

# Land Information Memorandum



Property address:

31 Todd Avenue

LIM number: H09550359

Page 1

**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](http://www.ccc.govt.nz)

## Application details

**Date issued** 1 April 2026  
**Date received** 24 March 2026

## Property details

**Property address** 31 Todd Avenue, Bishopdale, Christchurch  
**Valuation roll number** 21913 08900  
**Valuation information** Capital Value: \$740,000  
Land Value: \$445,000  
Improvements Value: \$295,000  
*Please note: these values are intended for Rating purposes*  
**Legal description** Lot 8 DP 22988  
**Existing owner** Ellen Rose Williamson  
Victoria Kate Stuart  
31 Todd Avenue  
Christchurch 8051

## Council references

**Rate account ID** 73140557  
**LIM number** H09550359  
**Property ID** 1121656

Property address:

31 Todd Avenue

LIM number: H09550359

Page 2

**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](http://www.ccc.govt.nz)

## 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.

**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.**

Property address:

31 Todd Avenue

LIM number: H09550359

Page 3

**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](http://www.ccc.govt.nz)

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

## 1. Special features and characteristics of the land

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

☎ For enquiries, please phone (03) 941 8999 or visit [www.ccc.govt.nz](http://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.

Property address:

31 Todd Avenue

LIM number: H09550359

Page 4

**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](http://www.ccc.govt.nz)

## (b) Earthquakes

- Liquefaction Assessment

Christchurch City Council holds indicative information about liquefaction hazards for Christchurch. Information, including an interactive web tool, can be found on the Council's website at [ccc.govt.nz/liquefaction](http://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.lin.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>.

Property address:

31 Todd Avenue

LIM number: H09550359

Page 5

**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](http://www.ccc.govt.nz)

## (c) Flooding

- Flooding

Flood models are used to show the probability and potential location of flooding in Christchurch. These are computer-based models, and use the data on the Council stormwater network, rainfall, topography, hydrology, soil, land-use and historic flooding. They also incorporate outputs of other modelling such as urban growth, ground water, sea level rise and climate change. Detailed reports on the modelling including its assumptions and limitations can be found at <https://ccc.govt.nz/consents-and-licences/property-information-and-lims/land-information-memorandum-lim>.

- Predicted 1 in 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

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.

Property address:

31 Todd Avenue

LIM number: H09550359

Page 6

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](http://www.ccc.govt.nz)

## **(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**

- Pool

PoolID Number: 2095. This property has a Private In-Ground Swimming Pool which is Operational.

Property address:

31 Todd Avenue

LIM number: H09550359

Page 7

**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](http://www.ccc.govt.nz)

## 2. Private and public stormwater and sewerage drains

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

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

### Related Information

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

Property address:

31 Todd Avenue

LIM number: H09550359

Page 8

**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](http://www.ccc.govt.nz)

## 3. Drinking Water Supply

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

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

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

Property address:

31 Todd Avenue

LIM number: H09550359

Page 9

**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](http://www.ccc.govt.nz)

## 4. Rates

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

☎ For rates enquiries, please phone (03) 941 8999 or visit [www.ccc.govt.nz](http://www.ccc.govt.nz).

### (a) Annual rates

Annual rates to 30/06/2026: \$4,478.42

	Instalment Amount	Date Due
Instalment 1	\$1,119.53	31/08/2025
Instalment 2	\$1,119.53	30/11/2025
Instalment 3	\$1,119.53	28/02/2026
Instalment 4	\$1,119.83	31/05/2026

Rates owing as at 01/04/2026: \$1,119.83

### (b) Excess Water Rates

For excess water charge enquiries, please phone (03) 941 8999 or visit [www.ccc.govt.nz/contact-us](http://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](http://www.ccc.govt.nz/services/rates-and-valuations/solicitors-request).

A settlement statement of accounts will be provided on the expected settlement date advised.

Property address:

31 Todd Avenue

LIM number: H09550359

Page 10

**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](http://www.ccc.govt.nz)

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

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

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

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

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

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

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

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

☎ For building enquiries, please phone (03) 941 8999, email [EPADutyBCO@ccc.govt.nz](mailto:EPADutyBCO@ccc.govt.nz) or visit [www.ccc.govt.nz](http://www.ccc.govt.nz).

### (a) Consents

- BCN/1964/3309 Applied: 18/06/1964 Status: Completed  
31 Todd Avenue Bishopdale  
Permit granted 23/06/1964  
Permit issued 23/06/1964  
DWELLING- Historical Reference PER64010505
- BCN/1966/7358 Applied: 07/12/1966 Status: Completed  
31 Todd Avenue Bishopdale  
Permit issued 08/12/1966  
GARAGE- Historical Reference PER66001568
- BCN/1988/7756 Applied: 02/11/1988 Status: Completed  
31 Todd Avenue Bishopdale  
Permit granted 22/11/1988  
Permit issued 22/11/1988  
GARAGE/GAMESROOM- Historical Reference PER88059077
- BCN/1990/5324 Applied: 03/07/1990 Status: Completed  
31 Todd Avenue Bishopdale  
Permit granted 20/07/1990  
Permit issued 20/07/1990

Property address:

31 Todd Avenue

LIM number: H09550359

Page 11

**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](http://www.ccc.govt.nz)

SWIMMING POOL- Historical Reference PER90040459

- BCN/2019/6801 Applied: 08/10/2019 Status: Completed  
31 Todd Avenue Bishopdale  
Exemption from building consent approved 15/10/2019  
Creation of new ensuite within the confines of the existing sleep-out.

