

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:

76A Memorial Avenue

LIM number: H09642024

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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 2 June 2026
Date received 25 May 2026

Property details

Property address 76A Memorial Avenue, Fendalton, Christchurch
Valuation roll number 21903 23200 A
Valuation information Capital Value: \$860,000
Land Value: \$500,000
Improvements Value: \$360,000
Please note: these values are intended for Rating purposes
Legal description Flat 1 DP 34412 on Lot 1 DP 30674 having share in 607 m2
Existing owner John Lewis Parry
Kay Lenore Parry
PO Box 36631
Christchurch 8146

Council references

Rate account ID 73032281
LIM number H09642024
Property ID 1014766

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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.

Natural Hazards

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

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

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

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

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

The following statement has been provided by Environment Canterbury:

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

Environment Canterbury may hold superseded or less reliable natural hazards information relating to the land that has not been included in this Land Information Memorandum.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

(a) Coastal Hazards

- Regional Hazard Information: Shoreline Modelling

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

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(b) Earthquakes

- Liquefaction Assessment

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

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

Title of report: Christchurch liquefaction vulnerability study

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

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

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

Date of report: July 2020

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

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

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

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

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

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

Date of report: March 2015

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

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

- Regional Liquefaction Information

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

Technical report information:

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

Date: December 2012.

Author: H Brackley (compiler).

Commissioned by: Environment Canterbury.

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

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

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

- Regional Hazard Information: Earthquake fault deformation

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

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

(c) Flooding

- Regional Hazard Information: Flood Photographs

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

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

(d) Landslides

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

(e) Subsidence

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

(f) Tsunamis

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

(g) Volcanic and Geothermal Hazards

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

(h) Wind

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

(i) Any Other Natural Hazards

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

(j) District Plan Natural Hazard Information

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

(k) Building Notices

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

Other Special Features or Characteristics of the Land

- Borelog/Engineer Report Image Available
Borelog/Engineer Report Image Available
- Softground
Council records show that site contains Soft Ground. Predominant Ground Material: Silt. Reason for Assessment: Building Consent. Should further buildings be proposed on this site, specific foundation design may be required.

The record is based on data that was compiled until 2013. It is not a geotechnical assessment. The information was derived by Council staff based on shallow borehole logs and scala penetrometer test results provided to Council by external parties to inform a Building Consent application, or from observations made by Council staff during site visits.

Related Information

- The latest soil investigation report for this property is attached for your information

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2. Private and public stormwater and sewerage drains

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

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

Related Information

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

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3. Drinking Water Supply

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

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

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

Water supply

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

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4. Rates

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

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

(a) Annual rates

Annual rates to 30/06/2026: \$5,131.28

	Instalment Amount	Date Due
Instalment 1	\$1,282.76	31/08/2025
Instalment 2	\$1,282.76	30/11/2025
Instalment 3	\$1,282.76	28/02/2026
Instalment 4	\$1,283.00	31/05/2026

Rates owing as at 02/06/2026: \$0.00

(b) Excess Water Rates

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

(c) Final water meter reading required at settlement?

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

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

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

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

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

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

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

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/1973/4879 Applied: 02/08/1973 Status: Completed
76A Memorial Avenue Fendalton
Permit granted 24/08/1973
Permit issued 24/08/1973
2 FLATS WITH GARAGES- Historical Reference PER73010810
- BCN/2011/203 Applied: 24/01/2011 Status: Lapsed
76A Memorial Avenue Fendalton
Accepted for processing 24/01/2011
PIM Granted 01/02/2011
PIM Issued 01/02/2011
Building consent granted 14/07/2011
Building consent issued 12/12/2011
Building consent lapsed 18/12/2012
FIRST FLOOR ALTERATIONS/EXTEND BEDROOM ADD WALK-IN ROBE AND ENSUITE- Historical Reference ABA10108707

(b) Certificates

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

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(c) Notices

(d) Orders

(e) Requisitions

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6. Certificates issued by a building certifier

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

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

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7. Weathertightness

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

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

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

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8. Land use and conditions

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

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

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

- **Regional plan or bylaw**

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

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

(ii) Christchurch District Plan

- **Development Constraint Conditions**

Council records show there is a specific condition on the use of this site: Specific Foundation Design Required

- **Christchurch International Airport Protection Sfc.**

Property or part of property within the Christchurch International Airport Protection Surfaces overlay, 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 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.

- RMA/1993/1234 - Resource consents

76A Memorial Avenue Fendalton

Application to erect a garage with internal length under 5.5m - Historical Reference RES960502

Status: Processing complete

Applied 13/07/1993

Granted 20/07/1993

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Decision issued 20/07/1993

(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.

Please refer to Section 1 for details

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10. Network utility information

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

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

- **None recorded for this property**

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11. Other information

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

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

(a) Kerbside waste collection

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

(b) Other

• Floor Levels Information

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

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

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

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

• Guest Accommodation

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

• Community Board

Property located in Fendalton-Waimairi-Harewood Community Board.

• Tsunami Evacuation Zone

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

• Private Occupation Of Public Land

No Deed of License exists for the Unauthorised Occupation of Road. License status: Occupation without license Occupied Area: 50.88 m2 ,To arrange for a Deed of Licence to Occupy, please contactthe Property Consultancy team, 941-8999.

• Electoral Ward

Property located in Fendalton Electoral Ward

• Listed Land Use Register

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

- **Spatial Query Report**

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

Related Information

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

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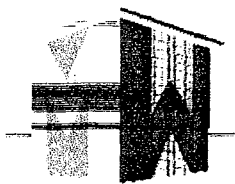
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11008

soil testing + foundation design
residential + commercial buildings
retaining walls
roads, driveways + car parks
subdivision design

21 January, 2011

Tony Pole
76 A Memorial Ave.,
Christchurch



Dear Tony,

Re Soil Tests & Beam Design for House Addition @ 76A Memorial Ave., Chch

Two penetrometer tests and two boreholes were carried out on the above site to a depth of 1.2m (see Test Results, sheet 1 and Test Location Plan, sheet 1)

The ground consists of brown silt to 550 to 600mm deep, overlying brown and grey silts, to 1200mm (depth bored)

Bearing of the ground was above 50 kPa at typical foundation depth (300mm) and was above 100 kPa from 650 to 1200mm (depth tested.)

