

PROPERTY DOCUMENTS

Land information memorandum

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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:

81 Blighs Road

LIM number: H11640246

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	3 November 2026
Date received	20 October 2026

Property details

Property address	81 Blighs Road, Bryndwr, Christchurch
Valuation roll number	22200 06300 A
Valuation information	Capital Value: $550,000
	Land Value: $420,000
	Improvements Value: $130,000
	Please note: these values are intended for Rating purposes
Legal description	Flat 1 DP 82665 on Lot 1 DP 14403 having share in 784 m2
Existing owner	

Council references

Rate account ID	73109153
LIM number	H11640246
Property ID	1102680

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Document information

This Land Information Memorandum (LIM) has been prepared for the purpose of section 44A of the Local Government Official Information and Meetings Act 1987 (LGOIMA). It is a summary of the information that we hold on the property. Each heading or "clause" in this LIM corresponds to a part of section 44A.

Sections 1 to 10 contain all of the information known to the Christchurch City Council that must be included under section 44A(2) LGOIMA. Any other information concerning the land as the Council considers, at its discretion, to be relevant is included at section 11 of this LIM (section 44A(3) LGOIMA). If there are no comments or information provided in these sections this means that the Council does not hold information on the property that corresponds to that part of section 44A.

The information included in this LIM is based on a search of Council records only and there may be other information relating to the land which is unknown to the Council. Please note that other agencies may also hold information relevant to the property, or administer legislation relevant to the use of the land, for example, the Regional Council (Ecan), Heritage New Zealand Pouhere Taonga, and Land Information New Zealand.

Council records may not show illegal or unauthorised building or works on the property. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose.

A LIM is only valid at the date of issue as information is based only upon information the Council held at the time of that LIM request being made. It is essential that the applicant undertakes their own due diligence to verify the suitability of the property for their intended use.

Under Information Privacy Principle 3A (IPP3A) of the Privacy Act 2020, if personal information is collected indirectly (from someone other than the individual concerned), the affected person should be notified. If you are submitting a request on behalf of another individual and providing personal information to Council, please ensure that they are made aware of this prior to submission.

To enable the Council to measure the accuracy of this LIM document based on our current records, we would appreciate your response should you find any information contained therein which may be considered to be incorrect or omitted. Please telephone the Customer Call Centre on (03) 941 8999.

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A search of records held by the Council has revealed the following information:

1. Special features and characteristics of the land

Section 44(A)(2)(aa) LGOIMA. This is information known to the Council but is not apparent from a district plan under the Resource Management Act 1991. It identifies each (if any) special feature or characteristic of the land concerned, including but not limited to the likely presence of hazardous contaminants.

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

Natural Hazards

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

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

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

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

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

The following statement has been provided by Environment Canterbury:

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

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

(a) Coastal Hazards

- Regional Hazard Information: Shoreline Modelling

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

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(b) Earthquakes

- Liquefaction Assessment

  Christchurch City Council holds indicative information about liquefaction hazards for Christchurch. Information, including an interactive web tool, can be found on the Council's website at ccc.govt.nz/liquefaction
  Depending on the potential liquefaction hazard of an area that a property is in, the Council may require site-specific investigations before granting future subdivision or building consent for a property.

  Title of report: Christchurch liquefaction vulnerability study
  Purpose of report: To provide a district-wide liquefaction vulnerability assessment and to provide expected land performance for a range of potential future earthquake and groundwater scenarios. For use in land use planning, subdivision and building consenting
  Scope of report: Christchurch urban area from the Waimakariri River mouth to Godley Head, and inland to the Selwyn District boundary
  Where or how to access the report: https://ccc.govt.nz/assets/Documents/Environment/Land/CCC-Liquefaction-ReportBody.pdf
  Date of report: July 2020
  Name of person/entity that commissioned report: Christchurch City Council
  Name of person/entity that prepared the report: Tonkin & Taylor Ltd

  Title of Report: Geotechnical information on horizontal land movement due to the Canterbury earthquake sequence
  Purpose of report: Background geotechnical information about shallow ground movements as a result of the earthquake sequence
  Scope of Report: Christchurch City flat area, excluding Port Hills and Banks Peninsula
  Where or how to access the report: https://www.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.

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(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

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

(g) Volcanic and Geothermal Hazards

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

(h) Wind

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

(i) Any Other Natural Hazards

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

(j) District Plan Natural Hazard Information

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

(k) Building Notices

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

Other Special Features or Characteristics of the Land

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

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Related Information

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

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2. Private and public stormwater and sewerage drains

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

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

Related Information

- 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.

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3. Drinking Water Supply

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

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

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

Water supply

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

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4. Rates

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

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

(a) Annual rates

Annual rates to 30/06/2027: $3,593.67

	Instalment Amount	Date Due
Instalment 1	$898.34	15/08/2026
Instalment 2	$898.34	15/11/2026
Instalment 3	$898.34	15/02/2027
Instalment 4	$898.65	15/05/2027

Rates owing as at 03/11/2026: $0.00

(b) Excess Water Rates

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

(c) Final water meter reading required at settlement?

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

To advise of a property settlement, please complete the request for settlement information form at www.ccc.govt.nz/services/rates-and-valuations/solicitors-request.
A settlement statement of accounts will be provided on the expected settlement date advised.

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

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

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

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

The building consents recorded in this LIM are only those that the Council has issued or been notified of by a stand-alone BCA. There may be others if a stand-alone BCA has issued consents without notifying the Council.

Section 44A(2)(da) LGOIMA. The information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004. There is currently no information required to be provided by a building contractor to a territorial authority under section 362T(2) of the Building Act 2004. The Building (Residential Consumer Rights and Remedies) Regulations 2014 only prescribed the information that must be given to the clients of a building contractor.

Sections 71 to 74 of the Building Act 2004 require the Building Consent Authority to consider natural hazards when it receives a building consent application for the construction or major alteration of a building on land that is subject to, or likely to be subject to, a natural hazard. A building consent for this property may have been issued subject to a section 72 or 73 notice. This means at the time of building consent the Building Consent Authority was not satisfied that adequate provision would be made to protect the building and land from the natural hazard and was subsequently required to notify the Registrar-General of Land to record the natural hazard on the Record of Title. The Building Act 2004 defines natural hazards as erosion (including coastal erosion, bank erosion, and sheet erosion), falling debris (including soil, rock, snow, and ice), subsidence, inundation (including flooding, overland flow, storm surge, tidal effects, and ponding), and slippage.

If your property contains a notice under s73 of the Building Act 2004, this will be identified on the building consent decision below (decision under s72 of the Building Act 2004) and on the properties' Record of Title. The Record of Title may also record this as a s36 notice under the Building Act 1991, or a s641A notice under the Local Government Act 1974.

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

(a) Consents

- BCN/1981/7785 Applied: 05/11/1981 Status: Completed
  81 Blighs Road Bryndwr
  Permit issued 02/12/1981
  CARPORT- Historical Reference PER81200455
- BCN/1992/10687 Applied: 30/10/1992 Status: Completed
  81 Blighs Road Bryndwr
  Permit granted 12/01/1993
  DWELLING- Historical Reference PER92007460.Rear Unit. Flat 2.
- BCN/1992/12258 Applied: 04/12/1992 Status: Completed
  81 Blighs Road Bryndwr
  Permit granted 11/01/1993
  CARPORT- Historical Reference PER92009412
- BCN/1993/3948 Applied: 26/04/1993 Status: Completed
  81 Blighs Road Bryndwr
  Accepted for processing 26/04/1993
  Building consent granted 11/05/1993
  Building consent issued 11/05/1993
  Code Compliance Certificate Granted 10/08/1993

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Code Compliance Certificate Issued 10/08/1993
MASPORT WOODBURNER- Historical Reference CON93005457

- BCN/1997/4770 Applied: 20/06/1997 Status: Completed
  81 Blighs Road Bryndwr
  Accepted for processing 20/06/1997
  Building consent granted 19/08/1997
  Building consent issued 22/08/1997
  Code Compliance Certificate Granted 23/12/1997
  Code Compliance Certificate Issued 23/12/1997
  REMOVE EXISTING CARPORT-ERECT GARAGE OUTBUILDING-REMOVE EXISTING CARPORT-ERECT GARAGE- Historical Reference CON97005332
- BCN/2005/9009 Applied: 07/11/2005 Status: Completed
  81 Blighs Road Bryndwr
  Accepted for processing 07/11/2005
  Building consent granted 07/11/2005
  Building consent issued 07/11/2005
  PIM Granted 07/11/2005
  PIM Issued 07/11/2005
  Code Compliance Certificate Granted 24/11/2005
  Code Compliance Certificate Issued 24/11/2005
  LOW RISE LIFT- Historical Reference ABA10060535
- BCN/2009/1302 Applied: 17/03/2009 Status: Completed
  81A Blighs Road Bryndwr
  Accepted for processing 17/03/2009
  Building consent granted 17/03/2009
  Building consent issued 17/03/2009
  PIM Granted 17/03/2009
  PIM Issued 17/03/2009
  Code Compliance Certificate Granted 30/03/2009
  Code Compliance Certificate Issued 30/03/2009
  ETHOS FS100 FREESTANDING WOODBURNER CLEAN AIR CERT NO 02010- Historical Reference ABA10092003
- BCN/2017/3221 Applied: 28/04/2017 Status: Completed
  81 Blighs Road Bryndwr
  Exemption from building consent approved 02/05/2017
  Foundation Re-level
- BCN/2026/6206 Applied: 28/07/2026 Status: Completed
  81 Blighs Road Bryndwr
  Exemption from building consent approved 06/08/2026
  Internal Alterations - New Ensuite - Wall Removal - Beam Installed - Kitchen Relocated - Laundry Relocated to Garage

(b) Certificates

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

(c) Notices

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(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.
- 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.