## **(b) Certificates**

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

## **(c) Notices**

## **(d) Orders**

## **(e) Requisitions**

## **Related Information**

- Please find a gas fitters certificate attached relating to works that have been carried out on the current building/dwelling at this address.
- The Council has previously issued a Notice to Fix for pool barriers on this site which has been resolved. For additional information contact our swimming pool inspectors on [FSPInspections@ccc.govt.nz](mailto:FSPInspections@ccc.govt.nz) or 03 941 8999.

Property address:

31 Todd Avenue

LIM number: H09550359

Page 12

**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](http://www.ccc.govt.nz)

## 6. Certificates issued by a building certifier

Section 44A(2)(e) LGOIMA. This is information notified to the Council concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004.

 For building enquiries, please phone (03) 941 8999, email [EPADutyBCO@ccc.govt.nz](mailto:EPADutyBCO@ccc.govt.nz) or visit [www.ccc.govt.nz](http://www.ccc.govt.nz).

Property address:

31 Todd Avenue

LIM number: H09550359

Page 13

**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](http://www.ccc.govt.nz)

## 7. Weathertightness

*Section 44A(2)(ea) LGOIMA. This is information notified to the Council under section 124 of the Weathertight Homes Resolution Services Act 2006.*

 For weathertight homes enquiries, please phone (03) 941 8999 or visit [www.ccc.govt.nz](http://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.*

Property address:

31 Todd Avenue

LIM number: H09550359

Page 14

**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](http://www.ccc.govt.nz)

## 8. Land use and conditions

Section 44A(2)(f) LGOIMA. This is information relating to the use to which the land may be put and conditions attached to that use. The planning information provided below is not exhaustive and reference to the Christchurch District Plan and any notified proposed changes to that plan is recommended: <https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/christchurch-district-plan/>.

There may be some provisions of the Christchurch City Plan or Banks Peninsula District Plan that affect this property that are still operative.

☎ For planning queries, please phone (03) 941 8999, email [DutyPlanner@ccc.govt.nz](mailto:DutyPlanner@ccc.govt.nz) or visit [www.ccc.govt.nz](http://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.

- **District Plan Zone**

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

### (b) Resource consents

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

Property address:

31 Todd Avenue

LIM number: H09550359

Page 15

**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](http://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](http://www.ccc.govt.nz).

Please refer to Section 1 for details

Property address:

31 Todd Avenue

LIM number: H09550359

Page 16

**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](http://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](http://www.ccc.govt.nz).

- **None recorded for this property**

Property address:

31 Todd Avenue

LIM number: H09550359

Page 17

**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](http://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](http://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](mailto: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 Fendalton-Waimairi-Harewood Community Board.

#### • Tsunami Evacuation Zone

This property is not in a tsunami evacuation zone. It is not necessary to evacuate in a long or strong earthquake or during an official Civil Defence tsunami warning. Residents may wish to offer to open their home to family or friends who need to evacuate from a tsunami zone, and should plan with potential guests to do so in advance. More information can be found at <https://ccc.govt.nz/services/civil-defence/hazards/tsunami-evacuation-zones-and-routes/>

#### • Electoral Ward

Property located in Harewood 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](http://www.llur.ecan.govt.nz)

Property address:

31 Todd Avenue

LIM number: H09550359

Page 18

**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](http://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.

- **Pool Compliance**

Pool ID Number: 2095 Inspection Status:Current Last Inspection:Complying inspection Inspected By:Mary McIlraith Latest Inspection Date:20/11/2024

## Related Information

- Our records show that there is a residential pool on this site. Under the 2004 Building Act and New Zealand building code (F9 Restricting access to residential pools). It is the responsibility of a pool owner, pool operator, land owner or occupier of the property where the pool is situated to ensure that the pool has a physical barrier that restricts access to the pool by unsupervised children under the age of 5 years. Section 11 of this LIM provides the status of the pool on this property at the date of its last inspection. Changes may have occurred on the site which mean the swimming pool no longer complies. To confirm that the pool fencing currently complies with the New Zealand building code.
- If you have any queries or wish to arrange an inspection, please contact the Pool Inspectors in the Building Compliance Team on (03) 941 8999 or email: [FSPInspections@ccc.govt.nz](mailto:FSPInspections@ccc.govt.nz). For further information about the New Zealand building code - F9 Restricting access to residential pools requirements click on the link <https://www.building.govt.nz/building-code-compliance/f-safety-of-users/pool-safety/>
- The Council has received a third party work completion report/information relating to the building exemption application on this property. It has 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.

