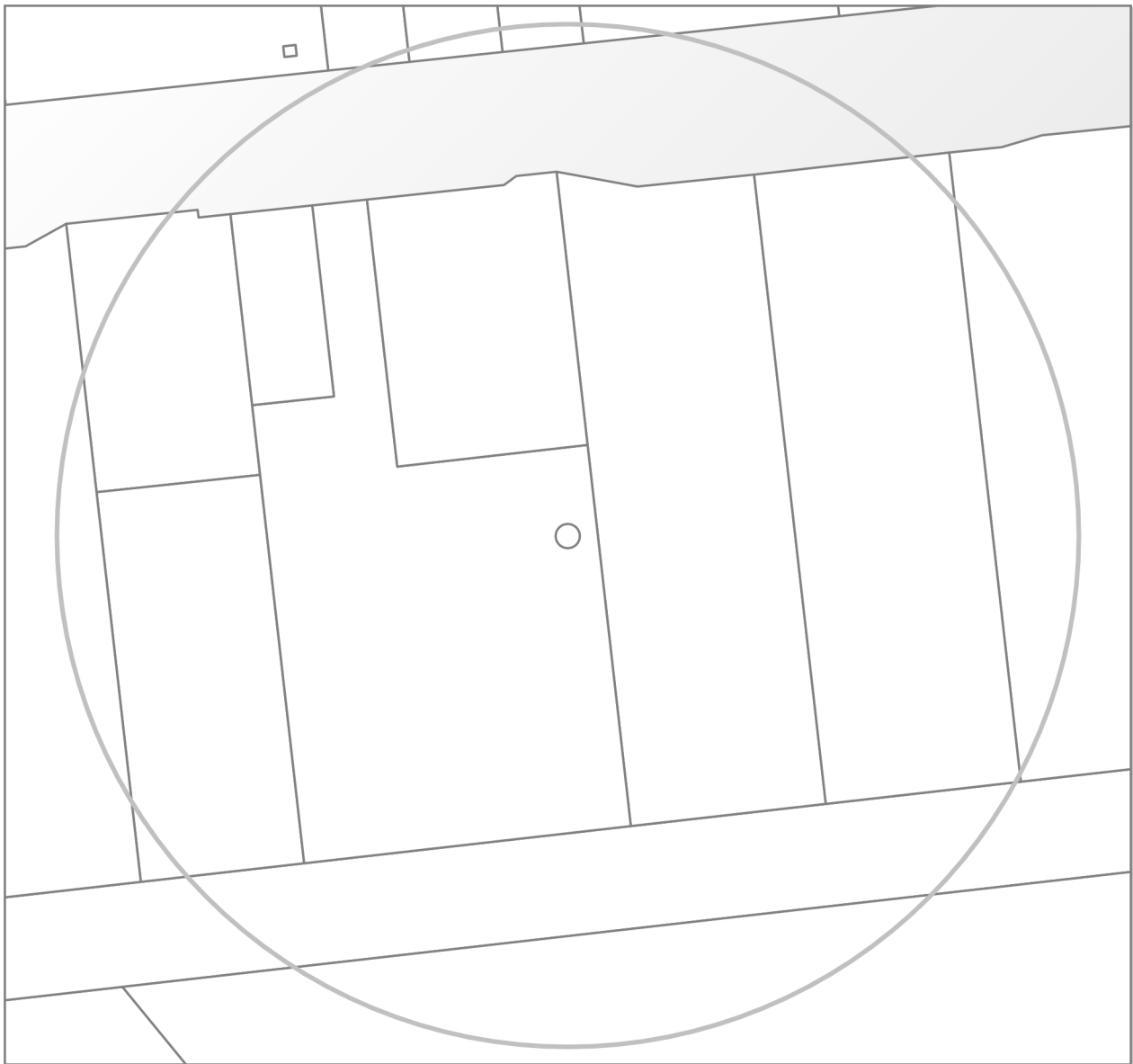


Land Information Memorandum



Property address:

4/295 Blenheim Road

LIM number: H09372196

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

Application details

Date issued 7 November 2025
Date received 23 October 2025

Property details

Property address 4/295 Blenheim Road, Middleton, Christchurch
Valuation roll number 22060 03004 D
Valuation information Capital Value: \$2,580,000
Land Value: \$690,000
Improvements Value: \$1,890,000
Please note: these values are intended for Rating purposes
Legal description Unit 4 DP 418587 on Lot 3 DP 344389 having share in 5642 m2
Existing owner Sunset Aviation Limited
Richard Royds
PO Box 29362
RICCARTON
CHRISTCHURCH 8440

Council references

Rate account ID 73161184
LIM number H09372196
Property ID 1162211

Property address:

4/295 Blenheim Road

LIM number: H09372196

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.

Property file service

This Land Information Memorandum does not contain all information held on a property file. Customers may request property files by phoning the Council's Customer Call Centre on (03) 941 8999, or visiting any of the Council Service Centres. For further information please visit www.ccc.govt.nz.

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:

4/295 Blenheim Road

LIM number: H09372196

Page 3

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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. 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

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

(b) Earthquakes

- Liquefaction Assessment

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

- 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>.

Property address:

4/295 Blenheim Road

LIM number: H09372196

Page 4

Christchurch City Council

53 Hereford Street, PO Box 73015

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(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>.
- 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

- Borelog/Engineer Report Image Available
Borelog/Engineer Report Image Available
- Contains or contained a Tank
Council Records indicate that this site contains or contained a Tank Details of Tank are as follows: Date Installed: NA Tank Function: Diesel Volume(l): 4500 Underground or Above Ground: Underground Tank Status: Tank Exists Date Removed: NA Condition when Removed: NA TankID: 4901

Related Information

- The latest soil investigation report for this property is attached for your information
- Attached is a copy of the aerial view of the property showing the approximate location of the tank/s. It is unknown whether the tank has been removed.

2. Private and public stormwater and sewerage drains

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

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

Related Information

- 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.
- This property is shown to be served by Christchurch City Council Sewer
- The council plan shows no public stormwater lateral to this site.
- 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.

Property address:

4/295 Blenheim Road

LIM number: H09372196

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

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.

Property address:

4/295 Blenheim Road

LIM number: H09372196

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

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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: \$22,934.53

	Instalment Amount	Date Due
Instalment 1	\$5,733.56	31/08/2025
Instalment 2	\$5,733.56	30/11/2025
Instalment 3	\$5,733.56	28/02/2026
Instalment 4	\$5,733.85	31/05/2026

Rates owing as at 07/11/2025: \$5,733.56

(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.

Property address:

4/295 Blenheim Road

LIM number: H09372196

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

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.

