

Land information memorandum here

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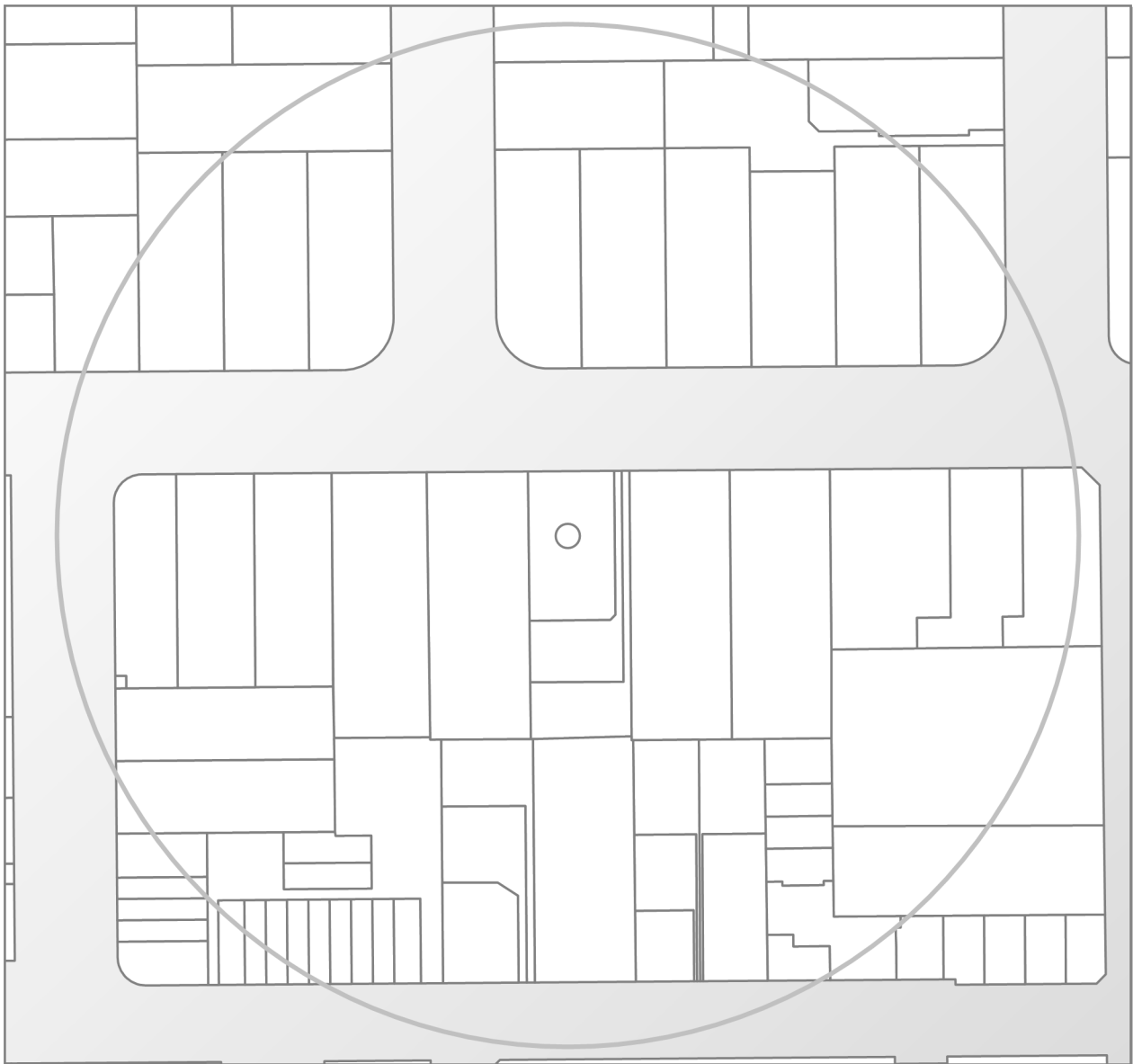
We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to seek your own advice as to the information contained in this document.

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:

48 North Avon Road

LIM number: H10762026

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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 13 August 2026
Date received 6 August 2026

Property details

Property address 48 North Avon Road, Richmond, Christchurch
Valuation roll number 22350 15601
Valuation information Capital Value: \$500,000
Land Value: \$460,000
Improvements Value: \$40,000
Please note: these values are intended for Rating purposes
Legal description Lot 1 DP 410803
Existing owner Griha Limited
97 Lady Isaac Drive
Rolleston 7615

Council references

Rate account ID 73163912
LIM number H10762026
Property ID 1164053

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.

(b) Earthquakes

- Liquefaction Assessment

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

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

Title of report: Christchurch liquefaction vulnerability study

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

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

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

Date of report: July 2020

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

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

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

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

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

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

Date of report: March 2015

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

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

- Regional Liquefaction Information

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

Technical report information:

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

Date: December 2012.

Author: H Brackley (compiler).

Commissioned by: Environment Canterbury.

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

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

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

- Regional Hazard Information: Earthquake fault deformation

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

More information on fault deformation is available on Environment Canterbury's fault deformation map at <https://mapviewer.canterburymaps.govt.nz/?webmap=b5f859bd18ee4912828cb092b6f6c449>.

(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.

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.

(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.

Related Information

- There is attached a sub division soil investigation report covering this property.

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.

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 30/06/2027: \$3,712.62

	Instalment Amount	Date Due
Instalment 1	\$928.09	15/09/2026
Instalment 2	\$928.09	15/12/2026
Instalment 3	\$928.09	15/03/2027
Instalment 4	\$928.35	15/06/2027

Rates owing as at 13/08/2026: \$5,480.78

(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/1958/1790 Applied: 15/04/1958 Status: Completed
48 North Avon Road Richmond
Permit granted 20/05/1958
Permit issued 20/05/1958
GARAGE No plans/additional information held on property file- Historical Reference PER58000184
- BCN/1973/7185 Applied: 05/11/1973 Status: Completed
48 North Avon Road Richmond
Permit granted 13/12/1973
Permit issued 13/12/1973
ENCLOSE TERRACE- Historical Reference PER73000841
- BCN/1980/427 Applied: 04/02/1980 Status: Completed
48 North Avon Road Richmond

REROOF No plans/additional information held on property file- Historical Reference PER79780502

(b) Certificates

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

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(c) Notices

- Placards issued under the Civil Defence Emergency Management Act 2002 as a result of the 4 September 2010 and 22 February 2011 earthquakes have now expired (by 12 July 2011 if not before). Some civil defence placards were replaced with dangerous building notices issued under section 124 Building Act 2004, and where this has happened the section 124 notice is separately recorded. Many other buildings, although not issued with a section 124 notice, may require structural work or other repairs before they can be occupied again. It is the building owners responsibility to make sure the building is safe for any occupier or visitor. Detailed structural engineering assessments may still be required to be carried out.
- CDB75025488 25/02/2011 48 North Avon Road
Building Evaluation : Building Inspected Under Civil Defence Emergency , Green Placard Issued (a deemed Building Act notice)

(d) Orders

(e) Requisitions

Related Information

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

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).

