

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:

90 Waratah Street

LIM number: H11291037

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	22 September 2026
Date received	11 September 2026

Property details

Property address	90 Waratah Street, Avondale, Christchurch
Valuation roll number	22781 51600
Valuation information	Capital Value: $640,000 Land Value: $320,000 Improvements Value: $320,000 *Please note: these values are intended for Rating purposes*
Legal description	Lot 16 DP 45875
Existing owner	Joshua Gary Cosgrove Allanah Beverley Davey 90 Waratah Street Christchurch 8061

Council references

Rate account ID	73045155
LIM number	H11291037
Property ID	1052874

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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.

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(a) Coastal Hazards

- Coastal Hazard Inundation

  The Council has a report, Coastal Hazard Assessment for Christchurch and Banks Peninsula (2017), that indicates this property or part of this property may be susceptible to coastal flooding (flooding by the sea). The 2017 report considers four sea level rise scenarios through to the year 2120. A copy of the 2017 report and other coastal hazard information can be found at 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 Christchurch and Banks Peninsula (2017)
  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://www.ccc.govt.nz/assets/Documents/Environment/Land/Costal-Hazards/2017-Coastal-Hazards-Report.pdf
  Date of report: October 2017
  Name of person/entity that commissioned report: Christchurch City Council
  The name of person/entity that prepared the report: Tonkin and Taylor Ltd

  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

- 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 50 Year Flood Extent

  Flood modelling shows this property, or parts of this property, is within a 1-in-50-year flood extent, including impacts of climate change and sea level rise. You can view this on the flood extent map at https://ccc.govt.nz/flood-and-floor-level-viewer. If changes such as land development or major infrastructure have occurred on this property, or in the surrounding area since the flood modelling, this may change the flood extent. For more information, please refer to https://ccc.govt.nz/flooding-and-floor-levels.

- Predicted 1 in 200 Year Flood Extent

  Flood modelling shows this property, or parts of this property, is within a 1-in-200-year flood extent, including impacts of climate change and sea level rise. You can view this on the flood extent map at https://ccc.govt.nz/flood-and-floor-level-viewer. If changes such as land development or major infrastructure have occurred on this property, or in the surrounding area since the flood modelling, this may change the flood extent. For more information, please refer to https://ccc.govt.nz/flooding-and-floor-levels.

- Regional Hazard Information: Flood Photographs

  Photographs showing the property during or following past flood events may be available. Flood photographs are available on Environment Canterbury's flood imagery register at https://apps.canterburymaps.govt.nz/FIR.

- Regional Hazard Information: Site Specific Flood Assessment

  A site specific flood hazard assessment may have been completed for the property by Environment Canterbury. The information contained in this assessment may now be outdated. Please contact Environment Canterbury if you would like to request a copy.

- Regional Hazard Information: Flood Assessment Request

  You can request a new site-specific flood hazard assessment for the property from Environment Canterbury at: https://www.ecan.govt.nz/do-it-online/property-information/flood-hazard-assessments.

(d) Landslides

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

(e) Subsidence

- Consultant Report Available

  Land Information New Zealand (LINZ) engaged Tonkin and Taylor to provide a Geotechnical Report on Ground Movements that occurred as a result of the Canterbury Earthquake Sequence. The report indicates this property may have been effected by a degree of earthquake induced subsidence. The report obtained by LINZ can be accessed on their website at https://www.linz.govt.nz and search Information for Canterbury Surveyors.

(f) Tsunamis

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- 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.
  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

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(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

- Fill

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

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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.

