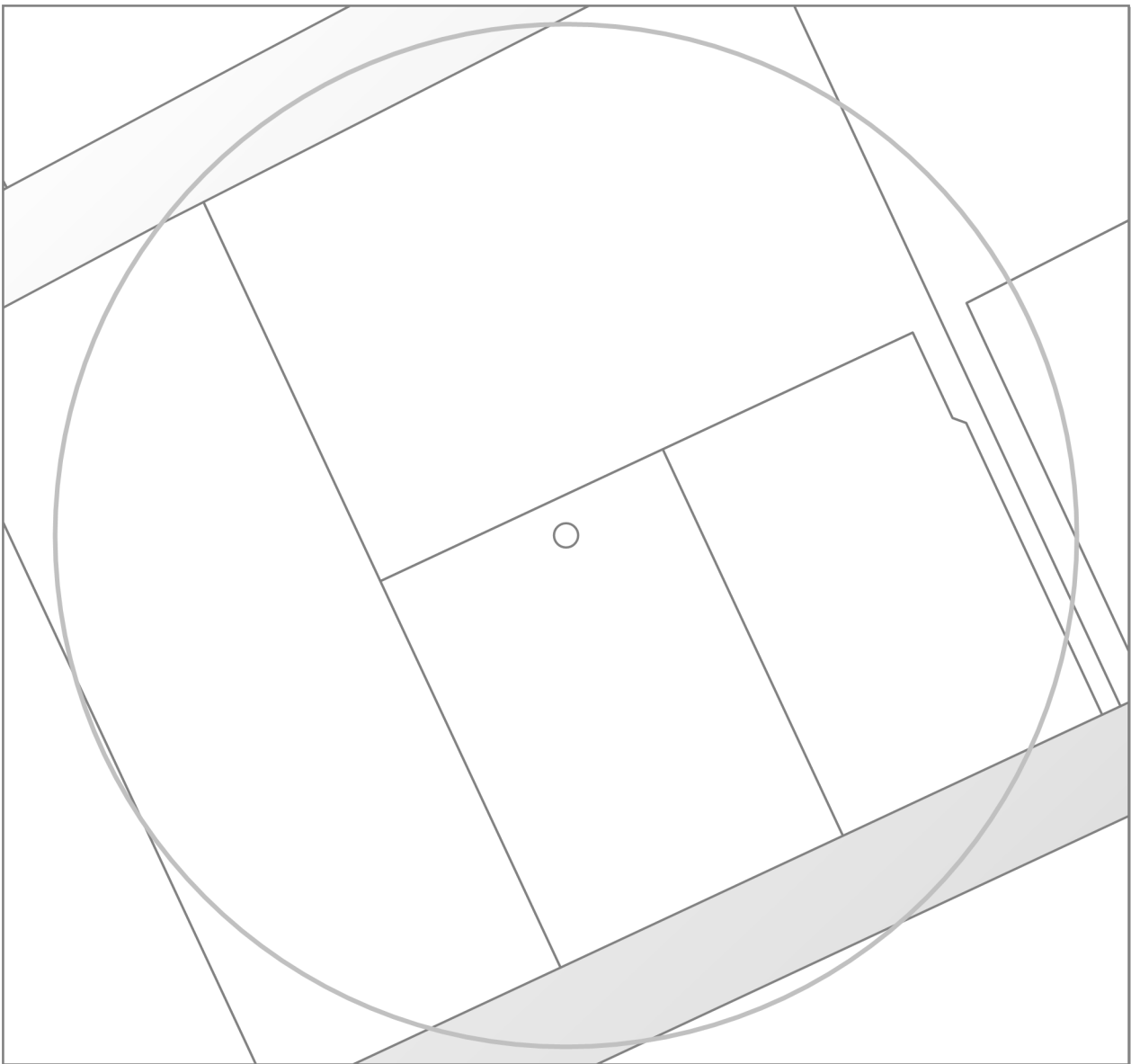


Land Information Memorandum



The contents of this documentation are strictly subject to the terms and conditions of the disclaimer contained at the front of this documentation. Prospective purchasers must accordingly read and acquaint themselves with the disclaimer prior to reading the documentation