Property address:

31 Todd Avenue

LIM number: H09550359

Page 19

**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](http://www.ccc.govt.nz)

-  Buildings
-  StreetAddress
- WwAccess**
-  Standard Manhole
- WwEye**
-  Eye
-  Eye
- WwLateralFitting**
-  Lateral Fitting
-  WwPipeFlowDirection
- WwPipe**
- NominalDiameter**
-  Diameter is 200mm or smaller
-  WwLateral
- WwLateral (non CCC)**
-  In Service
- SwInlet**
-  Single Sump
-  SwPipeFlowDirection
- SwPipe**
- NominalDiameter**
-  Diameter is 450mm or smaller
-  SwPipe (non CCC)
-  In Service
- WsValve**
-  Sluice
-  WsHydrant
- WsConnection**
-  Meter
- WsFitting**
-  End Cap
-  Connector
-  Connector
- WsPipe**
- NominalDiameter**
-  Diameter is 110mm or smaller
-  Diameter is greater than 110mm, up to 225mm
-  WsLateral
-  RatingUnit

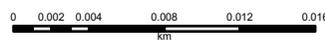
**Christchurch City Council** 

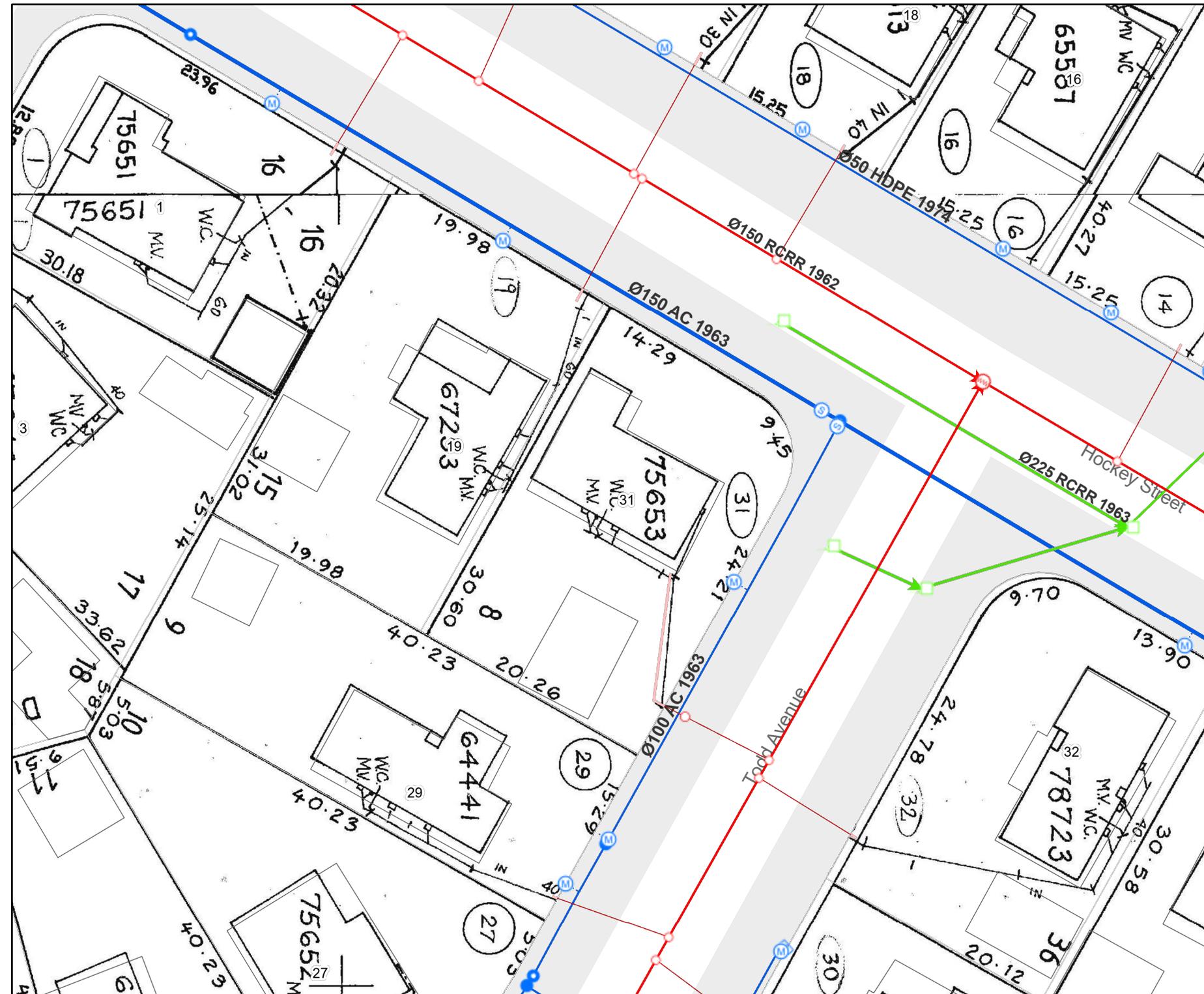
ph: 03 941 8999 web: ccc.govt.nz

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

Copyright © 2026 Reproduction prohibited.