- **Pressurised Sewer System**

  Council records indicate this lot falls within a local pressure sewer catchment where installation of onsite local pressure sewer systems (LPSS) are required to connect to the sewer network. For LPSS ownership information, please refer to the property title consent notice. If an existing LPSS is vested with Council, please refer to https://ccc.govt.nz/assets/Documents/Services/Wastewater/20-404174-Local-Pressure-Sewer-System-User-Guide.pdf. If there is no LPSS-related consent notice, contact Christchurch City Councils 3 waters unit at WastewaterCapacity@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: $4,105.29

	Instalment Amount	Date Due
Instalment 1	$1,026.26	15/09/2026
Instalment 2	$1,026.26	15/12/2026
Instalment 3	$1,026.26	15/03/2027
Instalment 4	$1,026.51	15/06/2027

Rates owing as at 22/09/2026: $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/1983/7982 Applied: 18/10/1983 Status: Completed
  90 Waratah Street Avondale
  Permit granted 16/11/1983
  Permit issued 16/11/1983
  DWELLING- Historical Reference PER83000806

(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.
- CDB75042353 01/03/2011 90 Waratah Street

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Building Evaluation : Building Inspected Under Civil Defence Emergency , Green Placard Issued (a deemed Building Act notice)

(d) Orders

(e) Requisitions

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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

- **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.

- **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 in the orange tsunami evacuation zone, and should be evacuated immediately after a long or strong earthquake, or when told to by an official civil defence warning. Residents should make a plan for where they would go in a tsunami evacuation and stay out of this zone until told it is safe to go back.More information can be found at https://ccc.govt.nz/services/civil-defence/hazards/tsunami-evacuation-zones-and-routes/

- **Electoral Ward**

  Property located in Burwood 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
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Fax 64 3 941 8984

