property address:

2/191 Westminster Street

LIM number: H09608332

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**Christchurch City Council**

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

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

- **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**

- The Council has received a third party work completion report/information relating to the building exemption application on this property. It has been placed on the property file. The Council does not accept any liability for the contents, or representations, made within the report/information. The report/information is not included in the Land Information Memorandum (LIM) because the Council has not verify the information/report supplied.

Property address:

2/191 Westminster Street

LIM number: H09608332


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**Christchurch City Council**

53 Hereford Street, PO Box 73015  
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[www.ccc.govt.nz](http://www.ccc.govt.nz)

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>□ Buildings</li> <li>StreetAddress</li> <li>WwAccess</li> <li>● Vented Manhole</li> <li>○ WwEye</li> <li>○ Eye</li> <li>○ Eye</li> <li>○ Eye (Vertical)</li> <li>○ Lateral Fitting</li> <li>→ WwPipeFlowDirection</li> <li>NominalDiameter</li> <li>— Diameter is 200mm or smaller</li> <li>— Diameter is greater than 200mm, up to 450mm</li> <li>— WwLateral</li> <li>— WwLateral (non CCC)</li> <li>— In Service</li> <li>SwInlet</li> <li>□ Single Sump</li> <li>→ SwPipeFlowDirection</li> <li>NominalDiameter</li> <li>— Diameter is 450mm or smaller</li> <li>— SwLateral</li> </ul> | <ul style="list-style-type: none"> <li>— SwPipeProtection</li> <li>— SwPipe (non CCC)</li> <li>— In Service</li> <li>— SwLateral (non CCC)</li> <li>— In Service</li> <li>WsValve</li> <li>○ Gate</li> <li>○ Sluice</li> <li>○ WsHydrant</li> <li>○ WsConnection</li> <li>○ Meter</li> <li>▲ WsPipeRestraint</li> <li>○ WsFitting</li> <li>○ End Cap</li> <li>● Connector</li> <li>● Connector</li> <li>● Connector</li> <li>● Connector</li> <li>● Connector</li> <li>● Connector</li> <li>WsPipe</li> <li>NominalDiameter</li> <li>— Diameter is 110mm or smaller</li> <li>— Diameter is greater than 110mm, up to 225mm</li> <li>— WsLateral</li> <li>□ RatingUnit</li> </ul> |
|--|--|