 Date: 1/04/2026 9:24 AM  
Scale: 1: 400 on A4

 0 0.002 0.004 0.008 0.012 0.016 km



**McKAY MOORE DRAINAGE LTD**

REGISTERED DRAINLAYERS

MOBILE: 027 327 5971

**DRAINAGE PICKUP**

**CONSENT NUMBER**

Address: 31 TODD AVE

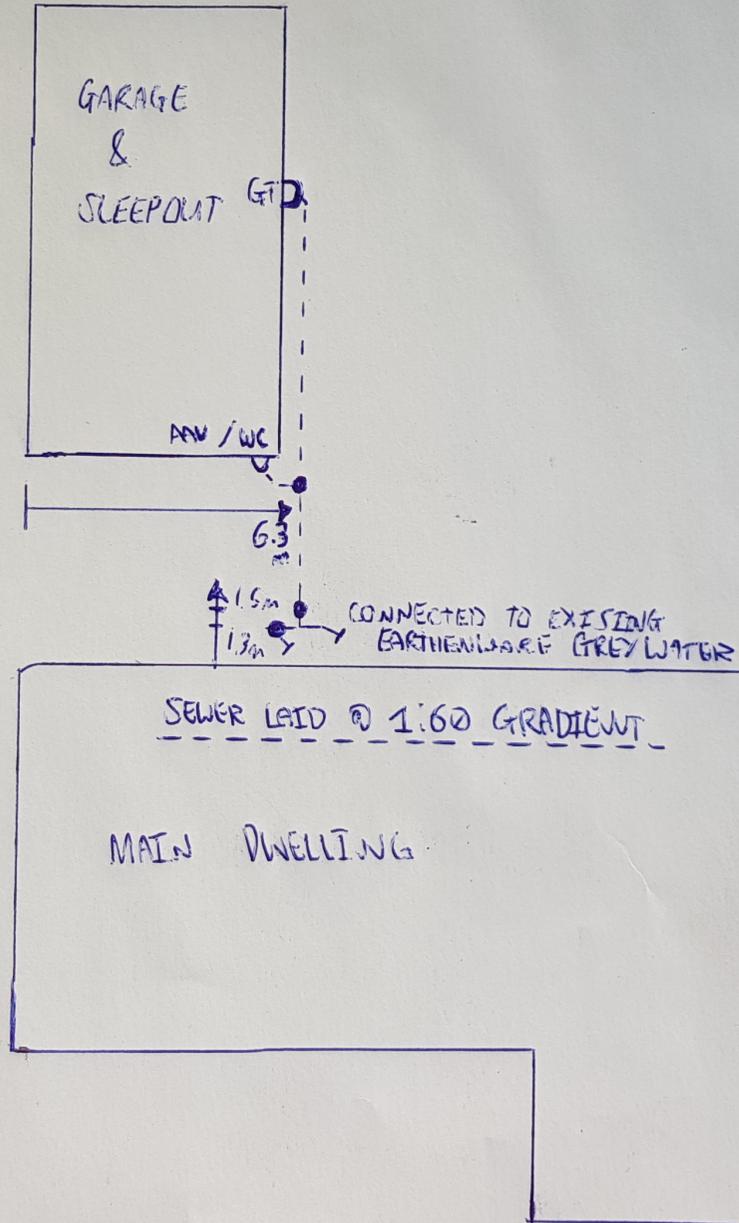
Drainlayer: DANIEL MCGIMPSEY  
31582 DANG WILLIS 24433