- **Tree protected by Subdivision Consent on property**

This site contains a tree which was required by a condition of subdivision. This tree is protected. If you are propose to remove the tree, the agreement of council is required and early consultation with council subdivision staff is recommended. Species Name: Cordyline australis (Cabbage tree) Crown Width (m): 4.00 Height (m): 8.00

- **Tree protected by Subdivision Consent on property**

This site contains a tree which was required by a condition of subdivision. This tree is protected. If you are propose to remove the tree, the agreement of council is required and early consultation with council subdivision staff is recommended. Species Name: Trachycarpus fortunei (Chusan Palm) Crown Width (m): 2.00 Height (m): 6.00

(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: Consent Notice

- **Precinct**

Property or part of property within the Local Centre Intensification Precinct precinct, which is operative

- **Liquefaction Management Area (LMA)**

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

- **District Plan Zone**

Property or part of property within the Medium density residential zone, which is operative.

(b) Resource consents

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

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- RMA/2008/1353 - Subdivision Consent
Fee Simple Subdivision 223 Issued 9/7/10 DP 410803 - Historical Reference RMA92012199
Status: Processing complete
Applied 27/06/2008
Granted 05/08/2008
Decision issued 05/08/2008
- RMA/2010/325 - Combined subdivision / land use consent
48 North Avon Road Richmond
FEE SIMPLE SUBDIVISION 223 Certified 24/8/10 DP 431432 224 issued 24/9/2010 - Historical Reference RMA92015823
Status: Processing complete
Applied 10/03/2010
Granted 19/03/2010
Decision issued 19/03/2010

(c) Resource Consents Natural Hazard Information

Related Information

- Attached is a copy of the aerial view of the property showing the approximate location of the tree/s protected under the sub division/ resource consent conditions.
- The Council system shows a Development Constraint/Ongoing Condition Consent notice for this property. The consent notice should be registered against the record of title for the property and a search of that title and the consent notice will provide details in respect of the constraint / condition. If a search of the title does not record the consent notice or the consent notice is not clear then we suggest you contact the duty planner by either calling 941 8999 or emailing DutyPlanner@ccc.govt.nz. The Consent notice is as follows: Tree Preservation: Cabbage Tree (*cordyline australis*) and Chusan Palm (*trachycarpus fortunei*)

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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

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**

11. Other information

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

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

(a) Kerbside waste collection

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

(b) Other

• Floor Levels Information

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

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

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

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

• Guest Accommodation

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

• Community Board

Property located in 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 Central 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

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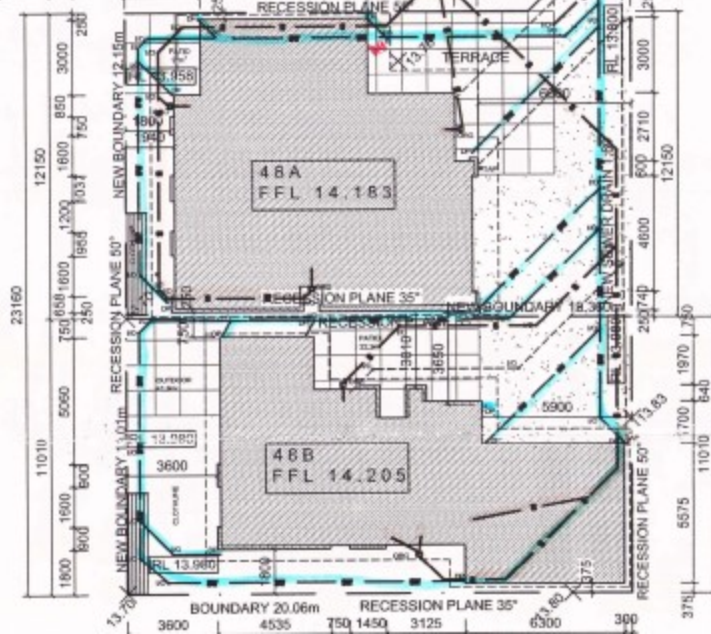
- **Spatial Query Report**

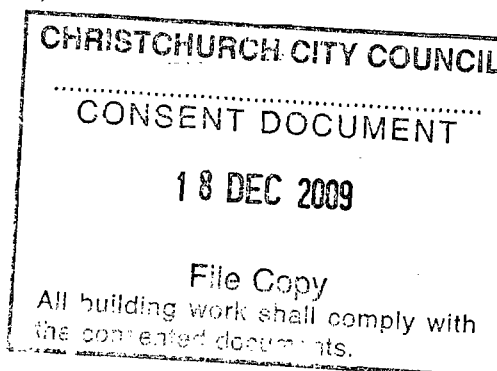
A copy of the spatial query report is attached at the end of this LIM. The spatial query report lists land use resource consents that have been granted within 100 metres of this property.

- Buildings
 - StreetAddress
 - WwPrivateDrainField
 - WwAccess
 - Standard Manhole
 - Vented Manhole
 - WwPipeFlowDirection
 - WwPipe
 - NominalDiameter
 - Diameter is 200mm or smaller
 - WwLateral
 - WwLateral (non CCC)
 - In Service
 - Removed
 - SwAccess
 - Inline Check
 - SwInlet
 - Single Sump
 - Double Sump
 - SwPipeFlowDirection
 - SwLateralFitting
 - Single Sump
 - Inspection Point
 - SwPipe
 - NominalDiameter
 - Diameter is 450mm or smaller
 - SwLateral
 - SwPipeProtection
 - SwPipe (non CCC)
 - In Service
 - Abandoned
 - SwLateral (non CCC)
 - In Service
 - Abandoned
 - SwAccess (not In Service)
 - SwInlet (not In Service)
 - Single Sump
 - Double Sump
 - SwFitting (not In Service)
 - Change
 - SwEye (not In Service)
 - SwLateralFitting (not In Service)
 - Single Sump
- SwPipe (not In Service)
 - NominalDiameter
 - Diameter is 450mm or smaller
 - SwLateral (not In Service)
 - SwPipeProtection (not In Service)
 - WsValve
 - Gate
 - Sluice
 - WsHydrant
 - WsConnection
 - Meter
 - WsPipeRestraint
 - WsFitting
 - End Cap
 - Connector
 - Connector
 - Connector
 - SwPipe (not In Service)
 - NominalDiameter
 - Diameter is 110mm or smaller
 - Diameter is greater than 110mm, up to 225mm
 - WsLateral
 - WsValve (not In Service)
 - Sluice
 - WsHydrant (not In Service)
 - WsConnection (not In Service)
 - Meter
 - WsFitting (not In Service)
 - End Cap
 - Connector
 - Connector
 - SwPipe (not In Service)
 - NominalDiameter
 - Diameter is 110mm or smaller
 - Diameter is greater than 110mm, up to 225mm
 - WsLateral (not In Service)
 - RatingUnit

[illegible]

DP 30609





Job Ref: 29149

Mr Rong Zhang
Sunshine Housing Ltd
P O Box 6598
Christchurch

Dear Rong,

SOIL TESTS ~ 48 NORTH AVON ROAD, CHRISTCHURCH

As requested I have carried out hand auger bore logs and penetrometer tests at the above site. The results are herewith enclosed for your information.

The bore logs show very deep soft topsoil (up to at least 1200mm) overlying layers of peaty silt contaminated with topsoil, wood chips and other organic material to a depth of at least 2.2m. The bores were terminated at this point.

The penetrometer tests indicate very poor bearing (values generally less than 50 kPa at normal foundation depths) to approximately 1500-1600mm.

Conclusions and Recommendations

The above test results indicate quite unsatisfactory materials and bearing for normal foundations on this site. The deep topsoil and peaty silts provide very low bearing, and are likely to compress and settle with loading over time, resulting in severe building settlements and structural damage.