Foundation Details: For the proposed house addition, with lightweight roof, new foundation pads (i.e. details as shown on the House ³ Modern Architecture plans) will be satisfactory for this site. Note this will be further assessed during construction and any additional support required will be specified by site instruction.

Beam Information: Further to calculation please attached beam sizes for the proposed addition along with my Producer Statement Design

Yours faithfully,

Mike Wilton
B.E. Civil
Civil & Structural Engineer

Cc Richard Kane
House ³ Modern Architecture
168 Grahams Rd.
Christchurch 8053

Ph 3587654
Email: no.11rtk@yahoo.co.nz

MIKE WILTON CONSULTING
P.O.Box 6160, Phone 343 1220 Fax 343 1225

①

Client TONY POLE

JOB NO 11008 DATE 11/01/2011

Project 76A MEMORIAL AVE

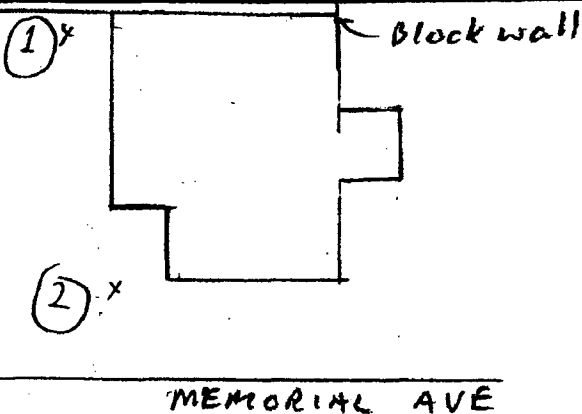
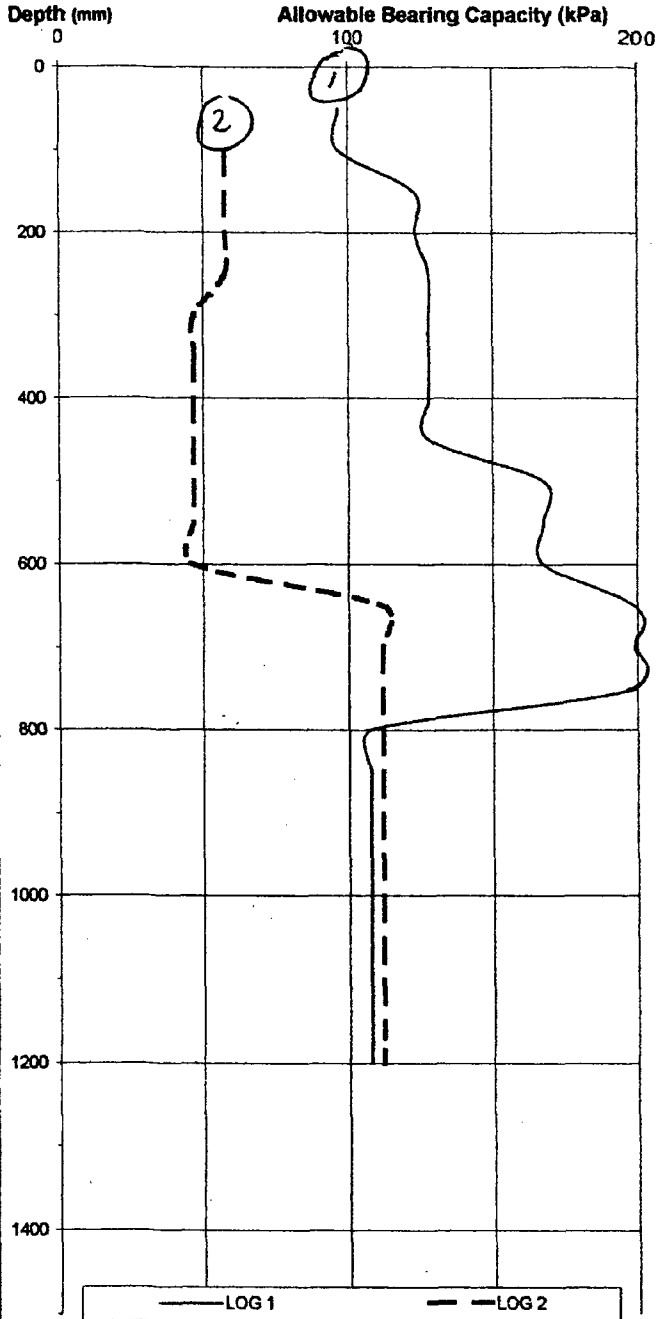
LOG 1 & 2 PAGE 1 of 1

LOT BY MSW & RTK

Description

Log 1	Log 2
0-550 BROWN SILT	0-600 BROWN SILT
550-1000 GREY AND LIGHT BROWN SILT	600-1000 GREY AND LIGHT BROWN SILT

NOTE: IF ANY FILL OR SOILS OTHER THAN THOSE NOTED ABOVE ARE FOUND DURING ANY EXCAVATIONS THE ENGINEER SHALL BE NOTIFIED TO INSPECT AND ISSUE FURTHER INSTRUCTIONS





11008

29 March, 2011

Tony Pole
76 A Memorial Ave.,
Christchurch

Dear Tony,

Re Further Soil Tests for House Addition @ 76A Memorial Ave., Chch

Two further penetrometer tests and two boreholes were carried out on the above site to a depth of 1.2m, since the 22 February earthquake & subsequent shakes (see Test Results, sheet 1) Note tests were conducted near the original tests carried out on 11 Jan., 2011.

The ground consists of brown silt to 450 to 550mm deep, overlying brown and grey silts, to 1000mm (depth bored) .There was no evidence of any liquefaction on this site.