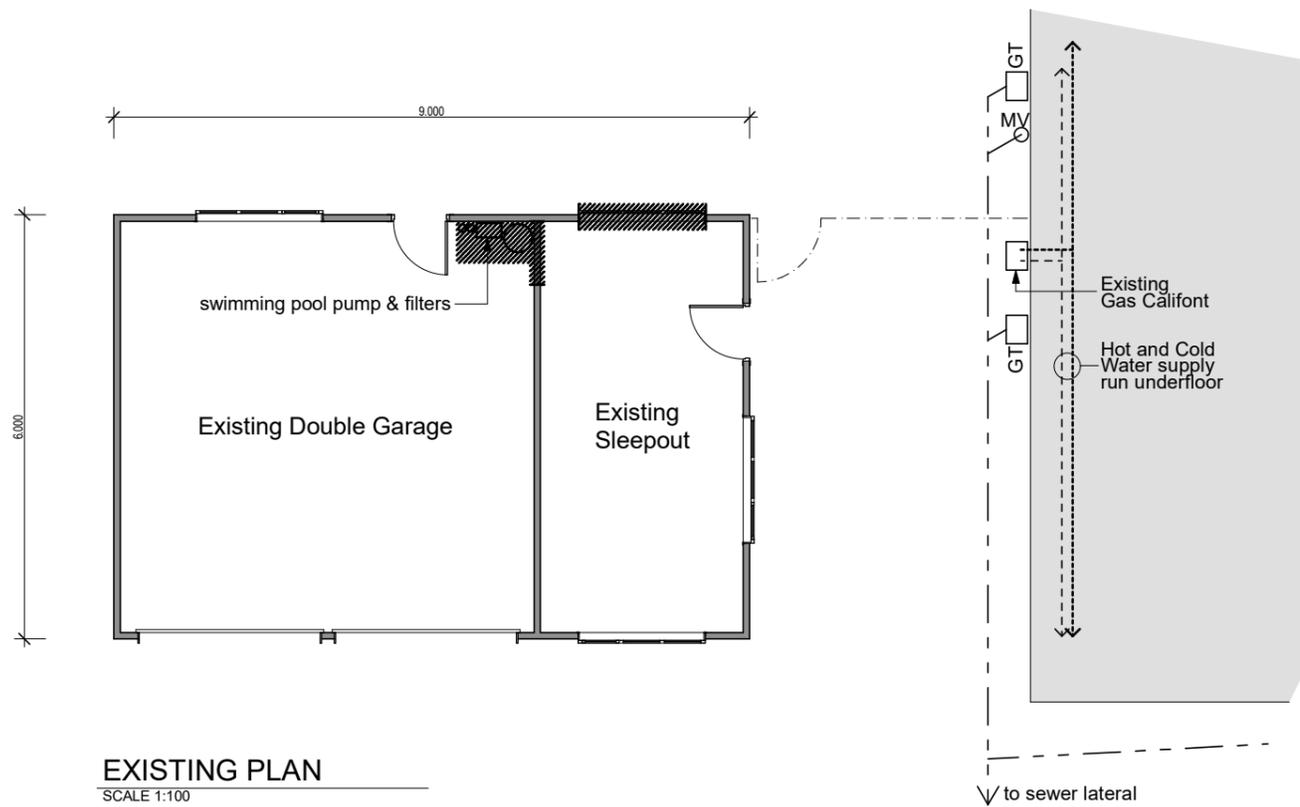
Date: 22/10/19

Inspector: .....