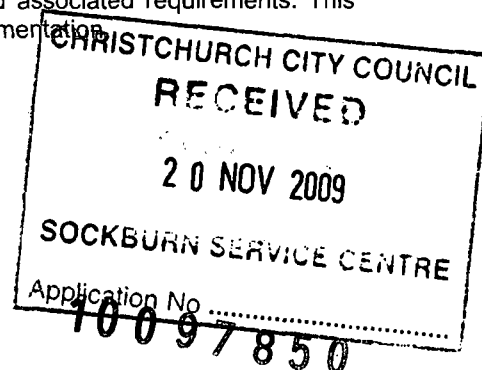
Driven piles for both the perimeter foundations and the ground slab are recommended for the proposed single storey townhouses.

The proposed pile layout plan, and foundation details are attached for your information, together with a specification for pile driving procedures and associated requirements. This information should form part of the Consent application documentation.

Please call me if you have any queries.

Yours faithfully,

J H Harding, B.E. (Hons), M.I.P.E.N.Z.
Director
Jim Harding Consulting Engineer Limited



J I M H A R D I N G

C O N S U L T I N G E N G I N E E R L I M I T E D

B . E . (C i v i l) H o n s . M . I . P . E . N . Z .

**P.O.Box 41 - 033
Cnr Clarence and Princess Streets
Riccarton, Christchurch
Phone (03) 348-8857
Fax (03) 348-8863
Mobile 027 2269 126
jimharding@clear.net.nz**