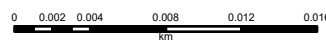
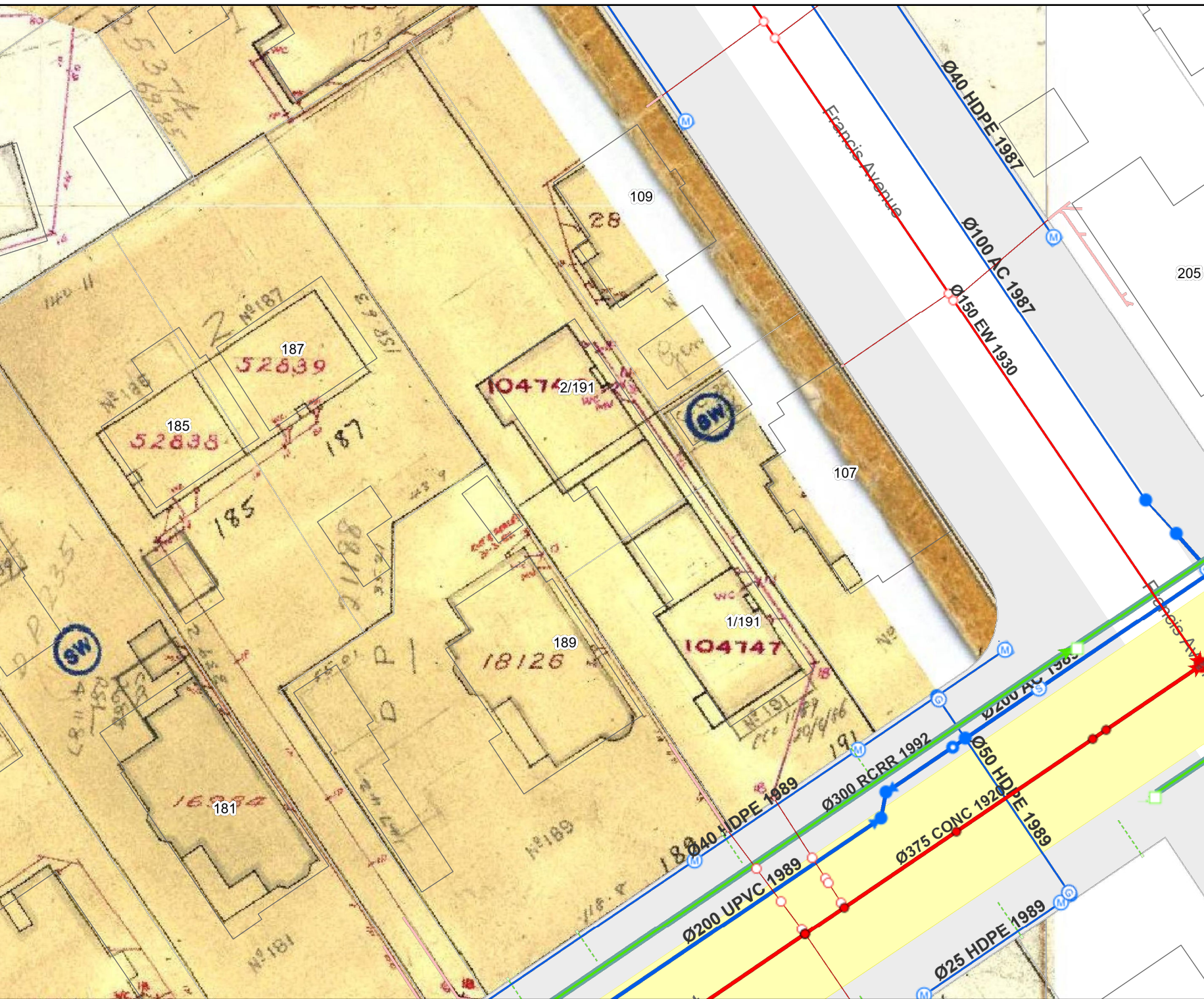
**Christchurch City Council** 

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