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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 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

- **Christchurch International Airport Protection Sfc.**

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

- **Liquefaction Management Area (LMA)**

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

- **District Plan Zone**

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

- **Flood Management Area**

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

(b) Resource consents

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

- RMA/1992/1943 - Subdivision Consent
  81A Blighs Road Bryndwr
  Comp. Title SUBDIVISION - Historical Reference RMA9435
  Status: Processing complete
  Applied 16/09/1992

- RMA/1993/2667 - Subdivision Consent
  81A Blighs Road Bryndwr
  Comp. Title SUBDIVISION - Historical Reference RMA8402
  Status: Processing complete

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Applied 09/02/1993

- RMA/1997/1461 - Resource consents
  81 Blighs Road Bryndwr
  Garage in front yard 2m from front boundary that result s in site coverage of over 35% (36.3%) - Historical Reference RES971625
  Status: Processing complete
  Applied 19/06/1997
  Granted 13/08/1997
  Decision issued 13/08/1997

- RMA/2000/929 - Subdivision Consent
  81 Blighs Road Bryndwr
  2 LOT CROSS LEASE APP 223 REQUESTED 12/04/2000 Certified 14/4/2000 224 Requested 12/4/2000 Issued 17/4/2000 - Historical Reference RMA20001610
  Status: Processing complete
  Applied 05/04/2000
  Granted 05/04/2000
  Decision issued 05/04/2000

(c) Resource Consents Natural Hazard Information

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9. Other land and building classifications

Section 44A(2)(g) LGOIMA. This is information notified to the Council by any statutory organisation having the power to classify land or buildings for any purpose.

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

Please refer to Section 1 for details

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10. Network utility information

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

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

- **None recorded for this property**

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11. Other information

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

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

(a) Kerbside waste collection

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

(b) Other

- **Floor Levels Information**

  Council holds a variety of information on requirements for building or property development. This includes:
  • required minimum finished floor levels, which need to be set to meet the surface water requirements in clause E1.3.2 of the Building Code (where this applies); and
  • the requirements of the Christchurch District Plan (where a property is in the Flood Management Area).
  Where this information has been processed for your property, you can view it online at https://ccc.govt.nz/flooding-and-floor-levels.
  Otherwise, if you are building or developing on this land, you can request a calculation on required finished floor levels for your proposed building by emailing us at floorlevels@ccc.govt.nz.

- **Guest Accommodation**

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

- **Community Board**

  Property located in Papanui-Innes-Central Community Board.

- **Tsunami Evacuation Zone**

  This property is not within the tsunami evacuation zone. You do not need to evacuate this area if you feel a long or strong earthquake, or 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 Papanui 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

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

- **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

- The Council has received a third-party work completion report/information relating to building exemption applications on this property. They have been placed on the property file. The Council does not accept any liability for the contents, or representations, made within the report/information. The report/information is not included in the Land Information Memorandum (LIM) because the Council has not verified the information/report supplied.

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

BMP

BAT Structures Ltd.
STRUCTURAL ENGINEERING

Our Ref: 17044

21 April 2017

James Murdoch
JAR Builders Ltd.
Christchurch

ATTENTION: James Murdoch

Dear James,

RE: 81 BLIGHS ROAD, CHRISTCHURCH

Please find attached a copy of our test bore and penetrometer test results for the above site.

Canterbury Earthquake Recovery Authority (CERA) has classified this site as being part of the green zone, Technical Category Zone 2, yellow (TC2).

The bore result shows the site is covered with topsoil over silts and then gravel below the surface level where our bore was terminated.

The penetrometer results indicate an allowable bearing of 100kPa at foundation depths of 700mm founding on the gravel layer. This equates to an Ultimate Limit State (ULS) bearing capacity of 300kPa for use when compared to quoted values given in the Ministry of Business, Innovation & Employment's guidelines.

We have investigated soils reports of other properties in the area and have observed the depth to the gravel layer varies in the area. The soils in the area mainly consist of silts and sands. We consider the standard 200KPa Geotechnical Ultimate bearing the MBIE guidelines underpin repair recommends to be available on this site and can be relied upon for design purposes.

A specific engineering design will be required for the proposed underpin repair on the site along with a Producer Statement-Design and Design Memorandum from a Chartered Structural Engineer, BAT Structures Ltd can provide these services.

The results from the soils test above will be incorporated into our site specific foundation design.

Yours faithfully
BAT STRUCTURES LTD

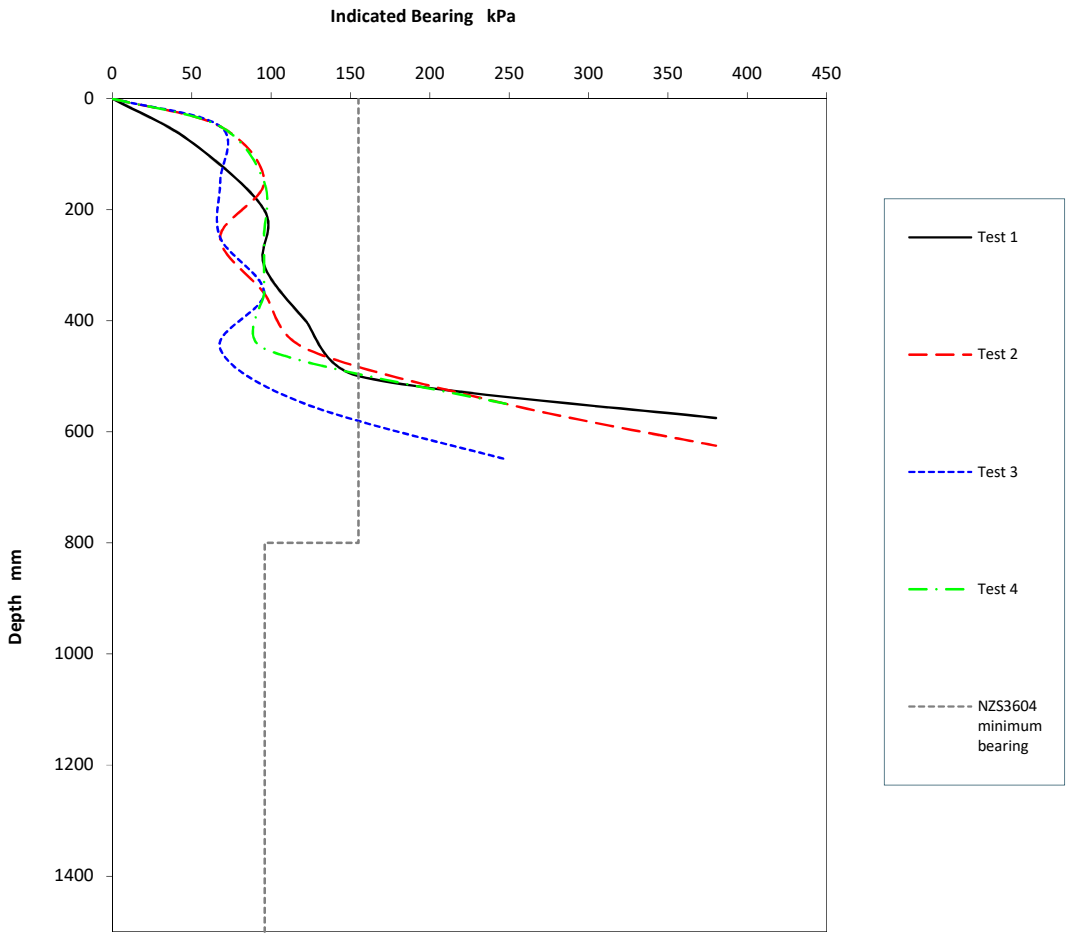
B M PHILLIPS

This report has been prepared solely for the benefit of our client. No liability is accepted by this firm or by any principal, or director, or any servant or agent of this firm, 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.

Project Number:	17044
Project Name:	81 Blighs Road
Address:	81 Blighs Road
Date:	21/04/2017
Weather:	Fine
Operator:	BMP

BAT *Structures Ltd.*
STRUCTURAL ENGINEERING

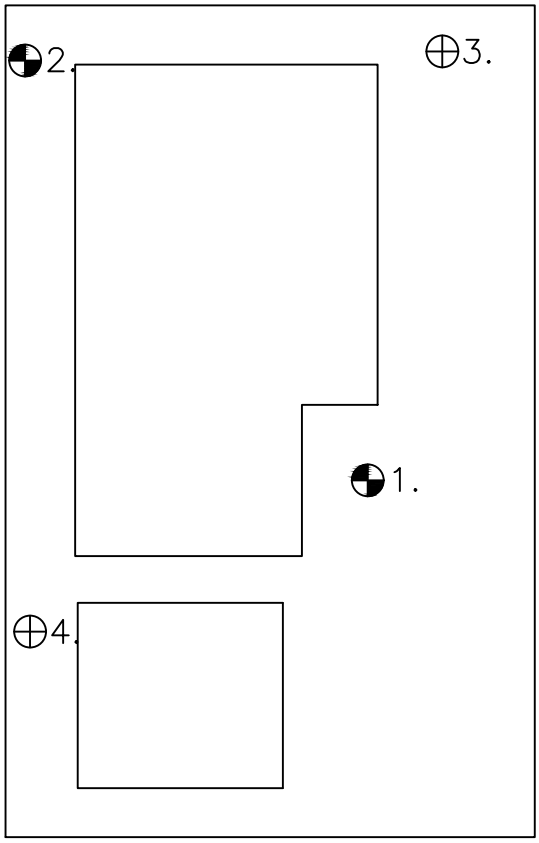
Scala Penetrometer Results



This report is prepared solely for the client who commissioned it and BAT Structures Ltd will not accept any liability of any kind for the use of its contents by any other person.
Bore logs and scala penetrometer tests are discrete tests of the ground at the location of the tests only. While they are representative of typical conditions, they do not identify variations in the ground in locations away from the test areas.

PROJECT NAME: *81 BLIGHS ROAD*
JOB LOCATION: *81 Blighs Road*
PROJECT No: *17044*
DATE: *21/04/2017*

BAT *Structures Ltd.*
STRUCTURAL ENGINEERING





SITE PLAN

(N.T.S.)

