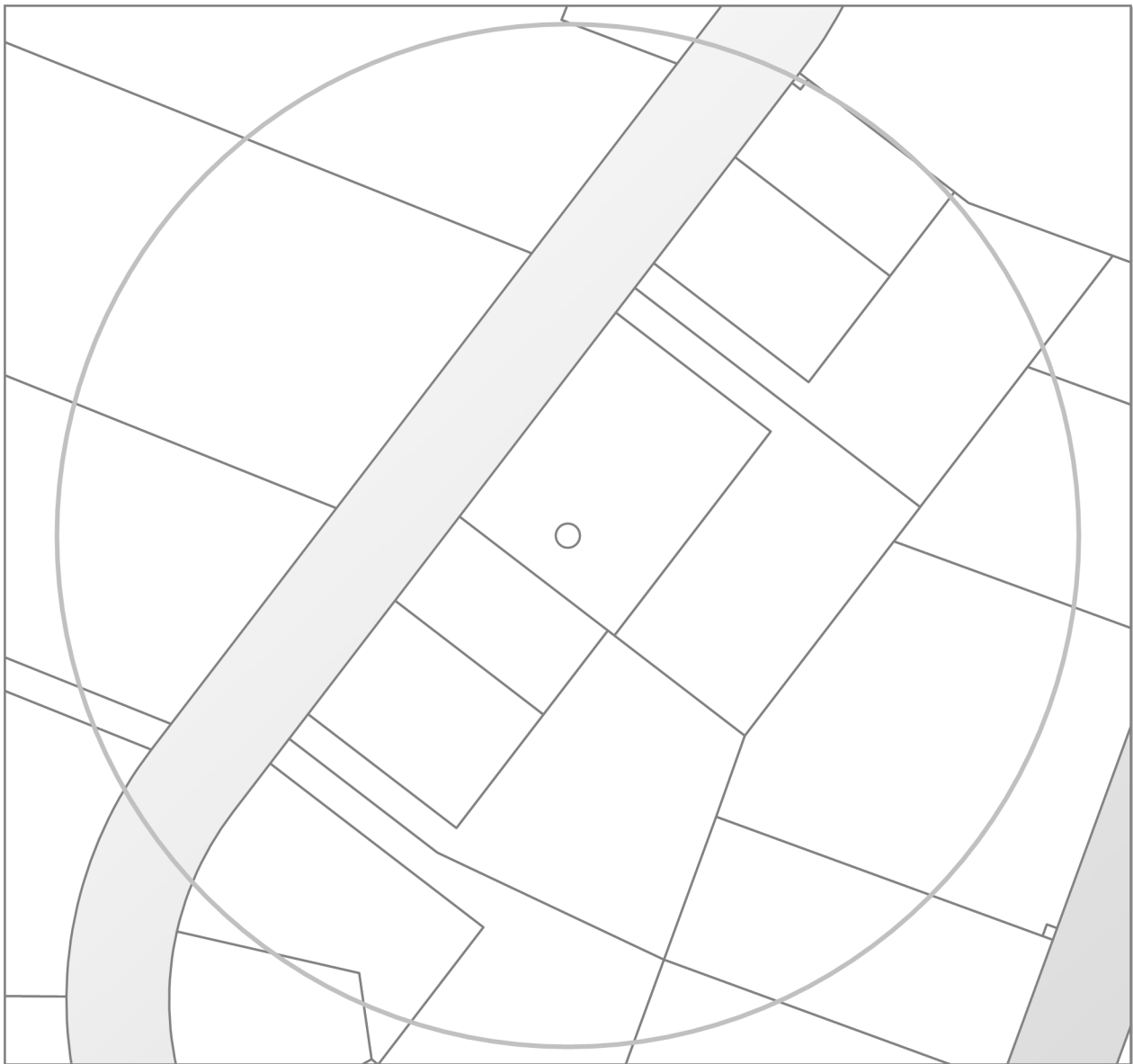


Land Information Memorandum



Property address:

32A Sheffield Crescent

LIM number: H09594078

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Christchurch City Council

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Application details

Date issued 12 May 2026
Date received 1 May 2026

Property details

Property address 32C Sheffield Crescent, Harewood, Christchurch
Valuation roll number 21909 18500 E
Valuation information Capital Value: \$790,000
Land Value: \$415,000
Improvements Value: \$375,000
Please note: these values are intended for Rating purposes
Legal description Unit E DP 47095 on RS 40185 Canterbury Dist having share in
Existing owner Sheffield Mews Limited
425A Cashmere Road
Christchurch 8025

Council references

Rate account ID 73133415
LIM number H09594078
Property ID 1132692

Property address:
32A Sheffield Crescent

LIM number: H09594078

Document information

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

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

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

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

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

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

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

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

1. Special features and characteristics of the land

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

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

Natural Hazards

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

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

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

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

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

The following statement has been provided by Environment Canterbury:

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

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

(a) Coastal Hazards

- Regional Hazard Information: Shoreline Modelling

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

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(b) Earthquakes

- Liquefaction Assessment

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

Depending on the potential liquefaction hazard of an area that a property is in, the Council may require site-specific investigations before granting future subdivision or building consent for a property.

