

PROPERTY DOCUMENTS

Land information memorandum

here

STATEMENT OF PASSING OVER

This information has been supplied by the vendor in good faith. Here (Powered by Ownly Limited, Licensed REAA 2008) is merely passing over this information as supplied to us.

We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information, and all intending purchasers are advised to seek their 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.

Christchurch City Council

Land Information Memorandum



Property address:

146 Oram Avenue

LIM number: H11638020

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

Land Information Memorandum

Christchurch City Council

Application details

Date issued	2 November 2026
Date received	19 October 2026

Property details

Property address	146 Oram Avenue, New Brighton, Christchurch
Valuation roll number	22830 50600
Valuation information	Capital Value: $630,000 Land Value: $340,000 Improvements Value: $290,000 *Please note: these values are intended for Rating purposes*
Legal description	Pt Lot 25 DP 783
Existing owner	George Ross Benbow 13B Elliott Street The Wood Nelson 7010

Council references

Rate account ID	73017068
LIM number	H11638020
Property ID	1047061

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

Land Information Memorandum

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.

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

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.

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

(a) Coastal Hazards

- Coastal Hazard Inundation

  The Council has a report, Coastal Hazard Assessment for Christchurch District (2021), which indicates this area may be susceptible to coastal flooding. The 2021 report considers areas that might be at risk over the next 100 years and beyond as a result of sea level rise. To find out how your area might be affected go to https://ccc.govt.nz/environment/coast/adapting-to-coastal-hazards/coastalhazards.

  The rate of sea level rise in this area may also be impacted by vertical land movement (a faster rate where land is moving downwards, and a slower rate where land is moving upwards). To find out how your area might be affected go to https://ccc.govt.nz/assets/Documents/Environment/Coast/Canterbury-VLM-and-Implications-for-Future-SLR-2025_FINAL.pdf or for more information go to https://ccc.govt.nz/assets/Documents/Environment/Coast/Factsheets/VLM-and-sea-level-rise-factsheet-Sep-2025.pdf

  Title of Report: Coastal Hazard Assessment for the Christchurch District: Technical Report
  Purpose of report: To assess the extent to which coastal hazards will impact the Christchurch District under various future sea level rise projections
  Scope of Report: District-wide
  Where or how to access the report:
  https://resources.ccc.govt.nz/assets/environment/land/coastalhazards/2021-09-29_CHA_Tech_Report.pdf
  Date of report: September 2021
  Name of person/entity that commissioned report: Christchurch City Council
  The name of person/entity that prepared the report: Tonkin and Taylor Ltd
  Map: https://gis.ccc.govt.nz/hazard-viewer/

  Title of Report: Co-seismic and post-seismic rates of vertical land movement in the Canterbury Region and implications for future changes in sea level
  Purpose of report: To build on the 2023/24 reports, by providing a district-wide analysis, filling key knowledge gaps and utilising a more recent and robust satellite data set.
  Scope of Report: The Christchurch District and the coastal zone of the wider Canterbury region.
  Where or how to access the report: (link to report or spatial portal)
  Date of report: 16th April 2025
  Name of person/entity that commissioned report: Christchurch City Council
  The name of person/entity that prepared the report: GNS Science

- Sea Spray Zone

  This property is in the sea spray zone as defined by NZS 3604 2011.

- Regional Hazard Information: Shoreline Modelling

  Future shoreline modelling has not been completed for this area, however Environment Canterbury carries out regular surveying to monitor coastal change. Information on historic coastal change in this area may be available on Environment Canterbury's coastal hazard monitoring webapp at https://mapviewer.canterburymaps.govt.nz/?webmap=117b9d3b75cb422da15b9d1b6698c8c3

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

(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=b5f859bd18ee4912828cb092bef6c449.

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

(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 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

- Property located in Tsunami Risk Zone

  This property may be affected by flooding by some tsunami scenarios as shown in reports by GNS and NIWA commissioned by ECan and CCC. Links to reports can be found at https://ccc.govt.nz/tsunami-evacuation-zones-and-routes/ and on ECan's web site https://www.ecan.govt.nz by searching for the terms tsunami hazard.

  Title of Report: Multiple scenario tsunami modelling for Canterbury, GNS Science Consultancy Report 2018/198 November 2019
  Purpose of report: Modelled inundation of the southern Pegasus Bay coast and Lyttelton Harbour in multiple local, regional and distant tsunami scenarios.
  Scope of Report: Christchurch coast from Purau to Pines/Kairaki Beach
  Where or how to access the report: https://www.ecan.govt.nz/document/download?uri=3752435
  Date of report: November 2019
  Name of person/entity that commissioned report: Environment Canterbury
  The name of person/entity that prepared the report: GNS Science

  Title of Report: Multiple scenario tsunami modelling for northern Pegasus Bay and northern Banks Peninsula Bays, GNS Science Consultancy Report 2020/136 November 2020
  Purpose of report: Modelled inundation of northern Banks Peninsula coast in multiple local, regional and distant tsunami scenarios.

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

Scope of Report: Banks Peninsula from Godley Head to Le Bons Bay
Where or how to access the report: https://www.ecan.govt.nz/document/download?uri=3996252
Date of report: November 2020
Name of person/entity that commissioned report: Environment Canterbury
The name of person/entity that prepared the report: GNS Science

Title of Report: Multiple scenario tsunami modelling for the Selwyn Coastline, Kaitorete Barrier and Akaroa Harbour, GNS Science Consultancy Report 2020/47 November 2020
Purpose of report: Modelled inundation of southern Banks Peninsula coast and Kaitorete Barrier in multiple local, regional and distant tsunami scenarios.
Scope of Report: Banks Peninsula and Kaitorete Barrier, from Le Bons Bay to Taumutu
Where or how to access the report: https://www.ecan.govt.nz/document/download?uri=3996251
Date of report: November 2020
Name of person/entity that commissioned report: Environment Canterbury
The name of person/entity that prepared the report: GNS Science

Title of Report: Land Drainage Recovery Programme: Tsunami Study
Purpose of report: Modelled inundation of the Christchurch City coast in 500 and 2500 year return period tsunami scenarios.
Scope of Report: Christchurch City from Waimakariri River Mouth to Taylors Mistake
Where or how to access the report: https://ccc.govt.nz/assets/Documents/Environment/Water/Flooding-Land-Drainage/Tsunami-Study-Final-report-June-19.pdf
Date of report: February 2018
Name of person/entity that commissioned report: Christchurch City Council
The name of person/entity that prepared the report: NIWA

Title of Report: Tsunami inundation modelling for Lyttelton and Akaroa Harbours NIWA Client Report No: 2018111CH May 2018
Purpose of report: Modelled inundation of Lyttelton and Akaroa Harbours in a 500 year return period tsunami scenario.
Scope of Report: Lyttelton Harbour from Godley Head to Adderley Head and Akaroa Harbour from Timutimu Head to Akaroa Head
Where or how to access the report: https://ccc.govt.nz/assets/Documents/Consents-and-Licences/property-information-and-lims/Tsunami-inundation-modelling-for-Lyttelton-and-Akaroa-Harbours-1-500-year-event-from-South-America-NIWA.pdf
Date of report: May 2018
Name of person/entity that commissioned report: Christchurch City Council
The name of person/entity that prepared the report: NIWA

Title: Additional Tsunami Simulations for Christchurch
Date: July 2026
Author: L Hughes, J Roger, W Power, A Gusman, B Ginting (Earth Sciences New Zealand)
Commissioned by: Environment Canterbury
Purpose of report: To model inundation from worst-case Puysegur, Kermadec and South American tsunamis using up-to-date earthquake source information. For use in emergency management planning, including creating tsunami evacuation zones.
Study area: Christchurch urban area from the Waimakariri River mouth to Godley Head
Accessible at: https://www.ecan.govt.nz/document/download?uri=6058500

(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.

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

(j) District Plan Natural Hazard Information

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

(k) Building Notices

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

Other Special Features or Characteristics of the Land

- Borelog/Engineer Report Image Available

Borelog/Engineer Report Image Available

Related Information

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

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

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

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

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.