- *Approximate position of scala penetrometer and test bore tests.*

- *Approximate position of scala penetrometer tests only.*

ADDRESS: 81 Blighs Road
Christchurch
FOR: JAR Builders Ltd
-

BAT Structures Ltd.
STRUCTURAL ENGINEERING

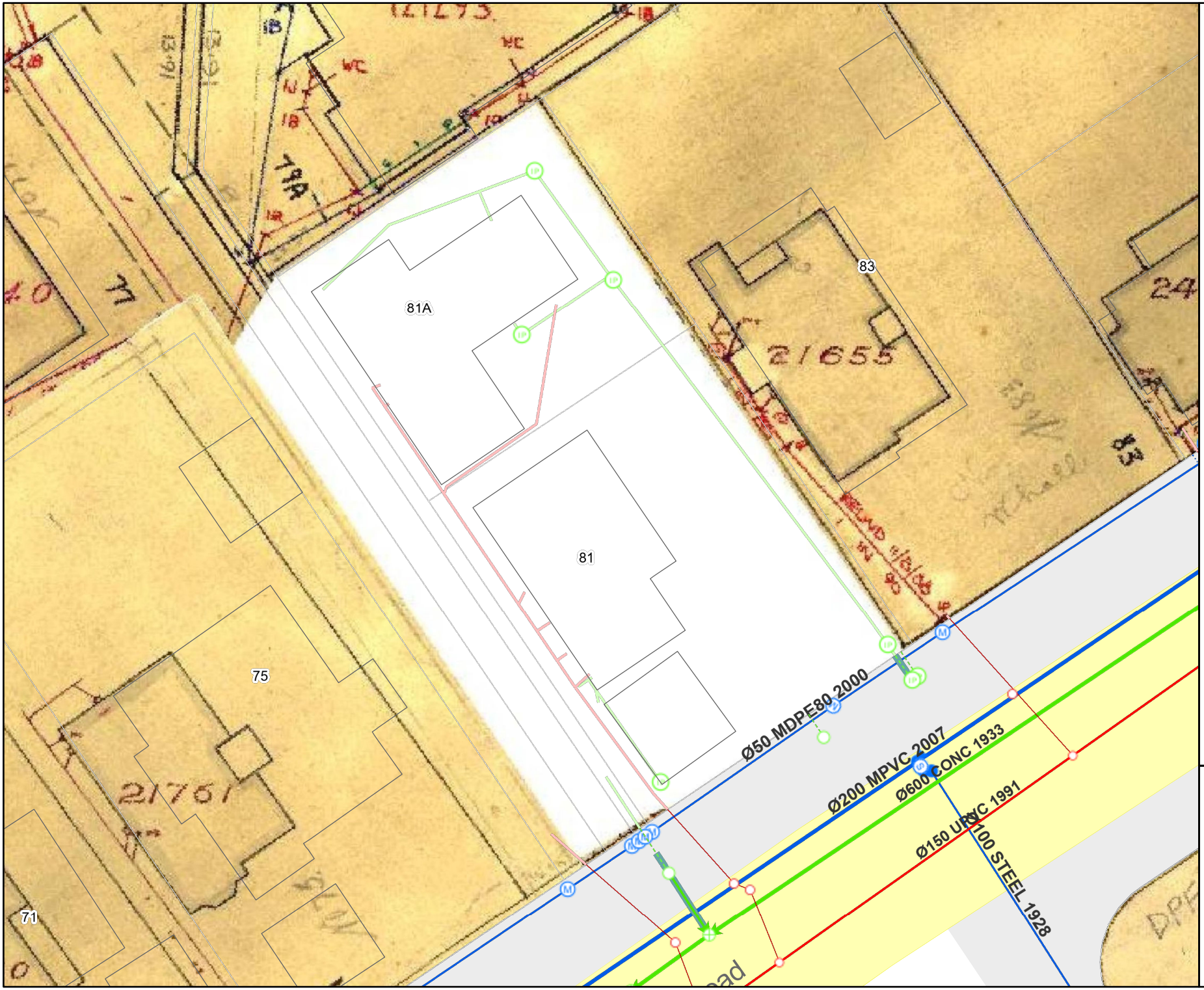
DATE: 21/04/2017
PROJECT No: 17044
WEATHER: Fine
OPERATOR: BMP
MACHINE: 50Ø Auger

BORE AT LOCATION 1 | POSITION:

DEPTH / RL=	STRATA	DESCRIPTION	W.T.
		topsoil	
0.5		Clayey SILT with iron oxide staining	
1.0		EOH 0.6m Auger terminated in gravel	
1.5			
2.0			
2.5			
3.0			
3.5			
4.0			

BORE AT LOCATION 2 | POSITION:

DEPTH / RL=	STRATA	DESCRIPTION	W.T.
		topsoil	
0.5		SILT with some clay	
1.0		Gravel encountered Auger terminated	
1.5			
2.0			
2.5			
3.0			
3.5			
4.0			



ArcGIS Web Map

- Buildings
- StreetAddress

WwEye
- Eye

WwLateralFitting
- Lateral Fitting
- WwPipeFlowDirection

WwPipe
NominalDiameter
- Diameter is 200mm or smaller
- WwLateral

WwLateral (non CCC)
- In Service

SwFitting
- Change
- Junction
- SwPipeFlowDirection

SwLateralFitting
- Inspection Point
- Lateral Fitting

SwPipe
NominalDiameter
- Diameter is 450mm or smaller
- Diameter is greater than 450mm, up to 700mm
- SwLateral
- SwPipeProtection

SwLateral (non CCC)
- In Service

WsValve
- Sluice

WsConnection
- Meter
- WsPipeRestraint

WsFitting
- Connector
- 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

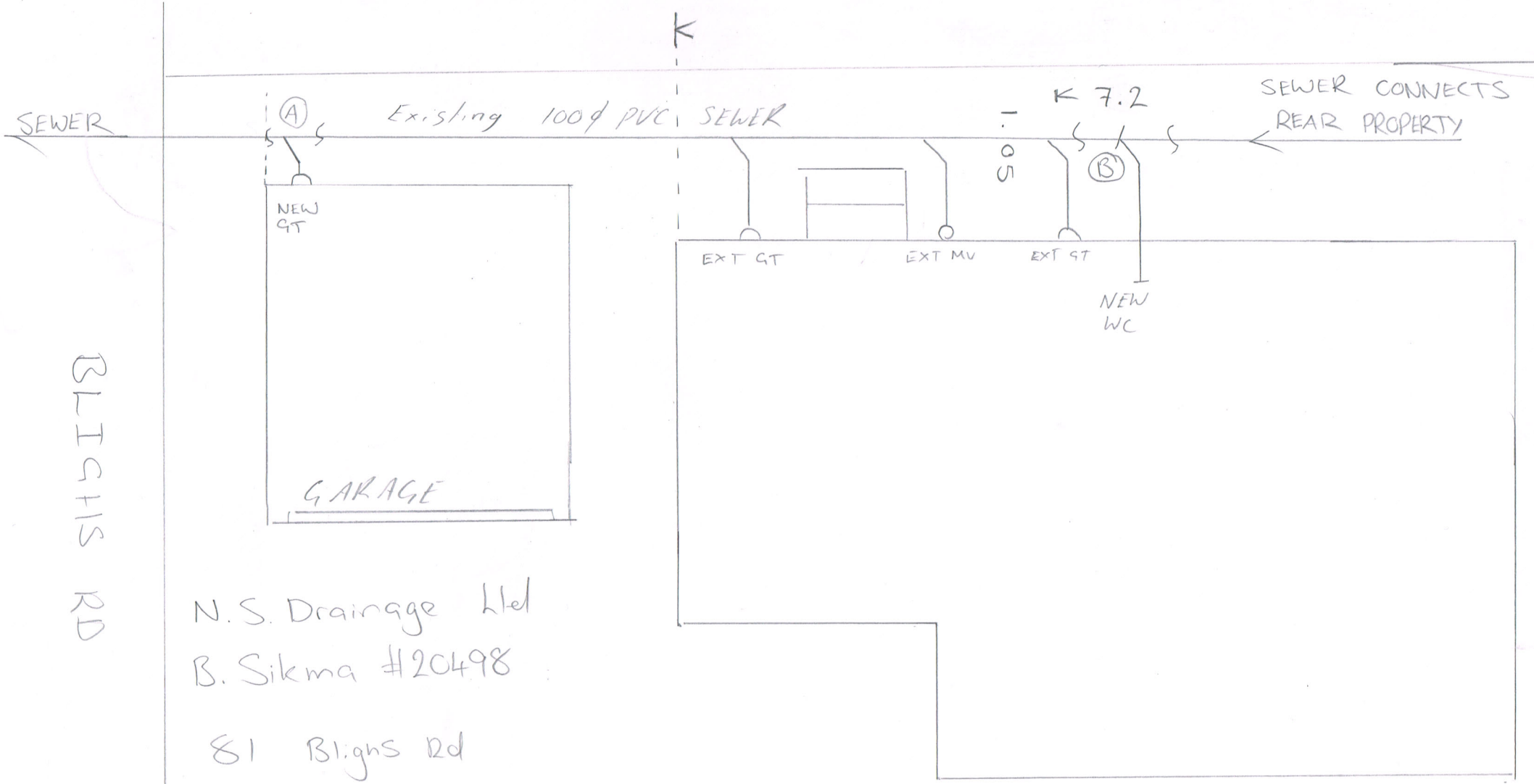
Accuracy not guaranteed. Onsite verification required.
Display of data scale dependant.
Client selected legend.

Copyright © 2026 Reproduction prohibited.