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

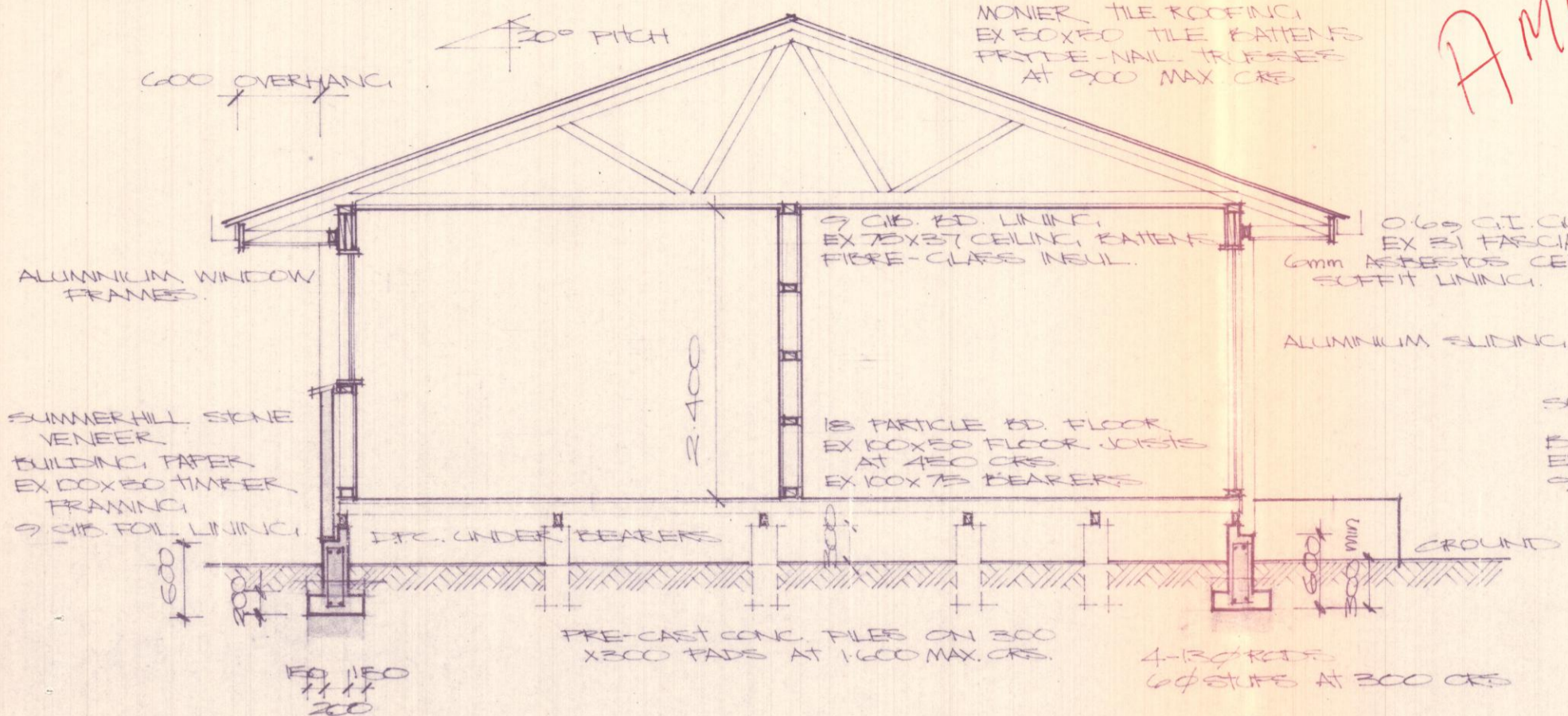
Copyright © 2026. Reproduction prohibited.