Property address:

33D Foremans Road

LIM number: H09583512

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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

This information Memorandum, title or other supplementary property information (the "Information") has been prepared by Whalan and Partners Limited, trading as Bayleys ("Bayleys") as agent for "the Vendor". The Information contains information that is publicly available and/or sourced from third parties and capable of independent verification. It has been prepared solely to assist interested parties in deciding whether to further their interest in the Property and Whalan and Partners Limited is acting as a conduit and merely passing this information over. Prospective purchasers must not confine themselves to the contents of the Information but should, in conjunction with their professional advisors, make their own evaluation of the Property and conduct their own investigation, analysis and verification of the data contained in the Information and otherwise concerning the Property. Such evaluation should extend to and include whether there has been a change in the affairs or prospects of the Property since the date of the Information or since the date as at which any information contained in the Information is expressed to be applicable.

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Application details

Date issued 1 May 2026
Date received 22 April 2026

Property details

Property address 33D Foremans Road, Islington, Christchurch
Valuation roll number 23512 16501 D
Valuation information Capital Value: \$570,000
Land Value: \$160,000
Improvements Value: \$410,000
Please note: these values are intended for Rating purposes
Legal description Unit 4 DP 379336 on Lot 3 DP 354365 having share in 5090 m2
Existing owner R & F Property Holdings Limited
130 Glenbogle Drive
RD 8
CHRISTCHURCH 7678

Council references

Rate account ID 73153356
LIM number H09583512
Property ID 1153951

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Document information

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

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

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

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

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

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.

(b) Earthquakes

- Liquefaction Assessment

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

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

Title of report: Christchurch liquefaction vulnerability study

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

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

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

Date of report: July 2020

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

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

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

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

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

Where or how to access the report: <https://www.linz.govt.nz/resources/research/geotechnical-information-horizontal-land-movement-due-canterbury-earthquake-sequence>

Date of report: March 2015

Name of person/entity that commissioned report: Land Information New Zealand

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

- Regional Liquefaction Information

Areas where there was evidence of liquefaction were mapped following the 2010/11 Canterbury earthquakes by Tonkin & Taylor for the Earthquake Commission (urban areas) and by a group of researchers for Environment Canterbury (rural, commercial and industrial areas). These are available in the Christchurch Liquefaction Viewer at <https://apps.canterburymaps.govt.nz/ChristchurchLiquefactionViewer/>.

Technical report information:

Title: Review of liquefaction hazard information in eastern Canterbury, including Christchurch City and parts of Selwyn, Waimakariri and Hurunui Districts.

Date: December 2012.

Author: H Brackley (compiler).

Commissioned by: Environment Canterbury.

Purpose of report: To collate liquefaction occurrence during the 2010/11 Canterbury earthquakes, and to determine liquefaction vulnerability. For use in land use planning, subdivision and building consenting.

Study area: Coastal Canterbury from the Waipara River mouth to the Rakaia River mouth, including Banks Peninsula, and inland to Rangiora, Aylesbury, Selwyn and Southbridge.

Accessible at: <https://www.ecan.govt.nz/document/download?uri=1702192>.

- Regional Hazard Information: Earthquake fault deformation

There are no known earthquake faults at the ground surface in Christchurch. However, it is possible there are some faults in Christchurch that are yet to be identified because they are not visible at the ground surface.

More information on fault deformation is available on Environment Canterbury's fault deformation map at <https://mapviewer.canterburymaps.govt.nz/?webmap=b5f859bd18ee4912828cb092b6f6c449>.