Bearing of the ground was about 50 kPa to 70 kpa at typical foundation depth (300mm) and was above 80 kPa from 700 to 1200mm (depth tested.)

Foundation Details: For the proposed house addition, with lightweight roof, new foundation pads (i.e. details as shown on the House³ Modern Architecture plans) will be satisfactory for this site. Note this will be further assessed during construction and any additional support required will be specified by site instruction.

Note: The Builder shall notify me for an inspection pre concrete pour of any site concrete.

Yours faithfully,

Mike Wilton
B.E. Civil
Civil & Structural Engineer

MIKE WILTON CONSULTING

P.O.Box 6160, Phone 343 1220 Fax 343 1225

Client: **TONY POLE**

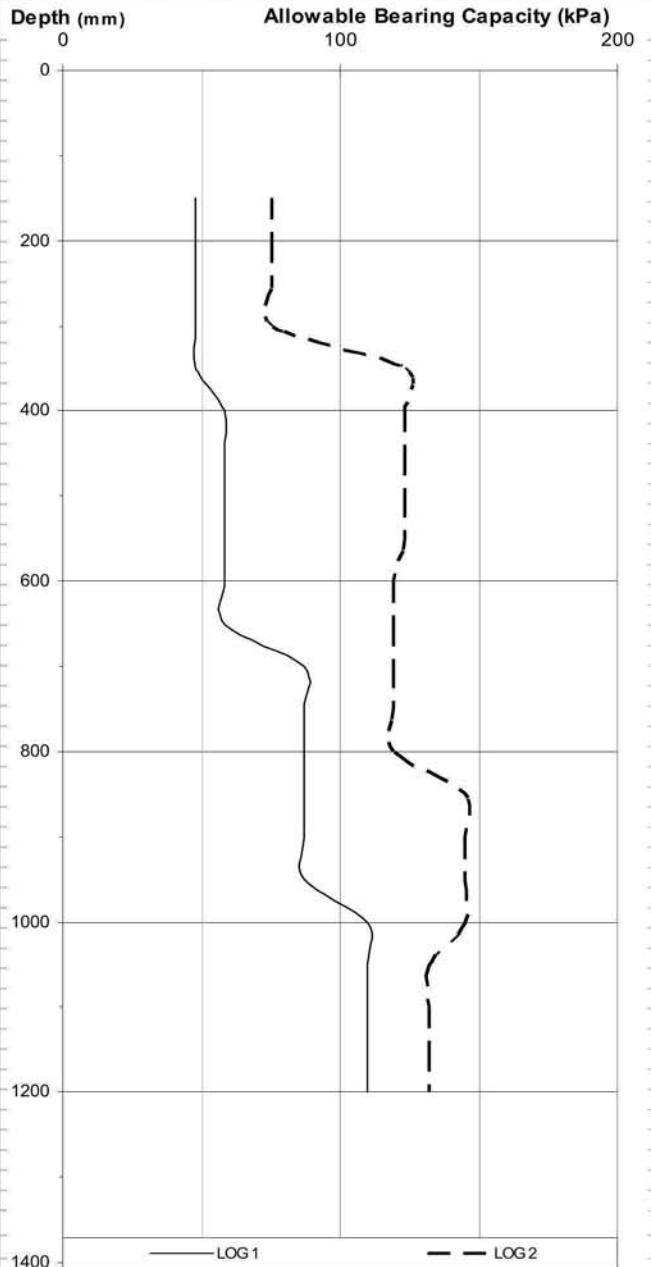
Project: **76A MEMORIAL AVE, CHRISTCHURCH**

CCC Project No 10108707

JOB NO	11008	DATE	29/03/2011
LOG	1 & 2	PAGE	1 of 1
LOT		BY	MSW & BBS

Description	
Log 1	Log 2
0 - 450 BROWN SILT	0 - 550 BROWN SILT
450 - 1000 GREY & LIGHT BROWN SILT	550 - 1000 GREY & LIGHT BROWN SILT
1250 - 1800 WET GREY BROWN SAND	1200 - 1800 GREY SILTY SAND

NOTE: IF ANY FILL OR SOILS OTHER THAN THOSE NOTED ABOVE ARE FOUND DURING ANY EXCAVATIONS THE ENGINEER SHALL BE NOTIFIED TO INSPECT AND ISSUE FURTHER INSTRUCTIONS