www.ccc.govt.nz

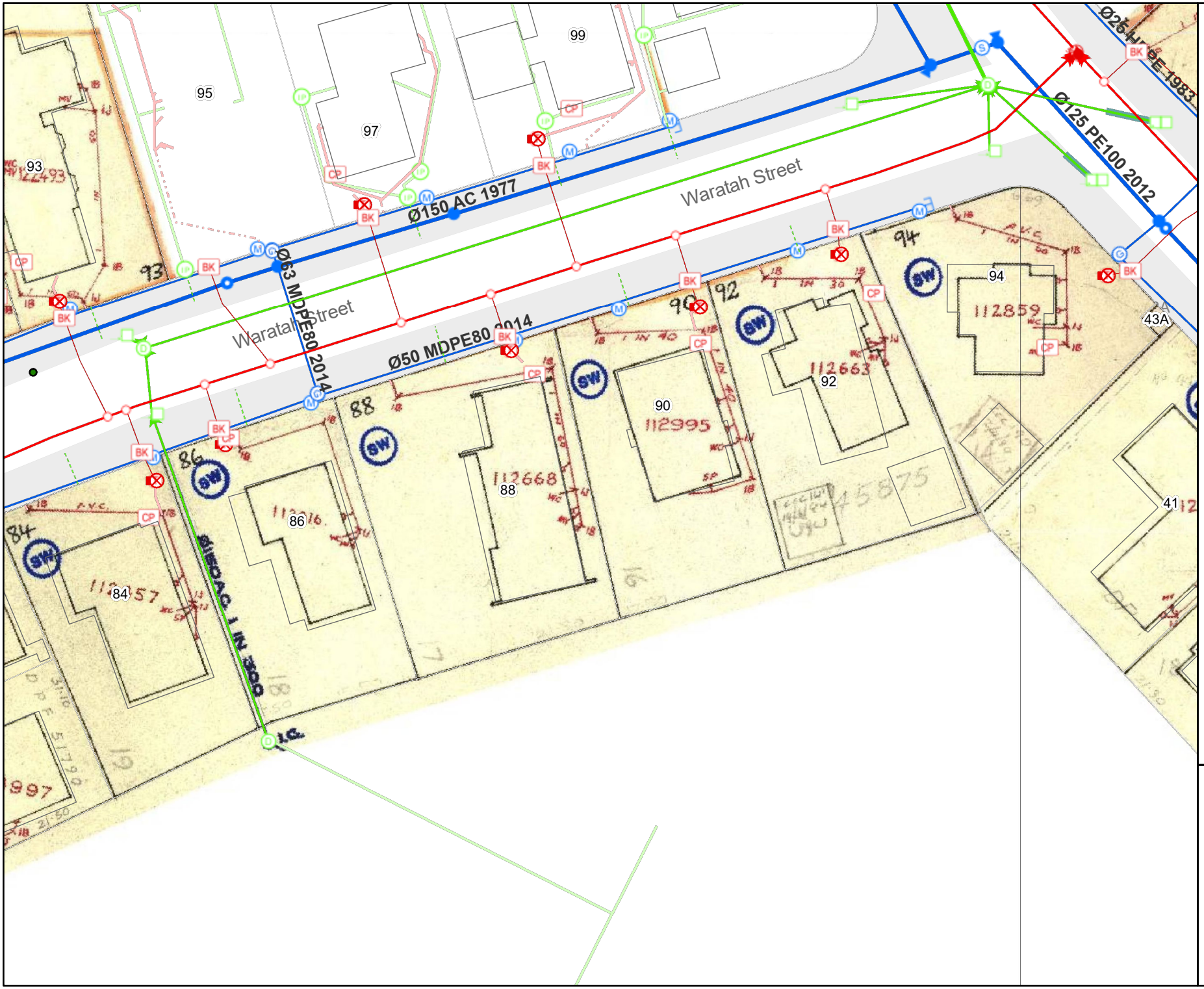
- **Spatial Query Report**

  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.

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



ArcGIS Web Map

- Buildings
- StreetAddress
- WwPrivateDrainField
- WwValve
- WwLocalPressureBou
- WwLocalPressureCon
- WwLocalPressurePu
- WwLocalPressureTan

WwFitting
- Change
- Junction

WwEye
- Eye
- WwPipeFlowDirection

WwPipe (non-gravity)
NominalDiameter
- Diameter is 200mm or smaller
- WwLateral

WwLateral (non CCC)
- In Service
- Abandoned
- Out of Service
- SwAccess

SwInlet
- Single Sump
- Double Sump
- SwPipeFlowDirection

SwLateralFitting
- Inspection Point

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

SwLateral (non CCC)
- In Service

WsValve
- Gate
- Sluice
- WsHydrant

WsConnection
- Meter
- WsPipeRestraint

WsFitting
- End Cap
- Connector
- 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