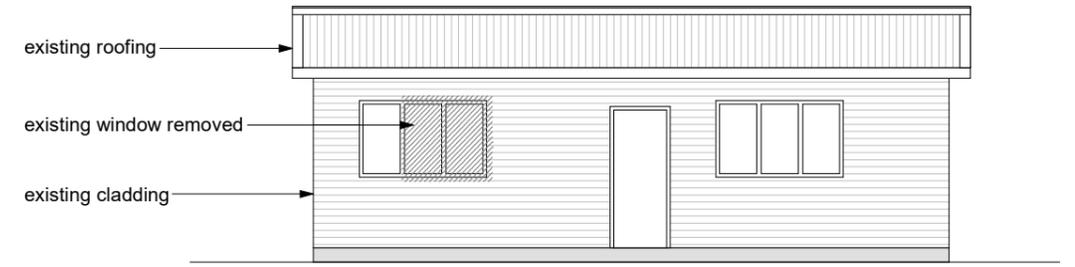
4103

Bc:  
2019/6801





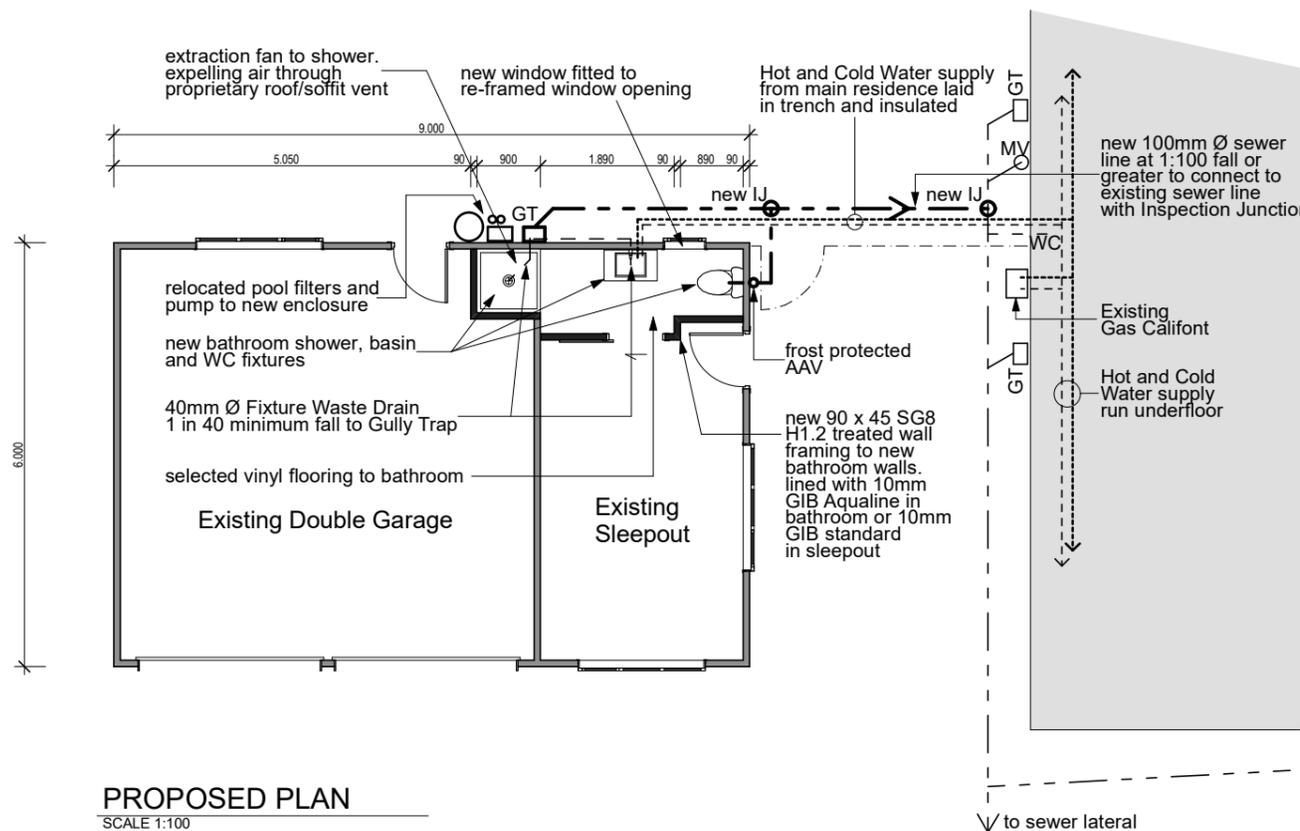
**EXISTING PLAN**  
SCALE 1:100



**EXISTING ELEVATION**  
SCALE 1:100



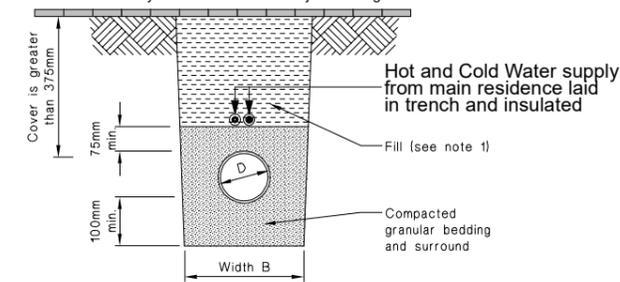
**PROPOSED ELEVATION**  
SCALE 1:100



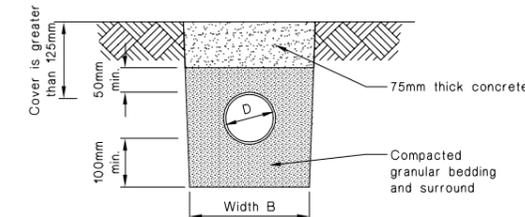
**PROPOSED PLAN**  
SCALE 1:100

**BEDDING & BACKFILLING DETAILS FOR SW & SS**

NOTE:  
1. Fill shall be:  
-Ordinary fill where drains are located below gardens and open country.  
-Compacted selected hardfill where the drains are located below residential driveways and similar areas subjected to light traffic.



**(b) Cover greater than 375 mm**  
Bedding type 'D' of NZS 4452 for SW & NZS 7643 for SS



**(c) Cover greater than 125 mm**

EXEMPTION FOR BC DRAWINGS 28/09/2019

**Floor Plan and Elevation**

**Andrew Shaw**  
Lot 8 - DP 22988  
31 Todd Avenue,  
Bishopdale, Christchurch

DATE **SEPT 19** SCALES: **1:100**

# GASFITTING CERTIFICATE OF COMPLIANCE – GAS SAFETY CERTIFICATE



## Certificate of Compliance:

**Client Name:**

**Reference / Job #:**  **ICP (if known):**

**Address of work:**

**Suburb:**  **Town / City:**

**Description of gasfitting work:** (If different gasfitting work was done by different people, state who did what gasfitting.)

Installed one Rheem 26 gas water heater.  
Installed gas pipe and fittings.  
Installed one 2 x bottle station.

**Gas supply pressure**  kPa **Risk classification** (tick one)  Low-Risk  General  High-risk

**Gas type** (tick one)  Natural gas  LPG  Biogas  Other (specify)

**The work has been done in accordance with a certified design:**  Yes  No

If yes – identify the certified design including name, date and version. Also attach a copy of the certified design to this certificate.  
(Or provide reference to readily accessible electronic format, eg Internet link.)

**Identify:**   
**Link:**

**The work relies on manufacturer's instructions:**  No  Yes:

If yes – identify the instruction manual including name, date and version. Also attach a copy of manufacturer's instructions to this certificate.  
(Or provide reference to readily accessible electronic format, eg Internet link.)