TEST PLAN LOCATION

Property of interest address

- | | | |
|---|---|---|
| <ul style="list-style-type: none"> ● WwPrivateDrainFieldNo ● WwPump WwAccess Type ● Flush Manhole ● Flushing Point ● Trap ● Inspection Point ● Sealed Manhole ● Standard Manhole ● Vacuum Storage Manhole ● Vented Manhole ● WwInlet ● WwAirGapSeparator ● WwLocalPressureBoundary ● WwLocalPressureControlPa ● WwLocalPressureTankSystem ● WwOutlet ● WwPipeRestrict WwFitting Type ● Change ● End Cap ● Junction ● Eye ● Eye (Vertical) WwLateralFitting Type ● Raised Inspection Point ● Lateral Fitting ● WwVacuumBreather WwVacuumChamber Type ● Collector ● Interceptor Tank ● Valve ● Riser ● WwVacuumBreatherPip WwPipeFlowDirection WwPipeBlockageCount NumberOfBlockages 2 or less Blockages 3 or more Blockages WwPipe NominalDiameter Diameter is 200mm or smaller Diameter is greater than 200mm, up to 450mm Diameter is greater than 450mm Other (non-circular pipes) WwPipe (non-gravily) NominalDiameter Diameter is 200mm or smaller Diameter is greater than 200mm, up to 450mm Diameter is greater than 450mm Other (non-circular pipes) WwLateral WwPipeProtection WwPipeStructure WwStructure WwStation WwPumpStationCatchme WwPipe (non CCC) In Service Abandoned Removed | <ul style="list-style-type: none"> --- Out of Service --- WwLateral (non CCC) --- In Service --- Abandoned --- Removed --- Out of Service --- Proposed ● WwPump ● WwPrivateDrainFieldNo ● WwValve ● WwFacilityDischargePoint ● WwAccess SwValve Type ● Check ● Duck Bill ● Flap ● Gate ● Inline Check ● Sluice ● Valve ● SwHeadwall WwFitting Type ● Inlet ● Outlet ● SwFlowRestriction SwGrill Type ● Inlet ● Outlet SwInlet Type ● Single Sump ● Double Sump ● Triple Sump ● Inlet ● Pipe End ● Gross Debris Trap ● Silt Trap ● SwOutlet ● SwPipeRestrict SwFitting Type ● Change ● Bend ● Junction ● End Cap ● SwEye ● SwPipeFlowDirection SwLateralFitting Type ● Single Sump ● Double Sump ● Inspection Point ● Manhole ● Lateral Fitting ● Lateral Fitting ● Soak Pit SwPipe NominalDiameter Diameter is 450mm or smaller Diameter is greater than 450mm, up to 700mm Diameter is greater than 700mm Other (non-circular pipes) SwLateral SwPipeProtection SwStructure SwStation SwPump (non CCC) In Service Abandoned Removed Out of Service Unknown WwLateral (non CCC) In Service Abandoned Removed Out of Service Proposed ● BCConnector ● BGCatchCap ● BGVAlve ● BGPipe | <ul style="list-style-type: none"> --- Proposed --- SwLateral (non CCC) --- In Service --- Abandoned --- Removed --- Out of Service --- WwPump NormalPositionType ● Air Release ● Backflow Prevention ● Butterfly ● Gate ● Non Return ● Pressure Activated ● Sluice ● Sluice, Normally Closed ● Valve ● WashHydrant ● WsInlet ● WsOutlet ● WsPipeRestrict ● WsFieldNote WwFitting Type ● Fire ● Restrictor ● Toby ● Meter ● WsOutlet ● WsPipeRestrict ● WsFieldNote WwFitting Type ● Bellows ● End Cap ● Connector ● WwPipeProtection WwPipe NominalDiameter Diameter is 110mm or smaller Diameter is greater than 110mm, up to 225mm Diameter is greater than 225mm Other (non-circular) Diameter is greater than 110mm, up to 225mm Diameter is greater than 225mm Other (non-circular) WwPipe (non Potable) NominalDiameter Diameter is 110mm or smaller Diameter is greater than 110mm, up to 225mm Diameter is greater than 225mm Other (non-circular) WwLateral WwStructure WwReservoir WwStation WwPump (non CCC) In Service Abandoned Removed Out of Service Unknown WwLateral (non CCC) In Service Abandoned Removed Out of Service Proposed ● BCConnector ● BGCatchCap ● BGVAlve ● BGPipe |
|---|---|---|



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

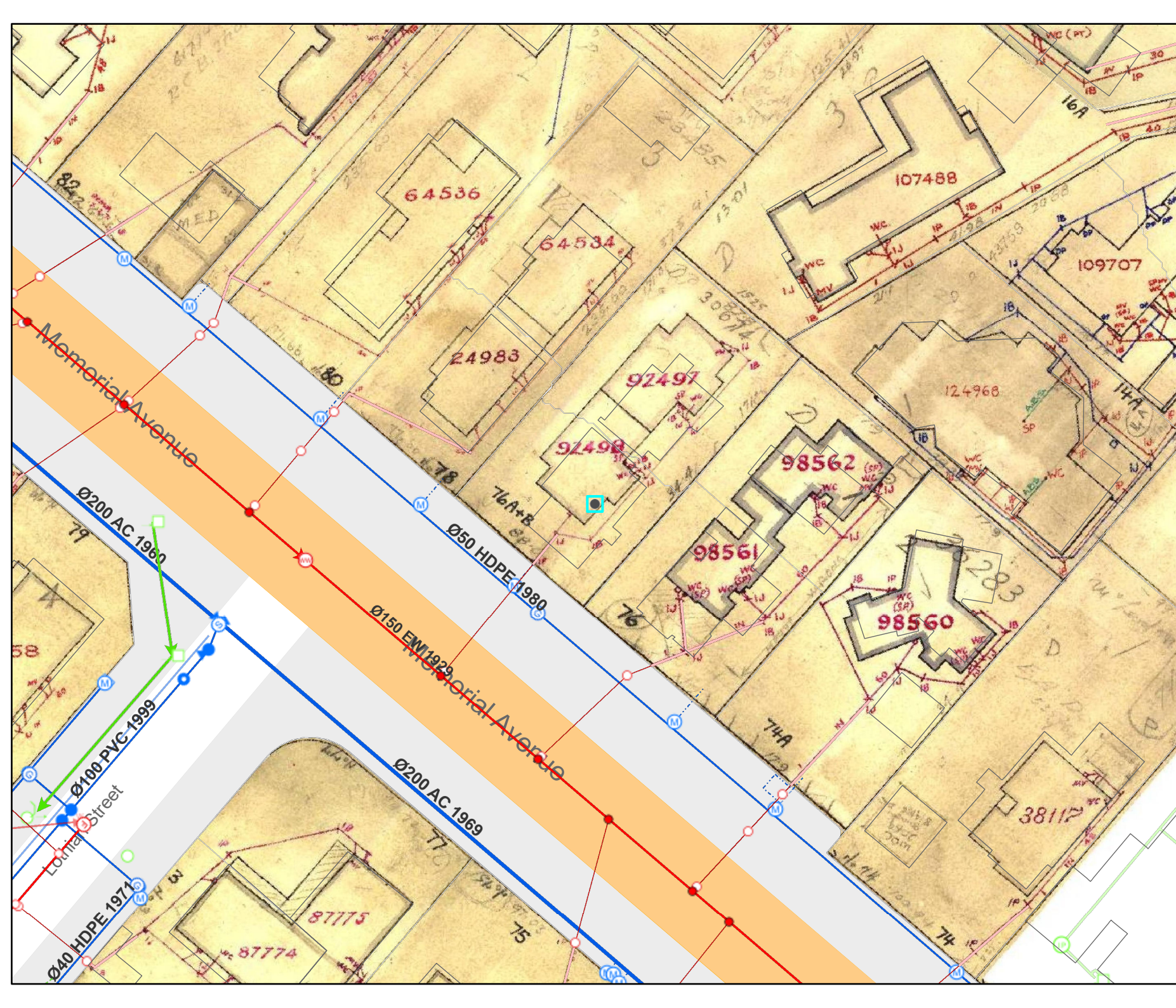
Accuracy not guaranteed. Onsite verification required. Display of data scale dependant. Client selected legend.