Soil Test at :- 48 North Avon Road

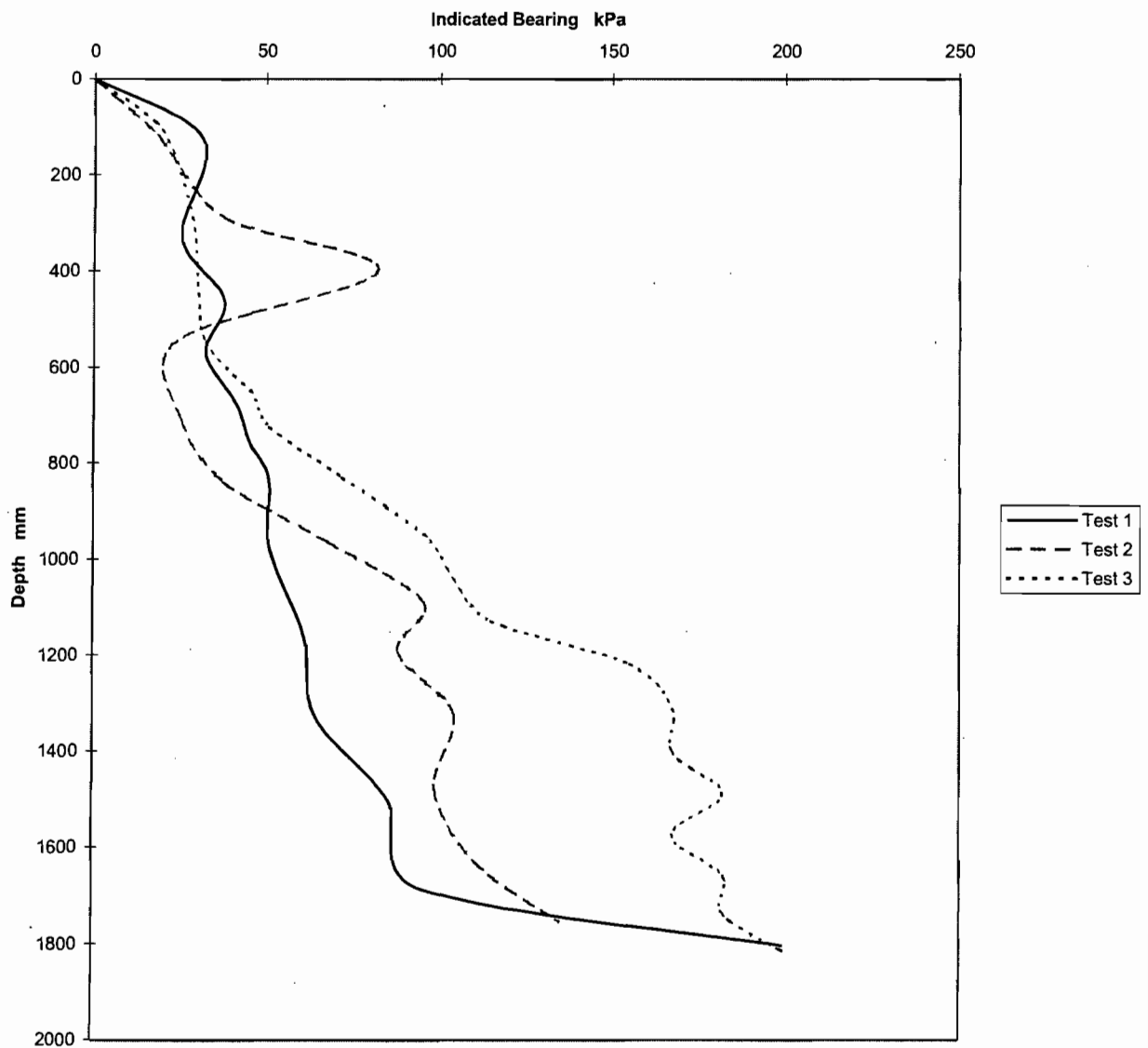
14-Oct-09

for :- Rong Zhang

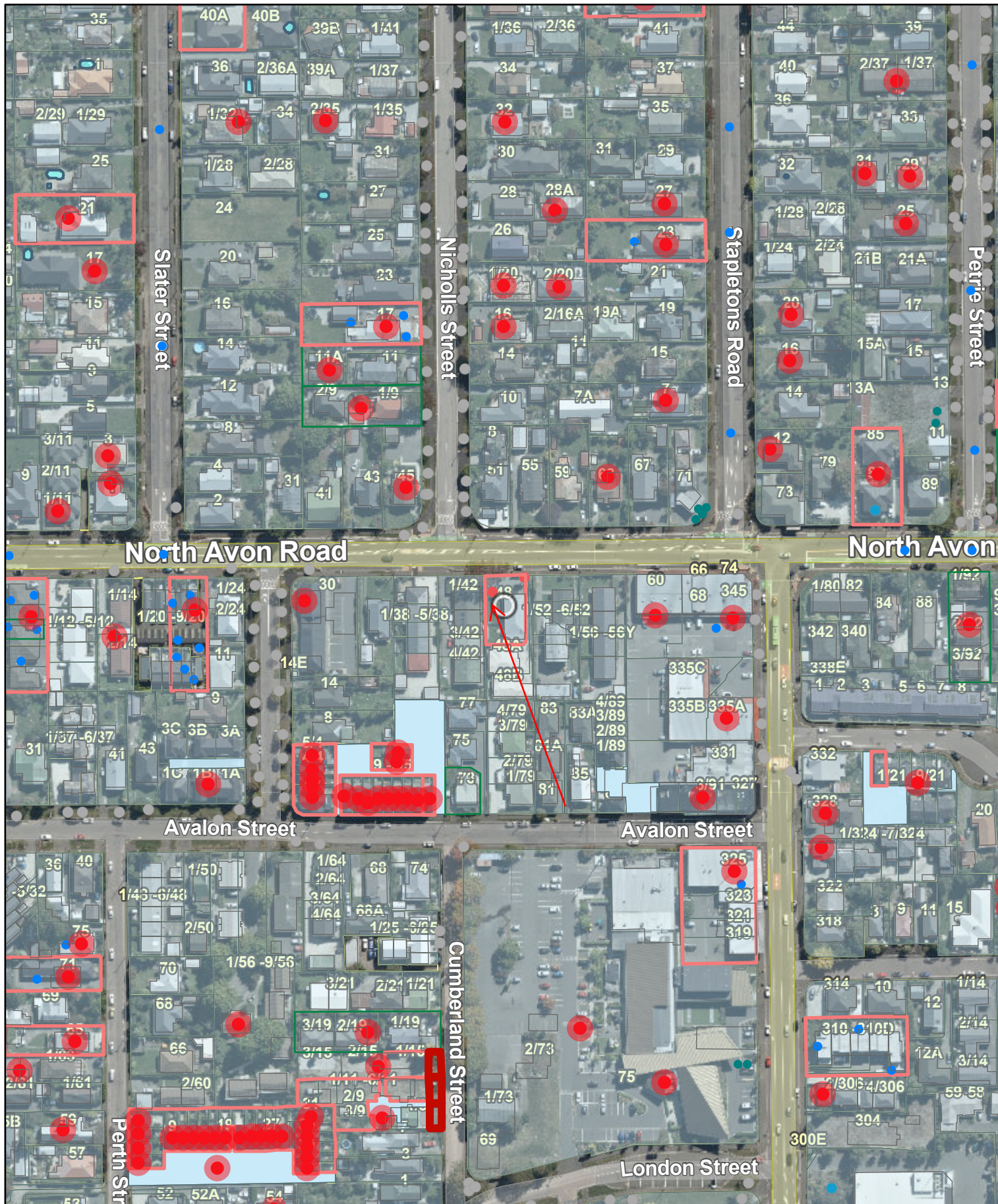
Job Number :

29149

Scala Penetrometer Results



J I M H A R D I N G		CONSULTING ENGINEER LIMITED	
B.E. (Civil) Hons. M.I.P.E.N.Z.		P.O.Box 41-033 Cnr Clarence and Princess Streets Riccarton, Christchurch Phone (03) 348-8857 Fax (03) 348-8863 Mobile 027 2269 126 jimharding@clear.net.nz	
Bore Logs at :- 48 North Avon Road		14-Oct-09	
for :- Rong Zhang		Job Number : 29149	
Depth	Log 1	Log 2	Log 3
Surface			
100	Topsoil	Topsoil	Topsoil
200	w/ coarse sand	w/ coarse sand	w/ coarse sand
300			
400			
500			
600			
700			
800			
900			
1000			
1100			grey
1200		grey Silt	sandy Silt
1300			
1400	silt mixed with		
1500	topsoil &		grey / brown
1600	peaty silt		slightly
1700		grey Silt	Peaty Silt
1800		w/ Peat &	
1900		organic material	grey Silt
2000			w/ Peat &
2100		wood chips	organic material
2200			
2300			
2400	terminated @	terminated @	terminated @
2500	2200	2200	2200
2600			
2700		gwl @ 1000	gwl @ 1000
2800			
2900			



Christchurch City Council

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

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

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Date: 13/08/2026 4:45 AM
Scale: 1: 2,090 on A4

0 10 20 40 60 80

Map for LIMs team



Private Occupation Public Land



Building



Engineer Report Images



Borelog



Tank



Development Constraint

Pool



Private Pool



Fill



Subdivision



District Plan Significant



Other

Rating Unit/Linked Property Report

Image RGB

Red: Red

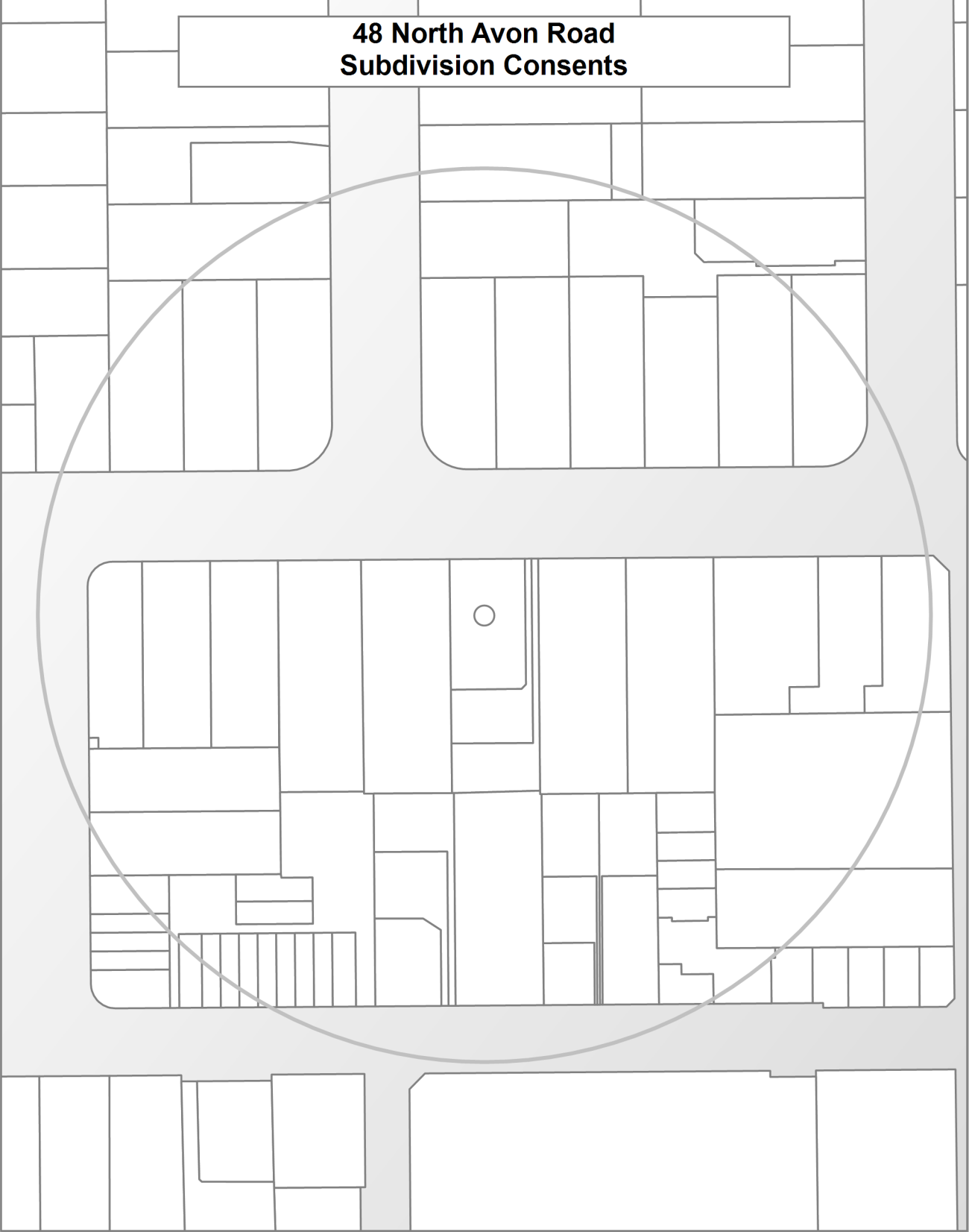
Green: Green

Blue: Blue

48 North Avon Road
Land Use Consents



**48 North Avon Road
Subdivision Consents**



Land Use Resource Consents within 100 metres of 48 North Avon Road

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

1/56 North Avon Road

RMA/1997/3182

The creation of four separate composite titles. - Historical Reference RES973677

Processing complete

Applied 22/12/1997

Decision issued 01/01/1999

Granted 01/01/1999

1/59 Avalon Street

RMA/1999/924

To add two new rooms to a small house on narrow site at 65 Avalon St house is sited 1.17m and 1.37m from side boundaries. Proposed to carry wall 1.37m from the west boundaries. - Historical Reference RES9215835

