

Land Information Memorandum



Property address:
92 Roydon Drive

LIM number: H11071040

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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 7 September 2026
Date received 27 August 2026

Property details

Property address 92 Roydon Drive, Templeton, Christchurch
Valuation roll number 23521 44300
Valuation information Capital Value: \$770,000
Land Value: \$350,000
Improvements Value: \$420,000
Please note: these values are intended for Rating purposes
Legal description Lot 70 DP 63783
Existing owner Mr Andrew Bruce Gordon
Michelle Kirsten Gordon

Michelle's Family Trust
1 Micron Close
Christchurch 8042

Council references

Rate account ID 73051310
LIM number H11071040
Property ID 1021549

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

- Regional Hazard Information: Selwyn Modelling
The property, or part of the property, is within an area where detailed floodplain modelling has been carried out by Selwyn District Council and overlaps the Christchurch District Boundary. Model results are available on Environment Canterbury's flood model results webapp at <https://apps.canterburymaps.govt.nz/FloodModelResults/>.

Title: Selwyn District Flood Model - Hydraulic Model Build Report

Date: August 2025

Author: Tonkin & Taylor Ltd

Commissioned by: Selwyn District Council

Purpose of report: To quantify the extent and severity of flooding in the Selwyn District. For use in land use planning.

Study area: Selwyn District plains

Accessible at: https://www.selwyn.govt.nz/services/civil-defence-And-emergency-management/documents/2025.08.28.SDCFloodModel_ModelBuildReport.vA_Final.pdf

- 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

- Snow Load Design Required
Contour maps held by the Council indicate that this site is at or above 40 metres above mean sea level. The effects of snow on the design of any proposed buildings will need to be considered and addressed.

(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.

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Other Special Features or Characteristics of the Land

- Fill

This property is located in an area known to have been filled. The year the fill occurred is Unknown. The filling was, according to the Council's records carried out in a controlled manner and comprises Unknown Material.

- Property Affected by Stormwater to Ground Area

Stormwater drainage to an approved soakage chamber (for roof stormwater only) is a condition of any future building on this site unless it is a known or declared hazardous site.

Related Information

- There are attached hazard/special site characteristics supplementary sheet/s.

2. Private and public stormwater and sewerage drains

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

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

Related Information

- This property is shown to be served by Christchurch City Council Sewer and Stormwater.
- Attached are all drainage plans that Council hold for details of private and public drainage. Not all plans provided are verified by Council, and therefore Council cannot be liable for inaccuracies. Site investigation will be required by owners to determine exact layouts.

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: \$4,847.36

	Instalment Amount	Date Due
Instalment 1	\$1,211.78	31/08/2026
Instalment 2	\$1,211.78	30/11/2026
Instalment 3	\$1,211.78	28/02/2027
Instalment 4	\$1,212.02	31/05/2027

Rates owing as at 07/09/2026: \$419.19

(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.

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/1994/302 Applied: 21/01/1994 Status: Completed
92 Roydon Drive Templeton
Accepted for processing 21/01/1994
Building consent granted 08/02/1994
Building consent issued 09/02/1994
Code Compliance Certificate Granted 10/01/1995
Code Compliance Certificate Issued 10/01/1995
DWELLING WITH ATTACHED GARAGE- Historical Reference CON94000342
- BCN/1995/8878 Applied: 06/11/1995 Status: Completed
92 Roydon Drive Templeton
Accepted for processing 06/11/1995
Building consent granted 06/11/1995
Building consent issued 06/11/1995
Code Compliance Certificate Granted 06/12/1995
Code Compliance Certificate Issued 06/12/1995
INSTALLATION OF MASPORT LE 2000/ W - Cert: 94016- Historical Reference CON95009562

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- BCN/1996/4391 Applied: 29/05/1996 Status: Completed
92 Roydon Drive Templeton
Accepted for processing 29/05/1996
Building consent granted 20/08/1996
Building consent issued 23/08/1996
Code Compliance Certificate Granted 12/08/1997
Code Compliance Certificate Issued 12/08/1997
GARAGE/WORKSHOP/HOBBY ROOM- Historical Reference CON96004796
- BCN/2011/301 Applied: 31/01/2011 Status: Completed
92 Roydon Drive Templeton
Accepted for processing 31/01/2011
Building consent granted 07/02/2011
Building consent issued 07/02/2011
PIM Granted 07/02/2011
PIM Issued 07/02/2011
Code Compliance Certificate Granted 29/03/2011
Code Compliance Certificate Issued 29/03/2011
OSBURN 1600 FREESTANDING WETBACK WOODBURNER CAC 06012- Historical Reference ABA10108919

(b) Certificates

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

(c) Notices

(d) Orders

(e) Requisitions

Related Information

- Please find an electrical certificate/s attached relating to works that have been carried out on the current building/dwelling at this address.