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/1959/5142 Applied: 08/12/1959 Status: Completed
1/295 Blenheim Road Middleton
Permit granted 13/01/1970
Permit issued 13/01/1970
SIGN- Historical Reference PER69101252
- BCN/1963/897 Applied: 28/02/1963 Status: Completed
1/295 Blenheim Road Middleton
Permit granted 28/02/1963
Permit issued 28/02/1963
WORKS OFFICE- Historical Reference PER62101083
- BCN/1966/6344 Applied: 03/11/1966 Status: Completed
1/295 Blenheim Road Middleton
Permit granted 16/11/1966
Permit issued 16/11/1966
RENOVATE FACTORY- Historical Reference PER66101353
- BCN/1970/2522 Applied: 18/05/1970 Status: Completed
1/295 Blenheim Road Middleton
Permit granted 08/06/1970
Permit issued 08/06/1970
SHOWROOM- Historical Reference PER70101303

Property address:

4/295 Blenheim Road

LIM number: H09372196

Christchurch City Council

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

- BCN/1971/3533 Applied: 02/07/1971 Status: Completed
2/295 Blenheim Road Middleton
Permit granted 03/08/1971
Permit issued 03/08/1971
OFFICE & WARHOUSE- Historical Reference PER71111529
- BCN/1982/6234 Applied: 26/08/1982 Status: Completed
1/295 Blenheim Road Middleton
Permit granted 11/10/1982
Permit issued 11/10/1982
CARPORT- Historical Reference PER82101121
- BCN/1989/1407 Applied: 07/03/1989 Status: Completed
1/295 Blenheim Road Middleton
Permit granted 13/04/1989
Permit issued 13/04/1989
SIGN- Historical Reference PER88112020
- BCN/1993/3593 Applied: 16/04/1993 Status: Completed
2/295 Blenheim Road Middleton
Accepted for processing 16/04/1993
Building consent granted 03/05/1993
Building consent issued 04/05/1993
Code Compliance Certificate Granted 29/06/1993
Code Compliance Certificate Issued 29/06/1993
EXISTING BLOCKWALL TO BE REPLACED BY STEEL FRAME- Historical Reference CON93004981
- BCN/1996/1018 Applied: 20/02/1996 Status: Completed
2/295 Blenheim Road Middleton
Accepted for processing 20/02/1996
Building consent granted 20/03/1996
Building consent issued 25/03/1996
Code Compliance Certificate Granted 27/06/2000
Code Compliance Certificate Issued 27/06/2000
FIRST FLOOR ADDITIONS AND FITOUT- Historical Reference CON96001074
- BCN/1996/3506 Applied: 03/05/1996 Status: Completed
1/295 Blenheim Road Middleton
Permit granted 09/05/1996
2 SIGNS- Historical Reference PER96003777
- BCN/2002/2877 Applied: 23/04/2002 Status: Cancelled
1/295 Blenheim Road Middleton
Accepted for processing 23/04/2002
PIM Granted 02/05/2002
Application cancelled 15/04/2003
STORMWATER SUMP TO REPLACE SOAKPIT- Historical Reference ABA10023778
- BCN/2007/6240 Applied: 07/08/2007 Status: Completed
6/295 Blenheim Road Middleton
Accepted for processing 07/08/2007
PIM Granted 05/11/2007
PIM Issued 05/11/2007
Building consent granted 09/11/2007
Building consent issued 09/11/2007

Property address:

4/295 Blenheim Road

LIM number: H09372196

Christchurch City Council

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

Code Compliance Certificate Granted 02/12/2009

Code Compliance Certificate Issued 02/12/2009

WAREHOUSE AND OFFICE UNIT 6- Historical Reference ABA10079235

- BCN/2007/9376 Applied: 14/12/2007 Status: Completed

5/295 Blenheim Road Middleton

Accepted for processing 14/12/2007

PIM Granted 05/02/2008

PIM Issued 05/02/2008

Building consent granted 07/04/2008

Building consent issued 10/04/2008

Code Compliance Certificate Granted 03/12/2009

Code Compliance Certificate Issued 03/12/2009

OFFICE / SHOWROOM / WAREHOUSE - UNIT 5- Historical Reference ABA10082363

- BCN/2008/3112 Applied: 14/05/2008 Status: Completed

1/295 Blenheim Road Middleton

Accepted for processing 14/05/2008

PIM Granted 01/07/2008

PIM Issued 01/07/2008

Building consent granted 15/09/2008

Building consent issued 15/09/2008

Certificate for Public Use Applied: 15/10/2009 Issued: 15/10/2009 Expiry: 31/12/2009

Code Compliance Certificate Granted 21/12/2009

Code Compliance Certificate Issued 21/12/2009

COMMERCIAL OFFICE WAREHOUSE BEING UNITS 1 3 4 5 & 7. SECTION 77(1) BA 2004 NOTICE APPLIES-
Historical Reference ABA10085903

- BCN/2008/7576 Applied: 15/12/2008 Status: Completed

1/295 Blenheim Road Middleton

Accepted for processing 15/12/2008

PIM Granted 21/01/2009

PIM Issued 21/01/2009

Building consent granted 26/03/2009

Building consent issued 27/03/2009

Code Compliance Certificate Granted 21/12/2009

Code Compliance Certificate Issued 21/12/2009

DEVELOPMENT OF NEW COMMERCIAL OFFICE BUILDING - 20/295 Blenheim Rd. Historical Reference
ABA14085903

- BCN/2009/84 Applied: 13/01/2009 Status: Completed

1/295 Blenheim Road Middleton

Accepted for processing 13/01/2009

Amended plan granted 23/02/2009

Building consent issued 23/02/2009

AMENDED PLANS SET 1 FOR ABA 10085903 ALTERATIONS OF STRUCTURAL PANELS AND MINOR FITOUT
WORK AND MEZZANINE FLOOR- Historical Reference ABA10090769

- BCN/2011/761 Applied: 14/03/2011 Status: Cancelled

1/295 Blenheim Road Middleton

Accepted for processing 14/03/2011

Application cancelled 22/03/2011

STREET SIGN * EXEMPT UNDER SCHEDULE 1 BA2004* CANCELLED DEVELOPMENT CHECK ONLY-
Historical Reference ABA10109263

Property address:

4/295 Blenheim Road

LIM number: H09372196

Christchurch City Council

53 Hereford Street, PO Box 73015

Christchurch 8154, New Zealand

Tel 64 3 941 8999

Fax 64 3 941 8984

- BCN/2011/1232 Applied: 18/04/2011 Status: Completed
20/295 Blenheim Road Middleton
Accepted for processing 18/04/2011
PIM Granted 28/04/2011
PIM Issued 10/05/2011
CONSTRUCTION OF A 3 STORY OFFICE BUILDING- Historical Reference ABA10109790
- BCN/2011/1590 Applied: 10/05/2011 Status: Lapsed
2/295 Blenheim Road Middleton
Accepted for processing 10/05/2011
Building consent granted 05/07/2011
PIM Granted 05/07/2011
PIM Issued 05/07/2011
Building consent issued 03/08/2011
Building consent lapsed 18/12/2012
TENANCY THREE UNIT TWO - SHOWER- Historical Reference ABA10110172
- BCN/2011/2248 Applied: 24/06/2011 Status: Completed
5/295 Blenheim Road Middleton
Accepted for processing 24/06/2011
PIM Granted 06/07/2011
PIM Issued 06/07/2011
Building consent granted 21/07/2011
Building consent issued 21/07/2011
Code Compliance Certificate Granted 01/02/2012
Code Compliance Certificate Issued 01/02/2012
UNIT 5-GROUND FLOOR OFFICE FITOUT-EARTHQUAKE RELOCATION NEW TOILETS- Historical Reference ABA10110868
- BCN/2012/2565 Applied: 15/05/2012 Status: Completed
20/295 Blenheim Road Middleton
Accepted for processing 15/05/2012
PIM Granted 28/05/2012
PIM Issued 28/05/2012
Building consent granted 18/06/2012
Building consent issued 18/06/2012
Code Compliance Certificate Issued 10/07/2013
STAGE ONE OF TWO - STAGE ONE FOUNDATION ONLY- Historical Reference ABA10116335
- BCN/2012/3683 Applied: 28/06/2012 Status: Completed
20/295 Blenheim Road Middleton
Accepted for processing 28/06/2012
PIM Granted 09/07/2012
PIM Issued 09/07/2012
Building consent granted 15/08/2012
Building consent issued 17/08/2012
Code Compliance Certificate Issued 06/09/2013
STAGE TWO OF TWO: CONSTRUCTION OF COMMERCIAL UNIT FOUNDATIONS COMPLETED IN STAGE ONE- Historical Reference ABA10216335
- BCN/2013/4 Applied: 03/01/2013 Status: Completed
20/295 Blenheim Road Middleton
Accepted for processing 03/01/2013
Amended plan granted 11/04/2013

Property address:

4/295 Blenheim Road

LIM number: H09372196

Christchurch City Council

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

Building consent issued 11/04/2013

AMENDMENT 1 ABA10216335 CAFE FIT OUT WHERE IT WAS PREVIOUSLY INTENDED TO BE OFFICE-
Historical Reference ABA10121766

- BCN/2013/3889 Applied: 22/05/2013 Status: Building consent issued
20/295 Blenheim Road Middleton
Accepted for processing 22/05/2013
Building consent granted 29/06/2013
Building consent issued 01/07/2013
FREESTANDING TENANCY SIGN- Historical Reference ABA10125840
- BCN/2014/13312 Applied: 22/12/2014 Status: Completed
2/295 Blenheim Road Middleton
Exemption from building consent approved 07/01/2015
Structural Strengthening to 2/295 ONLY
- BCN/2017/655 Applied: 07/02/2017 Status: Completed
5/295 Blenheim Road Middleton
Exemption from building consent approved 10/02/2017
Deconstruction office fitout
- BCN/2020/4177 Applied: 08/07/2020 Status: Completed
20/295 Blenheim Road Middleton
Exemption from building consent approved 30/07/2020
Fitout to office

(b) Certificates

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

(c) Notices

- WOF/2020/1857 Expires: 01/12/2025
Compliance schedule TA issued 08/11/2021

(d) Orders

(e) Requisitions

Related Information

- Building consent amendment BCN/2009/84 is an approved change to building consent BCN/2008/7576. A code compliance certificate is not issued for an amendment.
- In the property file there is an electrical and/or gas fitters certificate relating to works that have been carried out on the current building at this address. If you require a copy of the certificate/s please order a property file through the Council website www.ccc.govt.nz or phone 03 941 8999.

Property address:

4/295 Blenheim Road

LIM number: H09372196

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

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.

Property address:

4/295 Blenheim Road

LIM number: H09372196

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

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.

Property address:

4/295 Blenheim Road

LIM number: H09372196

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

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

- **Liquefaction Management Area (LMA)**

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

- **District Plan Zone**

Property or part of property within the Mixed use 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/2004/1179 - Subdivision Consent**

FEE SIMPLE SUBDIVISION - 3 LOTS 223 requested 15/9/04 223 certified 20/09/04 224 req 26/10/05 issued 11/07/2006 DP 344389 - Historical Reference RMA20016776

Status: Processing complete

Applied 05/05/2004

Granted 07/07/2004

Decision issued 07/07/2004

- **RMA/2007/1878 - Subdivision Consent**

UNIT TITLE SUBDIVISION - Historical Reference RMA92009171

Status: Withdrawn

Applied 29/06/2007

Property address:

4/295 Blenheim Road

LIM number: H09372196

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

- RMA/1983/31 - Resource consents
1/295 Blenheim Road Middleton
Consent to retail boats, boat trailers and caravans manufactured, assembled and refurbished on the site. (industrial `c` zone, but on a - Historical Reference RES9200788
Status: Processing complete
Applied 01/05/1983
Granted 01/08/1983
Decision issued 01/08/1983
- RMA/2007/2049 - Land Use Consent
1/295 Blenheim Road Middleton
To establish a development of 9 commercial units incorporating showrooms, warehouses and office facilities -
Historical Reference RMA92009349
Status: Processing complete
Applied 24/07/2007
Granted 30/07/2008
Decision issued 30/07/2008
- RMA/2011/635 - Temporary accommodation
5/295 Blenheim Road Middleton
TEMPORARY ACCOMMODATION SITE SPECIFIC - OFFICE - Historical Reference RMA92018178
Status: Processing complete
Applied 31/05/2011
Granted 15/07/2011
Granted 15/07/2011
Decision issued 18/07/2011
Decision issued 18/07/2011
- RMA/2011/1761 - s127 Change / cancellation of condition(s)
1/295 Blenheim Road Middleton
Change of conditions to RMA92009349 - Historical Reference RMA92019346
Status: Processing complete
Applied 20/12/2011
Granted 31/01/2012
Decision issued 31/01/2012
- RMA/2012/1736 - Land Use Consent
1/295 Blenheim Road Middleton
TO ERECT A DOUBLE SIDED FREESTANDING SIGN - Historical Reference RMA92021167
Status: Processing complete
Applied 31/10/2012
Granted 13/11/2012
Decision issued 13/11/2012
- RMA/2012/1739 - s127 Change / cancellation of condition(s)
7/295 Blenheim Road Middleton
CHANGE OF CONDITIONS TO RMA92009349 - Historical Reference RMA92021170
Status: Processing complete
Applied 31/10/2012
Granted 13/11/2012
Granted 13/11/2012
Decision issued 13/11/2012
Decision issued 13/11/2012