Processing complete

Applied 01/01/1999

Decision issued 23/06/1976

Granted 23/06/1976

Decision issued 23/06/1976

Granted 23/06/1976

RMA/2021/1994

Multi-Unit (16) Residential Complex

Processing complete

Applied 29/06/2021

Decision issued 03/09/2021

Granted 03/09/2021

Decision issued 03/09/2021

Granted 03/09/2021

RMA/2022/323

Fee simple subdivision - 17 lots and land use non-compliances

Processing complete

Applied 09/02/2022

s223 Certificate issued 20/10/2022

s224 Certificate issued 20/10/2022

Decision issued 29/04/2022

Granted 29/04/2022

s223 Certificate issued 20/10/2022

s224 Certificate issued 20/10/2022

Decision issued 29/04/2022

Granted 29/04/2022

1/89 Avalon Street

RMA/1983/432

To add to the existing building (which is largely retail) a service industry when total building floor space exceeds 200m² on the site - Historical Reference RES9210075

Processing complete

Applied 07/06/1983

Decision issued 04/07/1983

Granted 04/07/1983

RMA/1991/547

To reduce the carparking requirement for a retail shop - Historical Reference RES9210076

Processing complete

Applied 29/01/1991

Decision issued 18/04/1991

Granted 18/04/1991

RMA/2021/2334

Construct nine residential units and two commercial units

Processing complete

Applied 21/07/2021

Decision issued 04/10/2021

Granted 12/10/2021

1/9 Nicholls Street

RMA/1992/823

2nd vehicle crossing on site with less than 18m frontage. site width 17.7m. - Historical Reference RES9218200

Processing complete

Applied 30/04/1992

Decision issued 14/05/1992

Granted 14/05/1992

RMA/1997/2311

A Stage two crosslease application which does not meet requirements under the Proposed Plan. - Historical Reference RES972648

Processing complete

Applied 23/09/1997

Decision issued 26/09/1997

Granted 26/09/1997

1/91 Avalon Street

RMA/1983/432

To add to the existing building (which is largely retail) a service industry when total building floor space exceeds 200m2 on the site - Historical Reference RES9210075

Processing complete

Applied 07/06/1983

Decision issued 04/07/1983

Granted 04/07/1983

RMA/1991/547

To reduce the carparking requirement for a retail shop - Historical Reference RES9210076

Processing complete

Applied 29/01/1991

Decision issued 18/04/1991

Granted 18/04/1991

RMA/2021/2334

Construct nine residential units and two commercial units

Processing complete

Applied 21/07/2021

Decision issued 04/10/2021

Granted 12/10/2021

10 Nicholls Street

RMA/2013/322

To relocate a residential unit to 10 Nicholls Street - Historical Reference RMA92021913

Processing complete

Applied 27/02/2013

Decision issued 09/04/2013

Granted 09/04/2013

10/59 Avalon Street

RMA/1999/924

To add two new rooms to a small house on narrow site at 65 Avalon St house is sited 1.17m and 1.37m from side boundaries. Proposed to carry wall 1.37m from the west boundaries. - Historical Reference RES9215835

Processing complete

Applied 01/01/1999

Decision issued 23/06/1976

Granted 23/06/1976

Decision issued 23/06/1976

Granted 23/06/1976

RMA/2021/1994

Multi-Unit (16) Residential Complex

Processing complete

Applied 29/06/2021

Decision issued 03/09/2021

Decision issued 03/09/2021

Granted 03/09/2021

Granted 03/09/2021

RMA/2022/323

Fee simple subdivision - 17 lots and land use non-compliances

Processing complete

Applied 09/02/2022

s223 Certificate issued 20/10/2022

s224 Certificate issued 20/10/2022

Decision issued 29/04/2022

Granted 29/04/2022

s224 Certificate issued 20/10/2022

Decision issued 29/04/2022

Granted 29/04/2022

s223 Certificate issued 20/10/2022

11/59 Avalon Street

RMA/1999/924

To add two new rooms to a small house on narrow site at 65 Avalon St house is sited 1.17m and 1.37m from side boundaries. Proposed to carry wall 1.37m from the west boundaries. - Historical Reference RES9215835

Processing complete

Applied 01/01/1999

Decision issued 23/06/1976

Granted 23/06/1976

Decision issued 23/06/1976

Granted 23/06/1976

RMA/2021/1994

Multi-Unit (16) Residential Complex

Processing complete

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Decision issued 03/09/2021

Granted 03/09/2021

Decision issued 03/09/2021

Granted 03/09/2021

RMA/2022/323

Fee simple subdivision - 17 lots and land use non-compliances

Processing complete

Applied 09/02/2022

s223 Certificate issued 20/10/2022

s224 Certificate issued 20/10/2022

Decision issued 29/04/2022

Granted 29/04/2022

s223 Certificate issued 20/10/2022

s224 Certificate issued 20/10/2022

Decision issued 29/04/2022

Granted 29/04/2022

2/4 McLeod Street

RMA/1999/924

To add two new rooms to a small house on narrow site at 65 Avalon St house is sited 1.17m and 1.37m from side boundaries. Proposed to carry wall 1.37m from the west boundaries. - Historical Reference RES9215835

Processing complete

Applied 01/01/1999

Decision issued 23/06/1976

Granted 23/06/1976

RMA/2021/1994

Multi-Unit (16) Residential Complex

Processing complete

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Decision issued 03/09/2021

Granted 03/09/2021

RMA/2022/323

Fee simple subdivision - 17 lots and land use non-compliances

Processing complete

Applied 09/02/2022

s223 Certificate issued 20/10/2022

s224 Certificate issued 20/10/2022

Decision issued 29/04/2022

Granted 29/04/2022

2/59 Avalon Street

RMA/1999/924

To add two new rooms to a small house on narrow site at 65 Avalon St house is sited 1.17m and 1.37m from side boundaries. Proposed to carry wall 1.37m from the west boundaries. - Historical Reference RES9215835

Processing complete

Applied 01/01/1999

Decision issued 23/06/1976

Granted 23/06/1976

RMA/2021/1994

Multi-Unit (16) Residential Complex

Processing complete

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Decision issued 29/04/2022

Granted 29/04/2022

2/89 Avalon Street

RMA/1983/432

To add to the existing building (which is largely retail) a service industry when total building floor space exceeds 200m² on the site - Historical Reference RES9210075

Processing complete

Applied 07/06/1983

Decision issued 04/07/1983

Granted 04/07/1983

RMA/1991/547

To reduce the carparking requirement for a retail shop - Historical Reference RES9210076