**Identify:**   
**Link:**

**The work has been done in accordance with means of compliance** (specify):

Yes – AS/NZS 5601.1 sections 3 to 6  Yes – AS/NZS 5601.2 sections 3 to 9  No

**Were any other standards or gas code of practice required for compliance?**

Yes (specify)   No

**Parts of the gas installation to which this certificate relates that are safe to connect to a gas supply?**

All  Parts (specify)

**Date(s) on which the work was done:**

**Name and registration number of anyone who carried out work under supervision:**

By signing this document I confirm that I am satisfied that the work described in this certificate of compliance has been done lawfully and safely, and that the information on this certificate is correct.

**Certifier name:**  **Registration number:**

**Certifier Signature:**  **Date:**

## Gas Safety Certificate:

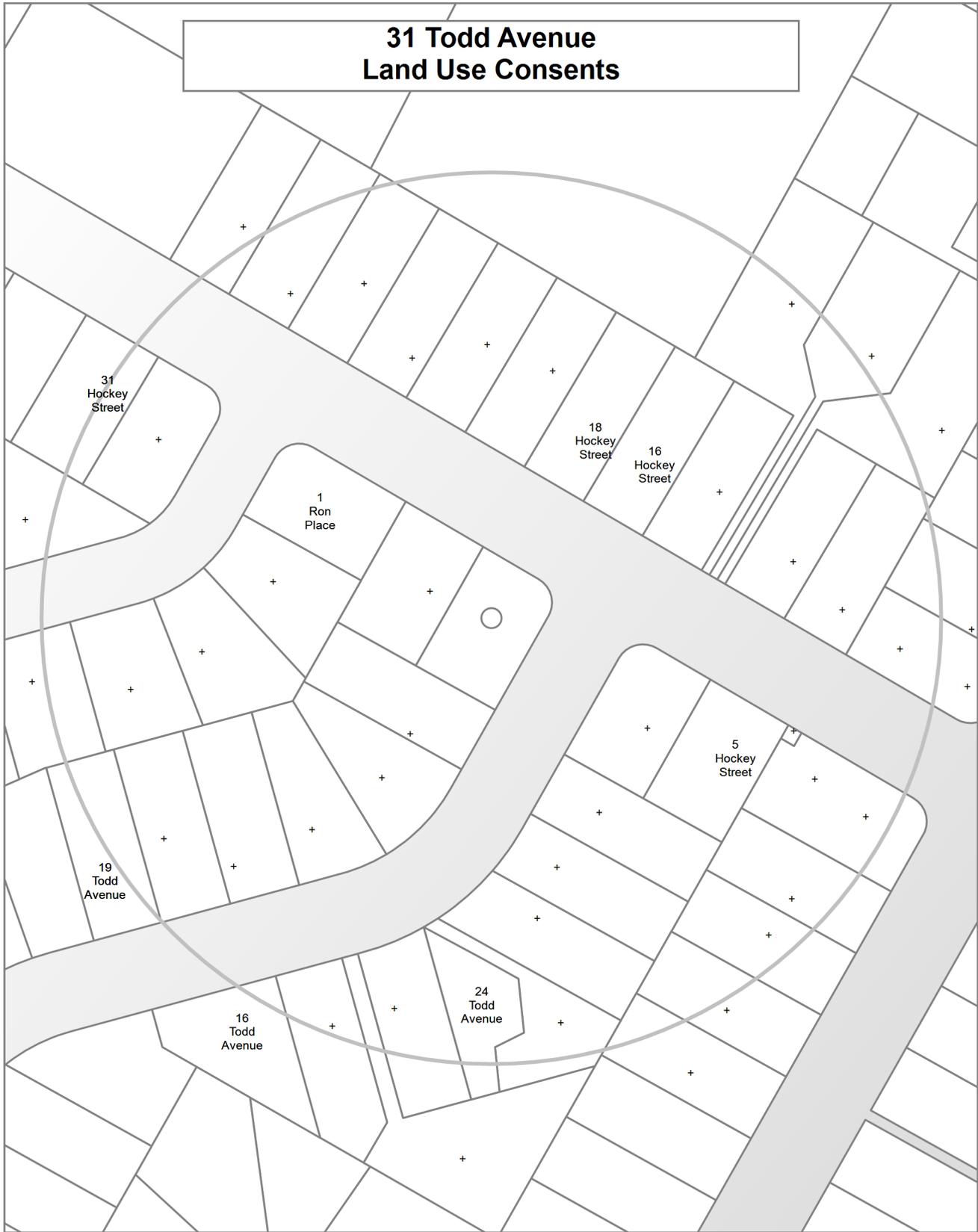
By signing this document I confirm that the work described in this Gas Safety Certificate, and the installation or part installation, is connected to a gas supply and is safe to use.