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

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: $4,048.44

	Instalment Amount	Date Due
Instalment 1	$1,012.05	15/09/2026
Instalment 2	$1,012.05	15/12/2026
Instalment 3	$1,012.05	15/03/2027
Instalment 4	$1,012.29	15/06/2027

Rates owing as at 02/11/2026: $2,230.53

(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.

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

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/1958/3203 Applied: 24/07/1958 Status: Completed
  146 Oram Avenue New Brighton
  Permit granted 05/08/1958
  Permit issued 05/08/1958
  STUCCO- Historical Reference PER58000400 - No plans/addtional information held on property file
- BCN/2006/2030 Applied: 21/03/2006 Status: Completed
  146 Oram Avenue New Brighton
  Accepted for processing 21/03/2006
  Building consent granted 04/04/2006
  Building consent issued 04/04/2006
  PIM Granted 04/04/2006
  PIM Issued 04/04/2006
  Code Compliance Certificate Granted 11/05/2006
  Code Compliance Certificate Issued 11/05/2006
  REPILE PART OF DWELLING- Historical Reference ABA10064368
- BCN/2009/7863 Applied: 21/12/2009 Status: Completed
  146 Oram Avenue New Brighton
  Accepted for processing 21/12/2009

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

PIM Granted 12/01/2010
PIM Issued 12/01/2010
Building consent granted 15/03/2010
Building consent issued 22/03/2010
Extension of time Applied: 23/02/2012 Issued: 23/02/2012 Expiry: 30/03/2013
Extension of time Applied: 22/02/2013 Issued: 22/02/2013 Expiry: 30/09/2013
Extension of time Applied: 09/09/2013 Issued: 22/10/2013 Expiry: 25/04/2014
Extension of time Applied: 17/03/2014
Code Compliance Certificate Issued 05/03/2015
REMOVE WALLS IN KITCHEN/DINING - NEW BIFOLD DOORS AND RELOCATE WC TO BATHROOM- Historical Reference ABA10098700

- BCN/2016/511 Applied: 27/01/2016 Status: Completed
  146 Oram Avenue New Brighton
  Accepted for processing 28/01/2016
  PIM Granted 02/02/2016
  PIM Issued 03/02/2016
  Building consent granted 22/02/2016
  Building consent issued 08/03/2016
  Code Compliance Certificate Issued 29/03/2017
  Construction of a Garage

(b) Certificates

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

(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.
- CDB75023578 25/02/2011 146 Oram Avenue
  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.
- Please find an electrical certificate/s attached relating to works that have been carried out on the current building/dwelling at this address.

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

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.

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

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.

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

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 maybe 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

- **Coastal Environment**

  Property or part of property within the Coastal Environment overlay, which is operative.

- **Liquefaction Management Area (LMA)**

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

- **District Plan Zone**

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

- **Flood Management Area**

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

- **Fixed Minimum Floor Overlay**

  This property or parts of the property are located within the Fixed Minimum Floor Overlay level in the Christchurch District Plan, which is operative. Under this plan pre-set minimum floor level requirements apply to new buildings and additions to existing buildings. The fixed minimum floor level can be searched at http://ccc.govt.nz/floorlevelmap. For more information please contact a CCC duty planner on 941 8999.

(b) Resource consents

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

(c) Resource Consents Natural Hazard Information

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

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

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

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**

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

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 1 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 1 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 Coastal-Burwood-Linwood Community Board.

- **Tsunami Evacuation Zone**

  This property is within the tsunami evacuation zone. This area may be flooded or isolated in a tsunami. Tsunami evacuation zones are often larger than modelled flood areas to account for model uncertainties, logistical factors, and ease of communication during an emergency. You should evacuate this area if you feel a long or strong earthquake, or if you are told to in an official tsunami warning. More information is available on the Canterbury CDEM Group website at www.cdemcanterbury.govt.nz/hazards/tsunami. https://ccc.govt.nz/services/civil-defence/hazards/tsunami-evacuation-zones-and-routes/

- **Electoral Ward**

  Property located in Coastal Electoral Ward

- **Listed Land Use Register**

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

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

- **Spatial Query Report**

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

Related Information

- Attached is a Property Report that the Council has received relating to unverified/non-consented building work. The Council does not accept any liability for the contents or representations made within the report.

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

Christchurch City Council
Page 1 of 21
BCN/2016/511
Approved Building Consent Document
22/02/2016 Sandi Rhynd

Lincoln DESIGN GROUP LTD
PO Box 69122 Lincoln 7640

Denise Geayley
Totalspan Canterbury
P O Box 16555
Hornby, Christchurch 8441

Dear Denise

21st December 2015

RE: PROPOSED SHED FOR 146 ORAM AVENUE, NEW BRIGHTON – SCALA PENETROMETER SOIL TEST REPORT

1. Introduction

This report has been prepared solely for the purposes of determining the ground bearing capacity using scala penetrometer testing at the aforementioned address. The tests are shallow investigations only and do not cover slope stability, flooding issues or potential future liquefaction of the site. Such assessment is beyond the scope of this report. A detailed geotechnical analysis using Cone Penetration Testing (CPT) and expert geotechnical advice should be consulted if an investigation of the deep subsurface condition is required, as this is beyond the scope of our engagement and expertise.

2. Site Observations

The soil tests were conducted for a shed (7m x 5m) at Gina Holland and Wenqin Zhou's property at 146 Oram Avenue, New Brighton. The site is relatively flat with barely covered ground at the proposed shed building footprint. The soil tests locations were taken in line with the proposed building location plan provided by TotalSpan Canterbury.

3. Desktop Liquefaction Assessment

This property is classified as Green Zone, Technical Category 2, Yellow (TC2) in the Canterbury Land Information Map released by Canterbury Earthquake Recovery Authority (June 2011). TC 2 properties are classified by CERA and Ministry of Business, Innovation and Employment (MBIE) as minor to moderate land damage from liquefaction is possible in future significant earthquakes

4. Soil Investigations

3 Scala Penetrometer tests were undertaken on 18 December 2015 as the sole field test for this geotechnical report (Figure 1). The penetrometer readings were conducted to a maximum depth allowable and blows per 100mm penetration was recorded. Enclosed are site plan of the test locations and penetrometer allowable bearing capacity graphs.

Please Note: This report is not a guarantee, warranty or any form of insurance. It is not a Certificate of Acceptance or a Code of Compliance under the Building Act. The report has been prepared solely for the benefit of the client. No liability is accepted by the author, in respect of its use by any other person. Any other person who relies upon any matter contained in this report does so entirely at their own risk.

Lincoln DESIGN GROUP LTD
PO Box 69122 Lincoln 7640

5. Results and Discussion

The penetrometer testing results indicate general solid ground with inferred ground bearing in excess of 75kPa can be achieved for the shed at beyond 700mm depth. Inferred ground bearing capacity in excess of 100kPa (i.e. 3 blows/100mm) can be achieved at 800mm depth.

The foundations of the proposed shed should be designed to an Importance Level 1 (IL1) structure as per NZS 1170.0:2002. We also recommend referring to Ministry of Business, Innovation and Environment (MBIE) website: http://www.building.govt.nz/canterbury-garages-homeowner-info

All vegetation and organic material encountered should be properly excavated prior to any future foundation being constructed. The minimum depth of any foundation shall be clear of all unsuitable material, to the required bearing capacity.

NOTE: Ground bearing capacity is discussed in terms of 'Good Ground', as defined by NZS 3604 and excludes land that is potentially subject to liquefaction or lateral spreading. Bearing capacity has been assessed in accordance with M.J Stockwells June 1977 paper "Determination of Allowable Bearing Pressure under Small Structures"

6. Limitations

The Client is advised to note the followings:

1. The report does not purport to completely describe all the site characteristics and properties. It should also be noted the soil investigations are based on a limited number of scala penetrometer tests and the nature and continuity of subsoil conditions is inferred. Due to the inherent variability of sub-soils this assumption cannot be guaranteed and actual conditions could vary from the tests. It is the responsibility of the contractor and foundation designer to verify the site during excavation if differ from this report.
2. It is to be noted that the inherent uncertainties in subsurface evaluations or unanticipated subsurface conditions that may occur could affect total project cost and/or execution. This should be borne in mind, particularly if the report is used after a protracted delay. The author does not accept responsibility for the consequences of significant variances in the conditions and requirements for execution of the works. This disclaimer shall stand notwithstanding that the report may be made available to another party for an application for permission or approval or to fulfil a legal requirement.