Processing complete

Applied 29/01/1991

Decision issued 18/04/1991

Granted 18/04/1991

RMA/2021/2334

Construct nine residential units and two commercial units

Processing complete

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Decision issued 04/10/2021

Granted 12/10/2021

2/91 Avalon Street

RMA/1983/432

To add to the existing building (which is largely retail) a service industry when total building floor space exceeds 200m² on the site - Historical Reference RES9210075

Processing complete

Applied 07/06/1983

Decision issued 04/07/1983

Granted 04/07/1983

RMA/1991/547

To reduce the carparking requirement for a retail shop - Historical Reference RES9210076

Processing complete

Applied 29/01/1991

Decision issued 18/04/1991

Granted 18/04/1991

RMA/2021/2334

Construct nine residential units and two commercial units

Processing complete

Applied 21/07/2021

Decision issued 04/10/2021

Granted 12/10/2021

3/4 McLeod Street

RMA/1999/924

To add two new rooms to a small house on narrow site at 65 Avalon St house is sited 1.17m and 1.37m from side boundaries. Proposed to carry wall 1.37m from the west boundaries. - Historical Reference RES9215835

Processing complete

Applied 01/01/1999

Decision issued 23/06/1976

Granted 23/06/1976

RMA/2021/1994

Multi-Unit (16) Residential Complex

Processing complete

Applied 29/06/2021

Decision issued 03/09/2021

Granted 03/09/2021

RMA/2022/323

Fee simple subdivision - 17 lots and land use non-compliances

Processing complete

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s224 Certificate issued 20/10/2022

Decision issued 29/04/2022

Granted 29/04/2022

3/59 Avalon Street

RMA/1999/924

To add two new rooms to a small house on narrow site at 65 Avalon St house is sited 1.17m and 1.37m from side boundaries. Proposed to carry wall 1.37m from the west boundaries. - Historical Reference RES9215835

Processing complete

Applied 01/01/1999

Decision issued 23/06/1976

Granted 23/06/1976

RMA/2021/1994

Multi-Unit (16) Residential Complex

Processing complete

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Granted 03/09/2021

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Fee simple subdivision - 17 lots and land use non-compliances

Processing complete

Applied 09/02/2022

s223 Certificate issued 20/10/2022

s224 Certificate issued 20/10/2022

Decision issued 29/04/2022

Granted 29/04/2022

3/79 Avalon Street

RMA/1996/1895

To erect a conservatory and exceed the 35% site coverage. (not required RC withdrawn) - Historical Reference RES962218

Withdrawn

Applied 23/08/1996

3/89 Avalon Street

RMA/1983/432

To add to the existing building (which is largely retail) a service industry when total building floor space exceeds 200m² on the site - Historical Reference RES9210075

Processing complete

Applied 07/06/1983

Decision issued 04/07/1983

Granted 04/07/1983

RMA/1991/547

To reduce the carparking requirement for a retail shop - Historical Reference RES9210076

Processing complete

Applied 29/01/1991

Decision issued 18/04/1991

Granted 18/04/1991

RMA/2021/2334

Construct nine residential units and two commercial units

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Decision issued 04/10/2021

Granted 12/10/2021

3/91 Avalon Street

RMA/1983/432

To add to the existing building (which is largely retail) a service industry when total building floor space exceeds 200m² on the site - Historical Reference RES9210075

Processing complete

Applied 07/06/1983

Decision issued 04/07/1983

Granted 04/07/1983

RMA/1991/547

To reduce the carparking requirement for a retail shop - Historical Reference RES9210076

Processing complete

Applied 29/01/1991

Decision issued 18/04/1991

Granted 18/04/1991

RMA/2021/2334

Construct nine residential units and two commercial units

Processing complete

Applied 21/07/2021

Decision issued 04/10/2021

Granted 12/10/2021

30 North Avon Road

RMA/1985/402

Erect a Granny flat forward of Main dwelling - Historical Reference RES9207125

Processing complete

Applied 03/04/1985

Decision issued 19/04/1985

Granted 19/04/1985

RMA/1991/389

Erect a fence on the front road boundary exceeding 1.8m - Historical Reference RES9207126

Processing complete

Applied 01/03/1991

Decision issued 19/03/1991

Granted 19/03/1991

RMA/2017/2137

To redevelop and expand an existing medical centre

Processing complete

Applied 05/09/2017

Decision issued 08/12/2017

Granted 08/12/2017

RMA/2018/1634

Redevelop and expand an existing medical centre

Processing complete

Applied 09/07/2018

Decision issued 28/09/2018

Granted 27/09/2018

331 Stanmore Road

RMA/1990/488

To erect 3 advertising signs - Historical Reference RES9210079

Processing complete

Applied 06/06/1990

Decision issued 25/06/1990

Granted 25/06/1990

RMA/2000/726

Change in opening hours to 7am to 12 midnight Monday - Thursday and 7am to 2am the following day on Friday and Saturday. - Historical Reference RMA20001394

Withdrawn

Applied 16/03/2000

RMA/2002/2786

Extend operating hours of a licensed premises - Historical Reference RMA20011831

Withdrawn

Applied 04/11/2002

RMA/2021/441

Right of way application to provide access over neighbouring property

Consent issued

Applied 26/02/2021

Decision issued 26/03/2021

Granted 26/03/2021

335A Stanmore Road

RMA/1987/1008

To erect a free-standing sign of 6.5 square metres in the carpark - Historical Reference RES955613

Processing complete

Applied 24/04/1987

Decision issued 05/05/1987

Granted 05/05/1987

RMA/1999/1511

To allow a reduction from 33 parking spaces to 30 - Historical Reference RES955614

Processing complete

Applied 01/01/1999

Decision issued 19/09/1977

Granted 19/09/1977

RMA/2000/714

RIGHT OF WAY APPLICATION 223 REQUESTED 11/07/2000 - Historical Reference RMA20001382

Processing complete

Applied 14/03/2000

Decision issued 30/05/2000

Granted 30/05/2000

4/4 McLeod Street

RMA/1999/924

To add two new rooms to a small house on narrow site at 65 Avalon St house is sited 1.17m and 1.37m from side boundaries. Proposed to carry wall 1.37m from the west boundaries. - Historical Reference RES9215835

Processing complete

Applied 01/01/1999

Decision issued 23/06/1976

Granted 23/06/1976

RMA/2021/1994

Multi-Unit (16) Residential Complex

Processing complete

Applied 29/06/2021

Decision issued 03/09/2021

Granted 03/09/2021

RMA/2022/323

Fee simple subdivision - 17 lots and land use non-compliances

Processing complete

Applied 09/02/2022

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s224 Certificate issued 20/10/2022

Decision issued 29/04/2022

Granted 29/04/2022

4/59 Avalon Street

RMA/1999/924

To add two new rooms to a small house on narrow site at 65 Avalon St house is sited 1.17m and 1.37m from side boundaries. Proposed to carry wall 1.37m from the west boundaries. - Historical Reference RES9215835

Processing complete

Applied 01/01/1999

Decision issued 23/06/1976

Granted 23/06/1976

RMA/2021/1994

Multi-Unit (16) Residential Complex

Processing complete

Applied 29/06/2021

Decision issued 03/09/2021

Granted 03/09/2021

RMA/2022/323

Fee simple subdivision - 17 lots and land use non-compliances

Processing complete

Applied 09/02/2022

s223 Certificate issued 20/10/2022

s224 Certificate issued 20/10/2022

Decision issued 29/04/2022

Granted 29/04/2022

4/79 Avalon Street

RMA/1996/1894

To erect a conservatory and exceed the 35% site coverage. (not required RC withdrawn) - Historical Reference RES962217