Property address:

4/295 Blenheim Road

LIM number: H09372196

Christchurch City Council

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

Property address:

4/295 Blenheim Road

LIM number: H09372196

Page 18

Christchurch City Council

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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

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**

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 Tuesday. 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 Tuesday. Please leave your recycling at the Kerbside by 6:00 a.m. Your nearest recycling depot is the Parkhouse Road EcoDrop.
- Your refuse is collected Fortnightly on the Week 2 collection cycle on a Tuesday. Please leave your rubbish at the Kerbside by 6:00 a.m. Your nearest rubbish depot is the Parkhouse Road 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 Halswell-Hornby-Riccarton 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 Riccarton 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:

4/295 Blenheim Road

LIM number: H09372196

Page 21

Christchurch City Council

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

4/295 Blenheim Road

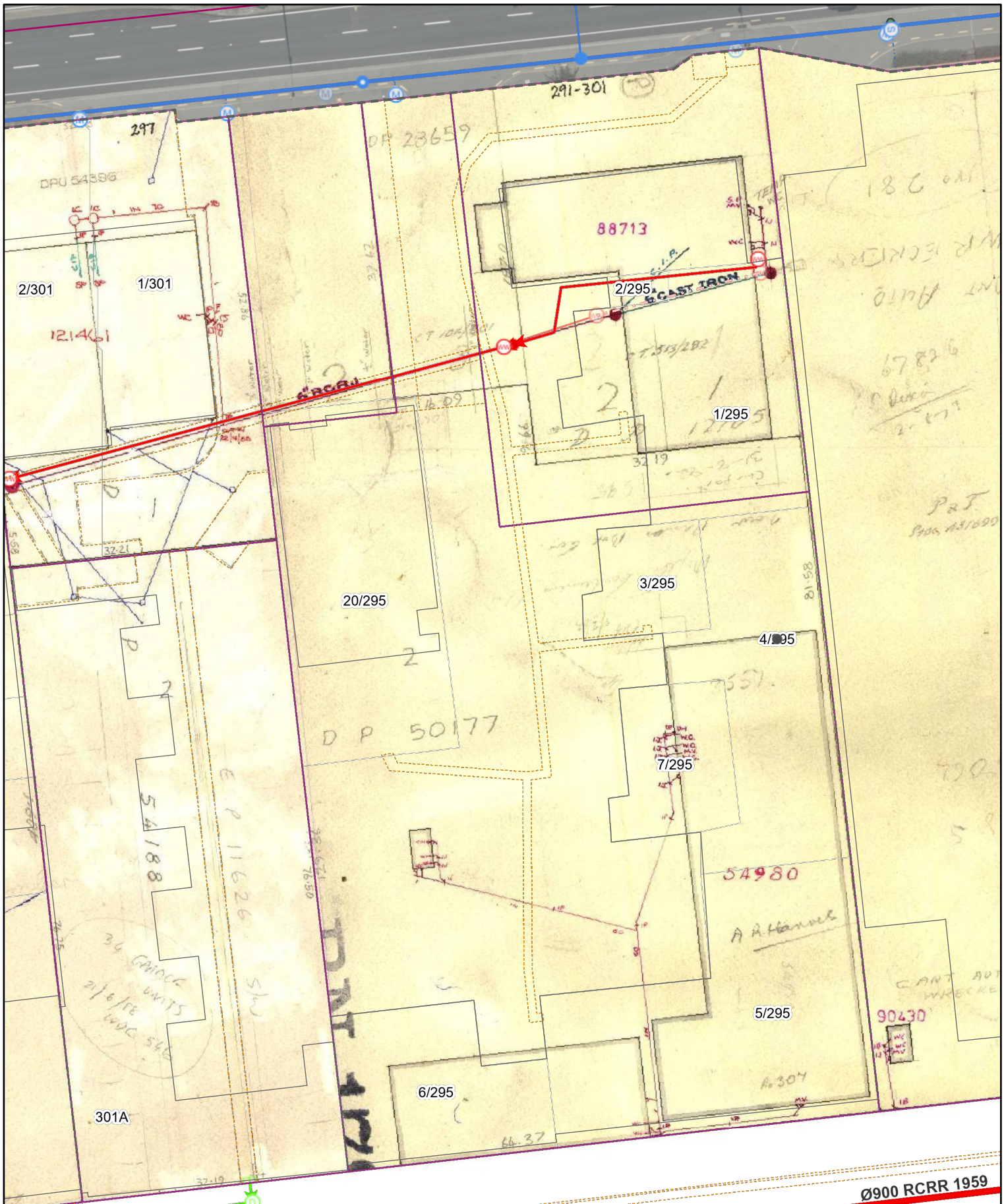
LIM number: H09372196

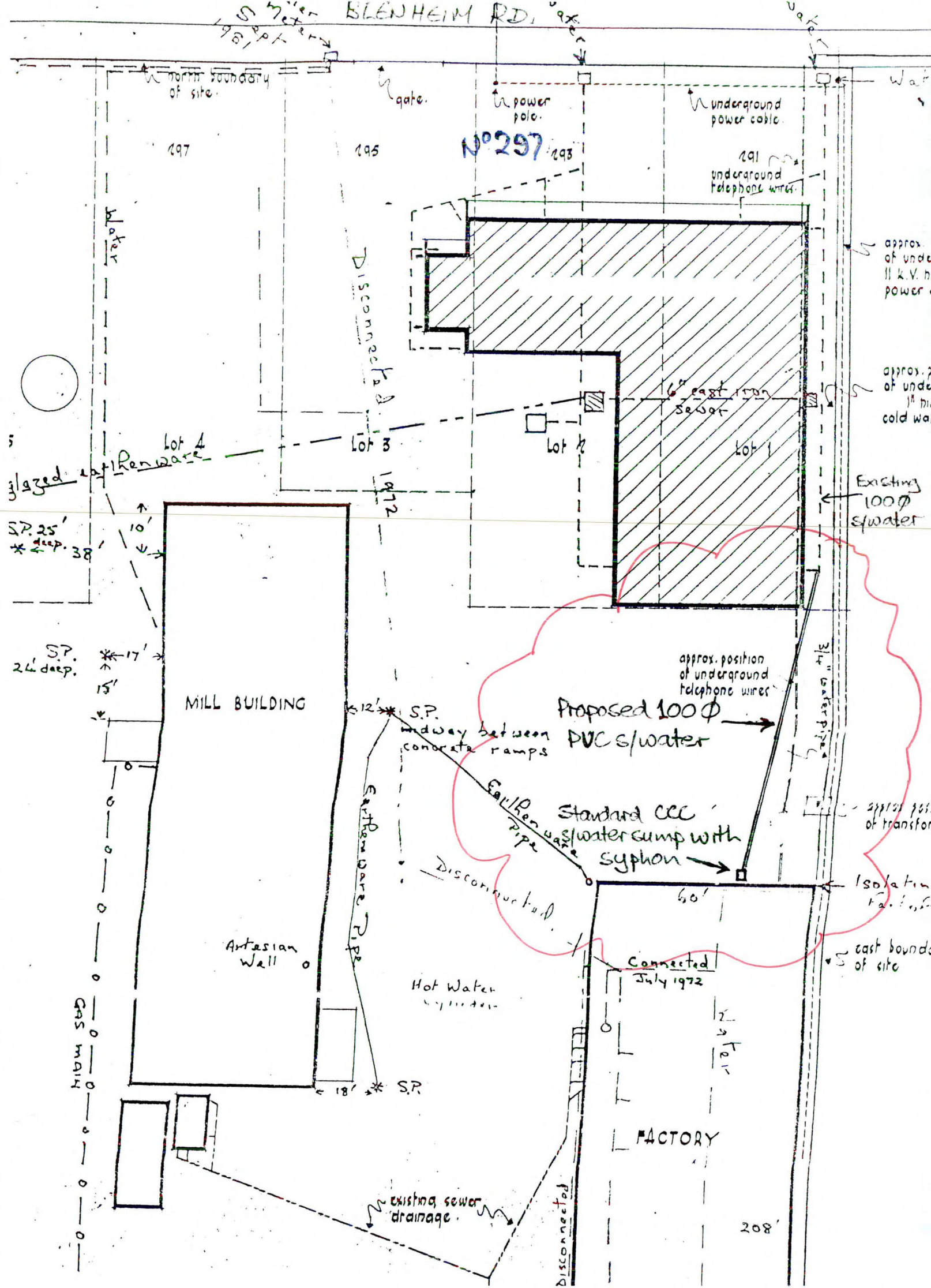
Page 22

Christchurch City Council

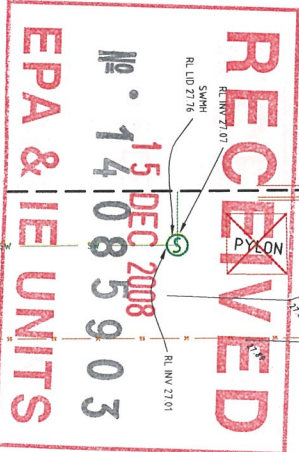
53 Hereford Street, PO Box 73015
Christchurch 8154, New Zealand
Tel 64 3 941 8999
Fax 64 3 941 8984

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- ALL CONCRETE COVER SHALL BE 4 INCH MIN.