N  
Date: 22/05/2026 8:37 AM  
Scale: 1: 400 on A4

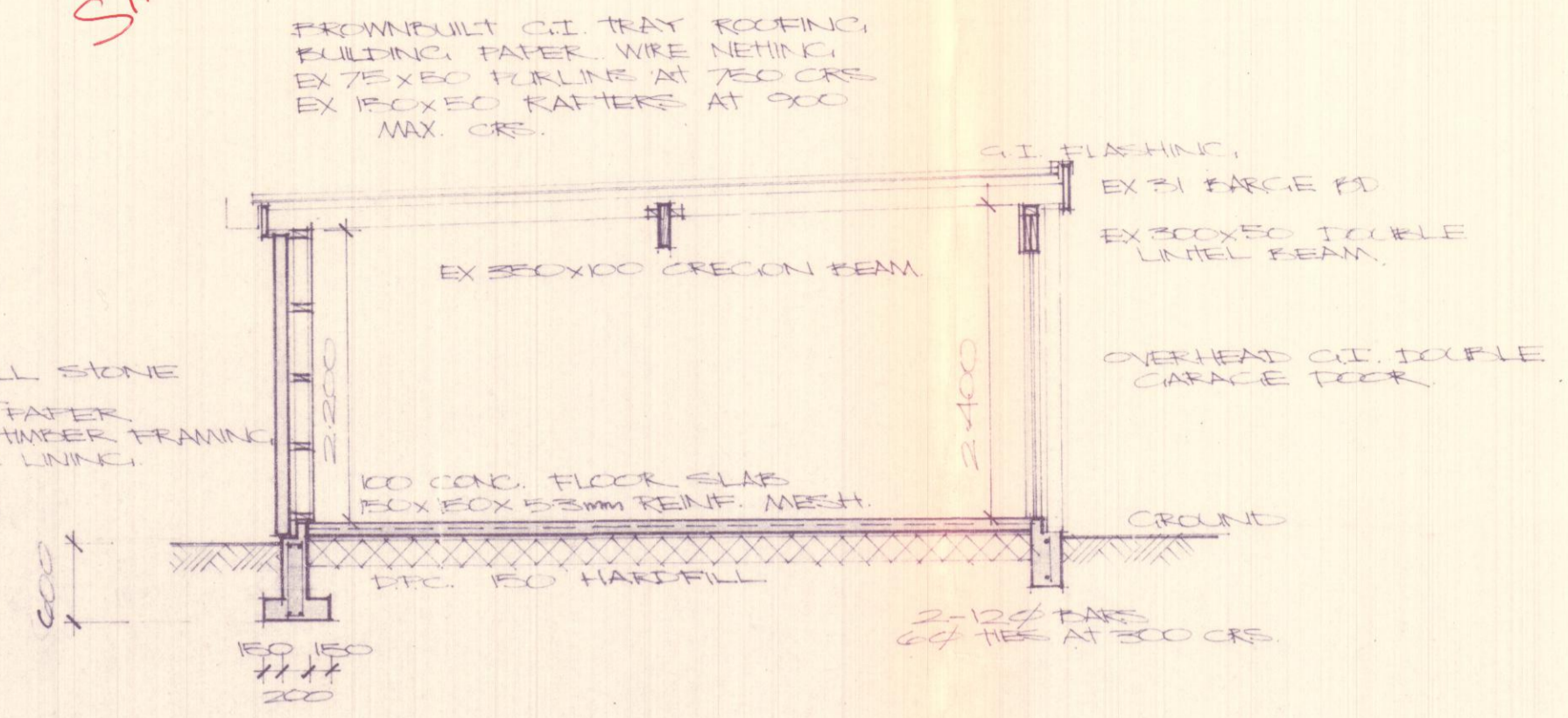
**AMENDED PLAN**

SHOWING **REDUCED FOUNDATION BEAM DEPTH** IN ACCORDANCE WITH ENGINEERS REQUIREMENTS.