If you have any queries, please do not hesitate to contact the undersigned.

Yours faithfully

Victor Wong

BE (Hons), ME (Civil), CPEng, MIPENZ (Civil), IntPE(NZ)
Encl 3 X scala penetrometer inferred bearing capacity graphs; 1 X site plan

Please Note: This report is not a guarantee, warranty or any form of insurance. It is not a Certificate of Acceptance or a Code of Compliance under the Building Act. The report has been prepared solely for the benefit of the client. No liability is accepted by the author, in respect of its use by any other person. Any other person who relies upon any matter contained in this report does so entirely at their own risk.

Christchurch City Council | Approved Building Consent Document | BCN/2016/511 | 22/02/2016 | Page 2 of 21

Lincoln DESIGN GROUP LTD
PO Box 69122 Lincoln 7640

SITE PLAN

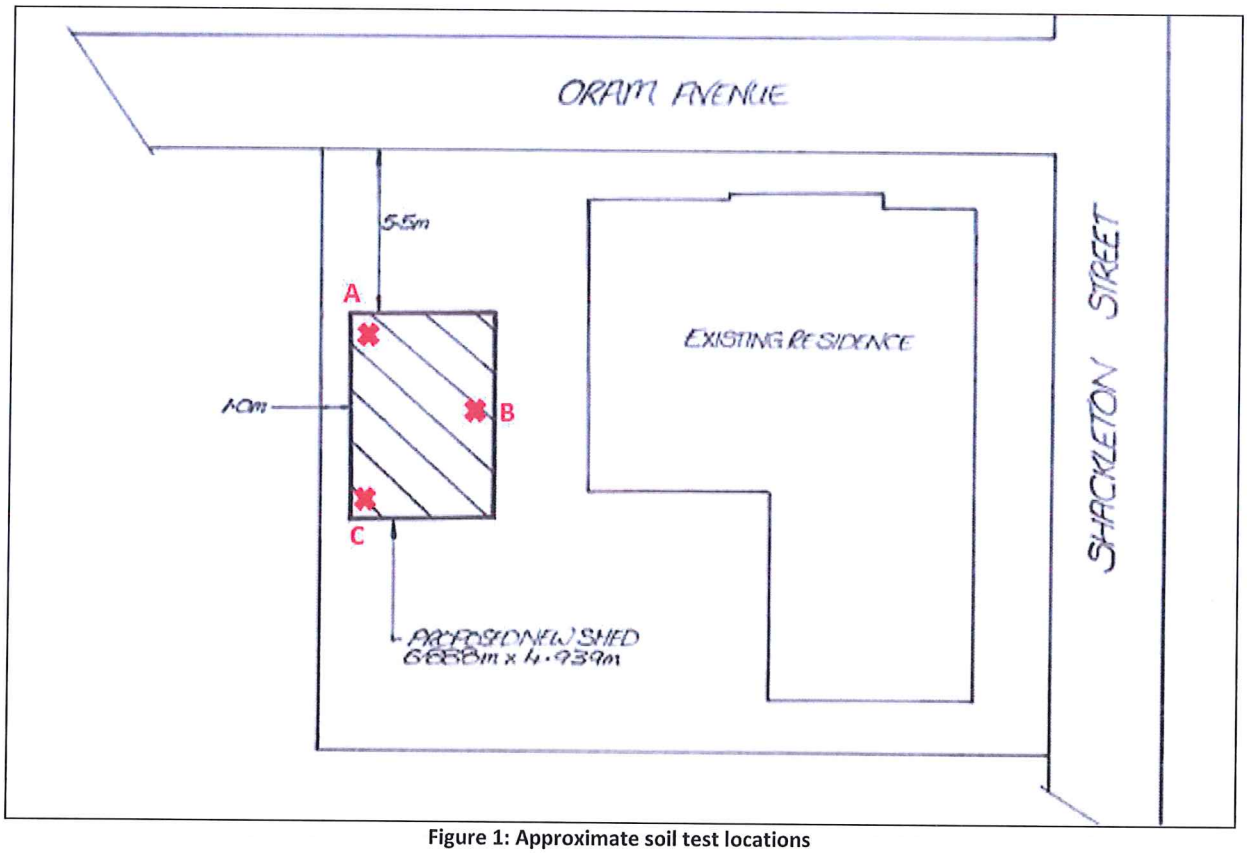


Figure 1: Approximate soil test locations

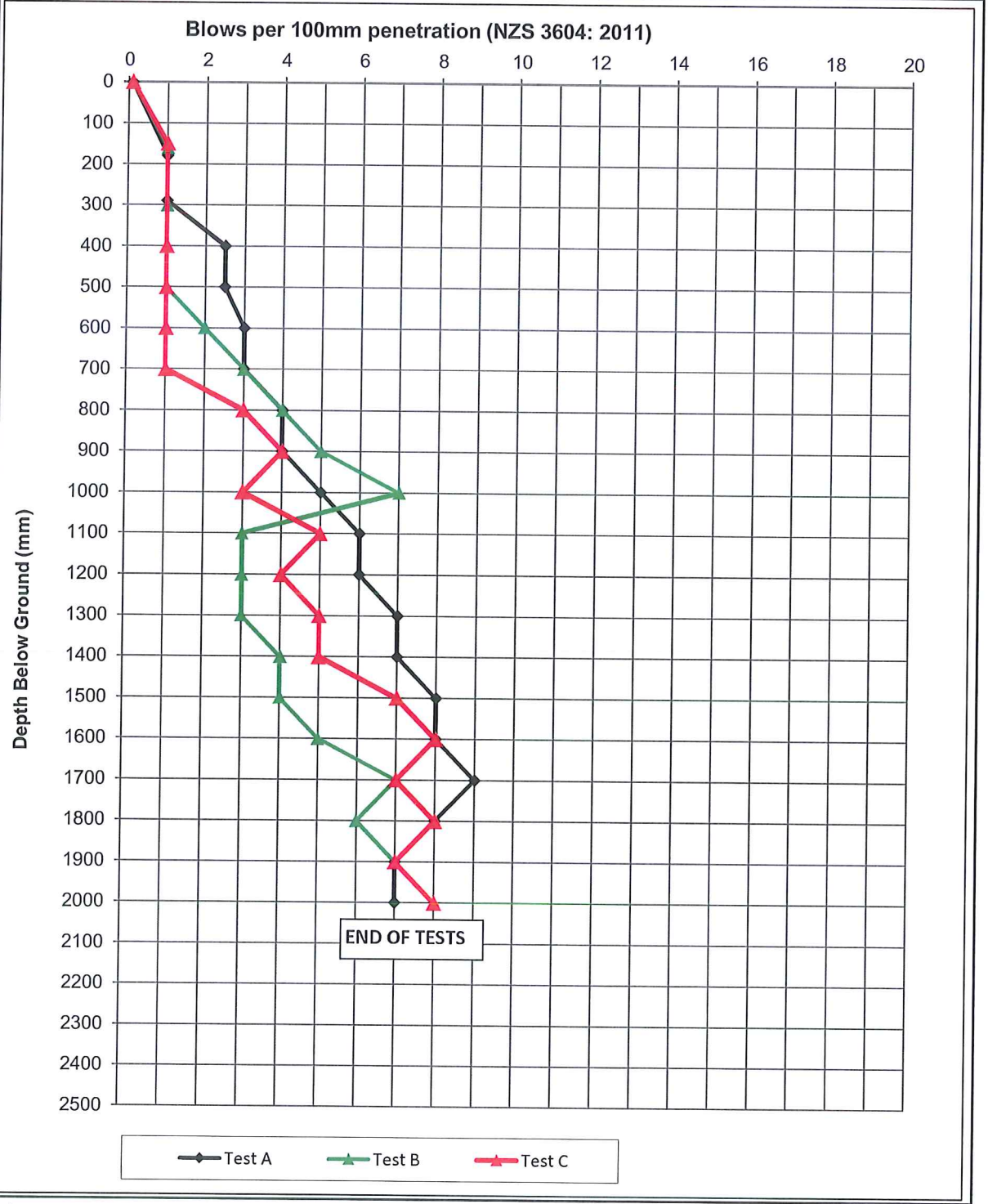
DOCUMENT CONTROL RECORD				
Report Title		Proposed shed for 146 Oram Avenue, New Brighton – scala penetrometer soil test report		
Client		Denise Geayley	Client Contact	dgeayley@snap.net.nz
Rev	Date	Revision Details	Prepared by	Reviewed by
A	21 Dec 2015	Issued to Client	Victor Wong (CPEng)	Vincent Wong (CPEng)

A person using this document or data accepts the risk of:
a) Using the documents or data in electronic form without requesting and checking them for accuracy against the original hard copy version.
b) Using the documents or data for any purpose not agreed to in writing by the Author.