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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

- **Christchurch International Airport Protection Sfc.**

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

- **Air Noise Boundary and Air Noise Contours**

Property or part of property affected by the 55 dB Ldn Air Noise Contour provisions which is operative.

- **District Plan Zone**

Property or part of property within the Residential Suburban 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.

- **RMA/1996/1426 - Resource consents**

92 Roydon Drive Templeton

Application for hobby room/ store and workshop which exceeds total site coverage of 35%(37.25% proposed) and to exceed 9m length of wall within 1.8m of boundary(10.8m proposed) both in terms of the Proposed and Transitional Plans. - Historical Reference RES961674

Status: Processing complete

Applied 01/07/1996

Granted 20/08/1996

Decision issued 20/08/1996

(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**

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 Thursday. 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 Thursday. 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 Thursday. 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 Halswell-Hornby-Riccarton 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 Hornby 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.

ENTERED
23.8.95

Resource Management Act 1991/Building Act 1991
Hazards or Special Site Characteristics
SOCKBURN SERVICE CENTRE

Location Raydon Drive Number: 92
Legal Description: Lot .. 70 .. D.P. 63783 Ward: Wigram

Date
Recorded 92 Severity 1 Accuracy 9 by .. George Marsh .. Computer Entry 11.8.95

DETAILS:

Engineer control Cut & Fill
LOCATION OF INFORMATION: Service Centre/Section Sockburn SP 92/102
File No. or Source of Information Davie Lovell Smith

Further Details:

All properties in this subdivision are subject to a NZS 4431 Certificate for the engineered fill and the cuts into the original ground formation.
A requirement of the Scheme Plan is that an Engineer's soil response and bore hole tests are required.
A Foundation Certificate to be issued where necessary.

Date
Recorded Severity Accuracy by .. George Marsh .. Computer Entry
DETAILS:

LOCATION OF INFORMATION: Service Centre/Section
File No. or Source of Information

Date
Recorded Severity Accuracy by .. George Marsh .. Computer Entry
DETAILS:

LOCATION OF INFORMATION: Service Centre/Section
File No. or Source of Information

KEY Severity ☐ 1 Low ☐ 2 Moderate ☐ 3 Extreme ☐ 4 Unknown
Accuracy ☐ A Confirmed ☐ B Unconfirmed ☐ C Personal Observation

- Buildings
- StreetAddress
- WwAccess
 - Standard Manhole
 - WwPipeFlowDirection
 - WwLateral
- WwPipe (non CCC)
 - In Service
- WwLateral (non CCC)
 - In Service
- SwLateralFitting
 - Inspection Point
 - Soak Pit
- SwLateral (non CCC)
 - In Service
- WsValve
 - Gate
 - WsHydrant
- WsConnection
 - Meter
- WsFitting
 - End Cap
 - Connector
 - Connector
- WsPipe
 - NominalDiameter
 - Diameter is 110mm or smaller
 - Diameter is greater than 110mm, up to 225mm
 - WsLateral
 - RatingUnit