- RETI CONCRETE JOINTS TO BE COMPLETED BY TESTING SUBGRADE PRIOR TO PLACING BASTOUREM IN RETAIL.
- A SATURATED BENTONITE LEAK TEST IS REQUIRED PRIOR TO SEALING.
- ALL SEWER LATERALS 18" OR GREATER TO BE LINED AT MINIMUM GRADE 180.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ANY EXISTING SERVICES PRIOR TO COMMENCING WORKS.
- THE CONTRACTOR IS TO VERIFY THE LOCATION AND DEPTH OF ALL EXISTING SERVICES PRIOR TO COMMENCING WORKS. THE CONTRACTOR SHALL LABELED AND MARKED WITH AN ANCHOR WITNESS OR PLATE TO ANY EXISTING UTILITIES HAVE TO BE MOVED
- ANY CONNECTION TO THE EXISTING CONDUIT CHANGE REGULATION SHALL ONLY BE MADE BY A FIC APPROVED DRAINAGE ENGINEER.
- ANY CONNECTION TO THE EXISTING CONDUIT WATER REGULATION SHALL ONLY BE MADE BY A FIC APPROVED ELECTRICAL ENGINEER.
- THE DISCONNECTION OF ANY EXISTING WATER CONNECTIONS FROM THE EXISTING CONDUIT PIPES CAN ONLY BE THE OWNER'S RESPONSIBILITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE PROPERTY AND ACCESS TO THE DISCONNECTION TO BE MADE
- REUSE A CHANNEL WITH A BASE IS TO AVOID TEST PRIOR TO POURING NEW 200MM (8" AND 355.00MM (14" DIA) SLOTTED
- THE CONTRACTOR IS RESPONSIBLE FOR ALL AS-BUILT REQUIREMENTS AND BACKFILLING OF SERVICES SHALL OCCUR UNTIL THE APPROPRIATE AS-BUILT REQUIREMENTS HAVE BEEN TAKEN
- ALL BACKFILL PREVENTIVES ARE TO BE 30% AND HIGH HAZARD TYPE



P:\24250\CAD\land devel\24250-003-L02.02



DRAINAGE PICKUP

CONSENT NUMBER

Address: 291 BLENDHEIM RD

Date: 8-10-08

Drainlayer: MURRAY ISSACS

Inspector: FISH

EXISTING.

UNIT 3

F60MH.

F60MH.