Please Note: This report is not a guarantee, warranty or any form of insurance. It is not a Certificate of Acceptance or a Code of Compliance under the Building Act. The report has been prepared solely for the benefit of the client. No liability is accepted by the author, in respect of its use by any other person. Any other person who relies upon any matter contained in this report does so entirely at their own risk.

Scala Penetrometer Test Results

Location	146 Oram Avenue, New Brighton
Description	Scala penetrometer soil bearing capacity testing - proposed 7m x 5m shed
Date	18-Dec-15
Engineer	VW
Water Table	N / A



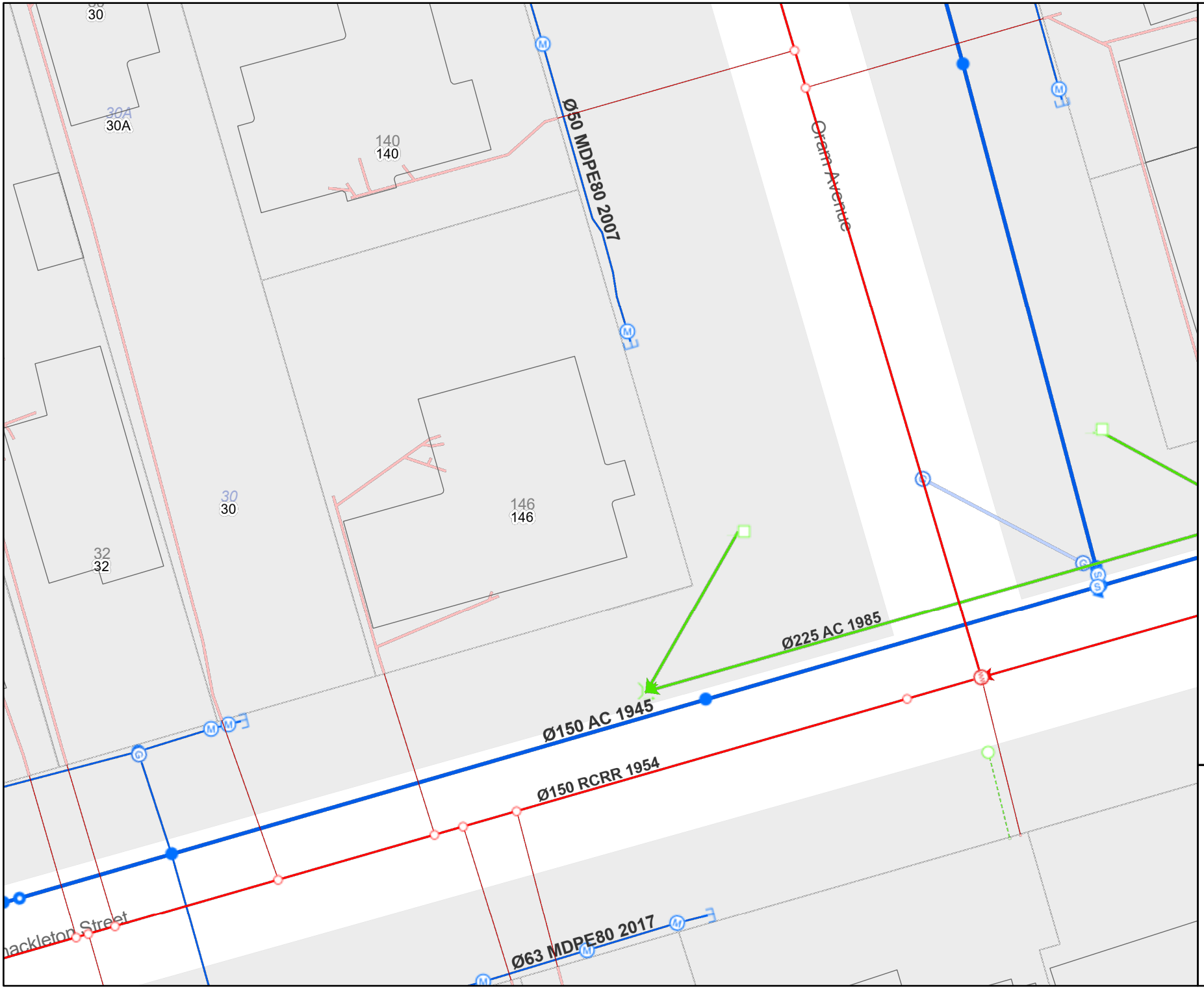
Notes:

An allowable minimum bearing capacity of 100kPa is required for "good ground" as defined in NZS 3604:2011

Additional comments:

Lincoln DESIGN GROUP LTD

PO Box 69122 Lincoln 7640



ArcGIS Web Map

- Buildings
- StreetAddress

WwAccess
- Standard Manhole

WwEye
- Eye
- Eye
- WwPipeFlowDirection

WwPipe
NominalDiameter
- Diameter is 200mm or smaller
- WwLateral

WwLateral (non CCC)
- In Service

SwInlet
- Single Sump
- SwOutlet
- SwPipeFlowDirection

SwLateralFitting
- Lateral Fitting

SwPipe
NominalDiameter
- Diameter is 450mm or smaller
- SwLateral

SwPipe (non CCC)
- In Service

SwLateral (non CCC)
- In Service

WsValve
- Gate
- Sluice
- WsHydrant

WsConnection
- Meter
- WsPipeRestraint

WsFitting
- End Cap
- Connector
- Connector

WsPipe
NominalDiameter
- Diameter is 110mm or smaller
- Diameter is greater than 110mm, up to 225mm
- WsLateral