N

Date: 3/11/2026 12:10 PM
Scale: 1: 300 on A4

0 0.0015 0.003 0.006 0.009 0.012
km



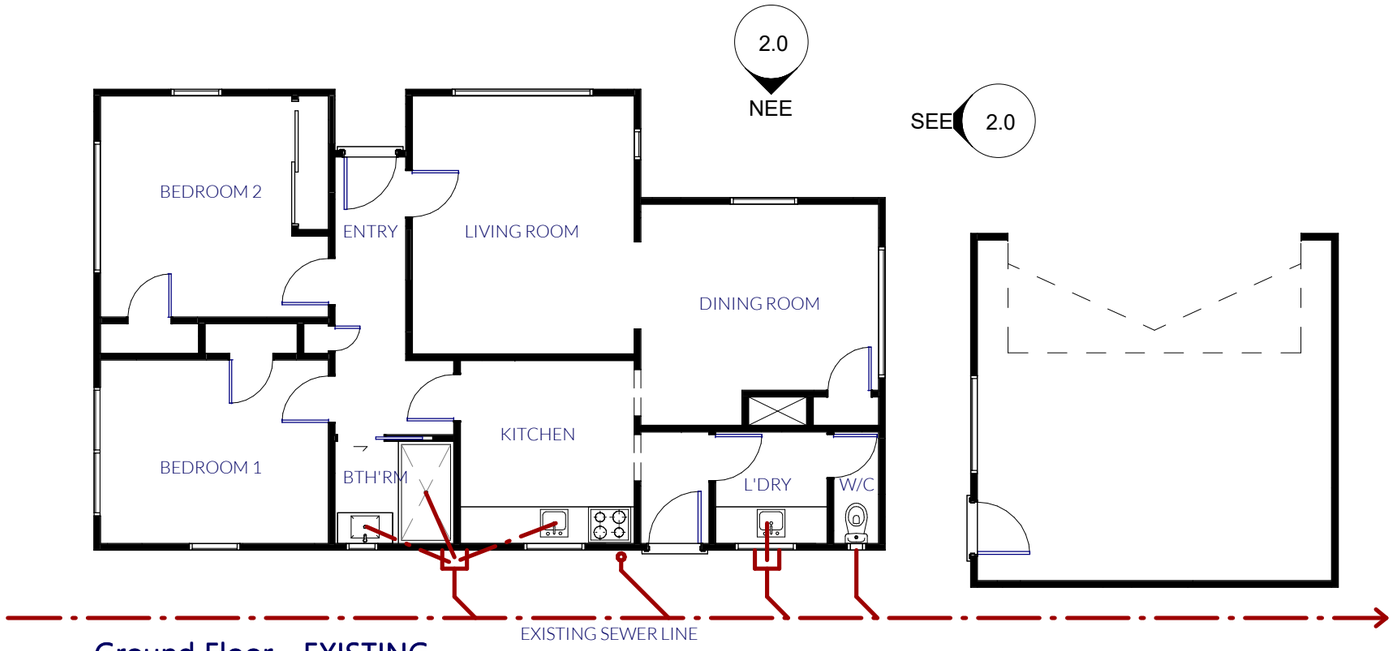
N.S. Drainage Ltd
B. Sikma #20498

81 Blighs Rd

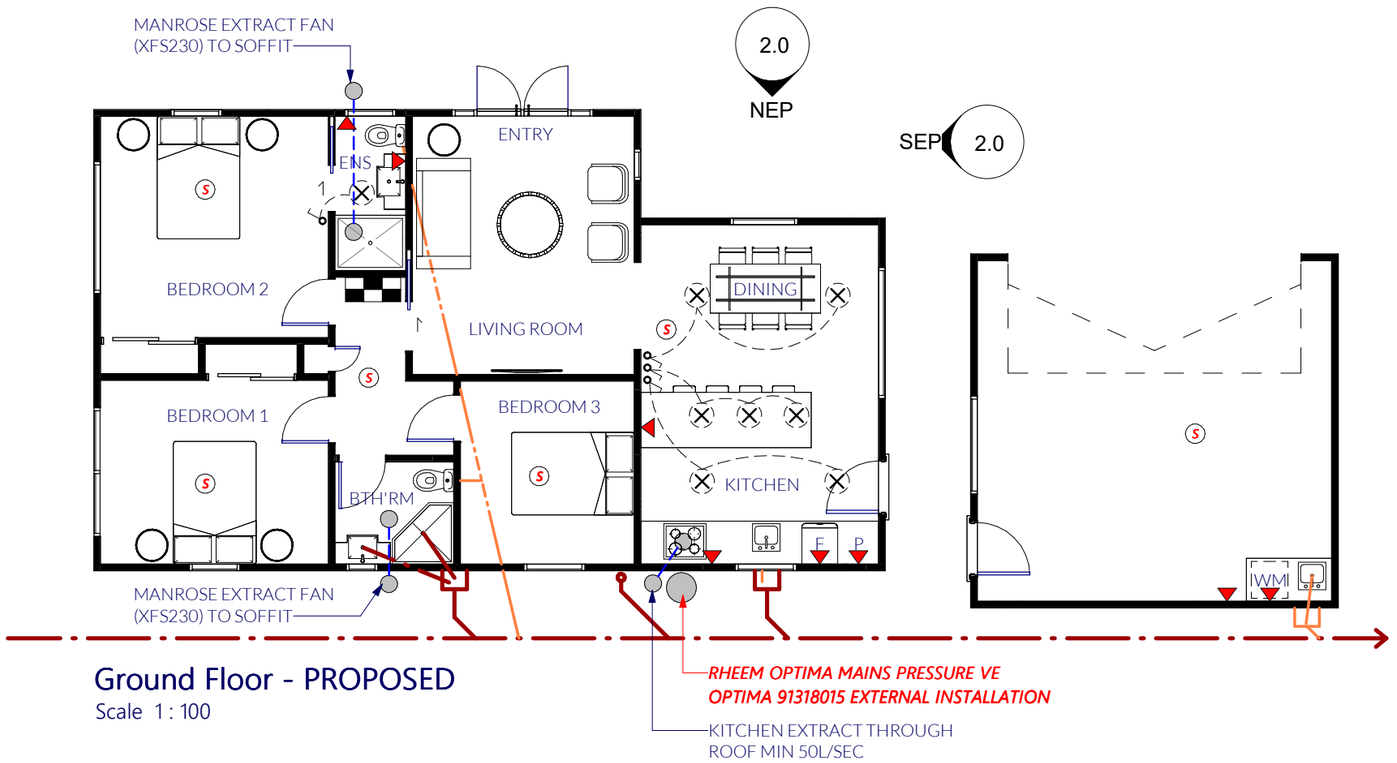
SEWER ——————

laid at 1:100
G 13
INV at (A) 500
(B) 800

C:\Users\joepe\Dropbox\JOSEPHDAVID ARCHITECTURE\JDA CURRENT\19475 81 BLIGHS ROAD\DRAWINGS (.rvt)\BLIGHS ROAD with ensuite.rvt
28/07/2026 3:57:49 pm



Ground Floor - EXISTING
Scale 1 : 100



Ground Floor - PROPOSED
Scale 1 : 100

GENERAL NOTES:

CLADDING MATERIAL:
EXISTING TIMBER WEATHERBOARDS
NEW CLADDING AREAS TO MATCH
WITH PAINT FINISH

ROOF CLADDING: UNCHANGED

HEIGHT TO UNDERSIDE OF STUDS: 2400
LINTEL HEIGHT: 2.05 M

ALL HARD FLOOR AREAS TO COMPLY WITH NZBC D1/AS1 TABLE 2.

FLOOR TILES TO BE NON SLIP WITH SLIP RESISTANCE CO-EFFICIENT OF 0.35-0.65.

HEATING EXISTING HEAT PUMP

GIB AQUALINE WITH SATIN ENAMEL WALL FINISH TO ANY UNTILED BATHROOM AND ENSUITE WALLS AND TO UNTILED WALLS ADJACENT TO SINKS/TUB IN KITCHEN/LAUNDRY.

MINIMUM OF ONE ROW OF TILES ABOVE ALL BASINS, TUBS, SINKS, BATH, VANITIES
AND KITCHEN/LAUNDRY BENCH TOPS.

KITCHEN BENCHTOPS TO BE IMPERVIOUS / PRESSURE LAMINATE OR ENGINEERED STONE ANY BOTTOM EDGES TO BE FILLED WITH FUNGUS/MOLD RESISTANT SEALANT.

ELECTRICAL KEY
Scale 1 : 100

- POWER SWITCH BOX
- DOUBLE POWER SOCKET
- LIGHT SWITCH
- RECESSED CA RATED LED DOWN LIGHT
- EXTRACT FAN (ON TIME DELAY SWITCH FOR BATHROOMS)
- (S) PHOTOELETRIC INTERCONNECTING SMOKE DETECTORS ARE TO BE INSTALLED TO NZS 4514 A7 CONNECTED TO MAINS POWER

NOTE:
- ALL DOWN LIGHTS ARE TO BE IC RATED
- PHOTOELETRIC INTERCONNECTING SMOKE DETECTORS ARE TO BE INSTALLED TO NZS 4514 A7 CONNECTED TO 10 YEAR BATTERY
- CONFIRM ALL DATA AND TELEPHONE REQUIREMENTS WITH OWNER
- CONFIRM ANY LANDSCAPING LIGHTING WITH OWNER

JosephDavid | Architecture
www.josephdavid.co.nz Ph: 0210635931 e-mail: joe@josephdavid.co.nz

PROPOSED ALTERATIONS 81 BLIGHS ROAD

FLOOR PLANS

CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK
DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE

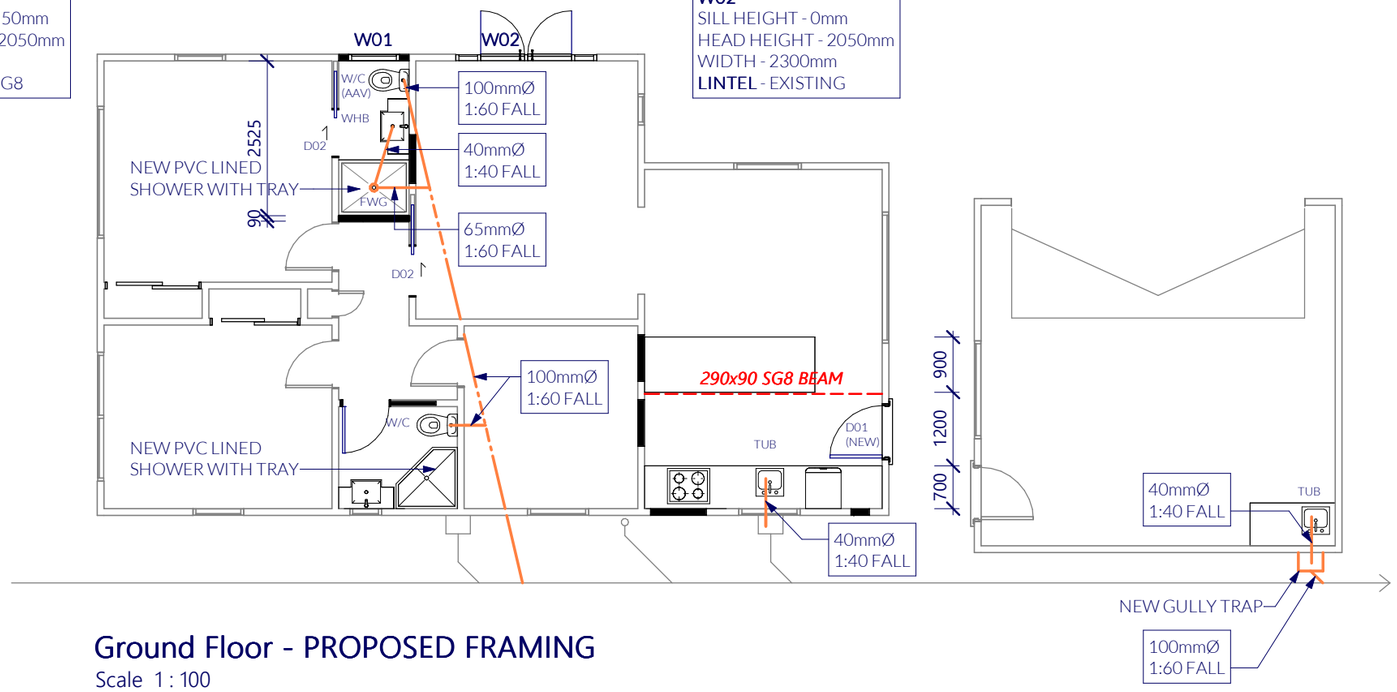
DSN. .
DRN. .
DRN CKD. .
APP. .
DATE 07/14/26