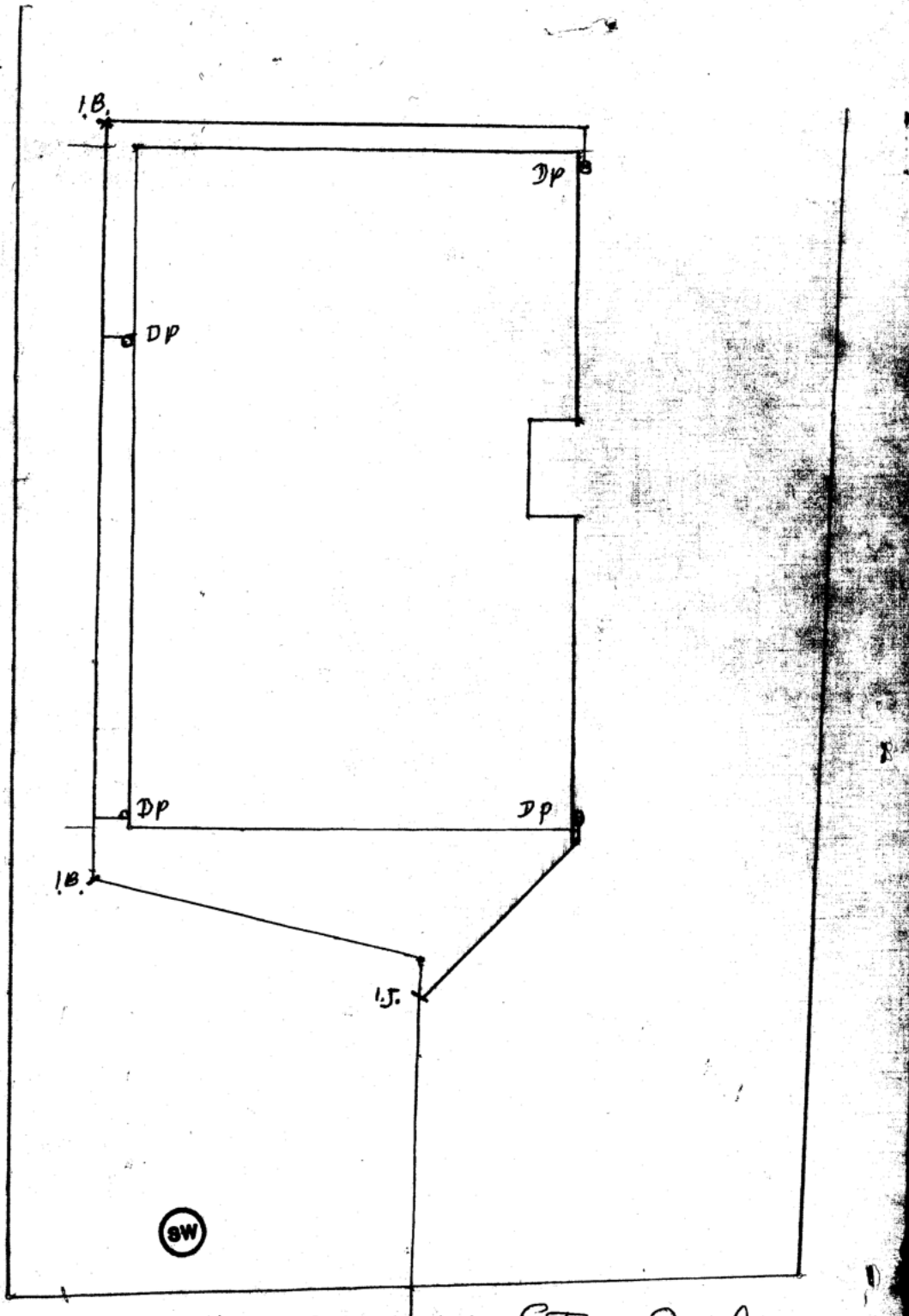
Accuracy not guaranteed. Onsite verification required.
Display of data scale dependant.
Client selected legend.