Title of report: Christchurch liquefaction vulnerability study

Purpose of report: To provide a district-wide liquefaction vulnerability assessment and to provide expected land performance for a range of potential future earthquake and groundwater scenarios. For use in land use planning, subdivision and building consenting

Scope of report: Christchurch urban area from the Waimakariri River mouth to Godley Head, and inland to the Selwyn District boundary

Where or how to access the report: <https://ccc.govt.nz/assets/Documents/Environment/Land/CCC-Liquefaction-ReportBody.pdf>

Date of report: July 2020

Name of person/entity that commissioned report: Christchurch City Council

Name of person/entity that prepared the report: Tonkin & Taylor Ltd

Title of Report: Geotechnical information on horizontal land movement due to the Canterbury earthquake sequence

Purpose of report: Background geotechnical information about shallow ground movements as a result of the earthquake sequence

Scope of Report: Christchurch City flat area, excluding Port Hills and Banks Peninsula

Where or how to access the report: <https://www.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>.

(c) Flooding

- 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>.

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- Regional Hazard Information: Site Specific Flood Assessment
A site specific flood hazard assessment may have been completed for the property by Environment Canterbury. The information contained in this assessment may now be outdated. Please contact Environment Canterbury if you would like to request a copy.
- Regional Hazard Information: Flood Assessment Request
You can request a new site-specific flood hazard assessment for the property from Environment Canterbury at: <https://www.ecan.govt.nz/do-it-online/property-information/flood-hazard-assessments>.

(d) Landslides

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

(e) Subsidence

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

(f) Tsunamis

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

(g) Volcanic and Geothermal Hazards

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

(h) Wind

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

(i) Any Other Natural Hazards

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

(j) District Plan Natural Hazard Information

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

(k) Building Notices


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

Other Special Features or Characteristics of the Land

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

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.

- **Limited Sewer Discharge Area**

This property is located in a limited sewer discharge area. Consultation about sewage flows may be required with the council's trade wastes Unit.

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.
- Council Trade Waste Bylaw regulates the use of the sewer system for sources other than domestic sewage. A trade waste consent must be obtained by the new owner or occupier before any wastewater from an industrial or commercial processes including but not limited to wash down grease traps and cooling systems may be discharged to Council sewer system.

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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.

Related Information

- All Commercial and industrial properties are required to have a Reduced Pressure Zone backflow prevention device at the boundary to protect the Christchurch water supply network. The installation of this device is a condition of supply and is the responsibility of the property owner in accordance with the Christchurch City Council Water Supply and Wastewater Bylaw 2022. For more information visit our website <https://ccc.govt.nz/backflow-prevention/> or contact the backflow installation team on 03 941 8999.

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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 30/06/2026: \$7,995.60

	Instalment Amount	Date Due
Instalment 1	\$1,998.83	31/08/2025
Instalment 2	\$1,998.83	30/11/2025
Instalment 3	\$1,998.83	28/02/2026
Instalment 4	\$1,999.11	31/05/2026

Rates owing as at 12/05/2026: \$1,999.11

(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/1974/2506 Applied: 29/04/1974 Status: Completed
32C Sheffield Crescent Harewood
Permit granted 03/07/1974
Permit issued 03/07/1974
FACTORY- Historical Reference PER74010180
- BCN/1983/8439 Applied: 03/11/1983 Status: Completed
32C Sheffield Crescent Harewood
Permit granted 14/12/1983
Permit issued 14/12/1983
2 FACTORIES- Historical Reference PER83011682
- BCN/1989/5767 Applied: 11/08/1989 Status: Completed
32C Sheffield Crescent Harewood
Permit granted 22/08/1989
Permit issued 22/08/1989
SIGN- Historical Reference PER89010942
- BCN/1999/5591 Applied: 06/07/1999 Status: Completed
32C Sheffield Crescent Harewood
Accepted for processing 06/07/1999

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Building consent granted 01/10/1999
Building consent issued 27/10/1999
Interim Code Compliance Certificate granted 27/11/2002
Interim Code Compliance Certificate issued 27/11/2002
Code Compliance Certificate Granted 26/04/2007
Code Compliance Certificate Issued 26/04/2007
ADD 1ST FLOOR (UNITS B & C) NEW FACADE (UNIT A)- Historical Reference CON99005773

- BCN/2001/6626 Applied: 18/09/2001 Status: Completed
32C Sheffield Crescent Harewood
Accepted for processing 18/09/2001
PIM Granted 25/09/2001
PIM Issued 25/09/2001
Building consent granted 01/10/2001
Building consent issued 20/12/2001
Code Compliance Certificate Granted 24/04/2007
Code Compliance Certificate Issued 24/04/2007
OFFICE/SHOWROOM FITOUT, UNIT C- Historical Reference ABA10018861
- BCN/2008/2064 Applied: 04/04/2008 Status: Code Compliance Certificate refused S93
32B Sheffield Crescent Harewood
Accepted for processing 04/04/2008
PIM Granted 23/04/2008
PIM Issued 29/04/2008
Building consent granted 03/05/2008
Building consent issued 06/05/2008
Council refused to issue a Code Compliance Certificate, s93 Building Act 2004 19/02/2013
GULLY TRAP AND PIPE TO EXISTING- Historical Reference ABA10085085
- BCN/2008/2093 Applied: 04/04/2008 Status: Cancelled
32B Sheffield Crescent Harewood
Accepted for processing 04/04/2008
Application cancelled 19/01/2009
GULLY TRAP AND PIPE TO EXISTING- Historical Reference ABA10085672

(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.
- CDB75085279 20/04/2011 1/32 Sheffield Crescent
Building Evaluation : Building Inspected Under Civil Defence Emergency , Green Placard Issued (a deemed Building Act notice)
- CDB75085284 20/04/2011 3/32 Sheffield Crescent

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

- WOF/2020/3536 Expires: 01/05/2027
Compliance schedule form 11 issued 27/05/2022

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

☎ For planning queries, please phone (03) 941 8999, email DutyPlanner@ccc.govt.nz or visit www.ccc.govt.nz.

