Gmail [redacted]

ENF1734036 - 48 North Avon Road - Compliance Email

Koehler-Tibbotts, Jasmine <Jasmine.KoehlerTibbotts@ccc.govt.nz> Tue, Sep 1, 2026 at 3:31 PM
To: [redacted]

Kia Ora Karan,

Thank you again for your time on the phone today.

We are satisfied and can confirm that the property is now compliant with the addition of the door and removal of the kitchen sink/capped plumbing.

As discussed, please see the attached subdivision plan.

The addition of a laundry sanitary fixture would be considered building work requiring consent, if the fixture is additional to the current sum of fixtures. However, *moving* a sanitary fixture within a dwelling is permitted without consent.

If you were to remove a sanitary fixture, for example the 2nd shower (or bath), you would be permitted to move that within the dwelling without consent.

For your reference, I have linked the building performance website below that includes/explains building work that is exempt from the Building Act 2004 under Schedule 1, and the requirements for exempt works. The drainage section is 4. Please note that if work is **not** listed in this document, then it likely requires consent.

Exempt building work guidance | Building Performance

Ngā mihi,

Jasmine Koehler-Tibbotts
Compliance Officer

Compliance & Investigations Team
Regulatory Compliance Unit

03 941 5618

Jasmine.KoehlerTibbotts@ccc.govt.nz

Te Hononga Civic Offices, 53 Hereford Street, Christchurch

PO Box 73012, Christchurch 8154

ccc.govt.nz

Christchurch City Council

From: karan gosain[redacted]
Sent: Monday, 31 August 2026 8:00 am
To: Koehler-Tibbotts, Jasmine <Jasmine.KoehlerTibbotts@ccc.govt.nz>
Subject: Re: ENF1734036 - 48 North Avon Road - Compliance Email

Kia Ora Jasmine,

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All pages from 08 232438 Amended Plan.pdf
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