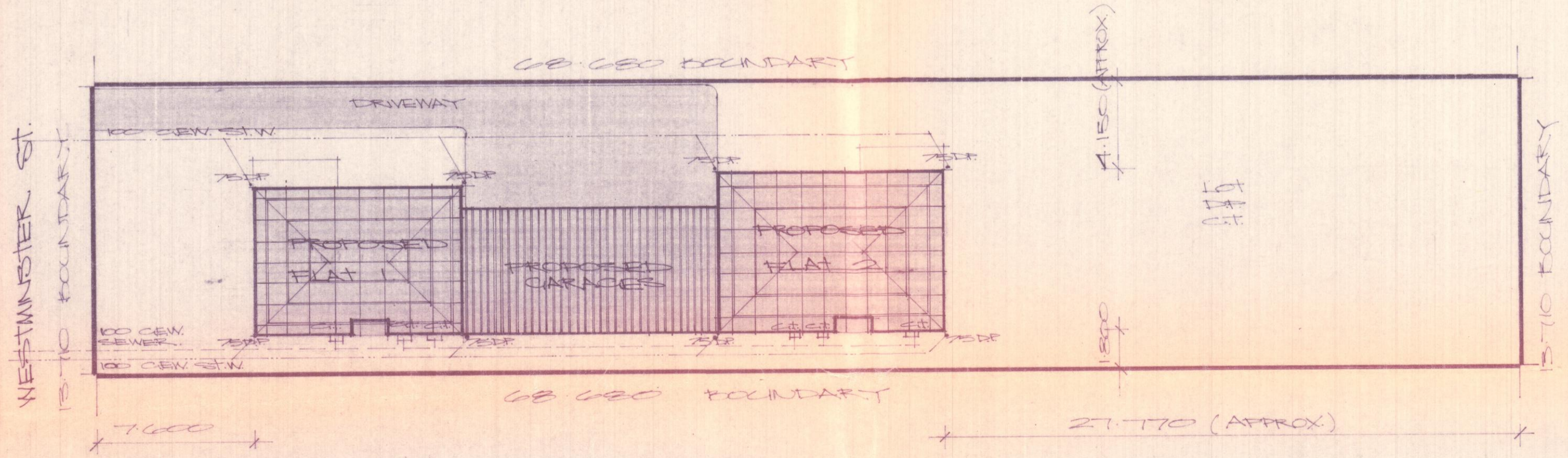
**TYPICAL FLAT CROSS SECTION**

SCALE 1:50



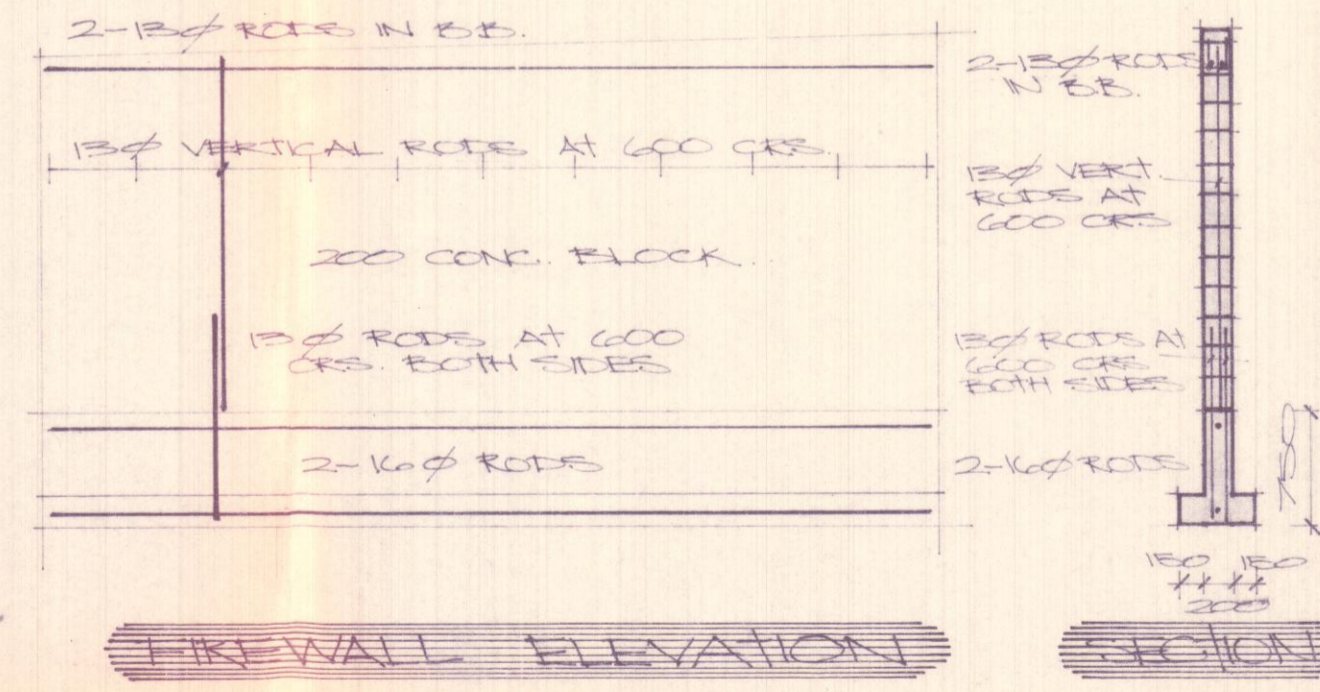
**TYPICAL GARAGE CROSS SECTION**

SCALE 1:50



**SITE & SERVICE PLAN**

SCALE 1:200



**FIREWALL ELEVATION SECTION**

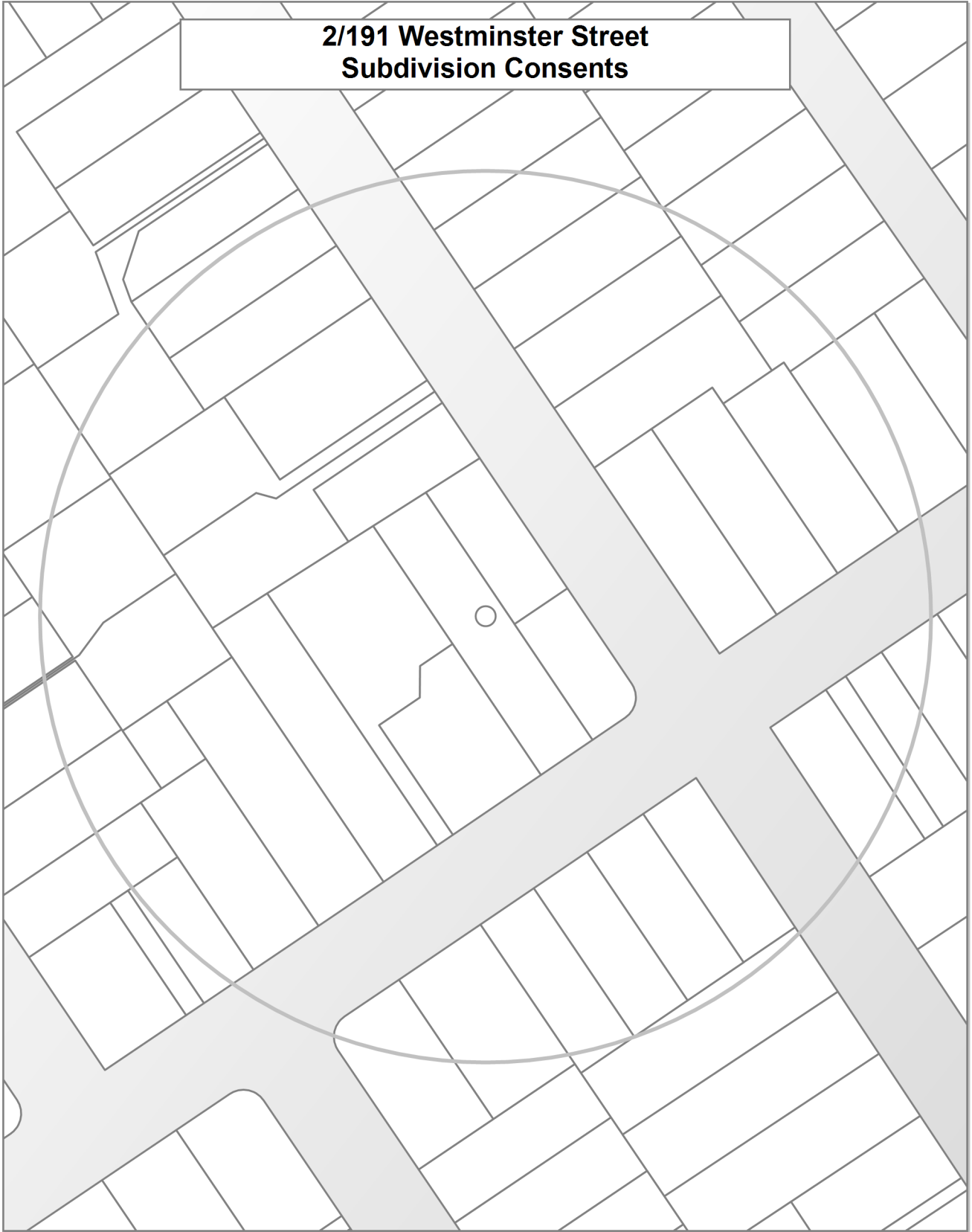
CHRISTCHURCH CITY - C.I.  
Approved Subject to the By-Laws  
4 MAY 1977  
For City Engineer

CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK

## 2/191 Westminster Street Land Use Consents



**2/191 Westminster Street  
Subdivision Consents**



## Land Use Resource Consents within 100 metres of 2/191 Westminster Street

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

---

### 10 Thames Street

RMA/2021/1903

Minimum Floor Level Certificate

Processing complete

Applied 23/06/2021

Certificate issued 28/06/2021

RMA/2021/3975

Earthworks for new sleepout

Withdrawn

Applied 29/11/2021

### 108 Francis Avenue

RMA/2000/2271

Addition to dwelling that is within internal boundary and intrudes the recession plane. - Historical Reference RMA20003013

Processing complete

Applied 06/09/2000

Decision issued 21/09/2000

Granted 19/09/2000

RMA/2014/331

EQ REPAIR INVOLVING LIFTING AND REPLACING SUB PILES - Historical Reference RMA92024936

Processing complete