SCALE AT A3	FILE	DRAWING
1 : 100	19475 CONSENT EXEMPTION	3.0

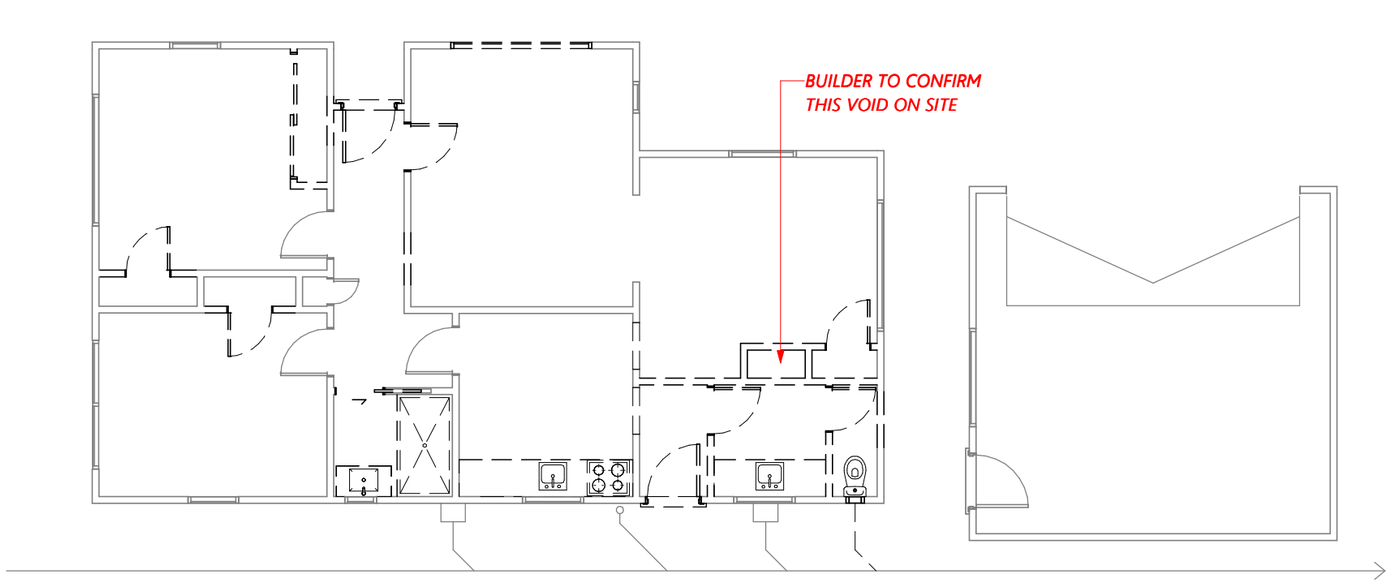
C:\Users\joepe\Dropbox\JOSEPHDAVID ARCHITECTURE\JDA CURRENT\19475 81 BLIGHS ROAD\DRAWINGS (.rvt)\BLIGHS ROAD with ensuite.rvt
28/07/2026 3:57:49 pm

W01
SILL HEIGHT - 1550mm
HEAD HEIGHT - 2050mm
WIDTH - 850mm
LINTEL - 90x90 SG8

W02
SILL HEIGHT - 0mm
HEAD HEIGHT - 2050mm
WIDTH - 2300mm
LINTEL - EXISTING



Ground Floor - PROPOSED FRAMING
Scale 1 : 100



Ground Floor - PROPOSED DEMO
Scale 1 : 100

NOTES FOR TIMBER FRAMING:

- NZBC:B1 STRUCTURE AS1 CLAUSE 3 TIMBER (NZS 3604:2011)
- NZBC:B2 DURABILITY AS1 CLAUSE 3.2 TIMBER (NZS 3602)
- TYPICAL STUD HEIGHT GROUND FLOOR 2.4M
- EXTERNAL TIMBER STUD WALLS : EXISTING
- NEW INTERNAL TIMBER STUD WALLS: 90X45MM AT 600MM CRS
- STUDS FIXED TO BOTTOM PLATES WITH 4 SKEWED & 2 END NAILED 75 X 3.15 NAILS.
- TOP PLATES: 90 X45 PLATE OVER 90 X 45 FIXED TO STUD/LINTEL WITH 2/90 X 3.15 END NAILS +2 WIRE DOGS AT 450 CTRS
- BOTTOM PLATES 90 X 45 FIXED TO FLOOR FRAMING WITH 3/90 X 3.15 MM NAILS AT 600MM CRS
- 90 X 45 DWANGS AT 800MM CTRS FIXED TO STUDS WITH 2 SKEWED & 2 END NAILED 75 X 3.15 NAILS.
- LINTEL FIXINGS TO TRIMMING STUDS: 4 SKEWED & 2 END NAILED 75 X 3.15 NAILS.
- 13MM CEILING LININGS TO BE FIXED AS PER MANUFACTURERS RECOMENDATIONS TO USG CEILING BATTENS. BATTENS AT 450MM CRS MAX
- ALL FIXINGS TO COMPLY WITH NZS 3604:2011 SECTION 8 TABLE 8.19 NAILING SCHEDULE.
- **BUILDING WRAP TO NEW FRAMING OF REMOVED WINDOW OPENINGS: THERMAKRAFT WATERGATE PLUS. TAPE WELL TO EXISTING BUILDING WRAP**

SPECIFICATION NOTES:

- ALL WORK SHALL COMPLY WITH THE RELEVANT CLAUSES OF THE N.Z. BUILDING CODE.
- ALL FOUNDATION CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 25MPa AT 28 DAYS.
- ALL CONCRETE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF NZS 3109:1997.
- FOUNDATION DEPTHS SHOWN ARE A MINIMUM ONLY. ALL FOUNDATIONS SHALL EXTEND DOWN TO SOLID BEARING.
- SHOULD SOFT CLAY, PEAT OR FILLED GROUND BE ENCOUNTERED ON THE SITE, THE ENGINEER SHALL BE CONSULTED FOR ADDITIONAL FOUNDATION DETAILS.
- ALL CONCRETE SHALL BE THOROUGHLY VIBRATED WHEN PLACED.
- ALL STRUCTURAL TIMBER SHALL COMPLY WITH VSG8 OR MSG8 GRADING.
- LVL BEAMS MUST BE EXACT PRODUCT SPECIFIED OR ALTERNATIVE PRODUCT WITH EQUAL OR GREATER PROPERTIES SUBJECT TO ENGINEER APPROVAL.
- THE ARCHITECT SHALL BE ENGAGED BY THE OWNER TO INSPECT AS PER THE SCHEDULE

JosephDavid | Architecture
www.josephdavid.co.nz Ph: 0210635931 e-mail: joe@josephdavid.co.nz

PROPOSED ALTERATIONS 81 BLIGHS ROAD

FRAMING PLAN / PLUMBING

CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK
DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE

DSN. .
DRN. .
DRN CKD. .
APP. .
DATE 07/14/26

SCALE AT A3	FILE	DRAWING
1 : 100	19475	3.1

CONSENT EXEMPTION

RECEIVE STOP

CHRISTCHURCH CITY COUNCIL
Approved Subject to the By-Laws
24 DEC 1992
For Engineer

9209412

AREAS:	
EXISTING RESIDENCE	91.91 m²
FUTURE GARAGE	30.00 m²
PROPOSED RESIDENCE	93.67 m²
PROPOSED GARAGE	34.91 m²
TOTAL	128.58 m²
	240.59 m²
LAND	758 m²
SITE COVERAGE	31.75%

(1)

To John Blanchard
C.C.C. Tenders Service Centre

SCANNED: 30/03/2015 2:56:05 p.m. BOX: 7732 BATCH: 49643 DOC: CCCAKWJL

PROFILE BUILDINGS. LTD. Head Office 3 Springs Road Christchurch P.O. Box 11033 ph 348-8704. This drawing is copyright.

TOTAL AREA _ 784m².

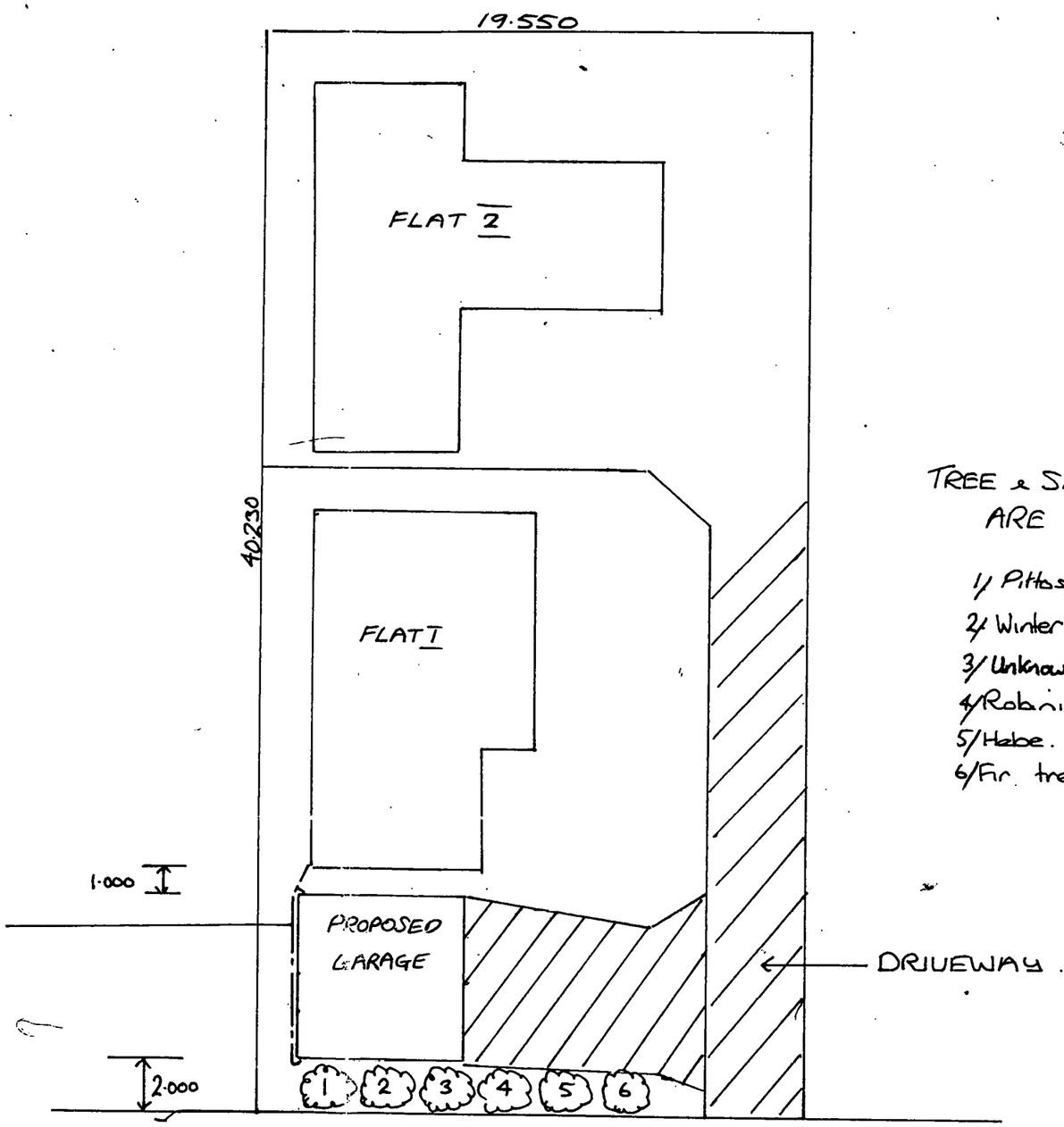
FLAT 1 _½ 393.24m².