17.0

22.5

41.5

42.5

16.0

7.13

1.13

295 Blenheim Road, Christchurch

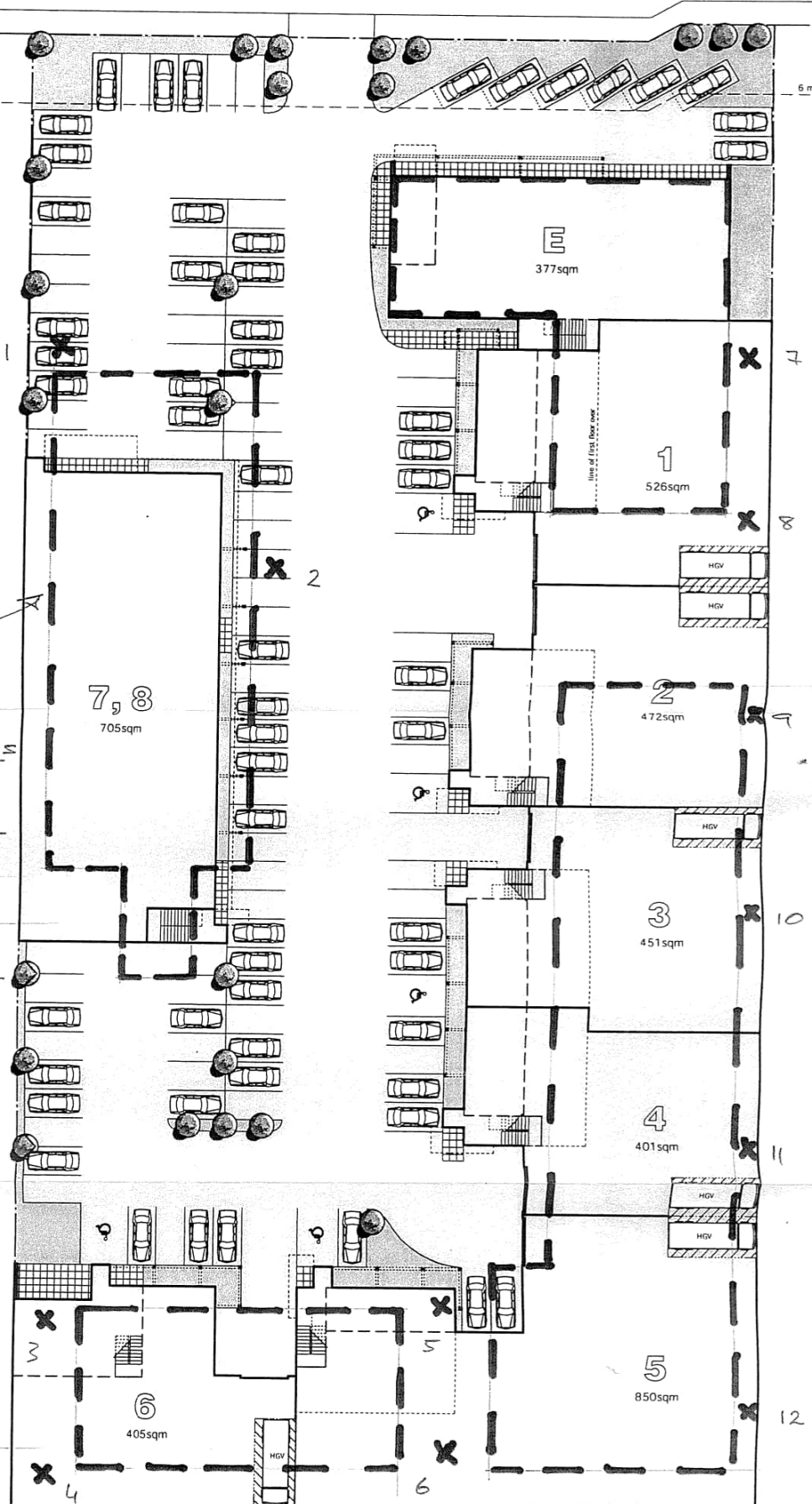
BLENHEIM ROAD

6m SETBACK

Approximate outline
of existing buildings

✕ Proposed test
bare locations
12 off

295 Blenheim Road
Site Plan - May '07
Scale 1:400



soil investigation record

project	Blenheim Road	no.	1
ref	10098	date	18/06/2007
by	AP	checked	GH

Test Location 1

Depth (m)	Bore Log		Scala Penetrometer	
	Symbol	Description	Inferred Bearing Pressure kPa	
GL		Ssilty shingle		
0.2				
0.4				
0.6		Silty soil		
0.8				
1.0				
1.2				
1.4				
1.6				
1.8				
2.0				
2.2				
2.4				
2.6				
2.8				
3.0				
3.2				
3.4				
3.6				
3.8				
4.0				

Notes:

- Refer to attached site plan for location.

soil investigation record

project	Blenheim Road	no.	2
ref	10098	date	18/06/2007
by	AP	checked	GH

Test Location 2

Depth (m)	Bore Log		Scala Penetrometer	
	Symbol	Description	Inferred Bearing Pressure kPa	
GL		Silty Shingle		
0.2				
0.4				
0.6		Silty Soil		
0.8				
1.0				
1.2				
1.4				
1.6				
1.8				
2.0				
2.2				
2.4				
2.6				
2.8				
3.0				
3.2				
3.4				
3.6				
3.8				
4.0				

Notes:

- Refer to attached site plan for location.

soil investigation record

project	Blenheim Road	no.	3
ref	10098	date	18/06/2007
by	AP	checked	GH

Test Location 3

Depth (m)	Bore Log		Scala Penetrometer	
	Symbol	Description	Inferred Bearing Pressure kPa	
GL		Shingle		
0.2				
0.4				
0.6				
0.8				
1.0				
1.2				
1.4				
1.6				
1.8				
2.0				
2.2				
2.4				
2.6				
2.8				
3.0				
3.2				
3.4				
3.6				
3.8				
4.0				

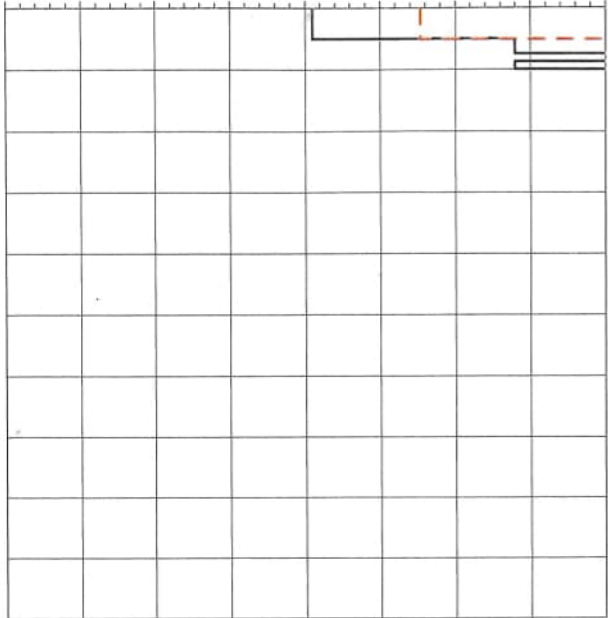
Notes:

- Refer to attached site plan for location.

soil investigation record

project	Blenheim Road	no.	4
ref	10098	date	18/06/2007
by	AP	checked	GH

Test Location 4

Depth (m)	Bore Log		Scala Penetrometer	
	Symbol	Description	Inferred Bearing Pressure kPa	
GL		Shingle		
0.2				
0.4				
0.6				
0.8				
1.0				
1.2				
1.4				
1.6				
1.8				
2.0				
2.2				
2.4				
2.6				
2.8				
3.0				
3.2				
3.4				
3.6				
3.8				
4.0				

Notes:

- Refer to attached site plan for location.

soil investigation record

structex

project	Disreali St	no.	5
ref	1677	date	18/06/2007
by	AP	checked	

Test Location 5

Depth (m)	Bore Log		Scala Penetrometer
	Symbol	Description	Inferred Bearing Pressure kPa
GL		top Soil	
0.2			
0.4		Silty Soil	
0.6			
0.8			
1.0			
1.2			
1.4			
1.6			
1.8			
2.0			
2.2			
2.4			
2.6			
2.8			
3.0			
3.2			
3.4			
3.6			
3.8			
4.0			

Notes:

- Refer to attached site plan for location.