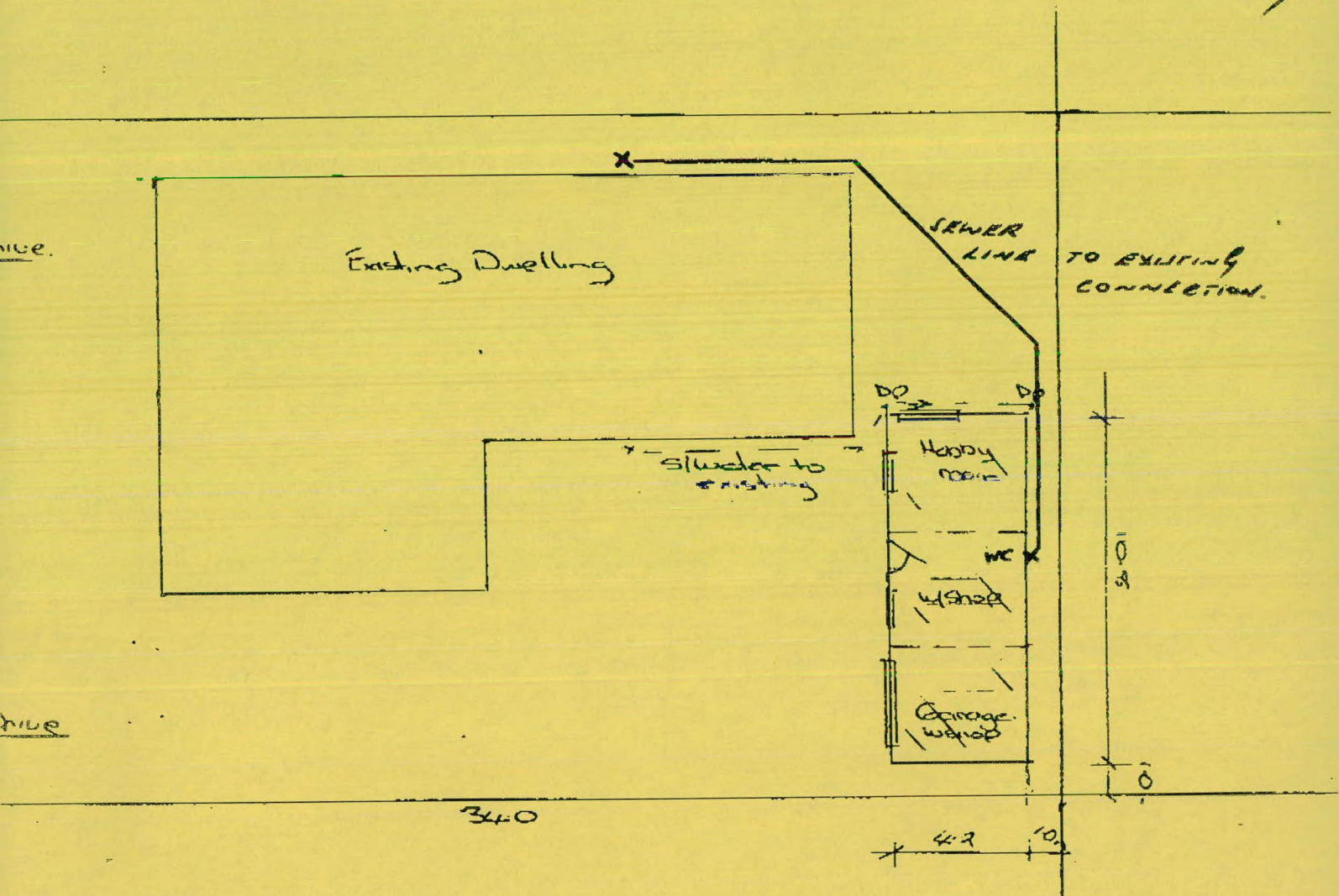
Christchurch City Council

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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N
Date: 7/09/2026 8:20 AM
Scale: 1: 400 on A4
0 0.002 0.004 0.008 0.012 0.016
km

92 ROYDON
DRIVE.PROJECT CONTENT
96004796.

E GARAGES LTD.