- **Regional plan or bylaw**

There may be objectives, policies or rules in a regional plan or a regional bylaw that regulate land use and activities on this site. Please direct enquiries to Canterbury Regional Council (Environment Canterbury).

(a)(i) Christchurch City Plan & Banks Peninsula District Plan

(ii) Christchurch District Plan

- **Christchurch International Airport Protection Sfc.**

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

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

Property or part of property affected by the 50 dB Ldn Air Noise Contour provisions which is operative.

- **On-Aircraft Engine Testing Contours**

Property or part of property affected by the 50 dB Ldn On-Aircraft Engine Testing Noise Contour, which is operative.

- **District Plan Zone**

Property or part of property within the Industrial General Zone, which is operative.

(b) Resource consents

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

- RMA/2002/1282 - Subdivision Consent
UNIT TITLE PLAN - 3 UNITS 223 requested 05/06/02 Certified 3/6/02 224 requested 14/8/02 Issued 16/8/02 DP 47095 - Historical Reference RMA20010286
Status: Processing complete
Applied 04/06/2002
Granted 03/07/2002
Decision issued 03/07/2002
- RMA/1974/59 - Resource consents
32C Sheffield Crescent Harewood

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Erect a factory to be used for mechanical engineering. advertised 10-4-74. - Historical Reference RES9202952

Status: Processing complete

Applied 08/04/1974

Granted 06/06/1974

Decision issued 06/06/1974

- RMA/1981/117 - Resource consents
32C Sheffield Crescent Harewood
Conditional use sought to extend present building to enable manufacture, packaging and storage of cosmetics and toiletries. - Historical Reference RES9202948
Status: Processing complete
Applied 05/03/1981
Granted 17/06/1981
Decision issued 17/06/1981
- RMA/1983/123 - Resource consents
32C Sheffield Crescent Harewood
Conditional use consent sought to erect 2 industrial buildings with Office areas, alongside the existing industrial building - Historical Reference RES9202947
Status: Processing complete
Applied 15/09/1983
Granted 23/11/1983
Decision issued 23/11/1983
- RMA/1999/3010 - Resource consents
32C Sheffield Crescent Harewood
To to erect additions to existing industrial buildings which gives rise to the following non-compliances Transitional Plan - 11 trees required 9 proposed, Proposed Plan a maximum plot ratio of 1 is permitted whereas 1.3 is proposed and a tota - Historical Reference RES991872
Status: Processing complete
Applied 23/06/1999
Granted 23/06/1999
Decision issued 23/06/1999
- RMA/2025/3692 - Subdivision Consent
32B Sheffield Crescent Harewood
Subdivision - Unit Title - Two (2) new principal units
Status: On hold - waiting for response from applicant
Applied 29/10/2025

(c) Resource Consents Natural Hazard Information

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9. Other land and building classifications

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

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

Please refer to Section 1 for details

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10. Network utility information

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

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

- **None recorded for this property**

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11. Other information

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

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

(a) Kerbside waste collection

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

(b) Other

• Floor Levels Information

Council holds a variety of information on requirements for building or property development. This includes:

- required minimum finished floor levels, which need to be set to meet the surface water requirements in clause E1.3.2 of the Building Code (where this applies); and
- the requirements of the Christchurch District Plan (where a property is in the Flood Management Area).

Where this information has been processed for your property, you can view it online at <https://ccc.govt.nz/flooding-and-floor-levels>.

Otherwise, if you are building or developing on this land, you can request a calculation on required finished floor levels for your proposed building by emailing us at floorlevels@ccc.govt.nz.

• 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 Waimairi 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

• 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.

Property address:

32A Sheffield Crescent

LIM number: H09594078

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Christchurch City Council

53 Hereford Street, PO Box 73015
Christchurch 8154, New Zealand
Tel 64 3 941 8999
Fax 64 3 941 8984

www.ccc.govt.nz

Related Information

- Advisory Note - This is a general note to advise that this building falls within those identified under sections 133AA and 133AG(3) of the Building Act 2004, which applies to potentially earthquake-prone buildings. The Council has no record of a Detailed Engineering Evaluation (DEE) or Detailed Structural Assessment (DSA) being carried out for this building. Please refer to our <https://ccc.govt.nz/consents-and-licences/earthquake-prone-buildings> webpage for more information.
- Dangerous Goods Licences have been replaced with Location Test Certificates/ Location Compliance Certificates administered by Worksafe. You can contact a local Test Certifier to advise you or to issue the type of test certificate you need.