WsPipe (non CCC)
- In Service

- RatingUnit

Christchurch City Council
ph: 03 941 8999 web: ccc.govt.nz

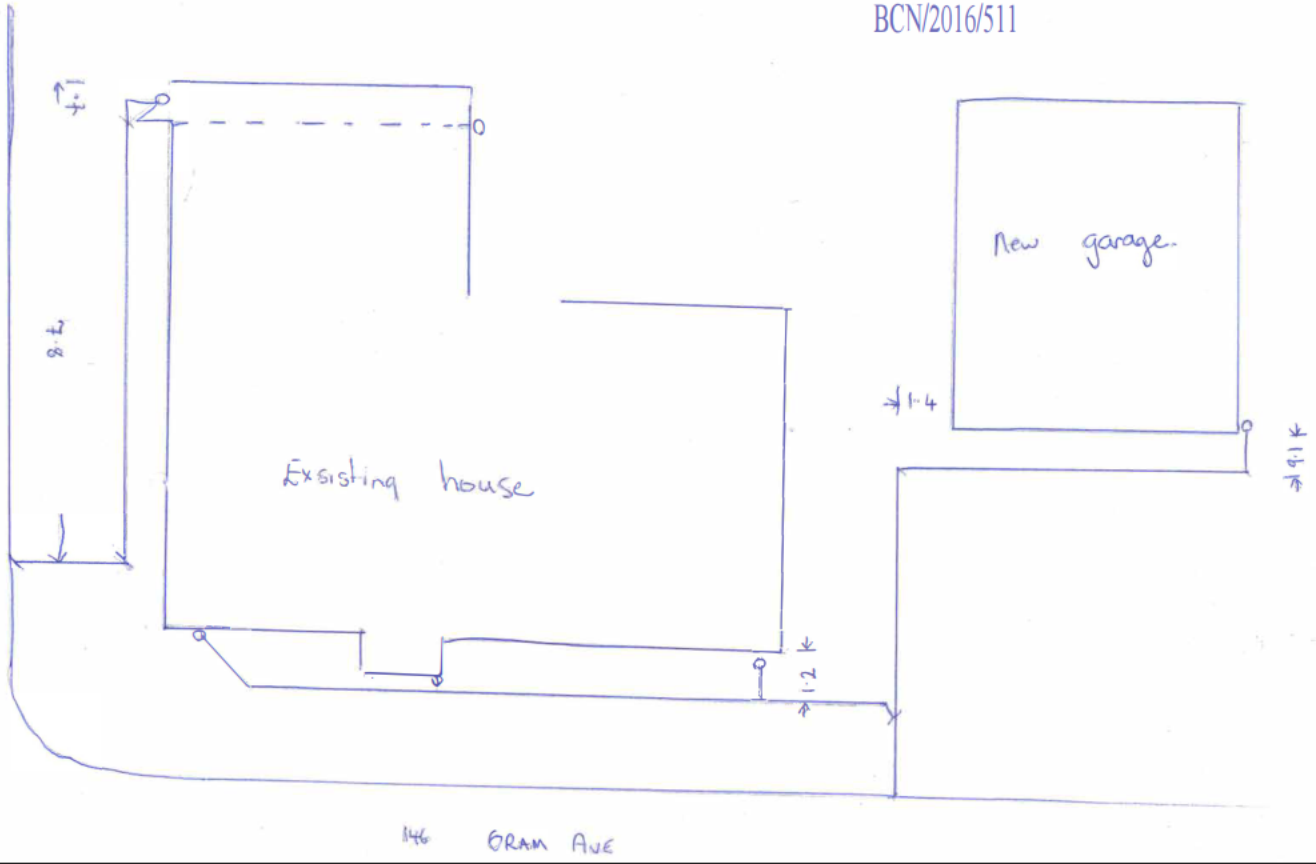
Accuracy not guaranteed. Onsite verification required.
Display of data scale dependant.
Client selected legend.
Copyright © 2026 Reproduction prohibited.

N

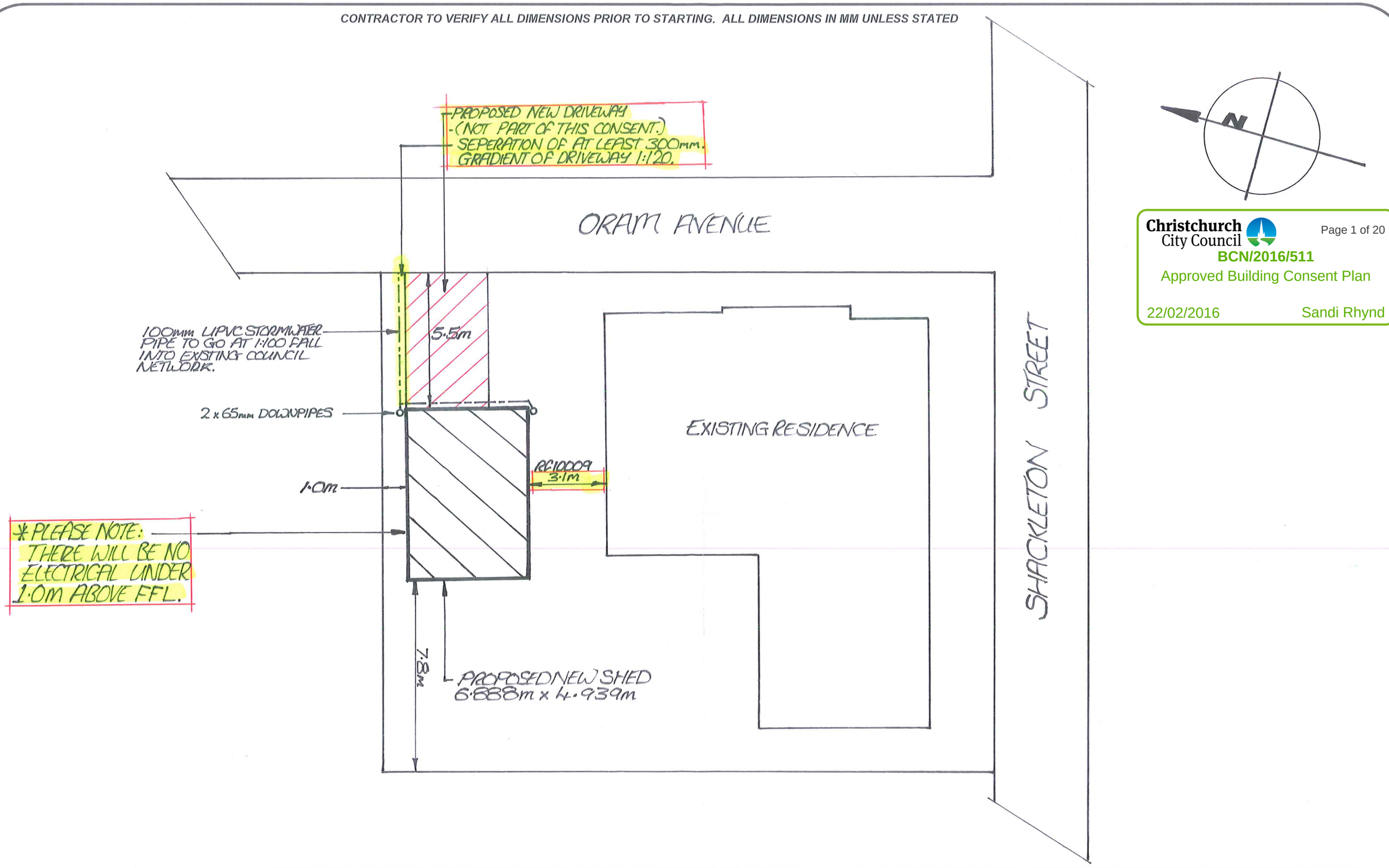
Date: 2/11/2026 11:22 AM
Scale: 1: 300 on A4

0 0.0015 0.003 0.006 0.009 0.012
km

146 ORAM AVE
Noel Manderson
Rego 11963
Stormwater
BCN/2016/511



CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING. ALL DIMENSIONS IN MM UNLESS STATED



Christchurch City Council

Page 1 of 20

BCN/2016/511

Approved Building Consent Plan

22/02/2016 Sandi Rhynd

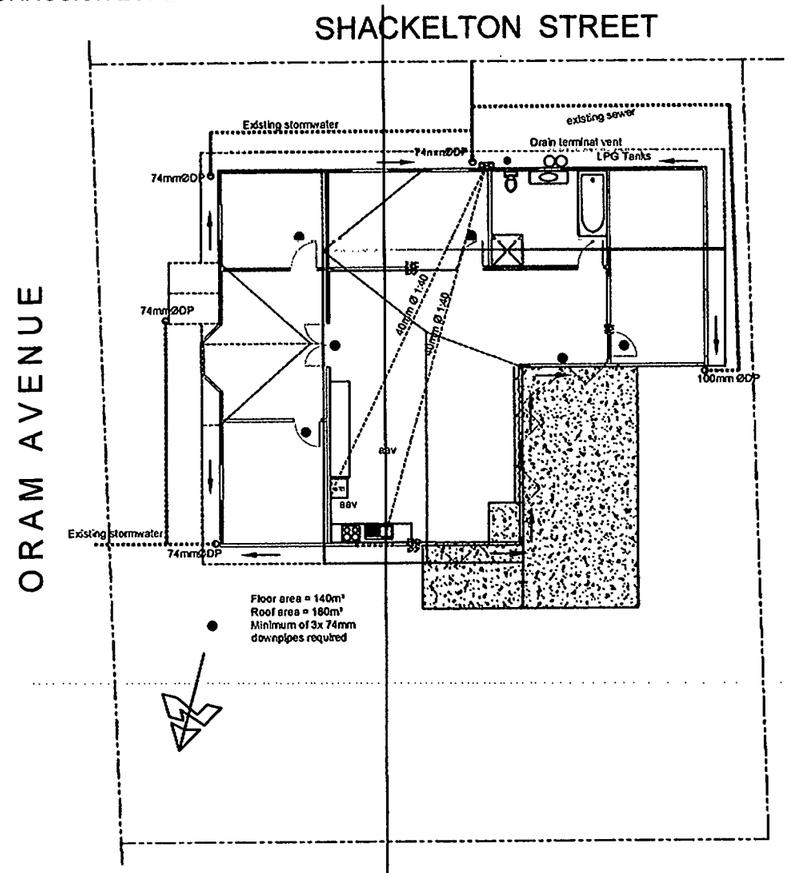
TOTALSPAN
STEEL SHEDS & BUILDINGS
WHO CAN? TOTALSPAN!