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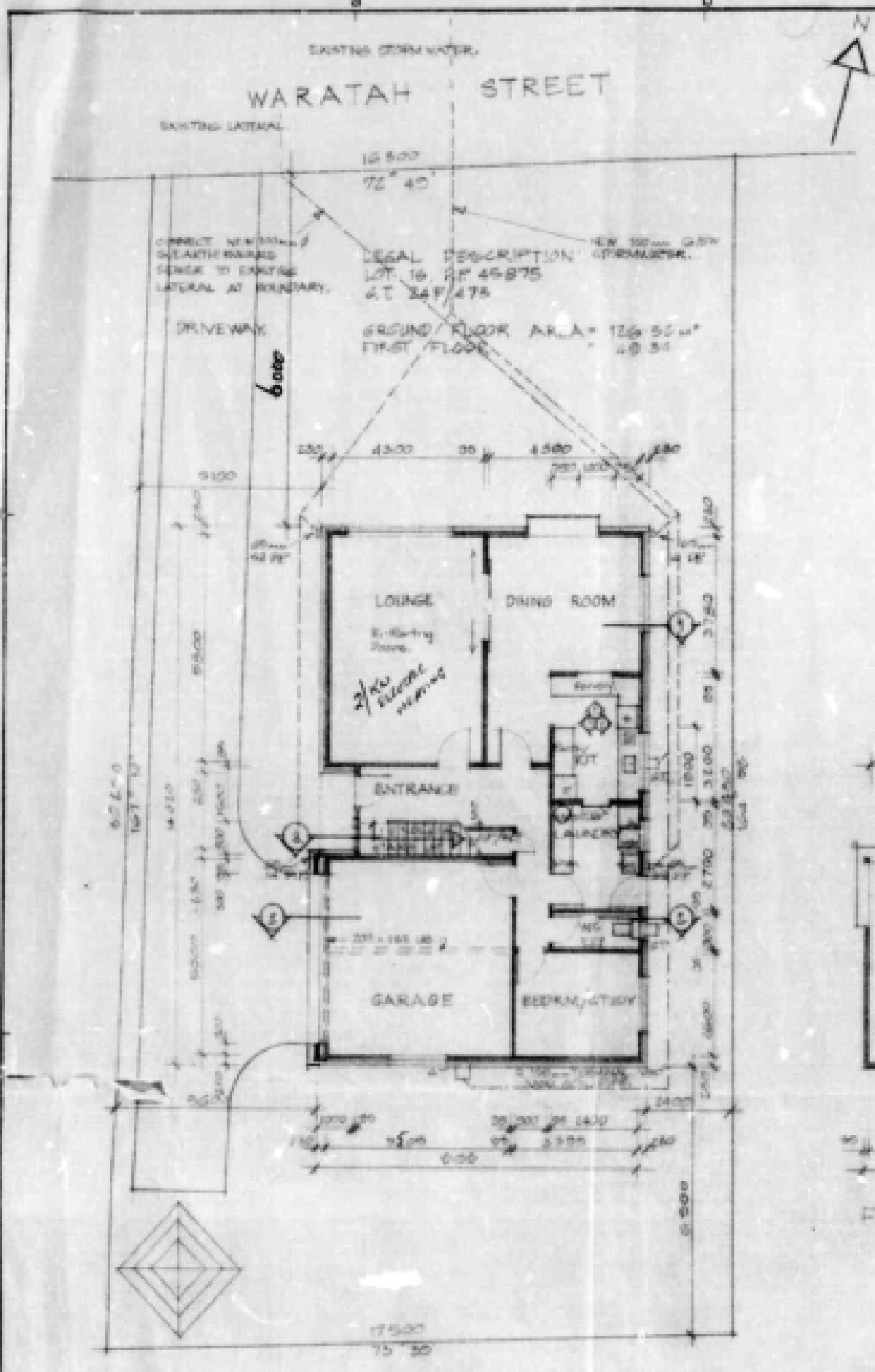
N

Date: 22/09/2026 7:14 PM
Scale: 1: 500 on A4

0 0.0025 0.005 0.01 0.015 0.02
km



90 WARATAH ST. Scale 1-100



SITE PLAN AND GROUND FLOOR PLAN

Marked location of pressure wastewater system -



- Happy to move screens if needed for placement of system.
- System should not be put on lawn

- 2 Storey property but switch board is in single storey part, near back door.
- Place system in location shown.
- Owner is happy to loose any of the trees.

Your guide to the pressure wastewater system



For alarms call

Christchurch City Council

(03) 941 8999

Rev 3 - Updated 21/08/2014

If the alarm sounds

1. The alarm noise can be turned off by pressing the button underneath the alarm panel. The alarm light on the panel will remain on.

   If your pressure wastewater system has had a short term build up of wastewater then the system will automatically clean itself and the alarm light will go out.

2. If the alarm light is still on after one hour (1 hr) then call the Christchurch City Council on (03) 941 8999. The Council number is also on the alarm panel.

3. The Council call centre operator will ask you a series of questions to help determine the urgency and nature of any repairs that may be required.

4. The Council call centre operator will ask for your name and contact number so that the maintenance contractor can call you regarding any repairs.

5. The system has a 24hr emergency storage capacity. However, while waiting for any repairs you should try to minimise the amount of wastewater going through the system.

6. If the alarm sounded because of a short term build up of wastewater and then cleared you should consider what might have made this happen (for example flushing inappropriate items) and avoid this happening again.

7. If you notice any irregularity with the system (for example the alarm sounding often), contact the Christchurch City Council on (03) 941 8999.



Press the button located under the alarm panel. This will turn off the sound but the light will remain on.

↓

Wait an hour and then check to see if the light on the alarm panel is still on.