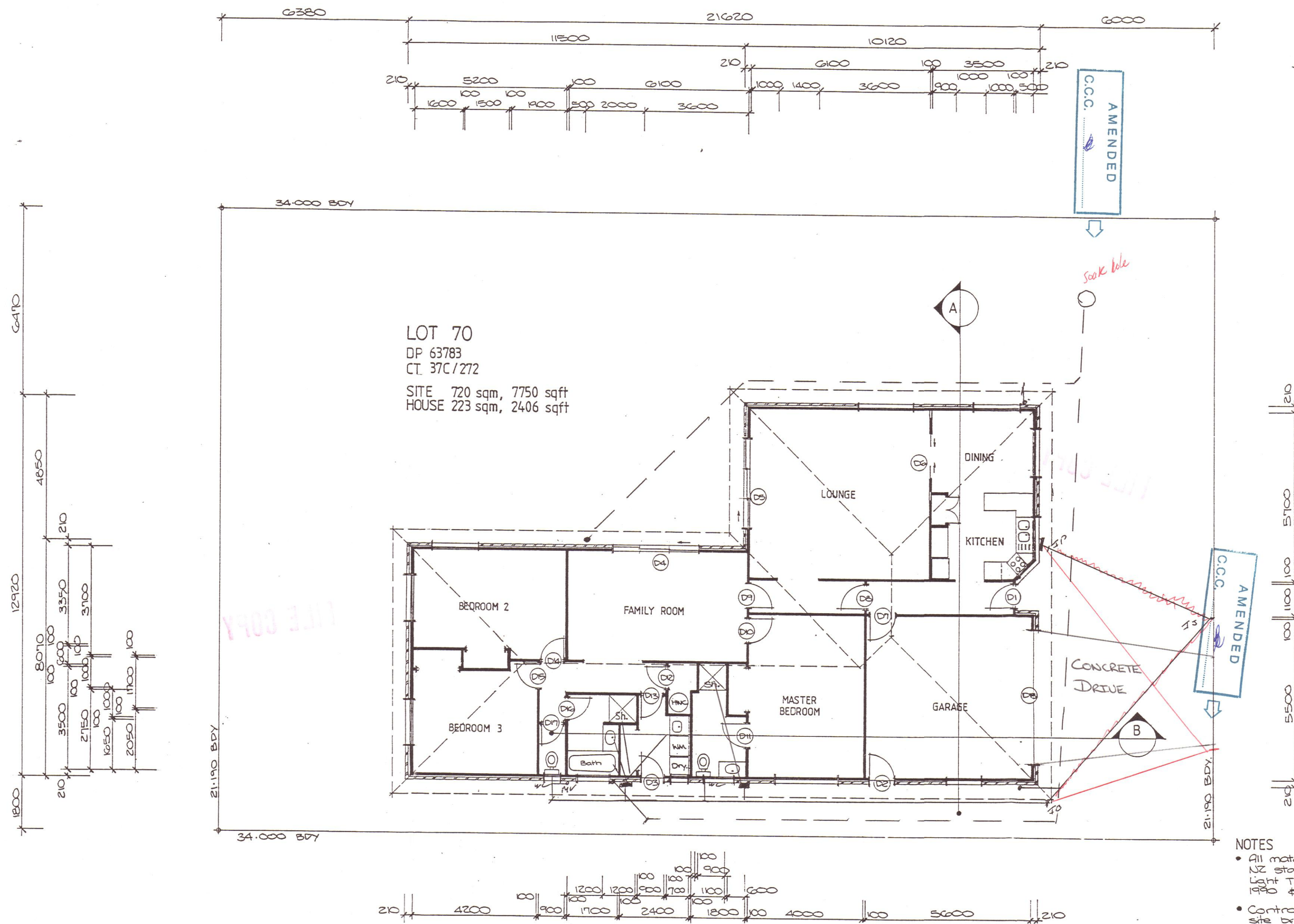
Content: Bruce Earnest.
92 Roydon Drive
Templeton.

10.8x7.2m Garage - 11.4m

Scale: 1:200

Date:

The Contractor shall verify all dimensions on site and all work shall comply with relevant NZ standards and local authority By laws and regs & the New Zealand Building Code.



All building work shall comply with the New Zealand Building Code notwithstanding any inconsistencies which may occur in the drawings and specifications.

CHRISTCHURCH CITY COUNCIL
2 FEB 1994
CONSENT DOCUMENT

FILE COPY

NOTES

- All materials & work to comply with NZ standard 'Code of Practice for Light Timber Framed Building' NZ 3604: 1990 & Amendments there to.
- Contractor to check all dimensions on site by commencing any work or by materials.

DRAINAGE PLAN.