Property address:

32A Sheffield Crescent

LIM number: H09594078

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Christchurch City Council

53 Hereford Street, PO Box 73015
Christchurch 8154, New Zealand
Tel 64 3 941 8999
Fax 64 3 941 8984

www.ccc.govt.nz

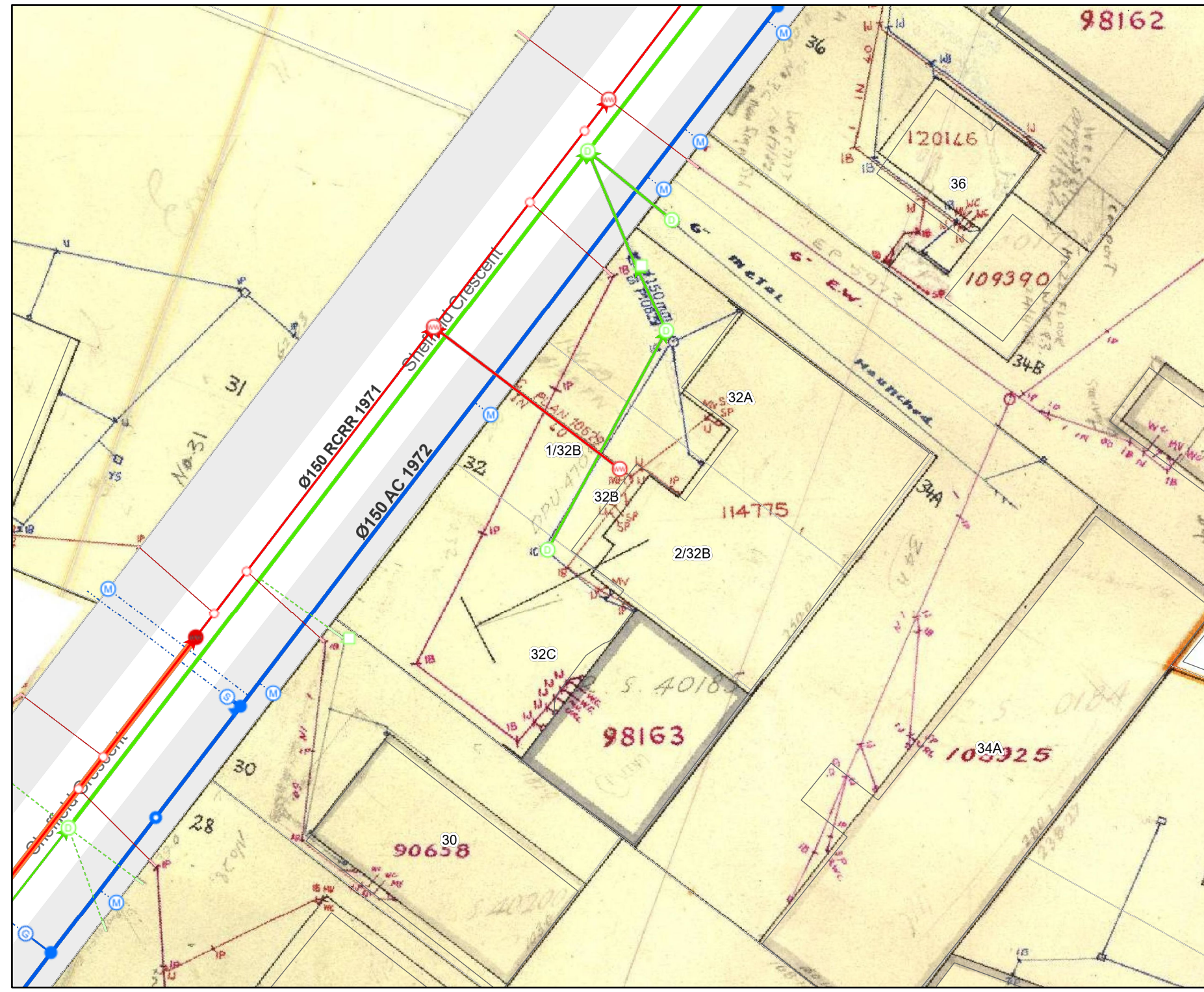
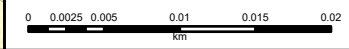
- Buildings
- StreetAddress
- WwAccess
 - Standard Manhole
 - Vented Manhole
 - Eye
 - Eye
 - ➔ WwPipeFlowDirection
- WwPipeBlockageCount
 - 2 or less Blockages
- WwPipe
 - NominalDiameter
 - Diameter is 200mm or smaller
 - WwLateral
 - WwPipe (non CCC)
 - In Service
 - WwLateral (non CCC)
 - In Service
 - SwAccess
 - SwInlet
 - Single Sump
 - SwPipeFlowDirection
 - SwLateralFitting
 - Single Sump
- SwPipe
 - NominalDiameter
 - Diameter is 450mm or smaller
 - Diameter is greater than 450mm, up to 700mm
 - SwLateral
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 - In Service
 - SwLateral (non CCC)
 - In Service
 - WsValve
 - Gate
 - Sluice
 - WsHydrant
 - WsConnection
 - Meter
 - WsPipeRestraint
 - WsFitting
 - Connector
 - Connector
 - WsPipe
 - NominalDiameter
 - Diameter is 110mm or smaller
 - Diameter is greater than 110mm, up to 225mm
 - WsLateral
 - RatingUnit