(c) Flooding

- Flooding

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

- Predicted 1 in 10 Year Flood Extent

Flood modelling shows this property, or parts of this property, is within a 1-in-10-year flood extent, not including impacts of climate change and sea level rise. You can view this on the flood extent map at <https://ccc.govt.nz/flood-and-floor-level-viewer>.

If changes such as land development or major infrastructure have occurred on this property, or in the surrounding area since the flood modelling, this may change the flood extent.

Please note: The current modelling may not fully account for the water flow into some sump inlets during smaller events, which could affect the flood extent. This will be addressed in future modelling updates. Any questions about this and how this may impact this property, please email us at floorlevels@ccc.govt.nz.

For more information, please refer to <https://ccc.govt.nz/flooding-and-floor-levels>.

- Predicted 1 in 50 Year Flood Extent

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

- Predicted 1 in 200 Year Flood Extent

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

- Regional Hazard Information: Selwyn Modelling

The property, or part of the property, is within an area where detailed floodplain modelling has been carried out by Selwyn District Council and overlaps the Christchurch District Boundary. Model results are available on Environment Canterbury's flood model results webapp at <https://apps.canterburymaps.govt.nz/FloodModelResults/>.

Title: Selwyn District Flood Model - Hydraulic Model Build Report

Date: August 2025

Author: Tonkin & Taylor Ltd

Commissioned by: Selwyn District Council

Purpose of report: To quantify the extent and severity of flooding in the Selwyn District. For use in land use planning.

Study area: Selwyn District plains

Accessible at: https://www.selwyn.govt.nz/services/civil-defence-And-emergency-management/documents/2025.08.28.SDCFloodModel_ModelBuildReport.vA_Final.pdf

- Regional Hazard Information: Flood Photographs

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

- Regional Hazard Information: Site Specific Flood Assessment

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

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- 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

- Fill

This property is located in an area known to have been filled. The year the fill occurred is Unknown. The filling was, according to the Councils records carried out in an uncontrolled manner and comprises Mixed Fill with Rubbish.

- Landfill - Former Landfill On Site

This property is located in an area known to have been a landfill. Given the former activity, potential issues may arise as to subsidence, soil contamination, landfill gas, and the use of groundwater.

- Landfill - Potential For Contaminants in Soil

As a consequence of the former activity, it is possible that there will be contaminants under the surface of the property. The presence of contaminants may raise health issues if there is exposure to such contaminants. The Council is unaware whether any soil testing for contaminants has taken place on this property.

- Landfill - Potential For Landfill Gas

Landfill gas, which is produced by decomposing organic material, is a potential concern on former landfills. It has explosive potential once certain concentrations have been reached - usually in enclosed areas. The Council is unaware whether any testing for gas has been carried out at this site.

- Landfill - Potential For Subsidence

Land previously used for a landfill, is unlikely to have a bearing capacity of normal ground. A site test will usually be required for any new building work on this property. In some circumstances, specially designed foundation may be required.

- Landfill - Potentially Contaminated Groundwater

It is possible that ground water may have become contaminated because of the migration of leachate from former landfills. There are therefore risks associated with bores under or close to former landfill sites. The Council is unaware whether any groundwater testing has been carried out at this site.

- Potentially Contaminating Activity

Council have a record showing that an activity has taken place on this site which fits within Group F, " Vehicle refuelling, service and repair", of the 2011 Hazardous Activities and Industries List (HAIL) .

- Potentially Contaminating Activity

Council have a record showing that an activity has taken place on this site which fits within Group G, " Cemeteries and waste recycling, treatment and disposal", of the 2011 Hazardous Activities and Industries List (HAIL) .

- Potentially Contaminating Activity - continued

More detail on the HAIL may be found at the Ministry for the Environment. More detail on this specific site may be available on the Listed Land Use Register (LLUR) maintained by Environment Canterbury. There is a potential for contaminants to be present in the ground. Site specific investigations may be required for any proposed land use.