EXSISTING _ 104. m².

PROPOSED _ 36 m²

TOTAL FLAT I 140m²

COUERAGE 35.601 %.

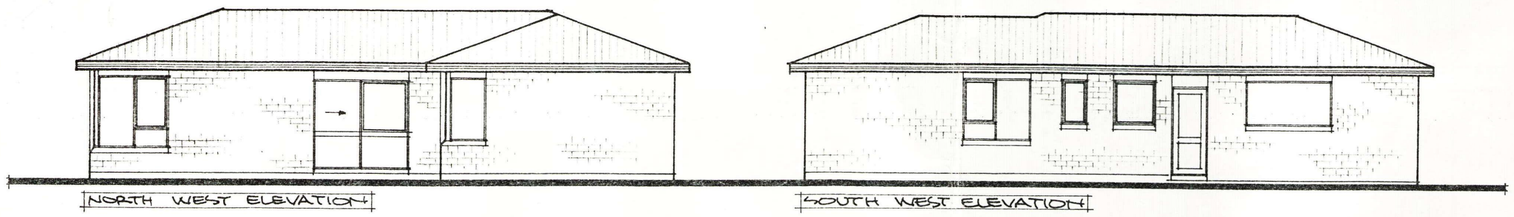


TREE & SHRUBS ARE EXSISTING

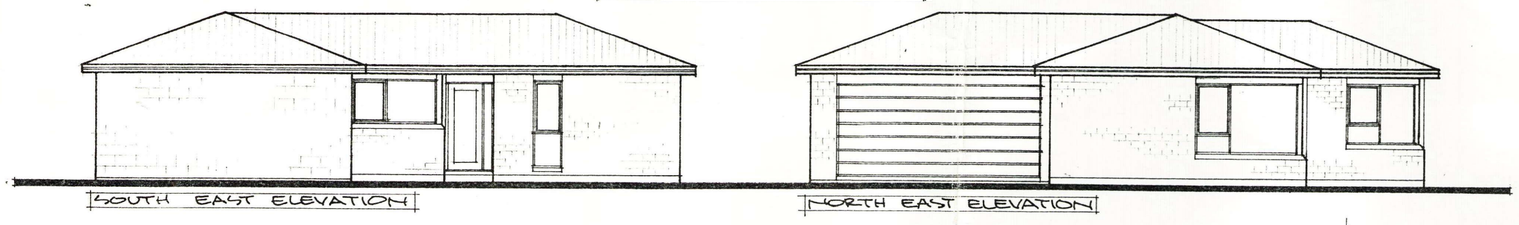
1/ Pittosporum
2/ Winter sweet.
3/ Unknown.
4/ Robinia
5/ Hebe.
6/ Fir tree.

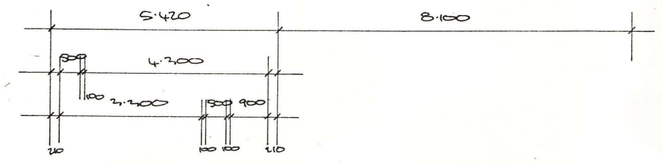
PROPOSED SITE PLAN
FOR
MR N BOON 81 BLIGHS ROAD.
NEW GARAGE TO REPLACE
~~EXSISTING CARPORT.~~

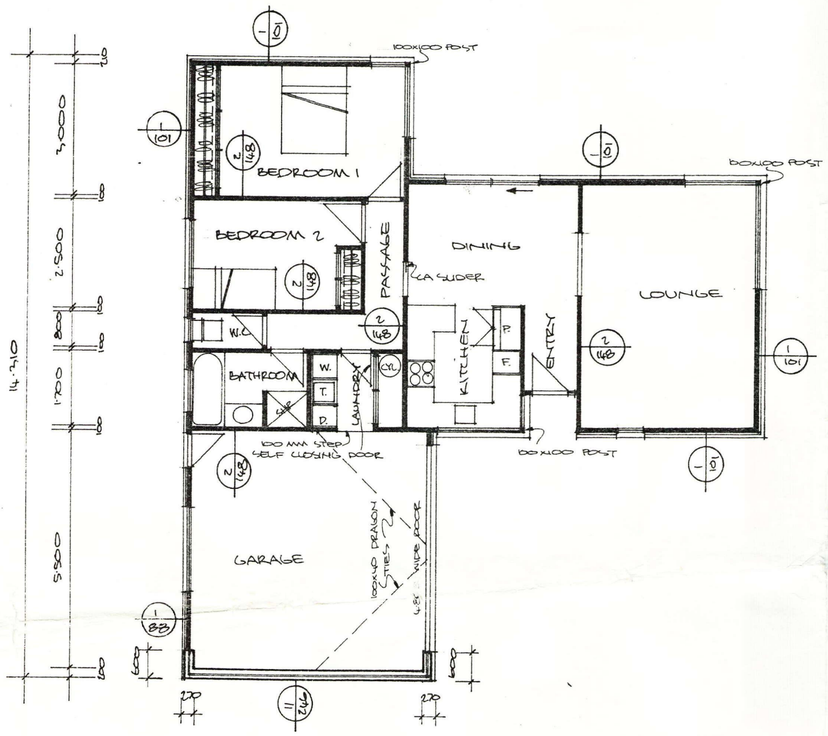
VERSATILE GARAGES LTD		content.	SCALE:	DRAWN: sheet.



ELEVATIONS 1:100

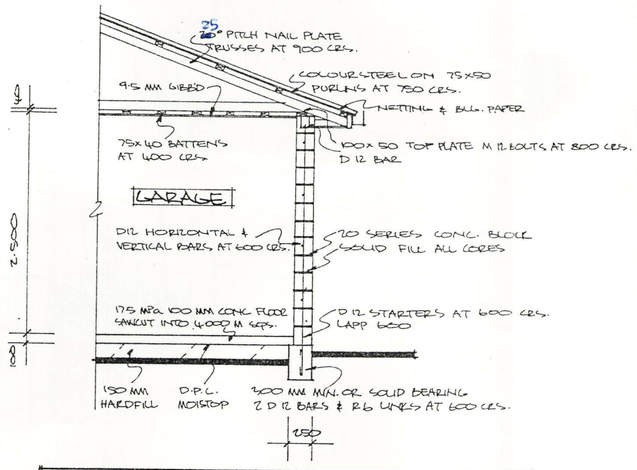




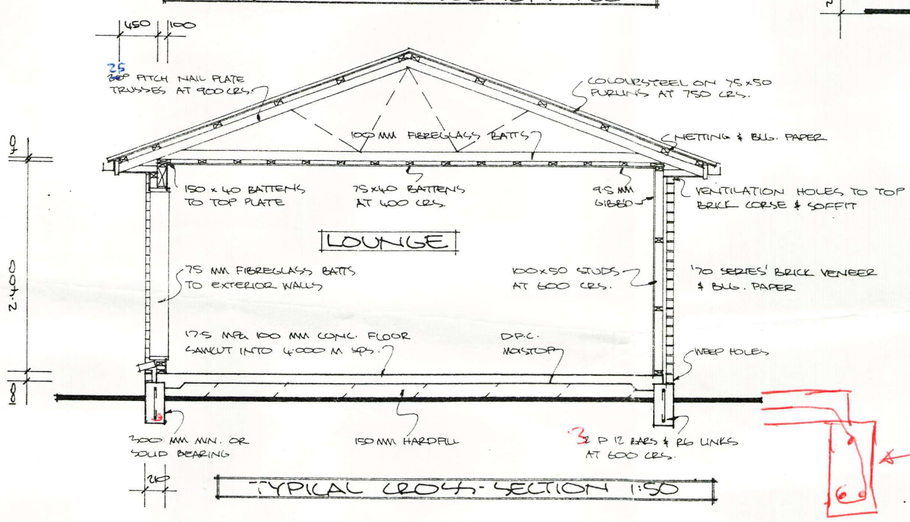


FLOOR PLAN 1:100

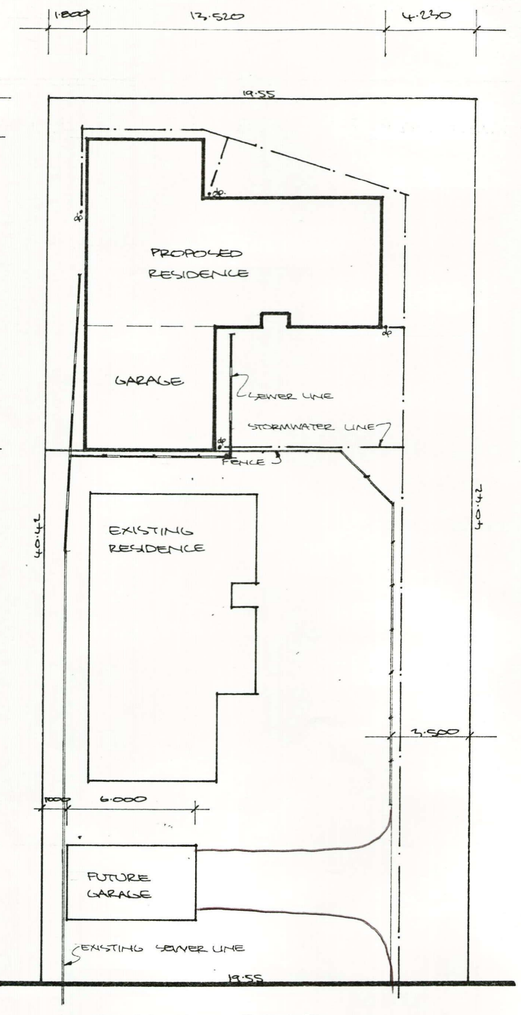
CHRISTCHURCH CITY COUNCIL
Approved Subject to the By-Laws
- 6 JAN 1993
For Engineer