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

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

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Date: 12/05/2026 11:14 AM
Scale: 1: 500 on A4



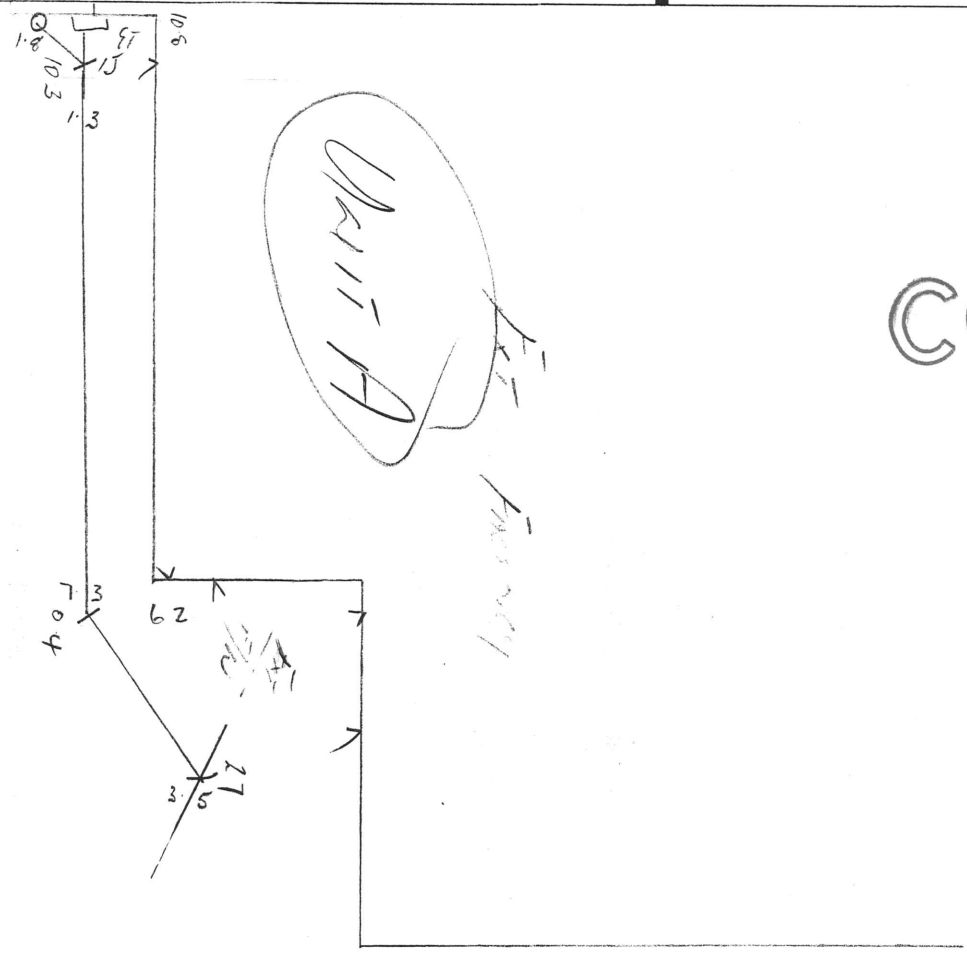


ADDRESS: 32 *Sherrin Ave*
LEGAL DESCRIPTION:
PROJECT No.: 9900 5773
DATE: 7/12/99

OWNER:
DRAINLAYER: *T. Gane*
PLUMBER:
FIELD OFFICER: *Michael Smith 501*

RECEIVED:
BLOCK PLAN:
PLOTTED: / /
EYE BOOK:

CONNECTION NUMBER



COPY

32 *Sherrin Ave*

BOUNDARY 50.290



BOUNDARY 38.220
127 40' 30"

BOUNDARY 37 40' 30" 50.290
EXISTING VEHICLE CROSSING

SHEFFIELD CRESCENT

VEHICLE CROSSING RELOCATED

BOUNDARY 38.220

PLUMBING & DRAINAGE / GROUND FLOOR PLAN

OFFICE DEVELOPMENT 32 SHEFFIELD CRESCENT

TIM GOODWIN ARCHITECTURE

P O BOX 36 323 CHRISTCHURCH. PH: (03) 379 7590 FAX: (03) 374 9870 CELL: 025 367 969

CHRISTCHURCH CITY COUNCIL
CONSENT DOCUMENT
- 1 OCT 1999
All building work shall comply with the New Zealand Building Code notwithstanding any inconsistencies which may occur in the drawings and specifications.