Withdrawn

Applied 23/08/1996

4/89 Avalon Street

RMA/1983/432

To add to the existing building (which is largely retail) a service industry when total building floor space exceeds 200m² on the site - Historical Reference RES9210075

Processing complete

Applied 07/06/1983

Decision issued 04/07/1983

Granted 04/07/1983

RMA/1991/547

To reduce the carparking requirement for a retail shop - Historical Reference RES9210076

Processing complete

Applied 29/01/1991

Decision issued 18/04/1991

Granted 18/04/1991

RMA/2021/2334

Construct nine residential units and two commercial units

Processing complete

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Decision issued 04/10/2021

Granted 12/10/2021

4/91 Avalon Street

RMA/1983/432

To add to the existing building (which is largely retail) a service industry when total building floor space exceeds 200m² on the site - Historical Reference RES9210075

Processing complete

Applied 07/06/1983

Decision issued 04/07/1983

Granted 04/07/1983

RMA/1991/547

To reduce the carparking requirement for a retail shop - Historical Reference RES9210076

Processing complete

Applied 29/01/1991

Decision issued 18/04/1991

Granted 18/04/1991

RMA/2021/2334

Construct nine residential units and two commercial units

Processing complete

Applied 21/07/2021

Decision issued 04/10/2021

Granted 12/10/2021

41 North Avon Road

RMA/1994/1504

To erect an addition to an existing pre-school facility - Historical Reference RES94102842

Processing complete

Applied 21/12/1994

Decision issued 19/01/1995

Granted 19/01/1995

RMA/2001/1139

To replace/erect signage for the ki - Historical Reference RMA20005014

Processing complete

Applied 02/05/2001

Decision issued 24/05/2001

Granted 24/05/2001

45 North Avon Road

RMA/1988/779

Dispensation from landscaping requirement (2m from Road and 1.5m from adjoining property to north) in Association with a dental clinic. a thin strip of 600mm planting will be provided on north side. - Historical Reference RES9218176

Processing complete

Applied 09/06/1988

Decision issued 15/06/1988

Granted 15/06/1988

48A North Avon Road

RMA/2009/1155

Two new single storey townhouses with attached garages with various non compliances - Historical Reference RMA92014607

Processing complete

Applied 14/08/2009

Decision issued 24/09/2009

Granted 23/09/2009

48B North Avon Road

RMA/2009/1155

Two new single storey townhouses with attached garages with various non compliances - Historical Reference RMA92014607

Processing complete

Applied 14/08/2009

Decision issued 24/09/2009

Granted 23/09/2009

5/4 McLeod Street

RMA/1999/924

To add two new rooms to a small house on narrow site at 65 Avalon St house is sited 1.17m and 1.37m from side boundaries. Proposed to carry wall 1.37m from the west boundaries. - Historical Reference RES9215835

Processing complete

Applied 01/01/1999

Decision issued 23/06/1976

Granted 23/06/1976

RMA/2021/1994

Multi-Unit (16) Residential Complex

Processing complete

Applied 29/06/2021

Decision issued 03/09/2021

Granted 03/09/2021

RMA/2022/323

Fee simple subdivision - 17 lots and land use non-compliances

Processing complete

Applied 09/02/2022

s223 Certificate issued 20/10/2022

s224 Certificate issued 20/10/2022

Decision issued 29/04/2022

Granted 29/04/2022

5/59 Avalon Street

RMA/1999/924

To add two new rooms to a small house on narrow site at 65 Avalon St house is sited 1.17m and 1.37m from side boundaries. Proposed to carry wall 1.37m from the west boundaries. - Historical Reference RES9215835

Processing complete

Applied 01/01/1999

Decision issued 23/06/1976

Granted 23/06/1976

Decision issued 23/06/1976

Granted 23/06/1976

RMA/2021/1994

Multi-Unit (16) Residential Complex

Processing complete

Applied 29/06/2021

Decision issued 03/09/2021

Granted 03/09/2021

Decision issued 03/09/2021

Granted 03/09/2021

RMA/2022/323

Fee simple subdivision - 17 lots and land use non-compliances

Processing complete

Applied 09/02/2022

s223 Certificate issued 20/10/2022

s224 Certificate issued 20/10/2022

Decision issued 29/04/2022

Granted 29/04/2022

s223 Certificate issued 20/10/2022

s224 Certificate issued 20/10/2022

Decision issued 29/04/2022

Granted 29/04/2022

51 North Avon Road

RMA/2001/2644

Application to locate a garage within the front 4.5 metre road boundary setback - Historical Reference RMA20008562

Processing complete

Applied 30/10/2001

Decision issued 13/12/2001

Granted 13/12/2001

RMA/2002/531

Application to locate a garage within the street scene setback and build within street scene in SAM10. - Historical Reference RMA20009508

Processing complete

Applied 05/03/2002

Decision issued 24/05/2002

Granted 23/05/2002

6/59 Avalon Street

RMA/1999/924

To add two new rooms to a small house on narrow site at 65 Avalon St house is sited 1.17m and 1.37m from side boundaries. Proposed to carry wall 1.37m from the west boundaries. - Historical Reference RES9215835

Processing complete

Applied 01/01/1999

Decision issued 23/06/1976

Granted 23/06/1976

RMA/2021/1994

Multi-Unit (16) Residential Complex

Processing complete

Applied 29/06/2021

Decision issued 03/09/2021

Granted 03/09/2021

RMA/2022/323

Fee simple subdivision - 17 lots and land use non-compliances

Processing complete

Applied 09/02/2022

s224 Certificate issued 20/10/2022

Decision issued 29/04/2022

Granted 29/04/2022

s223 Certificate issued 20/10/2022

60 North Avon Road

RMA/1985/1139

By low 106 Clause 11 (4) erect an under verandah sign - Historical Reference RES954772

Processing complete

Applied 02/09/1985

Decision issued 15/09/1985

Declined 15/09/1985

RMA/2021/441

Right of way application to provide access over neighbouring property

Consent issued

Applied 26/02/2021

Decision issued 26/03/2021

Granted 26/03/2021

67 North Avon Road

RMA/1984/303

Advertised 6-3-84. 1 objection. consent to erect a relocatable building, to serve as an Office for an adjoining Service Station. - Historical Reference RES9206341

Processing complete

Applied 29/02/1984

Decision issued 10/05/1984

Granted 10/05/1984

RMA/1993/1142

Operate physiotherapy clinic in part of an existing dwelling in Res 1 zone. - Historical Reference RES94001558

Processing complete

Applied 23/08/1993

Decision issued 18/02/1994

Granted 18/02/1994

7 Stapletons Road

RMA/1996/2332

A reduction in the living area window setback from 3m to .37m. also a reduction in the setback from access 1m to .10m.
- Historical Reference RES962706

Processing complete

Applied 21/10/1996

Decision issued 24/10/1996

Granted 24/10/1996

7/59 Avalon Street

RMA/1999/924

To add two new rooms to a small house on narrow site at 65 Avalon St house is sited 1.17m and 1.37m from side boundaries. Proposed to carry wall 1.37m from the west boundaries. - Historical Reference RES9215835