94000342 (A)

14 DEC 1993

EWART HOUSE

SCALE
1:100

DATE
DEC 93

TITLE

SITE & FLOOR PLAN

SHEET NO

1

OF:

FILE

934

Electrical Workers Registration Board

Ministry of Commerce Building - 33 Bowen Street - Wellington
 PO Box 10-156 - Wellington
 Telephone NZ 0-4 472 0030 - Fax 0-4 473 2395

ELECTRICAL CERTIFICATE OF COMPLIANCE TYPE "S"
(DOMESTIC) for the certification of -

- (a) The installation, alteration, or extension of subcircuits (including submains) carried out by homeowners under section 110 of the Electricity Act 1992 and regulation 40 of the Electricity Regulations 1993; and
 (b) Electrical installation work in homes carried out by qualified persons - including details of fittings connected (*please print all details*)

Cert. No. S94 401011

SECTION A - Details of work~~Client/Homeowner~~ (delete that which is inapplicable) details

Name Mr Bruce Garmett
92 Rouplan Drive, Templeton

Address (where work described below was carried out)

Description of work (in this certificate referred to as "the described work")

Run submain to outbuilding & wire 10 lights
and 10 sockets.
Two security lights.

Fittings connected

SECTION B - Certification of Homeowner work**1. Testing**

I have tested the *described work* in accordance with the New Zealand Electrical Code of Practice for Inspection and Testing of Low Voltage Installations for Certification Purposes (NZECP 11:1993); and

2. Certification

I certify that the *described work* has been tested and complies with the Electricity Act 1992 and the Electricity Regulations 1993 -

Inspector's Name _____ Practising Licence No. _____

Registration No. _____ Signature _____ Date _____

SECTION C - Electrical Installation Work by qualified persons**1. Certification**

The *described work* was carried out by D. McIlwraith (name of person carrying out the work)

holding _____ (description of electrical qualifications of person carrying out the work)
 and I have tested it in accordance with the New Zealand Electrical Code of Practice for Inspection and Testing of Low Voltage Installations for Certification Purposes (NZECP 11:1993), and I certify that it complies with the Electricity Act 1992 and the Electricity Regulations 1993:

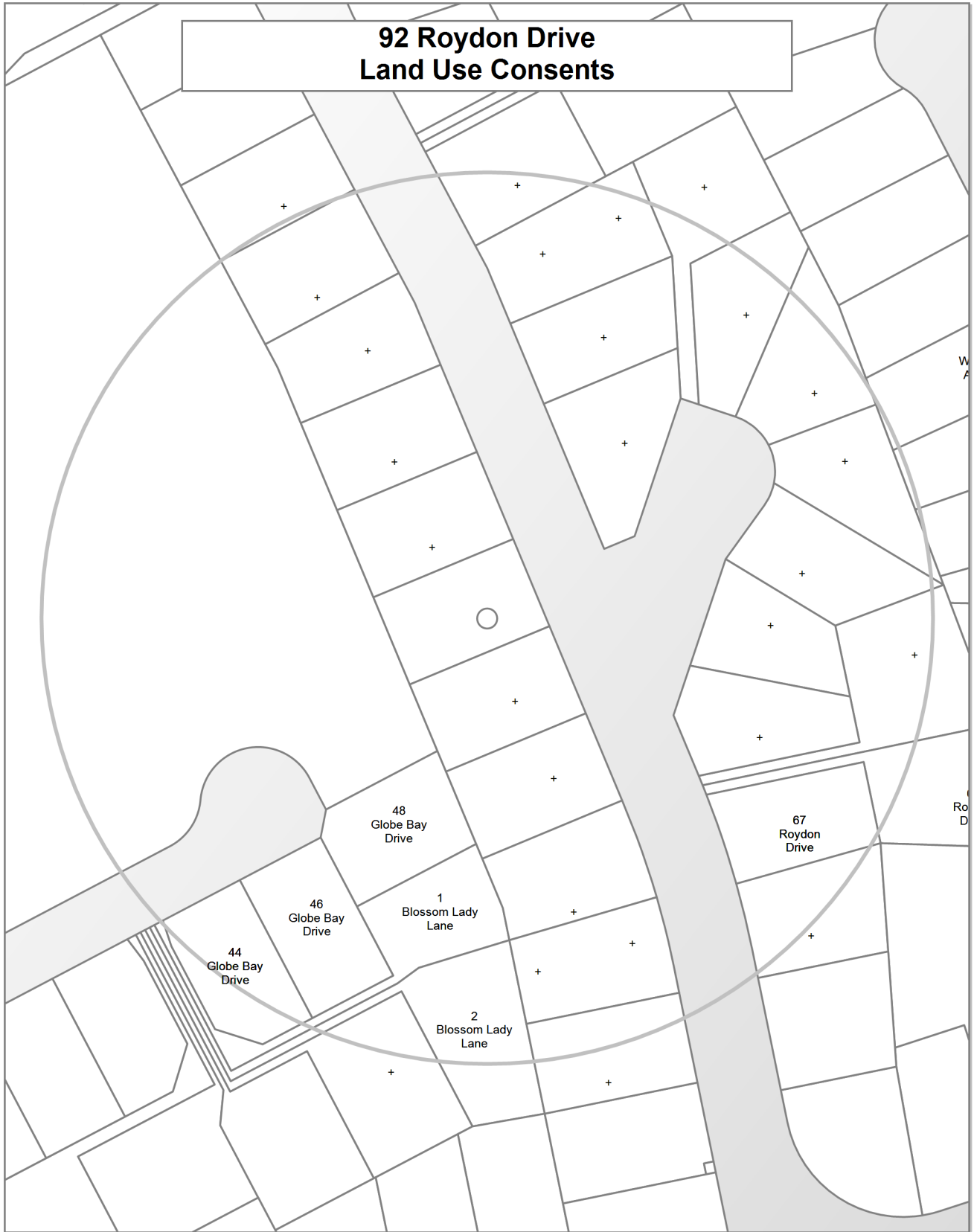
Name Dave McIlwraith Practising Licence No. I 1661Registration Type & No. I 1661 Signature D. McIlwraith Date 12-6-97**2. Inspection (where applicable)**