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

- 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 and Stormwater.
- 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: \$5,333.45

	Instalment Amount	Date Due
Instalment 1	\$1,333.31	31/08/2025
Instalment 2	\$1,333.31	30/11/2025
Instalment 3	\$1,333.31	28/02/2026
Instalment 4	\$1,333.52	31/05/2026

Rates owing as at 01/05/2026: \$1,333.52

(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/2005/3596 Applied: 12/05/2005 Status: Completed
33A Foremans Road Islington
Accepted for processing 12/05/2005
PIM Granted 14/06/2005
PIM Issued 14/06/2005
Building consent granted 15/10/2005
Building consent issued 25/10/2005
Code Compliance Certificate Granted 15/11/2005
Code Compliance Certificate Issued 15/11/2005
SERVICES FOR SUB-DIVISION- Historical Reference ABA10055299
- BCN/2005/5147 Applied: 04/07/2005 Status: Completed
33A Foremans Road Islington
Accepted for processing 04/07/2005
PIM Granted 03/08/2005
PIM Issued 03/08/2005
8 UNIT COMMERCIAL DEVELOPMENT- Historical Reference ABA10056789

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- BCN/2005/9550 Applied: 23/11/2005 Status: Completed
33A Foremans Road Islington
PIM Granted 03/08/2005
PIM Issued 03/08/2005
Accepted for processing 23/11/2005
Building consent granted 17/02/2006
Building consent issued 16/03/2006
Code Compliance Certificate Granted 22/02/2007
Code Compliance Certificate Issued 22/02/2007
8 COMMERCIAL/INDUSTRIAL UNITS (Lot 3) MAX. OCCUPANCY NUMBERS LIMITED TO 5 PERSONS PER UNIT.- Historical Reference ABA10061071
- BCN/2009/5367 Applied: 15/09/2009 Status: Cancelled
33D Foremans Road Islington
Accepted for processing 15/09/2009
Application cancelled 28/09/2009
FIRST FLOOR PARTITIONS TO GROUND AND FIRST FLOORS- Historical Reference ABA10096131
- BCN/2009/8189 Applied: 09/10/2009 Status: Completed
33D Foremans Road Islington
Exemption from building consent approved 09/10/2009
Application for exemption from Building Consent for TWO NEW WALLS FOR OFFICE - Historical Reference BAE35001738
- BCN/2012/8323 Applied: 07/09/2012 Status: Completed
33A Foremans Road Islington
Exemption from building consent approved 11/09/2012
Application for exemption from Building Consent for internal lining repair, minor framing repairs, crack injection repairs to the tilt panels and concrete floors. minor kerb repairs and localised repairs to asphalt. - Historical Reference BAE35006368
- BCN/2020/783 Applied: 13/02/2020 Status: Completed
33B Foremans Road Islington
Accepted for processing 14/02/2020
PIM Granted 26/02/2020
PIM Issued 27/02/2020
Building consent granted 01/04/2020
Building consent issued 15/05/2020
Code Compliance Certificate Issued 18/11/2020
Addition and alteration to warehouse/office - addition of storeroom and bathroom on ground floor, addition of staff room on first floor and extension of main office

(b) Certificates

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

(c) Notices

- WOF/2020/6404 Expires: 01/12/2026
Compliance schedule issued 18/11/2020
- WOF/2020/3472 Expires: 01/03/2027
Compliance schedule CHG issued 22/05/2023

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(d) Orders

(e) Requisitions

Related Information

- 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.