Processing complete

Applied 01/01/1999

Granted 23/06/1976

Decision issued 23/06/1976

RMA/2021/1994

Multi-Unit (16) Residential Complex

Processing complete

Applied 29/06/2021

Decision issued 03/09/2021

Granted 03/09/2021

RMA/2022/323

Fee simple subdivision - 17 lots and land use non-compliances

Processing complete

Applied 09/02/2022

s223 Certificate issued 20/10/2022

s224 Certificate issued 20/10/2022

Decision issued 29/04/2022

Granted 29/04/2022

71 North Avon Road

RMA/1976/110

Advertised 6-9-76. consent to erect a tyre fitting and retailing bay and Office accomodation. - Historical Reference RES9206344

Processing complete

Applied 26/08/1976

Decision issued 16/11/1976

Granted 16/11/1976

RMA/1979/169

Convert Service Station Office into a flat with a non complying side yard of 3.35m in lieu of 7.5m. - Historical Reference RES9206343

Processing complete

Applied 16/10/1979

Decision issued 07/11/1979

Granted 07/11/1979

RMA/2000/2485

To establish a dry cleaning business. - Historical Reference RMA20003236

Processing complete

Applied 02/10/2000

Granted 31/01/2001

Decision issued 31/01/2001

73 Avalon Street

RMA/1998/2065

To subdivide into two sites which fail to comply with site areas, site coverage, accessway, separation from neighbours and recession planes. - Historical Reference RES982359

Processing complete

Applied 31/08/1998

Decision issued 01/01/1999

Granted 01/01/1999

75 Avalon Street

RMA/1998/1638

To erect 2 additional dwellings which fail to comply with 5.5m setback, 1.8m setback, 3m living area window setback, recession plane, outdoor li - Historical Reference RES981858

Processing complete

Applied 14/07/1998

Decision issued 14/08/1998

Granted 14/08/1998

77 Avalon Street

RMA/1998/1638

To erect 2 additional dwellings which fail to comply with 5.5m setback, 1.8m setback, 3m living area window setback, recession plane, outdoor li - Historical Reference RES981858

Processing complete

Applied 14/07/1998

Decision issued 14/08/1998

Granted 14/08/1998

8/59 Avalon Street

RMA/1999/924

To add two new rooms to a small house on narrow site at 65 Avalon St house is sited 1.17m and 1.37m from side boundaries. Proposed to carry wall 1.37m from the west boundaries. - Historical Reference RES9215835

Processing complete

Applied 01/01/1999

Decision issued 23/06/1976

Granted 23/06/1976

Decision issued 23/06/1976

Granted 23/06/1976

RMA/2021/1994

Multi-Unit (16) Residential Complex

Processing complete

Applied 29/06/2021

Decision issued 03/09/2021

Granted 03/09/2021

Decision issued 03/09/2021

Granted 03/09/2021

RMA/2022/323

Fee simple subdivision - 17 lots and land use non-compliances

Processing complete

Applied 09/02/2022

s223 Certificate issued 20/10/2022

s224 Certificate issued 20/10/2022

Decision issued 29/04/2022

Granted 29/04/2022

s223 Certificate issued 20/10/2022

s224 Certificate issued 20/10/2022

Decision issued 29/04/2022

Granted 29/04/2022

81 Avalon Street

RMA/1998/1035

Failure to meet setbacks from living area windows, access way widths, recession planes and garage door setbacks. - Historical Reference RES981131

Processing complete

Applied 30/04/1998

Decision issued 30/04/1998

Granted 30/04/1998

RMA/1998/862

To create 2 rear freehold allotments of 218m2 each and 2 front allotments of 308m2 and 320m2 which fails to comply with the required 4m vehicle access width - Historical Reference RES980919

Processing complete

Applied 07/04/1998

Decision issued 30/04/1998

Granted 30/04/1998

RMA/2009/1523

Two townhouses with attached garages with various non compliances - Historical Reference RMA92014999

Processing complete

Applied 13/10/2009

Decision issued 17/12/2009

Granted 17/12/2009

81A Avalon Street

RMA/1998/862

To create 2 rear freehold allotments of 218m2 each and 2 front allotments of 308m2 and 320m2 which fails to comply with the required 4m vehicle access width - Historical Reference RES980919

Processing complete

Applied 07/04/1998

Decision issued 30/04/1998

Granted 30/04/1998

RMA/2009/1523

Two townhouses with attached garages with various non compliances - Historical Reference RMA92014999

Processing complete

Applied 13/10/2009

Decision issued 17/12/2009

Granted 17/12/2009

83 Avalon Street

RMA/1991/832

Proposed building (garage/ sleepout) protruding through east boundary recession plane. - Historical Reference RES9215839

Processing complete

Applied 15/02/1991

Decision issued 01/03/1991

Granted 01/03/1991

87 Avalon Street

RMA/1983/432

To add to the existing building (which is largely retail) a service industry when total building floor space exceeds 200m2 on the site - Historical Reference RES9210075

Processing complete

Applied 07/06/1983

Decision issued 04/07/1983

Granted 04/07/1983

RMA/1991/547

To reduce the carparking requirement for a retail shop - Historical Reference RES9210076

Processing complete

Applied 29/01/1991

Decision issued 18/04/1991

Granted 18/04/1991

RMA/2021/2334

Construct nine residential units and two commercial units

Processing complete

Applied 21/07/2021

Decision issued 04/10/2021

Granted 12/10/2021

9/59 Avalon Street

RMA/1999/924

To add two new rooms to a small house on narrow site at 65 Avalon St house is sited 1.17m and 1.37m from side boundaries. Proposed to carry wall 1.37m from the west boundaries. - Historical Reference RES9215835

Processing complete

Applied 01/01/1999

Decision issued 23/06/1976

Granted 23/06/1976

Decision issued 23/06/1976

Granted 23/06/1976

RMA/2021/1994

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Granted 29/04/2022

s223 Certificate issued 20/10/2022

s224 Certificate issued 20/10/2022

Decision issued 29/04/2022

Granted 29/04/2022

Data Quality Statement

Land Use Consents

All resource consents are shown for sites that have been labelled with an address. For sites that have been labelled with a cross (+) no resource consents have been found. Sites that have no label have not been checked for resource consents. This will be particularly noticeable on the margins of the search radius. If there are such sites and you would like them included in the check, please ask for the LIM spatial query to be rerun accordingly. This will be done free of charge although there may be a short delay. Resource consents which are on land occupied by roads, railways or rivers are not, and currently cannot be displayed, either on the map or in the list. Resource consents that relate to land that has since been subdivided, will be shown in the list, but not on the map. They will be under the address of the land as it was at the time the resource consent was applied for. Resource consents that are listed as Non-notified and are current, may in fact be notified resource consents that have not yet been through the notification process. If in doubt. Please phone (03)941 8999.

The term “resource consents” in this context means land use consents. Subdivision consents and certificates of compliance are excluded.

Subdivision Consents

All subdivision consents are shown for the sites that have been labelled with consent details. For Sites that have been labelled with a cross (+) no records have been found. Sites that have no label have not been checked for subdivision consents. This will be particularly noticeable on the margins of the search radius. If there are such sites and you would like them included in the check, please ask for the LIM spatial query to be rerun accordingly. This will be done free of charge although there may be a short delay.

The term “subdivision consents” in this context means a resource consent application to subdivide land. Non subdivision land use resource consents and certificates of compliance are excluded.

This report will only record those subdivision applications which have not been completed i.e once a subdivision has been given effect to and the new lots/properties have been established the application which created those lots will not be shown

All subdivision consent information is contained on the map and no separate list is supplied