**Name of person authorised to certify the connection:**

**Registration number:**  **Date of completion or connection:**

**Certifier Signature:**  **Date:**

# 31 Todd Avenue Land Use Consents



**31 Todd Avenue  
Subdivision Consents**



## Land Use Resource Consents within 100 metres of 31 Todd Avenue

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

---

### 1 Ron Place

RMA/1982/176

Erect a garage on a corner site 260mm off rear boundary in lieu of 1.5m. - Historical Reference RES9204863

Processing complete

Applied 20/04/1982

Decision issued 07/05/1982

Granted 07/05/1982

### 16 Hockey Street

RMA/1986/625

Dispensation to allow a proposed second storey addition to intrude into the recession plane. - Historical Reference RES9211588

Processing complete

Applied 18/02/1986

Decision issued 18/02/1986

Granted 18/02/1986

### 16 Todd Avenue

RMA/1995/2924

Garage wall exceeds 9m on east boundary. - Historical Reference RES956000

Processing complete

Applied 20/11/1995

Decision issued 19/01/1996

Granted 19/01/1996

### 18 Hockey Street

RMA/1981/464

Dispensation to erect a carport. the total area of accessory buildings exceeds the allowance for the size of the section. - Historical Reference RES9211589

Processing complete

Applied 16/10/1981

Decision issued 29/10/1981

Granted 29/10/1981

## **19 Todd Avenue**

RMA/1978/38

Dispensation sought to build a garage of 69.92m<sup>2</sup> in lieu of the permitted 56m<sup>2</sup>. - Historical Reference RES9202567

Processing complete

Applied 15/11/1978

Decision issued 15/11/1978

Granted 15/11/1978

RMA/1988/112

Dispensation sought to build dwelling additions intruding into the side yard by 360mm. - Historical Reference RES9202564

Processing complete

Applied 26/10/1988

Decision issued 26/10/1988

Granted 13/04/1988

## **24 Todd Avenue**

RMA/2004/2396

To erect a new dwelling and attached garage and retain the existing dwelling with a new single garage. - Historical Reference RMA20018041

Processing complete

Applied 21/09/2004

Decision issued 10/01/2005

Granted 07/01/2005

## **31 Hockey Street**

RMA/1969/111

Conditional use consent to use kitchen for the preparation of school lunches on a temporary basis only in the residential a zone. - Historical Reference RES9211591

Processing complete

Applied 25/08/1969

Decision issued 20/11/1969

Declined 20/11/1969

RMA/1990/550

Dispensation to erect a conservatory which intrudes into the front yard setback - 3.6m in lieu of 4.5m. - Historical Reference RES9211590

Processing complete

Applied 24/09/1990

Decision issued 16/10/1990

Granted 16/10/1990

## **5 Hockey Street**

RMA/1998/2753

To erect a double garage that intrudes the recession plane by 150mm and 400 MM in relation to the west and south internal boundaries of the site respectively. - Historical Reference RES983148

Processing complete

Applied 25/11/1998

Decision issued 01/01/1999

Granted 01/01/1999

## **89 Breens Road**

RMA/2004/2543

Outline plan waiver for Fitness Course - Historical Reference RMA20018190

Processing complete

Applied 04/10/2004

Decision issued 05/10/2004

Outline plan accepted 05/10/2004

RMA/2006/1031

waiver of out line plan for internal alterations - Historical Reference RMA92005071

Processing complete

Applied 11/05/2006

Decision issued 02/06/2006

Outline plan accepted 02/06/2006

RMA/2006/3047

waiver of outline plan for access ramps and toilets - Historical Reference RMA92007174

Processing complete

Applied 21/12/2006

Decision issued 23/01/2007

Outline plan accepted 22/01/2007

RMA/2012/931

Temporary Accommodation - Establish preschool accommodation - Historical Reference RMA92020295

Expired

Applied 22/06/2012

Decision issued 27/06/2012

Granted 27/06/2012

RMA/2014/725

A preschool within the Breens Intermediate School site - Historical Reference RMA92025353

Processing complete

Applied 28/03/2014

Decision issued 20/05/2014

Granted 20/05/2014

RMA/2017/2974

Minimum Floor Level Certificate

Processing complete

Applied 27/11/2017

Certificate issued 15/01/2018

RMA/2018/34

Outline Plan - New Classrooms and Library

Processing complete

Applied 08/01/2018

Decision issued 24/01/2018

Outline plan accepted 24/01/2018

RMA/2019/2146

WITHDRAWN Outline Plan Waiver - Temporarily relocate two buildings

Withdrawn

Applied 18/09/2019

RMA/2019/667

Two Relocated buildings

Withdrawn

Applied 28/03/2019

RMA/2019/767

Establish two relocated classroom blocks

Processing complete

Applied 10/04/2019

Decision issued 13/05/2019

Outline plan accepted 16/05/2019

RMA/2020/68

To establish four relocatable buildings

Processing complete

Applied 17/01/2020

Decision issued 27/01/2020

Outline plan accepted 27/01/2020

RMA/2024/2415

Alterations & additions to buildings block 1 (administration), block 6 (hall) and block 7 (learning support) of Breens Intermediate School

Processing complete

Applied 22/08/2024

Decision issued 12/09/2024

Granted 12/09/2024

## **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