↓

If the light on the alarm panel is no longer lit then no further action is required.

↓

If the light on the alarm panel is still on then call the Christchurch City Council on (03) 941 8999.

↓

The call centre operator will ask for your address, name and contact number.

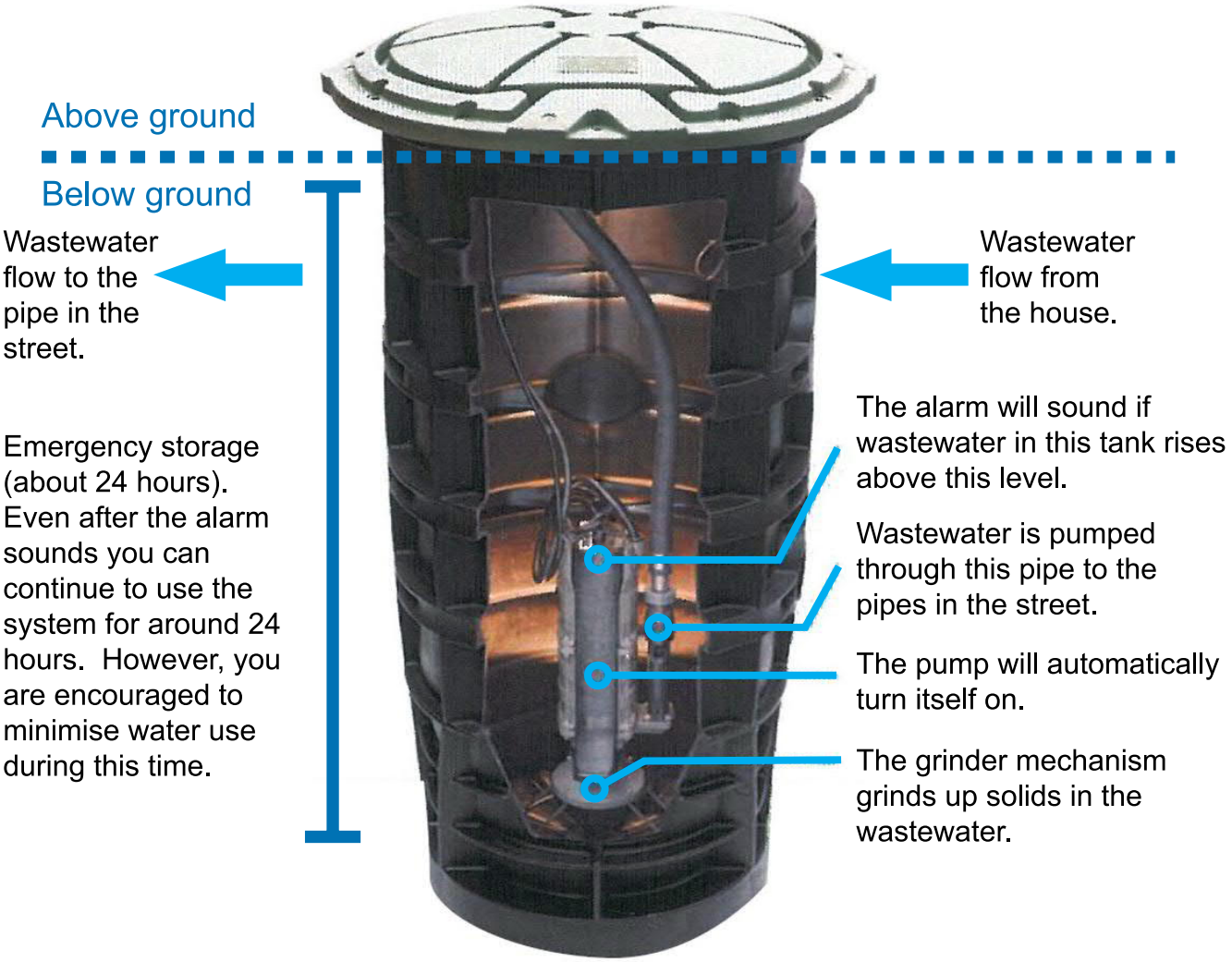
The pressure wastewater system

The wastewater system for this property is a pressure wastewater system.