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Date: 2/06/2026 10:52 AM
Scale: 1: 500 on A4

0 2.5 5 10 15 20 Metres



Dear Sir/Madam

LAND INFORMATION MEMORANDUM AND ROAD OCCUPATION

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

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

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

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

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

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

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

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

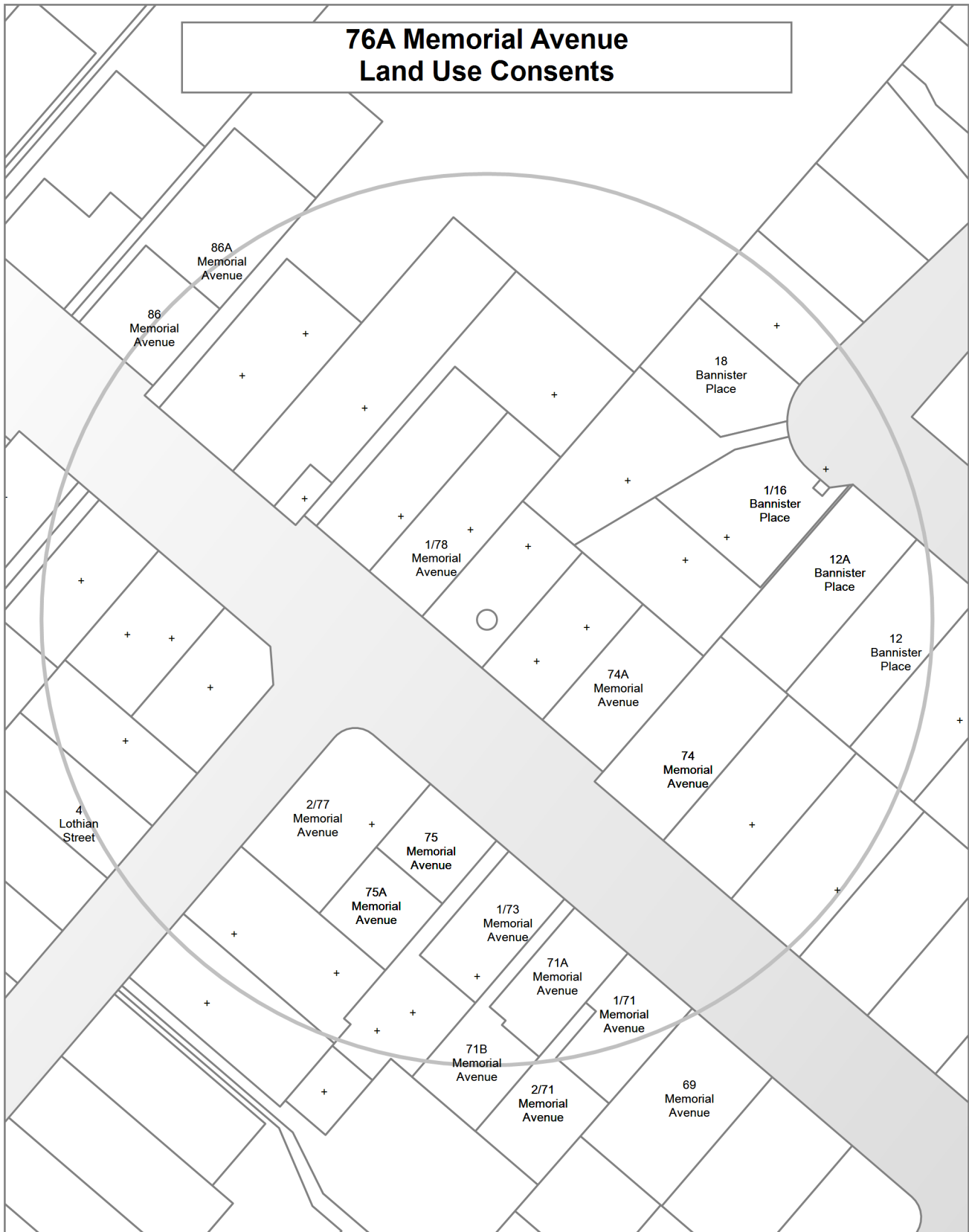


Private occupation of public land

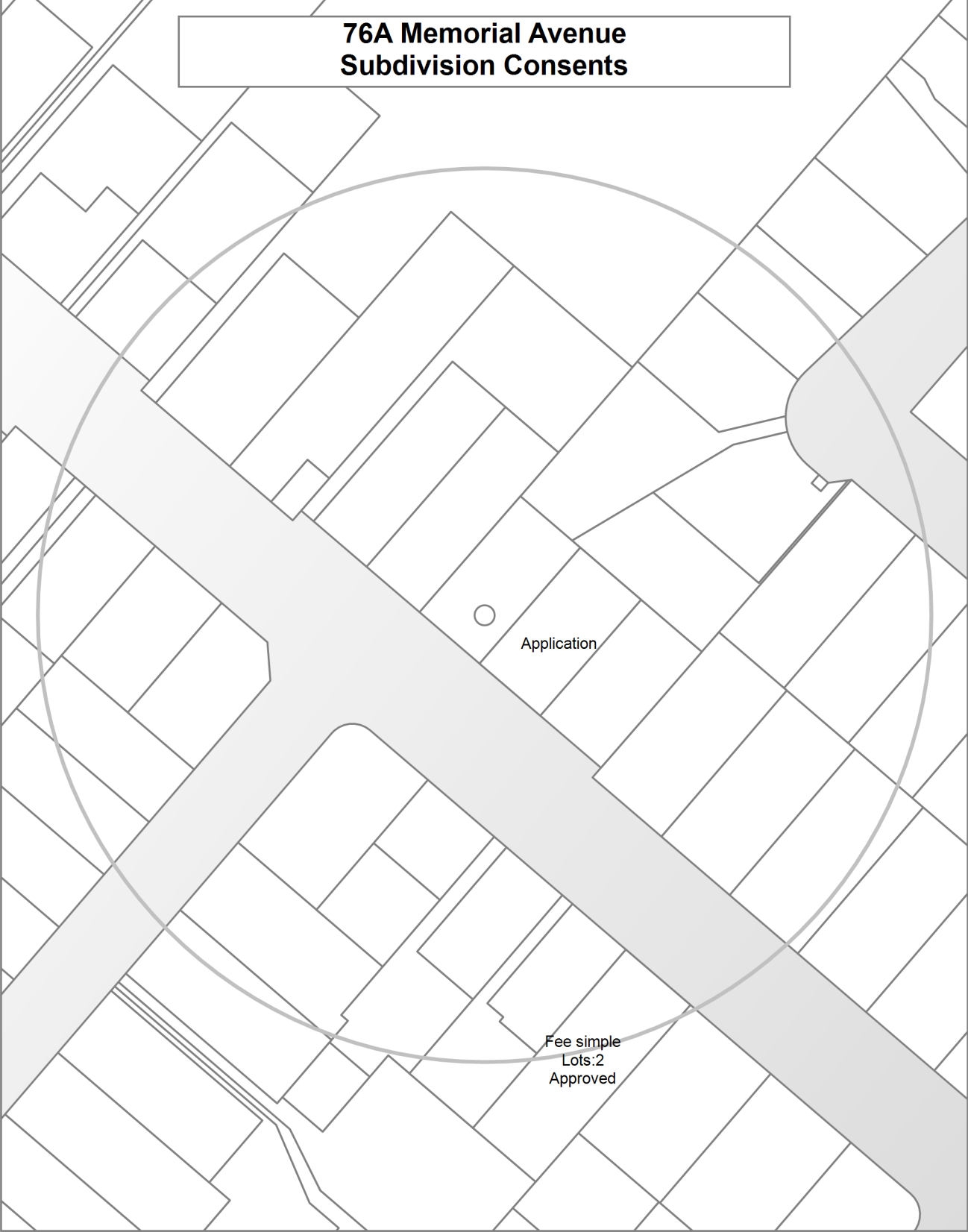
6 m
20 ft

Print

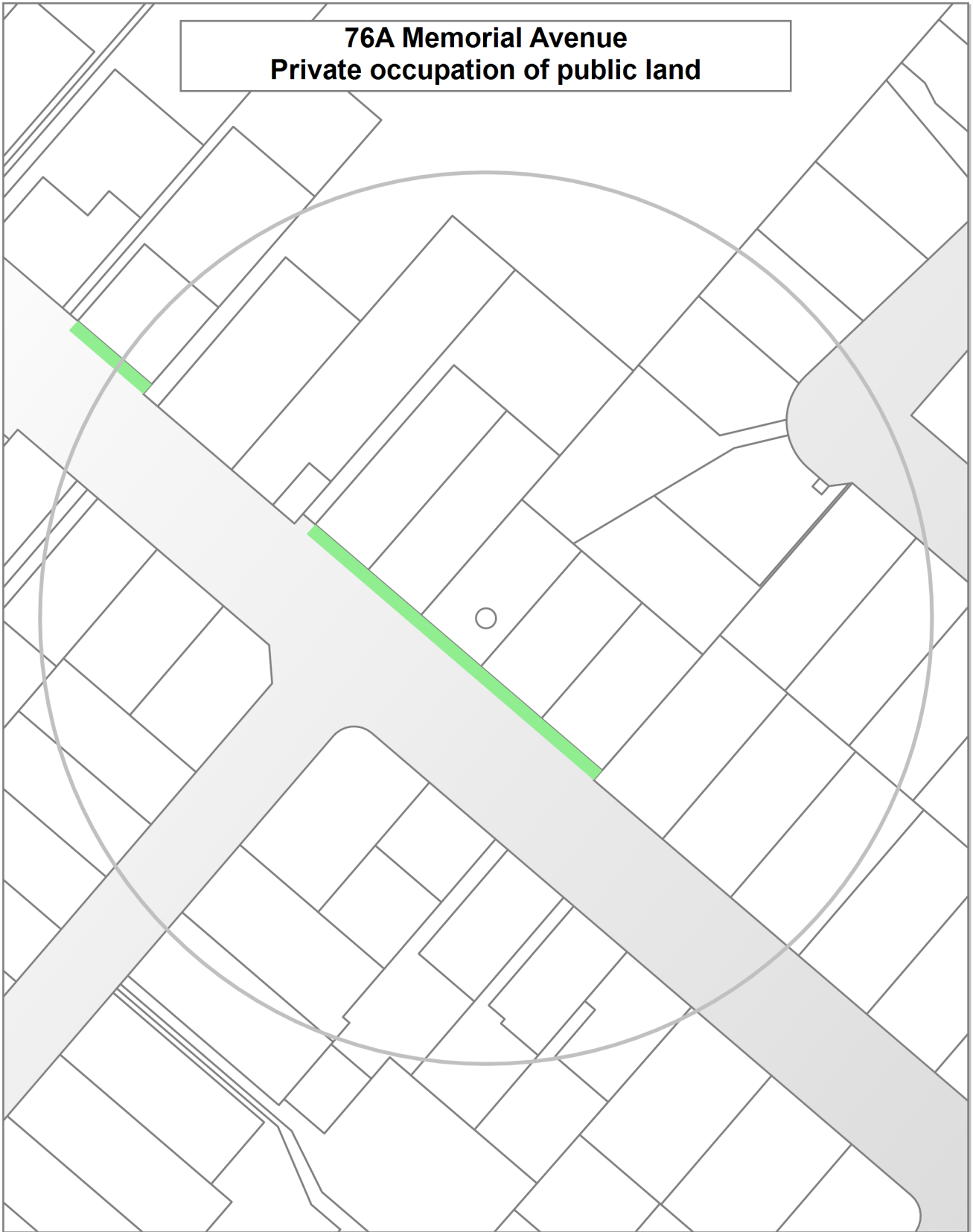
76A Memorial Avenue Land Use Consents



**76A Memorial Avenue
Subdivision Consents**



76A Memorial Avenue
Private occupation of public land



Land Use Resource Consents within 100 metres of 76A Memorial Avenue

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

1/16 Bannister Place

RMA/1979/498

Consent to erect 2 townhouses with total side and rear yards of 12m in lieu of the required 13.5m. Neighbours consent. - Historical Reference RES9219523