ISSUE/TENDER / CONSENT 30.6.1999
CONTRACTORS shall verify all dimensions on site prior to commencing any work or preparing any shop drawings.
JOB No 98039 SHEET
SCALE AS SHOWN OF 10
A7

32C Sheffield Crescent Land Use Consents

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Wairakei
Road

Road

565
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**32C Sheffield Crescent
Subdivision Consents**

Unit title
Application



Land Use Resource Consents within 100 metres of 32C Sheffield Crescent

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

1/24 Sheffield Crescent

RMA/1973/37

Conditional use consent sought to build a factory building with offices and amenities for a clothing factory. - Historical Reference RES9202932

Processing complete

Applied 29/08/1973

Decision issued 07/11/1973

Granted 07/11/1973

1/6 Sheffield Crescent

RMA/1973/29

Advertised 25-07-73. erect factory and Office showroom - Historical Reference RES9202864

Processing complete

Applied 23/07/1973

Decision issued 04/10/1973

Granted 04/10/1973

RMA/1981/113

Consent to use the premises for the manufacture of stone facings. advertised 22-09-81 - Historical Reference RES9202862

Processing complete

Applied 10/04/1981

Decision issued 18/11/1981

Granted 18/11/1981

RMA/1982/99

To build entrance foyer sited 13m from boundary in lieu of 15m. - Historical Reference RES9202863

Processing complete

Applied 17/11/1982

Decision issued 02/12/1982

Granted 02/12/1982

RMA/2020/2510

Proposed Gymnasium (Dance Studio)

Processing complete

Applied 03/11/2020

Decision issued 23/12/2020

Granted 23/12/2020

1/8 Sheffield Crescent

RMA/1973/30

Advertised 16-06-73. erect offices and a factory. - Historical Reference RES9202867

Processing complete

Applied 05/06/1973

Decision issued 06/09/1973

Granted 06/09/1973

RMA/1977/47

Advertised 26-10-77. erect a building to be used for showrooms, offices and warehouse. - Historical Reference RES9202866

Processing complete

Applied 18/10/1977

Decision issued 08/12/1977

Granted 08/12/1977

12 Sheffield Crescent

RMA/1972/32

Advertised 22-12-72. erect a building for the servicing and repair of forklifts. - Historical Reference RES9202890

Processing complete

Applied 21/12/1972

Decision issued 05/04/1973

Granted 05/04/1973

RMA/1973/31

Conditional use consent sought to erect a premises comprising a brick and block supplies yard and Office. - Historical Reference RES9202892

Processing complete

Applied 01/05/1973

Decision issued 19/07/1973

Granted 19/07/1973

RMA/1978/52

Advertised 18-07-78. consent to retail LPG and commercial products associated therewith. - Historical Reference RES9202885

Processing complete

Applied 03/07/1978

Decision issued 20/09/1978

Granted 20/09/1978

RMA/1983/119

Advertised 26-07-83. erect extensions to workshop. - Historical Reference RES9202879

Processing complete

Applied 14/07/1983

Decision issued 08/09/1983

Granted 08/09/1983

RMA/1997/1601

Application to reduce the landscaping and to provide an additional vehicle crossing. - Historical Reference RES971790

Processing complete

Applied 04/07/1997

Decision issued 01/01/1999

Granted 01/01/1999

RMA/1998/1043

Six commercial units (Office/ showrooms) which intrude into 15 Road setback under TDP and 6 metre Road setback under pcp and reduction in carparking under TDP - Historical Reference RES981142

Processing complete

Applied 04/05/1998

Decision issued 30/06/1998

Granted 30/06/1998

RMA/1998/2126

To reduce queuing distance from 10.5m to 5.5m. - Historical Reference RES982434

Processing complete

Applied 04/09/1998

Decision issued 01/01/1999

Granted 01/01/1999

2/6 Sheffield Crescent

RMA/2020/2510

Proposed Gymnasium (Dance Studio)

Processing complete

Applied 03/11/2020

Decision issued 23/12/2020

Granted 23/12/2020

22 Sheffield Crescent

RMA/1973/35

Conditional use sought to erect a factory with three carparks and landscaping. - Historical Reference RES9202912

Processing complete

Applied 13/07/1973

Decision issued 06/09/1973

Granted 06/09/1973

RMA/1997/266

Additions to an existing industrial building and the erection of another on the same property which cannot comply with the Transitional and Proposed City Plans. - Historical Reference RES970193

Processing complete

Applied 24/01/1997

Decision issued 25/02/1997

Granted 25/02/1997

RMA/1997/812

Warehouse which intrudes into 15m setback and reduction in carparking - Historical Reference RES970848

Processing complete

Applied 08/04/1997

Decision issued 29/04/1997

Granted 29/04/1997

23 Sheffield Crescent

RMA/1973/36

Conditional use consent sought to erect an Office premises to carry out the business of injection Moulders. 1 objection. - Historical Reference RES9202929

Processing complete

Applied 22/05/1973

Decision issued 19/06/1973

Granted 19/06/1973

RMA/1977/50

Conditional use sought to use premises as a bulk store for building materials and a wholesale supply and sale depot. - Historical Reference RES9202922

Processing complete

Applied 23/06/1977

Decision issued 08/09/1977

Granted 08/09/1977

25A Sheffield Crescent

RMA/1972/196

Consent to erect a 5900sq ft factory in the Industrial A1 zone. 1 objection (later withdrawn) - Historical Reference RES9218713

Processing complete

Applied 15/06/1972

Decision issued 22/09/1972

Granted 22/09/1972

RMA/1974/284

Consent to allow extensions to be built on to existing factory in Industrial A1 zone - Historical Reference RES9218717

Processing complete

Applied 31/05/1974

Decision issued 08/08/1974

Granted 08/08/1974

RMA/1975/287

Consent to use buildings in Industrial A1 zone for furniture manufacture - Historical Reference RES9218726