soil investigation record

structex

project Blenheim Rd

no. 6

ref 10098

date 18/06/2007

by AP

checked GH

Test Location 6

Depth (m)	Bore Log		Scala Penetrometer	
	Symbol	Description	Inferred Bearing Pressure kPa	
GL		top Soil		
0.2				
0.4		Silty Soil		
0.6				
0.8				
1.0				
1.2				
1.4				
1.6				
1.8				
2.0				
2.2				
2.4				
2.6				
2.8				
3.0				
3.2				
3.4				
3.6				
3.8				
4.0				

Notes:

- Refer to attached site plan for location.

soil investigation record

structex

project Blenheim Rd

no. 7

ref 10098

date 18/06/2007

by AP

checked GH

Test Location 7

Depth (m)	Bore Log		Scala Penetrometer	
	Symbol	Description	Inferred Bearing Pressure kPa	
GL		top Soil		
0.2				
0.4		Silty Soil		
0.6				
0.8				
1.0				
1.2				
1.4				
1.6				
1.8				
2.0				
2.2				
2.4				
2.6				
2.8				
3.0				
3.2				
3.4				
3.6				
3.8				
4.0				

Notes:

- Refer to attached site plan for location.

soil investigation record

structex

project Blenheim Rd

no. 8

ref 10098

date 18/06/2007

by AP

checked GH

Test Location 8

Depth (m)	Bore Log		Scala Penetrometer	
	Symbol	Description	Inferred Bearing Pressure kPa	
GL		top Soil	0 50 100 150 200 250 300 350 400	
0.2				
0.4		Silty Soil		
0.6				
0.8				
1.0				
1.2				
1.4				
1.6				
1.8				
2.0				
2.2				
2.4				
2.6				
2.8				
3.0				
3.2				
3.4				
3.6				
3.8				
4.0				

Notes:

- Refer to attached site plan for location.

soil investigation record

structex

project Blenheim Rd

no. 9

ref 10098

date 18/06/2007

by AP

checked GH

Test Location 9

Depth (m)	Bore Log		Scala Penetrometer	
	Symbol	Description	Inferred Bearing Pressure kPa	
GL		top Soil	0 50 100 150 200 250 300 350 400 — Safe Bearing Pressure - - - Ultimate Limit State, $\Phi=0.45$	
0.2				
0.4		Silty Soil		
0.6				
0.8				
1.0				
1.2				
1.4				
1.6				
1.8				
2.0				
2.2				
2.4				
2.6				
2.8				
3.0				
3.2				
3.4				
3.6				
3.8				
4.0				

Notes:

- Refer to attached site plan for location.

soil investigation record

structex

project Blenheim Rd

no. 10

ref 10098

date 18/06/2007

by AP

checked GH

Test Location 10

Depth (m)	Bore Log		Scala Penetrometer
	Symbol	Description	
GL		top Soil	Inferred Bearing Pressure kPa 0 50 100 150 200 250 300 350 400 Safe Bearing Pressure Ultimate Limit State, $\Phi=0.45$
0.2			
0.4		Silty Soil	
0.6			
0.8			
1.0			
1.2			
1.4			
1.6			
1.8			
2.0			
2.2			
2.4			
2.6			
2.8			
3.0			
3.2			
3.4			
3.6			
3.8			
4.0			

Notes:

- Refer to attached site plan for location.

soil investigation record

structex

project Blenheim Rd

no. 11

ref 10098

date 18/06/2007

by AP

checked GH

Test Location 11

Depth (m)	Bore Log		Scala Penetrometer
	Symbol	Description	
GL		top Soil	Inferred Bearing Pressure kPa 0 50 100 150 200 250 300 350 400 — Safe Bearing Pressure - - - Ultimate Limit State, $\Phi=0.45$
0.2			
0.4		Silty Soil	
0.6			
0.8			
1.0			
1.2			
1.4			
1.6			
1.8			
2.0			
2.2			
2.4			
2.6			
2.8			
3.0			
3.2			
3.4			
3.6			
3.8			
4.0			

Notes:

- Refer to attached site plan for location.

soil investigation record

structex

project Blenheim Rd

no. 12

ref 10098

date 18/06/2007

by AP

checked GH

Test Location 12

Depth (m)	Bore Log		Scala Penetrometer
	Symbol	Description	
GL		top Soil	Inferred Bearing Pressure kPa 0 50 100 150 200 250 300 350 400 Safe Bearing Pressure Ultimate Limit State, $\Phi=0.45$
0.2			
0.4			
0.6		Silty Soil	
0.8			
1.0			
1.2			
1.4			
1.6			
1.8			
2.0			
2.2			
2.4			
2.6			
2.8			
3.0			
3.2			
3.4			
3.6			
3.8			
4.0			

Notes:

- Refer to attached site plan for location.

4/295 Blenheim Road Land Use Consents

/

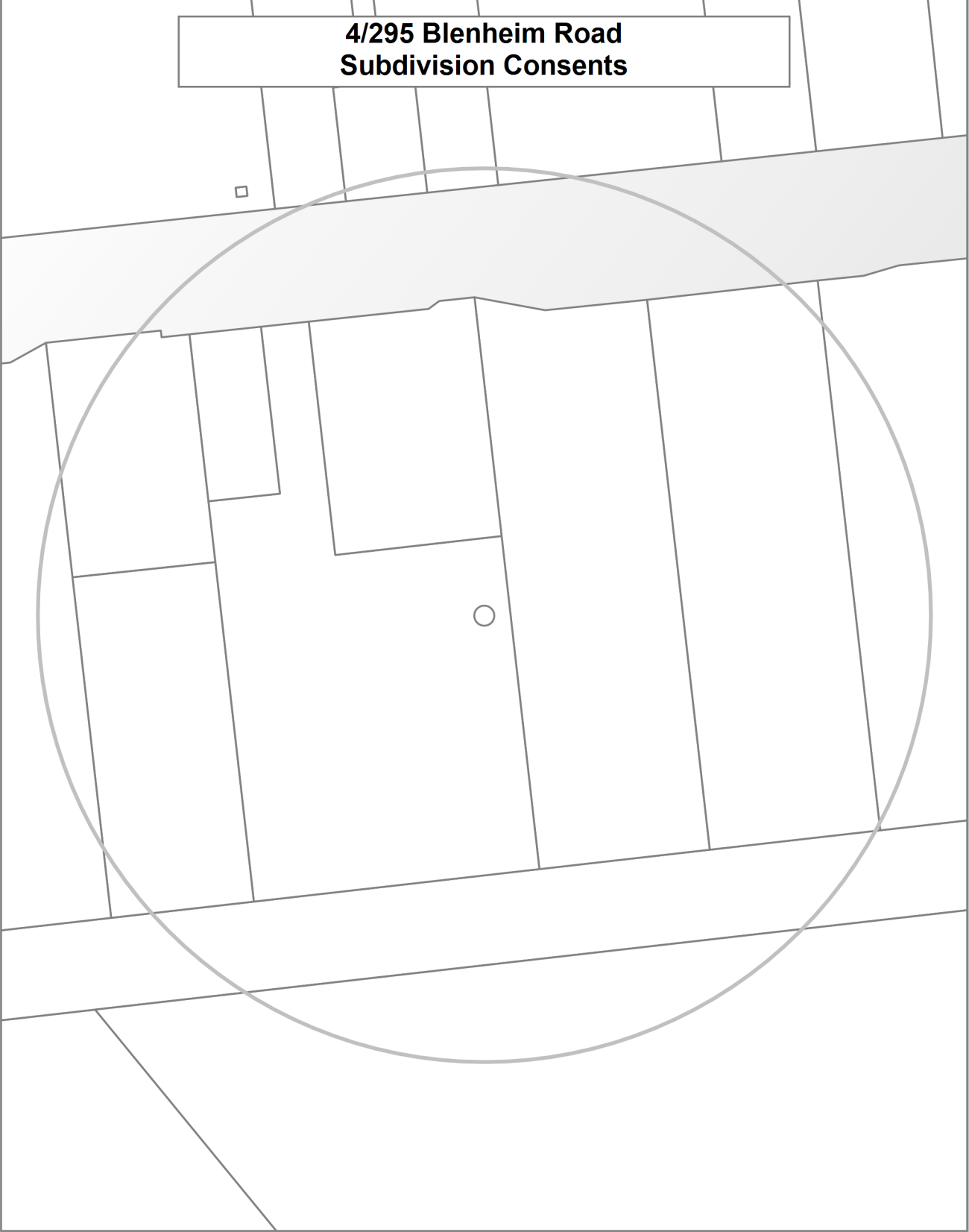
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len
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**4/295 Blenheim Road
Subdivision Consents**