A pressure wastewater system includes an individual pump and tank. The pump is located within the tank. The tank is located underground and you will only see the lid at the surface. Wastewater from your house flows through a pipe (a private lateral) to the tank. The tank then pumps the wastewater to the pipes in the street. From the street the wastewater goes to the wastewater treatment plant.

The pressure wastewater system is very reliable and robust. There is very little you need to do and very little that can go wrong.

The pressure wastewater system



Using the system

There are a few things you need to know to ensure that the pressure wastewater system runs smoothly. The system operates like a normal wastewater system. It takes wastewater from your toilet, sink, shower, bath, dishwasher, and washing machine and transfers it to the wastewater pipes in the street, and onto the wastewater treatment plant.

To avoid blockages and damage to the pressure wastewater system there are a number of items that should not be disposed of via the system.

The following items should not be flushed down the toilet or sink:

- **glass**
- **metal**
- **gravel or sand, including stone from fish tanks**
- **seafood shells**
- **socks, rags, clothes**
- **plastic**
- **nappies, sanitary napkins, tampons, 'wet' wipes**
- **kitty litter**
- **explosives**
- **flammable materials**
- **lubricating oil and grease**
- **strong chemicals**
- **petol, diesel**
- **stormwater runoff**

Before you go on holiday

Before you go on holiday, even if it is just for a few days, you should flush the pressure wastewater system before you go. This is to avoid the possibility of the system becoming smelly while you are away. **To flush the system simply run a tap in the kitchen or bathroom sink for about five minutes before you go.**

Taking care of the system

- Do not flush any inappropriate items through the system.
- Do not put heavy weights on the lid of the tank. The lid can be walked on, but this should be avoided.
- Do not touch the valves in the boundary kit.
- Do not turn off the power to the pump unless evacuating in an emergency or if there is a broken wastewater pipe.
- Do not cover the unit in any way. This includes covering it with dirt, garden mulch, or concrete.
- Ensure access to the unit is available at all times.
- If you are going on holiday, even for just a few days, you should flush the system before you go. Simply run clean water down your kitchen or bathroom sink for five minutes (5 mins).
- If you do accidentally break a pipe under the ground contact the Christchurch City Council on (03) 941 8999 immediately and tell them what happened. While waiting for the pipe to be repaired minimise the amount of wastewater going through the system.
- Contact the Christchurch City Council on (03) 941 8999 if you install a swimming or spa pool.
- Contact the Christchurch City Council on (03) 941 8999 if you are making any modifications to your home which may affect the system (for example a house addition).
- Do not attempt to repair the system yourself. Always call the Christchurch City Council on (03) 941 8999.

Trouble shooting

What happens if...

1. The system is damaged and needs repair?

The alarm will go off. Follow the alarm procedure on page 2.

2. You notice a bad smell around the tank

When operating normally there should be no noticeable odours coming from the unit. If it is smelly, the unit may just need flushing. Just run clean water down your kitchen or bathroom sink for about five minutes. If the unit remains smelly contact the Christchurch City Council on (03) 941 8999.

3. You notice wet spots around the unit or wastewater pipes

The pumping unit and pipes are sealed. If you notice wet spots and there hasn't been any recent heavy rain contact the Christchurch City Council on (03) 941 8999.

4. The alarm keeps going off when it rains

This means that rainwater may be getting into the system and overloading it. Contact the Christchurch City Council on (03) 941 8999.

5. The neighbours alarm goes and they are away

Do not investigate yourself. Contact the Christchurch City Council on (03) 941 8999.

6. There is a power failure

If there is a power failure the pump will not run. The tank has 24 hours of emergency storage so minimise the amount of wastewater going through the system. When the power comes on again the system will reset itself.

7. There is a flood

If you can safely stay in your home in a flood then simply minimise the amount of wastewater going through the system.