TYPICAL CROSS-SECTION 1:50



TYPICAL CROSS-SECTION 1:50

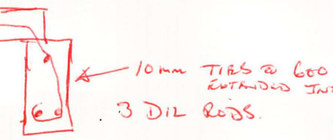


BLIGHS ROAD

SITE PLAN 1:200

AREAS:

EXISTING RESIDENCE	91.91 M²	
FUTURE GARAGE	20.49 M²	
PROPOSED RESIDENCE	93.67 M²	} 128.58 M²
PROPOSED GARAGE	34.91 M²	}
TOTAL	240.89 M²	
LAND	758 M²	
SITE COVERAGE	31.78%	



9207460 (2)

NOTE: - VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING CONSTRUCTION
- ALL CONSTRUCTION TO COMPLY WITH N.Z.S. 3604

PROPOSED RESIDENCE

BLIGHS ROAD CHRISTCHURCH

DRAWN: L.D. DATE: OCT. 1992 SHEET: 1 OF 1

Compliance and Electrical Safety Certificate
Unique ID: 2702.1/E285389

Le Comte Electrical

This form has been designed to be used by licensed electrical workers to certify that installations or Part installations under Part 1 or Part 2 of AS/NZS 3000 are safe to be connected to the specified system of electrical supply.

(1) Location of Installation or Part Installation

Address: 81 Blighs Road, Strowan, Christchurch 8052

(2) Customer / Occupier / Owner Information

Name: Radius Building

Address: Unit 4, 17 Hands Road, Middleton, Christchurch 8024

Email: richard@radiusbuilding.co.nz Phone:

(3) Electrical Worker Information

Name: Sam Elstob Registration/Practising Licence No.: E285389

Organisation: Le Comte Electrical

Phone: 022 369 5636 Email: sam@lecomteelectrical.co.nz

Name of person(s) being supervised: Jared Stoop(E277319), Chanelle Long(E284560)

(4) Work Details

This work is: ☐ Is New Work ☐ Is Addition ☑ Is Alteration ☐ Is Maintenance

The prescribed electrical work is: ☐ Home Owner ☐ Low Risk ☑ General ☐ High Risk

Reference Standards: ☐ Part 1 of AS/NZS 3000 ☑ Part 2 of AS/NZS 3000 ☐ AS/NZS 3012

☐ Additional Standards

Type of Supply System: 230/400v MEN

Work Done: Rewire installation. New switchboard x23 lights, x1 heat light fan unit. Re use bathroom fan, light and heater. X16 plugs. New ac unit. Hob, oven, HWC, alarm system. Garage untouched.

The work was done within the period: Date Commenced: 20/08/2026 Date Completed: 12/10/2026

(5) Certification of Work

I certify that the completed prescribed electrical work to which this certificate applies, has been done lawfully and safely and the information in the certificate is correct in that the installation, or part of the installation:

☑ Relies on manufacturer's instructions ☑ Attached/Ref

☑ Relies on Declaration of Conformity ☑ Attached/Ref

☐ Accordance with certified design ☐ Attached/Ref

Reference: www.jarussell.co.nz

☑ Tested in accordance with ESR2010

☑ Earthing system that is correctly rated

☑ Fittings safe to connect

☑ Safe to connect to a power supply

Test Results	
Continuity of Earthing System:	0.01
Insulation Resistance:	>500m ohm
Polarity – Correct Circuit Connections:	Yes
Verification of Impedance:	0.31
Bonding:	
Other:	

Signature: Date: 22/10/2026

(6) Electrical Safety Certificate

(to be completed by the person who connects the installation, or part installation to the power supply)

I certify that the installation, or part of the installation as described above, to which this Electrical Safety Certificate applies is connected to a power supply and is safe to use. If maintenance, alteration or addition, has not adversely affected any other part of the installation.

Name: Sam Elstob Registration/Practising Licence No: E285389

Signature:  Issue Date: 22/10/2026 Connection Date: 12/10/2026

SCANNED: 30/03/2015 2:56:05 p.m. BOX: 7732 BATCH: 49643 DOC: CCCAKWJJ

033229589

Electrical Certificate of Compliance

No. 1922423

No. of attachments

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.**

ELECTRICAL WORKERS REGISTRATION BOARD

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer: Advanced Safety Systems Phone:

Address of installation: 81 Bighs Road

Postal address of customer (if not as above): 17 Lake View Road

WORK DETAILS

No. of lighting outlets

No. of socket outlets 1

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

Switchboard

Main earthing system

Electric lines

Description: Wire & connection of (RCD) Wheel Chair lift Socket. Connected on to existing Supply

It is recommended that test results be recorded here:

Visual Examination ✓

Earth Continuity ✓

Bonding ✓

Polarity ✓

Insulation Resistance 999 Mohm

Other loop impedance

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: Chris Hope

Registration no.: E19830

Company: Beam Electrical

Signature: Che

Date: 15/11/05

Contact Ph No.: 021-678885

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.

This form is approved by the Electrical Workers Registration Board, PO Box 10-156, Wellington. Freephone 0800 66 10 00 for the purposes of the Electricity Regulations 1997.


81 Blighs Road
Land Use Consents
25 Condell Avenue
19 Condell Avenue
79B Blighs Road
79A Blighs Road
7 Condell Avenue
77 Blighs Road
83 Blighs Road
85 Blighs Road
86 Blighs Road
84 Blighs Road
72 Blighs Road
70 Blighs Road
94 Westholme Street
90 Westholme Street
6 Bounty Street
4 Bounty Street
75 Blighs Road
71 Blighs Road
55 Blighs Road
68 Blighs Road
71 Westholme Street
214 Idris Road
67 Westholme Street
64 Blighs Road
210 Idris Road


81 Blighs Road
Subdivision Consents

Land Use Resource Consents within 100 metres of 81 Blighs Road

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

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12 Bounty Street

RMA/2021/1970

Construct replacement double garage

Processing complete

Applied 25/06/2021

Decision issued 11/08/2021

Granted 04/08/2021

19 Condell Avenue

RMA/2011/273

ALTERATIONS & EXTENSIONS - Historical Reference RMA92017790

Processing complete

Applied 15/03/2011

Decision issued 01/04/2011

Granted 31/03/2011

RMA/2024/2134

Installation of in-ground fibreglass swimming pool.

Processing complete

Applied 29/07/2024

Decision issued 23/09/2024

Granted 23/09/2024

RMA/2024/2676

Minimum Floor Level Certificate

Processing complete

Applied 20/09/2024

Certificate issued 20/09/2024

21 Windermere Road

RMA/1998/175

A 25 unit subdivision for elderly persons which does not comply with Site Density, site coverage, living area window setback or ols under the P - Historical Reference RES980089

Processing complete

Applied 13/01/1998

Decision issued 22/01/1998

Granted 22/01/1998

RMA/2016/1377

Re-establish and operate an aged care facility and retirement village - Historical Reference RMA92033507

Processing complete

Applied 24/05/2016

Conditions changed/cancelled - s127 05/07/2019

Conditions changed/cancelled - s127 06/12/2021

Decision issued 02/02/2017

Declined 02/02/2017

Granted on appeal 31/08/2017

RMA/2021/3286

Construct three carports

Processing complete

Applied 01/10/2021

Granted 06/12/2021

Decision issued 06/12/2021

210 Idris Road

RMA/1983/501

Dispensation to erect a garage that exceeds 2.3m maximum height on the boundary and intrudes through the recession plane. - Historical Reference RES9211829

Processing complete

Applied 01/12/1983

Decision issued 23/12/1983

Granted 23/12/1983

214 Idris Road

RMA/1980/427

Dispensation to demolish existing MED substation and rebuild onthe road boundary, in lieu of the required 4.5m setback. - Historical Reference RES9211830

Processing complete

Applied 11/06/1980

Decision issued 26/06/1980

Granted 26/06/1980

25 Condell Avenue

RMA/1991/757

Erection of an extension to garage exceeding accessory building site coverage by 9.96m2 - Historical Reference RES9214536

Processing complete

Applied 01/03/1991

Decision issued 19/03/1991

Granted 19/03/1991

4 Bounty Street

RMA/2007/1984

Convert existing dwelling into a professionalr eal esta te office to accommodate 6 agents and to be run in conjunction with the existing harcourts at 55 blighs - Historical Reference RMA92009281

Processing complete

Applied 16/07/2007

Conditions changed/cancelled - s127 15/04/2026

Decision issued 22/11/2007

Granted 22/11/2007

55 Blighs Road

RMA/1995/2432

An application for a furniture shop, formerly a dairy - Historical Reference RES954223

Processing complete

Applied 11/09/1995

Decision issued 11/03/1996

Granted 11/03/1996

RMA/1999/4126

To increase the signage on the site which exceeds 4m2 - Historical Reference RMA1094

Withdrawn

Applied 22/09/1999

RMA/2001/1017

To build and use a double garage for staff. - Historical Reference RMA20004889

Withdrawn

Applied 30/04/2001

RMA/2005/1140

To establish and operate a real estate office activity with associated outdoor advertising, car parking and landscaping. - Historical Reference RMA20019994

Processing complete

Applied 17/05/2005

Decision issued 22/12/2005

Granted 22/12/2005

RMA/2005/2036

To lay underground cables in the street which will be w ithin 10m of a group of protected trees. - Historical Reference RMA20020914

Withdrawn

Applied 02/09/2005

RMA/2007/1984

Convert existing dwelling into a professionalr eal esta te office to accommodate 6 agents and to be run in conjunction with the existing harcourts at 55 blighs - Historical Reference RMA92009281

Processing complete

Applied 16/07/2007

Conditions changed/cancelled - s127 15/04/2026

Decision issued 22/11/2007

Granted 22/11/2007

RMA/2012/1603

TEMPORARY ACCOMMODATION - Office Accommodation - Historical Reference RMA92021019

Expired

Applied 10/10/2012

Decision issued 12/10/2012

Granted 12/10/2012

6 Bounty Street

RMA/2004/3062

To erect a garage closer to the waterway than permitted . - Historical Reference RMA20018718