PHONE: 3440331 0800 TOTALSPAN
0800 868857

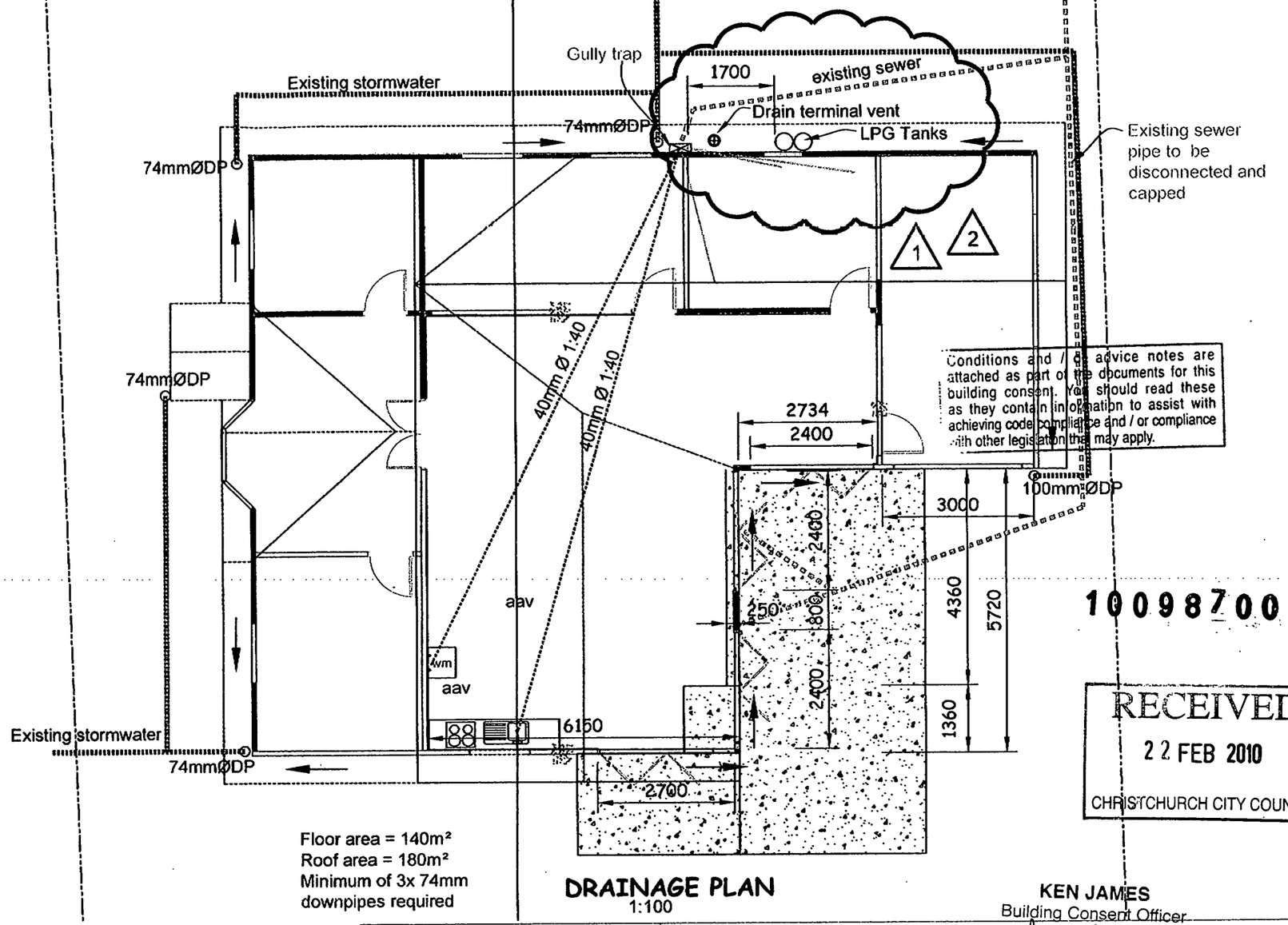
FFL TO BE: 12.344	LEGAL DESCRIPTION: Part Lot 25, DP 783 & Part Lot 25, DP 783	BUILDING USE: Vehicle Parking	NOTES: Copyright: These drawings must not be reproduced without express permission of Totalspan Buildings Ltd
BUILDING PROPOSED FOR: Gina Holland & Wenqin Zhou	DRAWING TITLE: Site Plan ADDRESS: 146 Oram Avenue	SCALE: 1:150 DATE: 16/12/2015	SHEET: A1 OF: 4

SCANNED: 10/10/2014 11:46:53 a.m. BOX: 1495 BATCH: 44151 DOC: CCCAJNKG

WIND ZONE - 'HIGH'
EARTHQUAKE ZONE - 'B'
CORROSION ZONE - SEA SPRAY



SITE PLAN
1:200



DRAINAGE PLAN
1:100

Conditions and / or advice notes are attached as part of the documents for this building consent. You should read these as they contain information to assist with achieving code compliance and / or compliance with other legislation that may apply.

10098700

RECEIVED
22 FEB 2010
CHRISTCHURCH CITY COUNCIL

KEN JAMES
Building Consent Officer

CHRISTCHURCH CITY COUNCIL
CONSENT DOCUMENT
12 MAR 2010
File Copy
All building work shall comply with the consented documents.

NOTE:
SEDIMENT CONTROL
* provide all weather site access
* All lawn to be retained for sediment control
* Stockpile building material within sediment control area
* Remove surplus materials from site as soon as work is completed.
* Connect new down pipes early
* Liquid wastes must not enter stormwater system
* Concrete washings & waste to be diverted to grassed or unsealed area

CONSTRUCTION NUISANCE
*The project must comply with Section 29 of the Health Act. the extension should be constructed in a way that will not cause a nuisance in terms of the Act ie dust

COUNCIL ASSETS
*At all times, the roadway, footpath & berm adjacent tothe site must be kept tidy and safe for all roadusers & pedestrians.

NOTES:
* All work must comply with NZS 3604 and NZBC.
* Engineers Report to be read in conjunction with drawings.
* All dimensions should be checked on site prior to commencing construction.
* All structural timber to be MSG 8 H1.2 treated unless stated otherwise
* NO WORK IS TO COMMENCE UNTIL CONSENT HAS BEEN APPROVED.

General requirements for plumbing:		
* Minimum discharge pipe size for		
- Laundry tub	40-50mm Ø	1:40
-Sink	40mm Ø	1:40
-Bathroom		
Basin	32mmØ	1:20
Shower	40mmØ	1:40
Toilet	80-100mmØ	1:60

Gradient of pipes to be determined from table 4 NZBC G13 AS/1

Suitably qualified plumber to establish specific plumbing requirements to comply with NZBC - Clause G13

Air.Admittance.Valve.
- Must be installed strictly to manufacturers specification
- Min. Airfow capacity to AS/NZS 3500.2
- only on systems that have at least one open upstream vent of main drain
- min. 100mm verrtical rise
- must be fitted in upright position

Client: ELLEN & ALAN JONES
146 ORAM AVE NEW BRIGHTON
CHRISTCHURCH

Status: Construction
Title: **SITE & DRAINAGE PLAN**

FORARS LTD
RH DRAUGHTING SERVICE
ROSE HOPGOOD
Ph. 3896649

PLAN No. 458
Sheet No. 01
30 Nov. 2009
Scale 1:200

ELECTRICAL WORKERS REGISTRATION BOARD

Safety • Competency

EWRB 55

Electrical Certificate of Compliance

No. 2104056

for prescribed electrical work that is carried out on electrical installations and involves the placing or positioning or the replacing or repositioning of conductors (including fittings attached to those conductors).