8. You need to evacuate due to an emergency (such as an earthquake)

If you can, flush out the system by running water down your kitchen or bathroom sink for about five minutes. Turn off the power to the pump. The on/off switch is located by the alarm panel.


90 Waratah Street
Land Use Consents
55
Briarmont
Street
22
Chardale
Street
49
Briarmont
Street
18
Chardale
Street
101
Waratah
Street
45
Cowes
Street
50
Briarmont
Street
2/42
Briarmont
Street
92
Waratah
Street
39
Briarmont
Street


90 Waratah Street
Subdivision Consents

Land Use Resource Consents within 100 metres of 90 Waratah Street

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

---

101 Waratah Street

RMA/1983/745

Erect a garage 2.8m from the road boundary. - Historical Reference RES9221019

Processing complete

Applied 18/07/1983

Decision issued 01/08/1983

Granted 01/08/1983

18 Chardale Street

RMA/2014/303

Land Repair - Historical Reference RMA92024908

Processing complete

Applied 12/02/2014

Decision issued 10/03/2014

Granted 07/03/2014

RMA/2014/3302

Dwelling with attached garage - Historical Reference RMA92028009

Processing complete

Applied 10/12/2014

Decision issued 19/12/2014

Granted 19/12/2014

RMA/2015/800

Within Scope [RMA92028404] - Historical Reference RMA92029036

Processing complete

Applied 24/03/2015

Decision issued 27/03/2015

Granted 27/03/2015

2/42 Briarmont Street

RMA/1996/1950

To erect an 8.64m2 conservatory to the existing dwelling and exceed the 35% oermitted site coverage. - Historical Reference RES962279

Processing complete

Applied 02/09/1996

Decision issued 29/10/1996

Granted 29/10/1996

22 Chardale Street

RMA/2014/1879

Single-storey residential dwelling with attached double garage - Historical Reference RMA92026553

Processing complete

Applied 24/07/2014

Decision issued 10/11/2014

Granted 10/11/2014

38 Briarmont Street

RMA/2014/2984

Dwelling with attached garage - Historical Reference RMA92027683

Processing complete

Applied 11/11/2014

Decision issued 21/11/2014

Granted 21/11/2014

39 Briarmont Street

RMA/1987/900

To exceed 40m2 maximum floor space for gargae forward of dwelling - Historical Reference RES9219839

Processing complete

Applied 11/08/1987

Decision issued 19/08/1987

Granted 19/08/1987

43 Cowes Street

RMA/1986/992

To intrude into 6.00m rear boundary to a distance of 4.600m from rear boundary. - Historical Reference RES9220270

Processing complete

Applied 21/08/1986

Decision issued 04/09/1986

Granted 04/09/1986

45 Cowes Street

RMA/2014/3001

Dwelling with Detached Garage - Historical Reference RMA92027700

Processing complete

Applied 13/11/2014

Decision issued 25/11/2014

Granted 25/11/2014

49 Briarmont Street

RMA/1994/171

To erect a conservatory intruding into the 1.8 metre side yard setback - Historical Reference RES9221906

Processing complete

Applied 03/03/1994

Decision issued 23/03/1994

Granted 23/03/1994

RMA/2014/3168

Dwelling with attached garage - Historical Reference RMA92027870

Withdrawn

Applied 28/11/2014

50 Briarmont Street

RMA/2015/259

Dwelling with Attached Garage - Historical Reference RMA92028432

Processing complete

Applied 02/02/2015

Decision issued 13/02/2015

Granted 13/02/2015

55 Briarmont Street

RMA/2014/723

Rebuild Earthquake Damaged Dwelling and Detached Sleepout - Historical Reference RMA92025351

Processing complete

Applied 28/03/2014

Decision issued 09/06/2014

Granted 09/06/2014

92 Waratah Street

RMA/2014/1451

Dwelling with detached garage - Historical Reference RMA92026107

Processing complete

Applied 16/06/2014

Decision issued 29/07/2014

Granted 25/07/2014

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