Applied 14/02/2014

Decision issued 18/02/2014

Granted 18/02/2014

### **110 Francis Avenue**

RMA/2008/867

Application to erect a new garage and sleepout - Historical Reference RMA92011677

Processing complete

Applied 28/04/2008

Decision issued 30/05/2008

Granted 30/05/2008

### **115 Francis Avenue**

RMA/2014/2369

Dwelling with Attached Garage - Historical Reference RMA92027054

Processing complete

Applied 12/09/2014

Decision issued 17/10/2014

Granted 16/10/2014

### **116 Francis Avenue**

RMA/2023/2539

Construct a dwelling with attached garage

Processing complete

Applied 27/09/2023

Within scope amendment not accepted 21/07/2025

Conditions changed/cancelled - s127 26/09/2025

Decision issued 13/11/2023

Granted 13/11/2023

Within scope amendment decision issued 21/07/2025

RMA/2023/2832

Minimum Floor Level Certificate

Processing complete

Applied 30/10/2023

Certificate issued 01/11/2023

## **117 Francis Avenue**

RMA/2021/2555

Dwelling additions

Processing complete

Applied 06/08/2021

Permitted activity notice issued 12/08/2021

## **118 Francis Avenue**

RMA/1992/480

Dwelling addition sited 1.35m from side boundary, penetrating the recession plane by 150mm. Neighbours consent - Historical Reference RES9215960