I have inspected the *described work* and I am satisfied that the work complies with the requirements of the Electricity Act 1992 and the Electricity Regulations 1993:

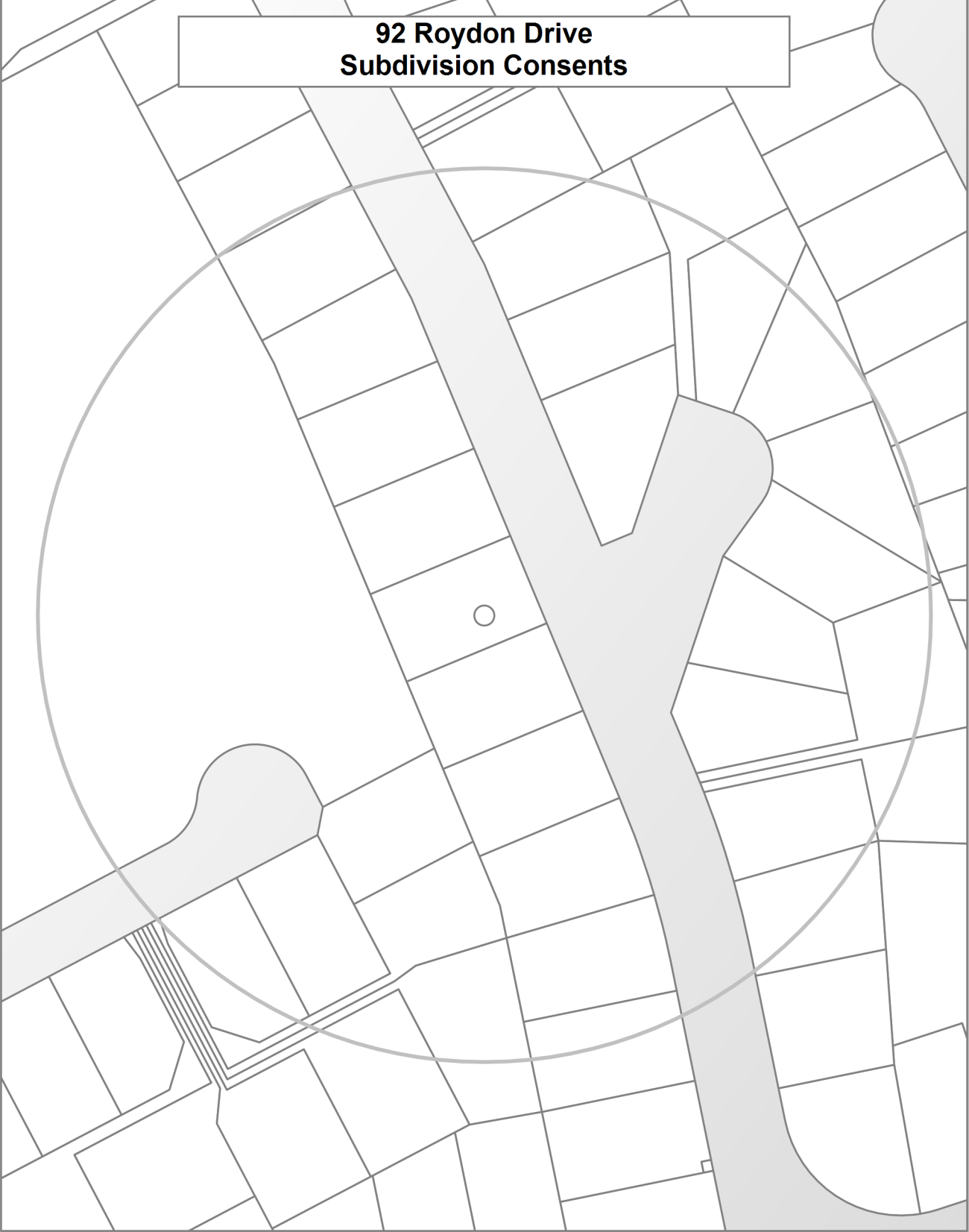
Inspector's Name _____ Practising Licence No. _____