To be completed whether or not an Inspection is required.

No. of attachments

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer: Mr. & Mrs Jones

Phone: (03) 382 6164

Address of installation: 146 Orom Ave - New Brighton - Christchurch.

Postal address of customer (if not as above):

WORK DETAILS

No. of lighting outlets

No. of socket outlets

No. of ranges

No. of water heaters

Was any installation work carried out by the homeowner? Yes No

Please tick (✓) as appropriate where work includes:

Mains

Main earthing system

Switchboard

Electric lines

Description: Heat Pump circuit.

It is recommended that test results be recorded here:

Visual Examination ✓

Earth Continuity ✓

Bonding ✓

Polarity ✓

Insulation Resistance ∞ Mohm

Other

If necessary attach any pages with sketches of work done

CERTIFICATION OF WORK

I certify that the above electrical work has been carried out in accordance with the requirements of the Electricity Act 1992 and Electricity Regulations 1997.

ELECTRICAL WORKER DETAILS

Name: Dave Percy

Registration no.: E 210

Company: Electrical & System Services

Signature: D Percy

Date: 9.10.06

Contact Ph No.: (03) 3484 943

CERTIFICATION OF ELECTRIC LINES

(to be completed where a separate electrical worker has installed the electric line portion of the mains)

Name

Registration no.

Company

Signature

Date

Contact Ph No.

INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector

New mains

Switchboard

Earthing system

Installation work in hazardous areas

I certify that the inspection has been carried out in accordance with the requirements of regulation 41 of the Electricity Regulations 1997.

Name

Signature

Registration no.

Date

Contact Ph No.

CUSTOMER COPY - THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED

This form is approved by the Electrical Workers Registration Board (PO Box 10-256, Wellington. Freephone 0800 66-1000) for the purposes of the Electricity Regulations 1997.

Certificate Reference ID: 91016

Electrical Certificate of Compliance and Electrical Safety Certificate

Customer Information:

Company:
Name: Zhou
Address: 146 Oram ave
CHCH
Email:
Phone:

Job Details:

Full location of installation: 146 ORAM AVE
New Brighton CHCH

The work undertaken is: ☑
☐ High-risk ☑ General ☐ Low-risk
For: ☑ The full installation ☐ Part of installation

Prescribed electrical work done in accordance with: (Y or N)
☐ A Certified Design
☑ Part 2 of AS/NZS 3000:
☐ Part 1 of AS/NZS 3000:
☐ Manufactures Instructions
☐ Additional Standards Used: *if (Y) specify*

Period of work done: *start* *finish*

Description of work carried out: Wire Garage - Install 2 socket outlets - Install 2 fluoro lights

Electrical Worker & Electrical Contractor Details

Company: J Holland Electrical
Electrical Worker: J Holland
Registration / Licence No: E20445
Email contact: Hollandj@paradise.net.nz
Mobile No: 021 558227

Electrical workers under supervision:

Name: Registration No:

ELECTRICAL CONNECTION:

(Connection is the final step in the PEW that will allow the electricity to flow in the installation or part of the installation on which other prescribed work has been done)

INSTALLATION IS SAFE TO CONNECT ☑

☑ All ☐ Part (or) Identify the parts of installation which are safe to connect to a power supply:

Supply system which is safe to connect ☑

☑ Single Phase MEN supply
☐ Three Phase MEN Supply
Other: (specify)
☑ The installation has been tested as required by the Electricity Safety Regulations 2010 and amendments.

Attachments: ☒ none ☐ electronic ☐ paper
☐ Record of Inspection ☐ Manufactures Instructions
☐ Certified Designs ☐ Testing Documents
☐ Supplier Declarations of Conformity
☐ Additional Work Details Other

Electronic Reference info:

I certify that the Prescribed Electrical Work referenced on this certificate has been done lawfully and safely and the information contained on this Certificate of Compliance is correct.

Person Issuing This Certificate: Name: J Holland Date of Issue: 9-10-16

Signature: Registration/Licence No: E20445

-ELECTRICAL SAFETY CERTIFICATE-

I certify the installation or part installation is connected to a POWER SUPPLY and is SAFE TO USE.

Person who did the connection:
Name: J Holland Registration/Licence No E20445 Date of Connection 9-10-16

Signature (of person who did the connection):
ESC is for ☐ The full installation ☐ Part of installation

Copy 1

This document is important and must be retained by the receiver

active ELECTRICAL SUPPLIERS LTD
COCHCBOOK:ACT

SCANNED: 10/10/2014 12:39:44 p.m. BOX: 1495 BATCH: 44160 DOC: CCCAJNLV

1168 / 146

PROPERTY CHECK

Property Check Ltd

20/03/95

This report has been added to the file as a record of work for which there is no record of official authorisations. The information in the report should be carefully evaluated in the knowledge that the Council offers no warranty as to its correctness. The Council has not inspected the work unless the file indicates otherwise.

Ms D Bishop
109 Oram Avenue
New Brighton
Christchurch

Re:- KENT FORESTER - 146 Oram Avenue

Dear Ms Bishop

Further to your instructions to inspect the above heater I have pleasure in submitting the following report.

It would appear from recent searches carried out by your lawyers that the Kent heater was installed without gaining prior consent from the City Council, however the installation has been carried out to a good standard and I feel it is in a satisfactory condition for insurance purposes.

Installation

The unit is standing on a non-combustible brick hearth of the correct size, measuring 450mm from the firebox door to the hearth edge and is set diagonally onto the hearth with its closest measurement to the rear wall being 250mm. The lower section of rear wall has been lined with brickwork.

The flue is a single steel liner to ceiling level and fitted with both a flue guard and metal ceiling plate. Where the flue passes through the ceiling and roof space and above the roof line it is double lined and terminates with a steel cowl.

Observations

1) I would recommend the mortar joints on the hearth be re-grouted to provide a reasonably smooth surface.
2) Where the flue passes through the roof space the distance between the outer flue and one ceiling joist is approximately 35mm, although this is a little under the minimum requirement it has been lined with fibre cement sheeting and therefore I feel this is quite satisfactory.

Due to the design of the firebox this unit would not comply with current Clean Air Regulations, however the City Council are not strictly enforcing the Act as they are of the opinion that the life expectancy of this type of heater is now somewhat limited and it will eventually be replaced with an approved model.

Contd..../

SCANNED: 10/10/2014 12:39:44 p.m. BOX: 1495 BATCH: 44160 DOC: CCCAJNLV

Contd...../2

As no Certificate of Compliance can be issued retrospectively I would recommend that a copy of this report remains on file with your lawyers and a further copy be passed to the City Council, together with a letter from yourself requesting that it be placed on the property file for future reference.

I trust this report meets with your requirements, however should you have any queries please do not hesitate to contact me.

Assuring you of our best attention at all times.

Yours sincerely

Alan W French
DIRECTOR

This report has been added to the file as a record of work for which there is no record of official authorisations. The information in the report should be carefully evaluated in the knowledge that the Council offers no warranty as to its correctness.
The Council has not inspected the work unless the file indicates otherwise.