Processing complete

Applied 27/04/1992

Decision issued 04/05/1992

Granted 04/05/1992

RMA/1999/4391

To erect additions to an existing garage - Historical Reference RMA1241

Processing complete

Applied 09/11/1999

Decision issued 30/11/1999

Granted 29/11/1999

## **119 Francis Avenue**

RMA/2021/1188

Proposed new dwelling with attached garage

Processing complete

Applied 30/04/2021

Conditions changed/cancelled - s127 07/07/2023

Decision issued 08/07/2021

Granted 08/07/2021

RMA/2021/326

Minimum floor level certificate

Processing complete

Applied 12/02/2021

Certificate issued 15/02/2021

## **169 Westminster Street**

RMA/1995/1205

2nd unit development existing dwelling closer than 1.8m to boundary and encroaching on recession plane. - Historical Reference RES951366

Processing complete

Applied 06/06/1995

Decision issued 27/06/1995

Granted 27/06/1995

## **181 Westminster Street**

RMA/1987/74

Dispensation is sought to construct a 1m extension to rear of house only 0.9m from north boundary - Historical Reference RES9201837

Processing complete

Applied 09/11/1987

Decision issued 18/11/1987

Granted 18/11/1987

RMA/2003/811

To erect a carport and convert garage to sleepout the accessory building exceeds 9 metres within 1.8m of an internal boundary - Historical Reference RMA20013085

Processing complete

Applied 26/03/2003

Decision issued 02/04/2003

Granted 01/04/2003

## **207 Westminster Street**

RMA/2019/2303

Extension/Alteration to Existing Garage

Processing complete

Applied 07/10/2019

Decision issued 13/01/2020

Granted 13/01/2020

## **209 Westminster Street**

RMA/2000/2025

To establish an education facility, a nanny training centre. - Historical Reference RMA20002764

Processing complete

Applied 11/08/2000

Decision issued 29/09/2000

Granted 28/09/2000

## **211 Westminster Street**

RMA/2022/1131

Wastewater Capacity Certificate

Processing complete

Applied 12/04/2022

Certificate issued 05/05/2022

RMA/2022/1220

Fee simple subdivision - two lots and associated land use

Processing complete

Applied 20/04/2022

Decision issued 08/06/2022

Granted 08/06/2022

RMA/2022/1637

Minimum Floor Level Certificate

Processing complete

Applied 19/05/2022

Certificate issued 19/05/2022

RMA/2025/1989

Construct five Older Person Housing (OPH) residential units

Processing complete

Applied 23/06/2025

Decision issued 10/02/2026

Granted 10/02/2026

## **5/211 Westminster Street**

RMA/2022/1131

Wastewater Capacity Certificate

Processing complete

Applied 12/04/2022

Certificate issued 05/05/2022

RMA/2022/1637

Minimum Floor Level Certificate

Processing complete

Applied 19/05/2022

Certificate issued 19/05/2022

RMA/2025/1989

Construct five Older Person Housing (OPH) residential units

Processing complete

Applied 23/06/2025

Decision issued 10/02/2026

Granted 10/02/2026

## **88 Francis Avenue**

RMA/2008/1912

Extensions to dwelling and erection of new garage - Historical Reference RMA92012795

Processing complete

Applied 12/09/2008

Decision issued 31/10/2008

Granted 31/10/2008

RMA/2016/2184

Garage

Processing complete

Applied 10/08/2016

Decision issued 30/08/2016

Granted 29/08/2016

RMA/2018/2432

Earthworks within the dripline of a street tree

Processing complete

Applied 04/10/2018

Decision issued 08/11/2018

Granted 08/11/2018

## **99 Francis Avenue**

RMA/2022/2013

Minimum Floor Level Certificate

Processing complete

Applied 20/06/2022

Certificate issued 18/07/2022

RMA/2023/695

Proposed new single-storey residential dwelling with attached garage and associated Earthworks

Processing complete

Applied 23/03/2023

Decision issued 27/04/2023

Granted 27/04/2023

## **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