Land Use Resource Consents within 100 metres of 4/295 Blenheim Road

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

1/295 Blenheim Road

RMA/1983/31

Consent to retail boats, boat trailers and caravans manufactured, assembled and refurbished on the site. (industrial `c` zone, but on a - Historical Reference RES9200788

Processing complete

Applied 01/05/1983

Decision issued 01/08/1983

Granted 01/08/1983

RMA/2007/2049

To establish a development of 9 commercial units incorporating showrooms, warehouses and office facilities - Historical Reference RMA92009349

Processing complete

Applied 24/07/2007

Decision issued 30/07/2008

Granted 30/07/2008

RMA/2012/1736

TO ERECT A DOUBLE SIDED FREESTANDING SIGN - Historical Reference RMA92021167

Processing complete

Applied 31/10/2012

Decision issued 13/11/2012

Granted 13/11/2012

15 Matipo Street

RMA/2017/101

Separate three lots contained in the title

Processing complete

Applied 20/01/2017

Certificate issued 01/02/2017

261 Blenheim Road

RMA/1999/2584

Application to erect two single-sided free-standing Billboards on the Warehouse Distribution centre`s property. - Historical Reference RES991348

Processing complete

Applied 06/05/1999

Decision issued 02/07/1999

Granted 02/07/1999

RMA/2001/1350

To establish and operate a radiocom - Historical Reference RMA20005231

Processing complete

Applied 05/06/2001

Decision issued 26/06/2001

Granted 26/06/2001

RMA/2003/2337

Application to erect a new Warehouse Retail Store and a new Warehouse Stationary Store - Historical Reference RMA20014653

Processing complete

Applied 08/09/2003

Decision issued 04/05/2004

Granted 04/05/2004

RMA/2007/2699

Telecom upgrade of an existing mobile phone site RE PRE - Historical Reference RMA92010041

Withdrawn

Applied 25/09/2007

RMA/2008/1567

Application to separate 'The Warehouse' site from 'The Warehouse Stationary' site which reduces the number of carparks - Historical Reference RMA92012432

Processing complete

Applied 16/07/2008

Decision issued 08/07/2009

Granted 08/07/2009

294 Blenheim Road

RMA/1986/48

Consent to erect an eleven unit residential complex: two objections one withdrawn one petition - Historical Reference RES9200844

Processing complete

Applied 04/03/1986

Decision issued 05/06/1986

Granted 05/06/1986

RMA/1997/2928

Application to renovate an existing warehouse for use as a Church. (Withdrawn 26-Aug-98) - Historical Reference RES973379

Withdrawn

Applied 21/11/1997

RMA/1999/1837

Application to use existing building previously used as a warehouse, as a sports centre and clubrooms for the Canterbury table Tennis Association. the ChCh Poultry, Bantam and pigeon Club will also use the building once a year for its annual - Historical Reference RES990402

Processing complete

Applied 15/02/1999

Decision issued 09/06/1999

Granted 09/06/1999

RMA/1999/2700

Application to use an existing building partly as a Place of worship and partly as a warehouse. (Withdrawn 20-Sep-99) - Historical Reference RES991508

Withdrawn

Applied 20/05/1999

RMA/2002/1930

Application to erect signage painted onto the existing building - Historical Reference RMA20010957

Processing complete

Applied 08/08/2002

Decision issued 11/09/2002

Granted 10/09/2002

301A Blenheim Road

RMA/2005/2782

Right of Way Section 348 Certified 5/10/06 - Historical Reference RMA20021687

Processing complete

Applied 08/12/2005

Decision issued 09/01/2006

Granted 09/01/2006

RMA/2006/207

Development of a 9 unit industrial park involving a reduction of landscaping - Historical Reference RMA20022096

Processing complete

Applied 09/02/2006

Decision issued 22/03/2006

Granted 22/03/2006

RMA/2006/78

Application to erect a free-standing outdoor sign - Historical Reference RMA20021961

Processing complete

Applied 20/01/2006

Decision issued 24/01/2006

Granted 24/01/2006

41 Colligan Street

RMA/2007/3071

Lot 5 - Application to erect a dwelling with an attached garage - Historical Reference RMA92010422

Processing complete

Applied 15/11/2007

Granted 14/12/2007

Decision issued 17/12/2007

46 Colligan Street

RMA/2007/1754

Proposed Lot 7 - Application to erect a dwelling with an attached garage - Historical Reference RMA92009041

Processing complete

Applied 29/06/2007

Decision issued 30/08/2007

Granted 29/08/2007

48 Colligan Street

RMA/2007/1638

Proposed Lot 6 - Application to erect a dwelling with an attached garage - Historical Reference RMA92008917

Processing complete

Applied 27/06/2007

Decision issued 24/08/2007

Granted 24/08/2007

5/295 Blenheim Road

RMA/2011/635

TEMPORARY ACCOMMODATION SITE SPECIFIC - OFFICE - Historical Reference RMA92018178

Processing complete

Applied 31/05/2011

Decision issued 18/07/2011

Granted 15/07/2011

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