Processing complete

Applied 28/07/1975

Decision issued 14/10/1975

Granted 14/10/1975

RMA/1995/2375

Garage intruding recession plane. - Historical Reference RES953899

Processing complete

Applied 24/08/1995

Decision issued 21/11/1995

Granted 21/11/1995

26 Sheffield Crescent

RMA/1984/917

To erect sign exceeding total area allowed by 1.6m² - Historical Reference RES9218883

Processing complete

Applied 30/11/1984

Decision issued 15/12/1984

Granted 15/12/1984

RMA/1985/157

Dispensation sought to enable the warehouse/ Office to extend 2m into the 15m front yard at the western Office corner. - Historical Reference RES9202936

Processing complete

Applied 01/03/1985

Decision issued 18/03/1985

Granted 18/03/1985

26B Sheffield Crescent

RMA/1973/38

Conditional use consent sought to use property as a building contractor`s yard with ancillary Office and storage facilities. - Historical Reference RES9202938

Processing complete

Applied 04/04/1973

Decision issued 25/06/1973

Granted 25/06/1973

28 Sheffield Crescent

RMA/1973/273

Consent to erect a building for the use of boat building - Historical Reference RES9220262

Processing complete

Applied 22/02/1973

Decision issued 07/06/1973

Granted 07/06/1973

3/6 Sheffield Crescent

RMA/2020/2510

Proposed Gymnasium (Dance Studio)

Processing complete

Applied 03/11/2020

Decision issued 23/12/2020

Granted 23/12/2020

30 Sheffield Crescent

RMA/1973/39

Conditional use consent sought to erect a factory for the manufacture of amplifiers, electronic organs and recording equipment. - Historical Reference RES9202940

Processing complete

Applied 05/02/1973

Decision issued 03/05/1973

Granted 03/05/1973

RMA/2020/2041

To establish a Church within an existing building

Processing complete

Applied 15/09/2020

Decision issued 25/09/2020

Granted 25/09/2020

31 Sheffield Crescent

RMA/2014/1393

Four office buildings - Historical Reference RMA92026044

Processing complete

Applied 10/06/2014

Decision issued 12/09/2014

Granted 11/09/2014

32A Sheffield Crescent

RMA/1974/59

Erect a factory to be used for mechanical engineering. advertised 10-4-74. - Historical Reference RES9202952

Processing complete

Applied 08/04/1974

Decision issued 06/06/1974

Granted 06/06/1974

Granted 06/06/1974

Decision issued 06/06/1974

RMA/1981/117

Conditional use sought to extend present building to enable manufacture, packaging and storage of cosmetics and toiletries. - Historical Reference RES9202948

Processing complete

Applied 05/03/1981

Decision issued 17/06/1981

Granted 17/06/1981

Granted 17/06/1981

Decision issued 17/06/1981

RMA/1983/123

Conditional use consent sought to erect 2 industrial buildings with Office areas, alongside the existing industrial building - Historical Reference RES9202947

Processing complete

Applied 15/09/1983

Decision issued 23/11/1983

Granted 23/11/1983

Granted 23/11/1983

Decision issued 23/11/1983

RMA/1999/3010

To to erect additions to existing industrial buildings which gives rise to the following non-compliances Transitional Plan - 11 trees required 9 proposed, Proposed Plan a maximum plot ratio of 1 is permitted whereas 1.3 is proposed and a tota - Historical Reference RES991872

Processing complete

Applied 23/06/1999

Decision issued 23/06/1999

Granted 23/06/1999

Granted 23/06/1999

Decision issued 23/06/1999

34A Sheffield Crescent

RMA/1973/40

Consent to erect a factory in the industrial A1 zone. advertised 11-8-73. - Historical Reference RES9202954

Processing complete

Applied 08/08/1973

Decision issued 09/10/1973

Granted 09/10/1973

34B Sheffield Crescent

RMA/1973/41

Consent to establish a panel beating business in an industrial A1 zone. - Historical Reference RES9202955

Processing complete

Applied 23/03/1973

Decision issued 25/06/1973

Granted 25/06/1973

RMA/1974/60

Consent to allow an extension to existing building without need for a conditional use. - Historical Reference RES9202966

Processing complete

Applied 06/12/1974

Decision issued 06/12/1974

Granted 06/12/1974

RMA/1982/105

To erect a second storey extension to be used as a showroom and offices in Association with the distribution of optical supplies. consent also to use extension for a self contained flat the 2 uses are separate and would not occur in conjunction - Historical Reference RES9202961

Processing complete

Applied 26/10/1982

Decision issued 13/12/1982

Granted 13/12/1982

36 Sheffield Crescent

RMA/1979/72

Advertised 23-10-79. erect a workshop for the conversion of vehicles to LPG and maintenance of such vehicles and to retail LPG and associated commercial products. - Historical Reference RES9202967

Processing complete

Applied 12/10/1979

Decision issued 11/02/1980

Granted 11/02/1980

RMA/1993/529

Consent to erect signs attached to the building, exceeding height of building and exceeding 2m² face area and build a canopy located less than 15m from street boundary - Historical Reference RES9218737