Processing complete

Applied 03/10/1979

Decision issued 05/10/1979

Granted 05/10/1979

RMA/1980/643

Consent to erect 2 townhouses - 1) rear yard to be 3m in lieu of 5m 2) carport setback 3m in lieu of 6m 3) site coverage 35.56% in lieu of permitted 35%. Neighbours consent. - Historical Reference RES9219522

Processing complete

Applied 20/03/1980

Decision issued 08/09/1980

Declined 08/09/1980

Outcome not recorded 08/09/1980

1/71 Memorial Avenue

RMA/2025/3688

Wastewater Capacity Certificate - Two (2) Lots

Processing complete

Applied 23/10/2025

Certificate issued 06/11/2025

RMA/2026/318

Minimum Floor Level Certificate

Processing complete

Applied 05/02/2026

Certificate issued 18/02/2026

RMA/2026/645

New residential dwelling with attached garage - Lot 1

Processing

Applied 09/03/2026

1/73 Memorial Avenue

RMA/1975/111

Dispensation to erect a garage with a rear yard of 4.5m in lieu of 6.1m. - Historical Reference RES9207445

Processing complete

Applied 28/10/1975

Decision issued 30/10/1975

Granted 30/10/1975

1/78 Memorial Avenue

RMA/1997/304

Transitional Plan - Waimairi - does not meet 600sq.m with shape of 18m, shape being 15.62 or 15m at 750m. Proposed Plan - net area to be 450sq.m. Flat 1 is 257sq.m, Flat 2 is 283sq.m. open space - dev. standard. to be 35%, Flat 1 is 49.4% and - Historical Reference RES970235

Processing complete

Applied 27/01/1997

Decision issued 31/01/1997

Granted 31/01/1997

12 Bannister Place

RMA/2005/2786

new double garage encroaching road setback - Historical Reference RMA20021691

Processing complete

Applied 09/12/2005

Decision issued 17/02/2006

Granted 17/02/2006

12A Bannister Place

RMA/1989/603

Corner of dwelling is setback 4.25m from front boundary in lieu of 4.5m. Neighbours consent - Historical Reference RES9213284

Processing complete

Applied 07/06/1989

Decision issued 16/06/1989

Granted 16/06/1989

RMA/1989/604

Consent to extend dwelling penetrating the 41 deg recession plane by 350mm. Neighbours consent - Historical Reference RES9213285

Processing complete

Applied 06/04/1989

Decision issued 13/04/1989

Granted 13/04/1989

18 Bannister Place

RMA/1978/299

Consent to erect a dwelling 1.1m from the boundary in lieu of 1.8m. Neighbours consent - Historical Reference RES9213287

Processing complete

Applied 13/10/1978

Decision issued 08/02/1979

Granted 08/02/1979

2/71 Memorial Avenue

RMA/2025/3688

Wastewater Capacity Certificate - Two (2) Lots

Processing complete

Applied 23/10/2025

Certificate issued 06/11/2025

RMA/2026/318

Minimum Floor Level Certificate

Processing complete

Applied 05/02/2026

Certificate issued 18/02/2026

RMA/2026/809

Construction of a two-story residential dwelling with attached garage

Processing complete

Applied 19/03/2026

Decision issued 28/04/2026

Granted 28/04/2026

2/77 Memorial Avenue

RMA/2010/1539

dwelling additions and alterations with road boundary & outdoor living non compliances - Historical Reference RMA92017143

Processing complete

Applied 27/10/2010

Decision issued 15/11/2010

Granted 11/11/2010

294 Ilam Road

RMA/1999/5499

To erect a single storey classroom block, which incorporates two classrooms, a Resource room, small cloakroom and toilets. a ramp and steps will be b - Historical Reference RMA809

Processing complete

Applied 20/01/1999

RMA/2000/222

OUTLINE PLAN TO ERECT A CLASSROOM BLOCK, TOILETS, CLOCA KROOM AND RESOURCE ROOM - Historical Reference RMA20000644

Processing complete

Applied 20/01/2000

Decision issued 03/02/2000

Outline plan accepted 03/02/2000

RMA/2000/360

Outline plan for store room at Cobham Intermediate - Historical Reference RMA20000861

Processing complete

Applied 04/02/2000

Decision issued 03/03/2000

Outline plan accepted 03/03/2000

RMA/2001/1813

To erect a new technology building at Cobham Intermediate School. - Historical Reference RMA20007705

Processing complete

Applied 30/07/2001

Decision issued 22/08/2001

Outline plan accepted 21/08/2001

RMA/2001/3070

Outline Plan for a new classroom and for Arts department and relocated garage - Historical Reference RMA20009002

Processing complete

Applied 13/12/2001

Decision issued 18/12/2001

Outline plan accepted 17/12/2001

RMA/2001/835

Outline plan to replace the existing on a designated site. - Historical Reference RMA20004706

Processing complete

Applied 05/04/2001

Decision issued 20/04/2001

Outline plan accepted 19/04/2001

RMA/2002/1106

To undertake alterations in order to upgrade and increase the size of the existing admin building - Historical Reference RMA20010097

Processing complete

Applied 14/05/2002

Decision issued 24/05/2002

Outline plan accepted 23/05/2002

RMA/2006/685

Alterations to hall, remodel storage and tuckshop new entry canopy to the hall/library - Historical Reference RMA92004711