Registration No. _____ Signature _____ Date _____

92 Roydon Drive Land Use Consents



**92 Roydon Drive
Subdivision Consents**



Land Use Resource Consents within 100 metres of 92 Roydon Drive

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

1 Blossom Lady Lane

RMA/2006/1063

Application to erect a dwelling with an attached garage - Historical Reference RMA92005105

Processing complete

Applied 16/05/2006

Decision issued 30/05/2006

Granted 30/05/2006

15 Westfield Avenue

RMA/1999/2804

Application for dwelling with attached garage with non-compliances with odds; garage wall length; setback from road boundary and size of garage - Historical Reference RES991631

Processing complete

Applied 01/06/1999

Decision issued 18/06/1999

Granted 18/06/1999

19 Westfield Avenue

RMA/1998/1738

Application for garage to be within front 4.5m road boundary setback. - Historical Reference RES981983

Processing complete

Applied 23/07/1998

Decision issued 09/09/1998

Granted 09/09/1998

2 Blossom Lady Lane

RMA/2006/897

Application to erect a dwelling with an attached garage - Lot 50 - Historical Reference RMA92004929

Processing complete

Applied 28/04/2006

Decision issued 23/05/2006

Granted 22/05/2006

44 Globe Bay Drive

RMA/2006/228

Application to erect a single storey dwelling with an attached garage - Historical Reference RMA20022117

Processing complete

Applied 13/02/2006

Decision issued 16/02/2006

Granted 16/02/2006

RMA/2006/630

Application to not apply Living 1A special setback provisions (rule 3.3.4) to Lots 45-49 and 55-58 in relation to the northern boundary with Rural 2 zone - Historical Reference RMA92004641

Processing complete

Applied 27/03/2006

Decision issued 31/03/2006

Granted 30/03/2006

46 Globe Bay Drive

RMA/2006/630

Application to not apply Living 1A special setback provisions (rule 3.3.4) to Lots 45-49 and 55-58 in relation to the northern boundary with Rural 2 zone - Historical Reference RMA92004641

Processing complete

Applied 27/03/2006

Decision issued 31/03/2006

Granted 30/03/2006

48 Globe Bay Drive

RMA/2006/630

Application to not apply Living 1A special setback provisions (rule 3.3.4) to Lots 45-49 and 55-58 in relation to the northern boundary with Rural 2 zone - Historical Reference RMA92004641

Processing complete

Applied 27/03/2006

Decision issued 31/03/2006

Granted 30/03/2006

65 Roydon Drive

RMA/1993/966

Consent to erect a garage wall 12m Long within 1.8m of the boundary - Historical Reference RES9221124

Processing complete

Applied 02/08/1993

Decision issued 09/09/1993

Granted 09/09/1993

67 Roydon Drive

RMA/1993/967

Consent to erect a dwelling which exceeds site coverage - Historical Reference RES9221125

Processing complete

Applied 30/05/1993

Decision issued 24/06/1993

Granted 24/06/1993

RMA/1996/528

Application for a conservatory addition which will exceed the site coverage of 35% by 6.4% in terms of both the Transitional and Proposed Plans. - Historical Reference RES960619

Processing complete

Applied 15/03/1996

Decision issued 23/04/1996

Granted 23/04/1996

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