Processing complete

Applied 17/05/1993

Decision issued 08/06/1993

Granted 08/06/1993

RMA/1996/753

3.6m High freestanding sign - Historical Reference RES960877

Processing complete

Applied 15/04/1996

Decision issued 07/05/1996

Granted 07/05/1996

38 Sheffield Crescent

RMA/1974/307

Consent to erect a factory to carry on the business of plumbers and drainlayers. ind A1 zone. - Historical Reference RES9220256

Processing complete

Applied 27/06/1974

Decision issued 19/09/1974

Granted 19/09/1974

RMA/1980/673

Consent to change use of existing building to permit the manufacture, display and sale of fibreglass products. zone ind A1. - Historical Reference RES9220258

Processing complete

Applied 08/09/1980

Decision issued 25/11/1980

Granted 25/11/1980

RMA/1990/923

Consent to operate a panel beating and spray painting business, including car grooming. 2 objections. - Historical Reference RES9220257

Processing complete

Applied 08/10/1990

Decision issued 13/12/1990

Granted 13/12/1990

RMA/2003/3062

Addition and alterations to existing industrial building, does not comply with landscaping and parking. - Historical Reference RMA20015408

Processing complete

Applied 25/11/2003

Decision issued 16/02/2004

Granted 16/02/2004

4 Sheffield Crescent

RMA/1977/46

Conditional use consent sought to allow the erection of a workshop and showroom for agricultural implements. - Historical Reference RES9202852

Processing complete

Applied 07/04/1977

Decision issued 28/09/1977

Granted 28/09/1977

RMA/1984/110

Conditional use and works contrary consents sought to erect a manufacturing and warehousing premises for the production of leather flowers in the industrial L zone. - Historical Reference RES9202851

Processing complete

Applied 16/04/1984

Decision issued 20/06/1984

Granted 20/06/1984

4/6 Sheffield Crescent

RMA/2020/2510

Proposed Gymnasium (Dance Studio)

Processing complete

Applied 03/11/2020

Decision issued 23/12/2020

Granted 23/12/2020

565 Wairakei Road

RMA/1971/20

Conditional use consent sought to erect light industrial premises for manufacturing, storage and sales. - Historical Reference RES9202191

Processing complete

Applied 20/04/1971

Decision issued 21/06/1971

Granted 21/06/1971

RMA/1982/75

Conditional use consent sought to operate a travel agency from an existing building in the industrial a zone. - Historical Reference RES9202188

Processing complete

Applied 16/11/1982

Decision issued 16/02/1983

Granted 16/02/1983

RMA/1982/76

Conditional use consent sought to extend existing factory that produces Farm irrigation equipment. - Historical Reference RES9202189

Processing complete

Applied 16/04/1982

Decision issued 14/06/1982

Granted 14/06/1982

RMA/1984/961

Consent to erect a sign larger than permitted size to be 6.72m² required to be 2m² in ind L zone. Neighbours consent. - Historical Reference RES9220284

Processing complete

Applied 02/10/1984

Decision issued 05/10/1984

Granted 05/10/1984

RMA/1993/807

Erect warehouse/ Office building encroaching on front yard by approx 5m. Exceeds no. of vehicle crossings by 1; allowable area of signs on building by 6m², height of building by 0.5m. - Historical Reference RES9220298

Processing complete

Applied 19/10/1993

Decision issued 20/12/1993

Granted 20/12/1993

RMA/2012/1122

New Office Building and central control centre for Orion NZ Ltd - Historical Reference RMA92020502

Processing complete

Applied 25/07/2012

Decision issued 02/08/2012

Granted 02/08/2012

RMA/2012/1781

To establish a new 23.7m high radio communications facility with 16 antennas - Historical Reference RMA92021214

Processing complete

Applied 07/11/2012

Decision issued 07/12/2012

Granted 07/12/2012

567 Wairakei Road

RMA/2013/1889

NEW OFFICE BUILDING ON 1721 SQM Site - Historical Reference RMA92023594

Processing complete

Applied 19/09/2013

Decision issued 31/10/2013

Granted 31/10/2013

RMA/2021/253

To authorise industrial activities in existing buildings Split Application also see SUB RMA/2021/3290

Processing complete

Applied 09/02/2021

Decision issued 04/10/2021

Granted 29/09/2021

RMA/2021/3290

Fee simple subdivision - two lots Split Application also see LUC RMA/2021/253

Processing complete

Applied 11/02/2021

s223 Certificate issued 24/01/2023

s224 Certificate issued 24/01/2023

Decision issued 04/10/2021

Granted 04/10/2021

569 Wairakei Road

RMA/2013/1889

NEW OFFICE BUILDING ON 1721 SQM Site - Historical Reference RMA92023594

Processing complete

Applied 19/09/2013

Decision issued 31/10/2013

Granted 31/10/2013

RMA/2021/253

To authorise industrial activities in existing buildings Split Application also see SUB RMA/2021/3290

Processing complete

Applied 09/02/2021

Decision issued 04/10/2021

Granted 29/09/2021

RMA/2021/3290

Fee simple subdivision - two lots Split Application also see LUC RMA/2021/253

Processing complete

Applied 11/02/2021

s223 Certificate issued 24/01/2023

s224 Certificate issued 24/01/2023

Decision issued 04/10/2021

Granted 04/10/2021

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