Processing complete

Applied 01/12/2004

Decision issued 10/01/2005

Granted 10/01/2005

RMA/2014/1391

Dwelling with Attached Garage - Historical Reference RMA92026041

Processing complete

Applied 10/06/2014

Decision issued 18/06/2014

Granted 18/06/2014

64 Blighs Road

RMA/1968/98

Consent to establish a Service Station and garage located in the Res a zone. 15 objections. Granted on Appeal - Historical Reference RES9216308

Processing complete

Applied 09/02/1968

Decision issued 20/03/1969

Granted 20/03/1969

Outcome not recorded 20/03/1969

RMA/1976/236

Consent to extend Service Station premises and allow the sale of second hand motor vehicles from the premises. 24 objections - Historical Reference RES9213568

Processing complete

Applied 09/08/1976

Decision issued 22/03/1977

Declined 22/03/1977

RMA/1977/236

Consent to extend Service Station. 7 objections + petition of 13 signatures - Historical Reference RES9213563

Processing complete

Applied 02/06/1977

Decision issued 17/07/1979

Granted 17/07/1979

Outcome not recorded 17/07/1979

RMA/1981/545

Consent to extend the workshop tyre bay and canopy to the existing Service Station - Historical Reference RES9213562

Processing complete

Applied 20/11/1981

Decision issued 03/12/1981

Granted 03/12/1981

RMA/1984/694

Consent to erect a free standing sign of 2.88m2 to advertise the price of fuel after the expected deregulation of the oil industry - Historical Reference RES9213560

Processing complete

Applied 21/08/1984

Decision issued 31/10/1984

Granted 31/10/1984

RMA/1984/695

Consent to install and operate a 4 tonne LPG vessel. 3 objections - Historical Reference RES9213561

Processing complete

Applied 21/08/1984

Decision issued 27/05/1985

Declined 27/05/1985

Outcome not recorded 27/05/1985

RMA/1994/198

Consent to erect a free standing sign exceeding the maximum permitted height by 0.7m and the maximum permitted size by 7.52m2 for total signage. - Historical Reference RES9221957

Processing complete

Applied 03/02/1994

Decision issued 23/03/1994

Granted 23/03/1994

RMA/1994/87

Consent to extend Service Station onto adjoining residential sites. consents from C and M Ackroyd, 187 idris; J G and R T Wooding, 44 blighs; Mrs - Historical Reference RES9221768

Processing complete

Applied 05/01/1994

Decision issued 10/02/1994

Granted 10/02/1994

RMA/1994/88

Consent to extend the Service Station onto adjoining residential sites. consent from C and M Ackroyd, 187 idris; J G and R T Wooding, 44 blighs; Mrs - Historical Reference RES9221769

Processing complete

Applied 05/01/1994

Decision issued 10/02/1994

Granted 10/02/1994

RMA/1994/89

Consent to extend the Service Station onto adjoining residential sites. consent from C and M Ackroyd, 187 idris; J G and R T Wooding, 44 blighs; Mrs - Historical Reference RES9221770

Processing complete

Applied 05/01/1994

Decision issued 10/02/1994

Granted 10/02/1994

RMA/1997/361

Retrospective land use consent to use an existing shed and containers for the storage of forklifts and parts, repairs and maintenance of forklif - Historical Reference RES970301

Processing complete

Applied 07/02/1997

Decision issued 01/01/1999

Granted 01/01/1999

RMA/1999/3769

To remove three existing fuel storage tanks with a capacity of $100,000 litres on the site and replace with three tanks with a capacity of 80m000 litr - Historical Reference RES992887

Processing complete

Applied 07/10/1999

Decision issued 01/11/1999

Granted 01/11/1999

RMA/1999/3830

To remove the existing Mobil signage on the site and erect a 7.5 metre pylon sign with a total area of 15m2 and will be located 1.1 metres from the road bo - Historical Reference RES992980

Processing complete

Applied 18/10/1999

Decision issued 05/11/1999

Granted 05/11/1999

RMA/2004/2640

To establish and operate a new double tyre bay workshop within ane xisting expanded residential unit in assocation with the existing service satation. - Historical Reference RMA20018289

Processing complete

Applied 13/10/2004

Decision issued 21/02/2005

Granted 21/02/2005

RMA/2004/690

To extend the Blighs road Service Station - Historical Reference RMA20016272

Withdrawn

Applied 08/03/2004

67 Westholme Street

RMA/2015/1976

Dwelling alterations and additions - Historical Reference RMA92030269

Processing complete

Applied 21/07/2015

Decision issued 14/08/2015

Granted 11/08/2015

RMA/2017/87

Minimum Floor Level Certificate

Processing complete

Applied 18/01/2017

Certificate issued 26/01/2017

68 Blighs Road

RMA/1980/482

Consent to install a vehicle crossing 19m from the centre line of Blighs Road, on Westholme St - Historical Reference RES9213569

Processing complete

Applied 03/12/1980

Decision issued 05/12/1980

Granted 05/12/1980

RMA/2018/1296

Additions and alterations to an existing single storey dwelling.

Processing complete

Applied 30/05/2018

Decision issued 28/06/2018

Granted 27/06/2018

RMA/2018/1377

Minimum Floor Level Certificate

Processing complete

Applied 11/06/2018

Certificate issued 11/06/2018

7 Condell Avenue

RMA/2019/903

Construct one additional residential unit and one existing unit on undersized sites

Processing complete

Applied 30/04/2019

Amended decision issued - s133A 29/05/2019

Decision issued 27/05/2019

Granted 27/05/2019

70 Blighs Road

RMA/1991/698

Consent to erect an appartment unit, exceeding the 35% site coverage limit by 2.8%. Neighbours consent - Historical Reference RES9213570

Processing complete

Applied 07/10/1991

Decision issued 17/12/1991

Granted 17/12/1991

RMA/2023/1485

Construct dwelling with attached garage

Processing complete

Applied 12/06/2023

Decision issued 10/08/2023

Granted 10/08/2023

RMA/2023/1711

Minimum Floor Level Certificate

Processing complete

Applied 03/07/2023

Certificate issued 12/07/2023

71 Blighs Road

RMA/1997/3202

Two residential units which fail to comply with the Proposed City Plan: within the waterway setback, Site Density, Unit 1 exceeds site coverage (39.56% proposed), Unit 2 penetrates the recession plane from the southern internal boundary, gara - Historical Reference RES973699

Processing complete

Applied 22/12/1997

Decision issued 01/01/1999

Granted 01/01/1999

RMA/2004/2255

New house and garage which intrude the required set bac k from the road boundary and the waterway, and exceeds the recession plane. - Historical Reference RMA20017896

Processing complete

Applied 02/09/2004

Decision issued 10/03/2005

Granted 09/03/2005

RMA/2005/1348

New garage within the road boundary setback. - Historical Reference RMA20020205

Processing complete

Applied 14/06/2005

Decision issued 19/08/2005

Granted 19/08/2005

RMA/2018/51

Minimum Floor Level Certificate

Processing complete

Applied 10/01/2018

Certificate issued 11/01/2018

71 Westholme Street

RMA/1983/78

An extension to an existing dwelling sited 900mm from an internal boundary(southern): neighbour consent - Historical Reference RES9201813

Processing complete

Applied 17/05/1983

Decision issued 01/09/1983

Granted 01/09/1983

72 Blighs Road

RMA/1995/2575

Conservatory. - Historical Reference RES955304

Processing complete

Applied 03/10/1995

Decision issued 01/01/1999

Granted 01/01/1999

75 Blighs Road

RMA/2008/994

Garage within the street scene setback - Historical Reference RMA92011812

Processing complete

Applied 15/05/2008

Decision issued 25/06/2008

Granted 25/06/2008

77 Blighs Road

RMA/2021/1179

Minimum floor level certificate

Processing complete

Applied 30/04/2021

Certificate issued 03/05/2021

79A Blighs Road

RMA/1999/2203

An application to erect a dwelling addition which results in site coverage exceeding 35% and a new living area window located closer than 3 metres to an internal boundary. - Historical Reference RES990856

Processing complete

Applied 26/03/1999

Decision issued 26/03/1999

Granted 26/03/1999

79B Blighs Road

RMA/2001/303

Construct a single garage attached double garage, exceeds site coverage, recession plane intruseion and separation from neighbour rules. - Historical Reference RMA20004155

Processing complete

Applied 02/02/2001

Decision issued 05/03/2001

Granted 02/03/2001

83 Blighs Road

RMA/2026/1855

To construct two residential units and associated earthworks

Processing complete

Applied 04/06/2026

Decision issued 19/08/2026

Granted 19/08/2026

84 Blighs Road

RMA/2004/2220

Dwelling addition - Historical Reference RMA20017859

Processing complete

Applied 30/08/2004

Decision issued 27/09/2004

Granted 24/09/2004

RMA/2014/2731

Dwelling - Historical Reference RMA92027425

Processing complete

Applied 16/10/2014

Decision issued 06/05/2015

Granted 06/05/2015

85 Blighs Road

RMA/2019/903

Construct one additional residential unit and one existing unit on undersized sites

Processing complete

Applied 30/04/2019

Amended decision issued - s133A 29/05/2019

Decision issued 27/05/2019

Granted 27/05/2019

86 Blighs Road

RMA/2002/2418

TO ALLOW A REDUCED OUTDOOR LIVING WIDTH FROM THE REQUIR ED 6M TO 4.7M FOR LOT 2. 20011409 - Historical Reference RMA20011455

Processing complete

Applied 27/09/2002

Decision issued 01/10/2002

Granted 01/10/2002

88 Blighs Road

RMA/1983/549

Consent to erect a garage with the wall 2.7m High on the boundary, and intruding into the 52 degree recession plane. Neighbours consent - Historical Reference RES9213572

Processing complete

Applied 05/11/1983

Decision issued 17/11/1983

Granted 17/11/1983

90 Westholme Street

RMA/2004/1432

To construct a second vehicle crossing and decking - Historical Reference RMA20017045

Processing complete

Applied 04/06/2004

Decision issued 22/06/2004

Granted 22/06/2004

RMA/2004/415

To erect a garage within the street scene setback - Historical Reference RMA20015990

Processing complete

Applied 10/02/2004

Decision issued 02/04/2004

Granted 02/04/2004

94 Westholme Street

RMA/2017/730

Minimum Floor Level Certificate

Processing complete

Applied 04/04/2017

Certificate issued 02/05/2017

RMA/2025/3668

Minimum Floor Level Certificate

Processing complete

Applied 22/10/2025

Certificate issued 28/10/2025

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