Processing complete

Applied 31/03/2006

Decision issued 22/05/2006

Outline plan accepted 19/05/2006

RMA/2007/2014

Proposing to upgrade and extend the existing administration block. - Historical Reference RMA92009314

Processing complete

Applied 19/07/2007

Decision issued 26/07/2007

Outline plan accepted 26/07/2007

RMA/2008/485

Outline Plan Waiver for alterations to the Senior Block toilets for Burnside Primary School - Historical Reference RMA92011280

Processing complete

Applied 07/03/2008

Decision issued 09/04/2008

Outline plan accepted 09/04/2008

RMA/2009/686

Outline plan waiver for the construction of a display window extension to an existing classroom block - Historical Reference RMA92014119

Processing complete

Applied 26/05/2009

Decision issued 28/05/2009

Outline plan accepted 28/05/2009

RMA/2010/1551

Outline Plan for the proposed location of an Oral Health Clinic - Historical Reference RMA92017155

Processing complete

Applied 28/10/2010

Decision issued 29/11/2010

Outline plan accepted 29/11/2010

RMA/2010/64

relocate school classroom - Historical Reference RMA92015549

Processing complete

Applied 22/01/2010

Decision issued 28/01/2010

Outline plan accepted 28/01/2010

RMA/2010/65

outline plan waiver - Historical Reference RMA92015550

Processing complete

Applied 22/01/2010

Decision issued 28/01/2010

Outline plan accepted 28/01/2010

RMA/2019/2243

Minimum Floor Level Certificate

Processing complete

Applied 30/09/2019

Certificate issued 03/10/2019

RMA/2020/2055

Outline plan for redeveloping Cobham Intermediate and Burnside Primary schools

Processing complete

Applied 16/09/2020

Decision issued 27/11/2020

Changes requested to Outline Plan 26/11/2020

Changes accepted by requiring authority 11/02/2021

RMA/2020/263

Outline plan for two temporary classrooms

Processing complete

Applied 12/02/2020

Decision issued 12/03/2020

Outline plan accepted 12/03/2020

RMA/2023/376

Outline plan for artificial sports turf

Processing complete

Applied 17/02/2023

Decision issued 23/03/2023

Outline plan accepted 23/03/2023

4 Lothian Street

RMA/1996/443

Dwelling addition and alterations closer than 1.8m to boundary. Kitchen window closer than 3m to boundary - Historical Reference RES960523

Processing complete

Applied 06/03/1996

Decision issued 01/01/1999

Granted 01/01/1999

69 Memorial Avenue

RMA/1985/427

Dispensation to build extension to dwelling sited 1.55m from the boundary. - Historical Reference RES9207444

Processing complete

Applied 26/03/1985

Decision issued 28/03/1985

Granted 28/03/1985

71A Memorial Avenue

RMA/2005/2414

To subdivide the existing site into two allotments. Lot 1 (475m²) will contain the existing dwelling and its proposed a new two storey dwelling on Lot 2 (422m²) - Historical Reference RMA20021300

Processing complete

Applied 19/10/2005

Decision issued 04/04/2006

Granted 27/03/2006

71B Memorial Avenue

RMA/2005/2414

To subdivide the existing site into two allotments. Lot 1 (475m²) will contain the existing dwelling and its proposed a new two storey dwelling on Lot 2 (422m²) - Historical Reference RMA20021300

Processing complete

Applied 19/10/2005

Decision issued 04/04/2006

Granted 27/03/2006

74 Memorial Avenue

RMA/1988/300

Works contrary and notified dispensation consents to erect a side entry garage 1m from the front boundary. - Historical Reference RES9207447

Processing complete

Applied 22/02/1988

Decision issued 07/04/1988

Granted 07/04/1988

RMA/2001/2205

To establish a podiatrist that fails to comply with parking and queuing requirements under the Proposed Plan and Transitional Plan - Historical Reference RMA20008114

Processing complete

Applied 12/09/2001

Decision issued 13/11/2001

Granted 13/11/2001

RMA/2006/2365

alterations & additions - recession plane intrusion - Historical Reference RMA92006452

Processing complete

Applied 03/10/2006

Decision issued 25/10/2006

Granted 25/10/2006

74A Memorial Avenue

RMA/1975/112

Dispensation to erect a garage sited 9m from the front boundary. - Historical Reference RES9207448

Processing complete

Applied 29/07/1975

Decision issued 04/08/1975

Granted 04/08/1975

75 Memorial Avenue

RMA/2015/2094

Rebuild Two Dwellings - Historical Reference RMA92030395

Processing complete

Applied 03/08/2015

Decision issued 04/09/2015

Granted 04/09/2015

RMA/2016/1826

Fee simple subdivision - 2 lots and land use

Processing complete

Applied 06/07/2016

s223 Certificate issued 25/01/2017

s224 Certificate issued 25/01/2017

Decision issued 15/07/2016

Granted 15/07/2016

75A Memorial Avenue

RMA/2015/2094

Rebuild Two Dwellings - Historical Reference RMA92030395

Processing complete

Applied 03/08/2015

Decision issued 04/09/2015

Granted 04/09/2015

RMA/2016/1826

Fee simple subdivision - 2 lots and land use

Processing complete

Applied 06/07/2016

s223 Certificate issued 25/01/2017

s224 Certificate issued 25/01/2017

Decision issued 15/07/2016

Granted 15/07/2016

86 Memorial Avenue

RMA/1979/207

Dispensation to erect a garage with proposed height of 4.65m in lieu of 3.6m. - Historical Reference RES9207449

Processing complete

Applied 11/04/1979

Decision issued 27/04/1979

Granted 27/04/1979

86A Memorial Avenue

RMA/1991/1007

Erect a garage with doors setback 1.5m from a right of way in lieu of 5.5m. Neighbours consent. - Historical Reference RES9218134

Processing complete

Applied 01/12/1991

Decision issued 11/12/1991

Granted 11/12/1991

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