146 Oram Avenue
Land Use Consents
35B Rodney Street
40 Shackleton Street
38 Shackleton Street
34 Shackleton Street
32 Shackleton Street
30 Shackleton Street
30A Shackleton Street
39 Shackleton Street
37 Shackleton Street
33 Shackleton Street
3 Shackleton Street
3/288 Marine Parade
2/288 Marine Parade
288 Marine Parade
6 Mountbatten Street
139 Oram Avenue
1/141 Oram Avenue
2/141 Oram Avenue
3/141 Oram Avenue
4/141 Oram Avenue
143 Oram Avenue
281A Marine Parade


146 Oram Avenue
Subdivision Consents

Land Use Resource Consents within 100 metres of 146 Oram Avenue

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

1/141 Oram Avenue

RMA/2022/1663

To construct four-unit residential development

Processing complete

Applied 20/05/2022

Decision issued 29/08/2022

Granted 26/08/2022

RMA/2022/891

Minimum Floor Level Certificate

Withdrawn

Applied 24/03/2022

RMA/2023/2793

Subdivision - Fee simple - Four lots with land use

Processing complete

Applied 27/10/2023

s223 Certificate issued 15/02/2024

s224 Certificate issued 15/02/2024

Decision issued 28/11/2023

Granted 27/11/2023

139 Oram Avenue

RMA/1985/422

Erect second dtorey addition 1.42m fron boundary that intrude recession Plan, and garage that increses access. floor space beyond 85m2 maximum - Historical Reference RES9207406

Processing complete

Applied 14/03/1985

Decision issued 11/04/1985

Granted 11/04/1985

143 Oram Avenue

RMA/1985/423

Additions to dwelling reducing out door living area - Historical Reference RES9207409

Processing complete

Applied 16/10/1985

Decision issued 29/10/1985

Granted 29/10/1985

2/141 Oram Avenue

RMA/2022/1663

To construct four-unit residential development

Processing complete

Applied 20/05/2022

Decision issued 29/08/2022

Granted 26/08/2022

RMA/2022/891

Minimum Floor Level Certificate

Withdrawn

Applied 24/03/2022

RMA/2023/2793

Subdivision - Fee simple - Four lots with land use

Processing complete

Applied 27/10/2023

s223 Certificate issued 15/02/2024

s224 Certificate issued 15/02/2024

Decision issued 28/11/2023

Granted 27/11/2023

2/288 Marine Parade

RMA/1987/223

Construct verandah a conservatory additons at first floor level to an exisiting apartment unit which intrudes 500mm into the 4.5m setback requirement - Historical Reference RES9205237

Processing complete

Applied 14/07/1987

Decision issued 20/07/1987

Granted 20/07/1987

281A Marine Parade

RMA/1991/305

Reduced garage setback 3.3m required, 6m is required - Historical Reference RES9205228

Processing complete

Applied 23/05/1991

Decision issued 20/06/1991

Granted 20/06/1991

283 Marine Parade

RMA/1986/242

Second storey addition sited 1.8m from street which intrudes 2.2m into 3m setback for corner site - Historical Reference RES9205229

Processing complete

Applied 30/10/1986

Decision issued 25/11/1986

Granted 25/11/1986

RMA/1995/598

To reduce the 3.0m dwelling setback from the road boundary on a corner site to 1.0m for dwelling additions - Historical Reference RES950892

Processing complete

Applied 11/05/1995

Decision issued 19/06/1995

Granted 19/06/1995

288 Marine Parade

RMA/1983/205

Erect apartment unit which will intrude into 38o recession plane constructed 2.5m above south boundary - Historical Reference RES9205233

Processing complete

Applied 19/10/1983

Decision issued 26/10/1983

Granted 26/10/1983

RMA/1983/206

Seconf crossing located less than 60m adjoining a minor arterial road - Historical Reference RES9205235

Processing complete

Applied 19/10/1983

Decision issued 03/11/1983

Granted 03/11/1983

RMA/1983/829

Dispensation for a second vehicle crossing onto a site with a frontage less than 60 meters adjoining a minor arterial. - Historical Reference RES954613

Processing complete

Applied 09/11/1983

Decision issued 09/11/1983

Granted 09/11/1983

3 Shackleton Street

RMA/2009/150

New Dwelling with Attached Garage - Historical Reference RMA92013552

Processing complete

Applied 09/02/2009

Decision issued 05/03/2009

Granted 05/03/2009

3/141 Oram Avenue

RMA/2022/1663

To construct four-unit residential development

Processing complete

Applied 20/05/2022

Decision issued 29/08/2022

Granted 26/08/2022

RMA/2022/891

Minimum Floor Level Certificate

Withdrawn

Applied 24/03/2022

RMA/2023/2793

Subdivision - Fee simple - Four lots with land use

Processing complete

Applied 27/10/2023

s223 Certificate issued 15/02/2024

s224 Certificate issued 15/02/2024

Decision issued 28/11/2023

Granted 27/11/2023

3/288 Marine Parade

RMA/1984/246

Erect an apartment unit on a site already containing 2 units and land zoned R1 in District planning scheme - Historical Reference RES9205236

Processing complete

Applied 06/08/1984

Decision issued 11/10/1984

Granted 11/10/1984

30 Shackleton Street

RMA/2023/3124

Construct a new residential unit and a first-floor minor residential unit on a detached garage, with associated earthworks.

Processing complete

Applied 04/12/2023

Conditions changed/cancelled - s127 28/08/2024

Decision issued 21/12/2023

Granted 21/12/2023

Conditions changed/cancelled - s127 28/08/2024

Decision issued 21/12/2023

Granted 21/12/2023

30A Shackleton Street

RMA/2023/3124

Construct a new residential unit and a first-floor minor residential unit on a detached garage, with associated earthworks.

Processing complete

Applied 04/12/2023

Conditions changed/cancelled - s127 28/08/2024

Decision issued 21/12/2023

Granted 21/12/2023

32 Shackleton Street

RMA/2023/202

Build a new residence, minor residential unit above detached garage and earthworks

Processing complete

Applied 01/02/2023

Decision issued 05/04/2023

Granted 05/04/2023

33 Shackleton Street

RMA/2006/2619

Dwelling alterations which intrude on internal boundary setback - Historical Reference RMA92006719

Processing complete

Applied 31/10/2006

Decision issued 27/11/2006

Granted 27/11/2006

34 Shackleton Street

RMA/2021/4305

To construct a minor residential unit

Processing complete

Applied 21/12/2021

Decision issued 08/02/2022

Granted 08/02/2022

35B Rodney Street

RMA/1998/1304

To redefine the nominated site areas for two existing residential units that have an existing Cross-lease. - Historical Reference RES981471

Processing complete

Applied 02/06/1998

Decision issued 18/06/1998

Granted 18/06/1998

37 Shackleton Street

RMA/1993/11

Consent to erect a building extension within the 1.8m setback - Historical Reference RES9212002

Processing complete

Applied 12/03/1993

Decision issued 22/03/1993

Granted 22/03/1993

38 Shackleton Street

RMA/2007/914

Garage intrudes recession planes, exceeds site coverage and outdoor living - Historical Reference RMA92008160

Processing complete

Applied 20/04/2007

Decision issued 17/05/2007

Granted 14/05/2007

39 Shackleton Street

RMA/1998/2930

Dwelling addition which intrude within 1.8 metres of an internal boundary and a kitchen window within 3 metres of an internal boundary. - Historical Reference RES983347

Processing complete

Applied 14/12/1998

Decision issued 22/01/1999

Granted 22/01/1999

4/141 Oram Avenue

RMA/2022/1663

To construct four-unit residential development

Processing complete

Applied 20/05/2022

Decision issued 29/08/2022

Granted 26/08/2022

RMA/2022/891

Minimum Floor Level Certificate

Withdrawn

Applied 24/03/2022

RMA/2023/2793

Subdivision - Fee simple - Four lots with land use

Processing complete

Applied 27/10/2023

s223 Certificate issued 15/02/2024

s224 Certificate issued 15/02/2024

Decision issued 28/11/2023

Granted 27/11/2023

40 Shackleton Street

RMA/2004/1673

Garage roof over 9m in length and within 1.8m boundary setback. - Historical Reference RMA20017291

Processing complete

Applied 30/06/2004

Decision issued 27/07/2004

Granted 27/07/2004

6 Mountbatten Street

RMA/1985/368

Waive vehicle access to the rear of the dwelling and allow attached new garage 2.1m from side boundary - Historical Reference RES9206610

Processing complete

Applied 17/10/1985

Decision issued 07/11/1985

Granted 07/11/1985

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