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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

- **Development Constraint Conditions**

Council records show there is a specific condition on the use of this site: Specific Foundation Design Required

- **Christchurch International Airport Protection Sfc.**

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

- **District Plan Zone**

Property or part of property within the 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/1993/1569 - Subdivision Consent
Fee Simple SUBDIVISION - Historical Reference RMA12289
Status: Withdrawn
Applied 30/07/1993
- RMA/1993/2134 - Subdivision Consent
Fee Simple SUBDIVISION - Historical Reference RMA4882
Status: Processing complete
Applied 30/07/1993
- RMA/1994/2232 - Subdivision Consent
Fee Simple SUBDIVISION - Historical Reference RMA13015
Status: Processing complete
Applied 21/11/1994

Property address:

33D Foremans Road

LIM number: H09583512

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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

- RMA/2004/1174 - Subdivision Consent
FEE SIMPLE SUBDIVISION - 3 LOTS 223 Requested 23/6/06 Certified 23/6/05 224 requested 14/9/04 Issued 18/11/15 DP 354365 - Historical Reference RMA20016771
Status: Processing complete
Applied 05/05/2004
Granted 29/09/2004
Decision issued 29/09/2004
- RMA/2006/1963 - Subdivision Consent
UNIT TITLE SUBDIVISION 223 Certified 09/11/06 224 Issued 31/1/07 - Historical Reference RMA92006039
Status: Processing complete
Applied 21/08/2006
Granted 27/09/2006
Decision issued 27/09/2006
- RMA/2005/1859 - Land Use Consent
33A Foremans Road Islington
Construction of eight commercial units - Historical Reference RMA20020734
Status: Processing complete
Applied 16/08/2005
Granted 08/09/2005
Decision issued 08/09/2005

(c) Resource Consents Natural Hazard Information

Property address:

33D Foremans Road

LIM number: H09583512

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Christchurch City Council

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Christchurch 8154, New Zealand
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www.ccc.govt.nz

9. Other land and building classifications

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

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

Please refer to Section 1 for details

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 Thursday. 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 Thursday. 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 Thursday. 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 Hornby 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:

33D Foremans Road

LIM number: H09583512

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Christchurch City Council

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www.ccc.govt.nz

Related Information

- Please see attached a copy of the Detailed Engineering Evaluation (DEE) assessment report.
- 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:

33D Foremans Road

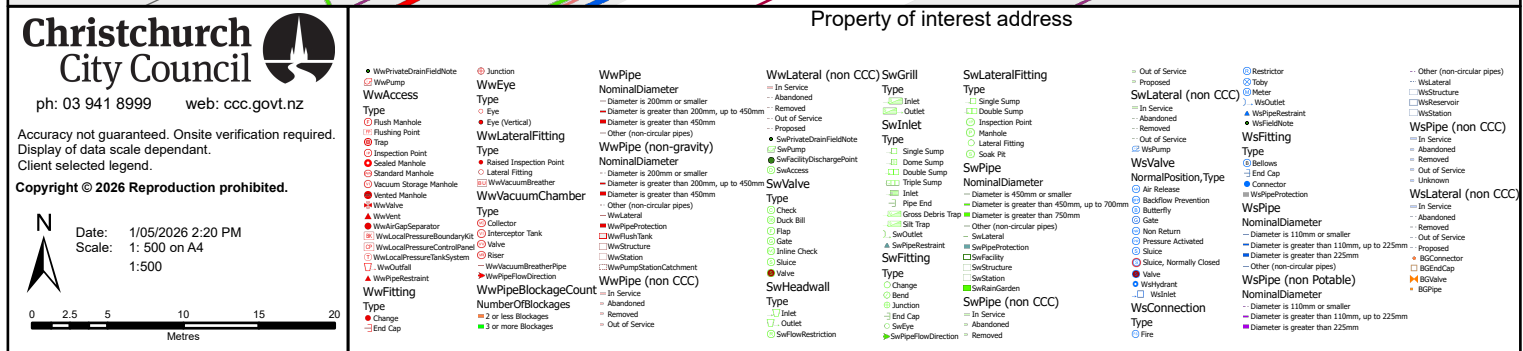
LIM number: H09583512

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Christchurch City Council

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Christchurch 8154, New Zealand
Tel 64 3 941 8999
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FOREMANS RD

PROPOSED SITE PLAN

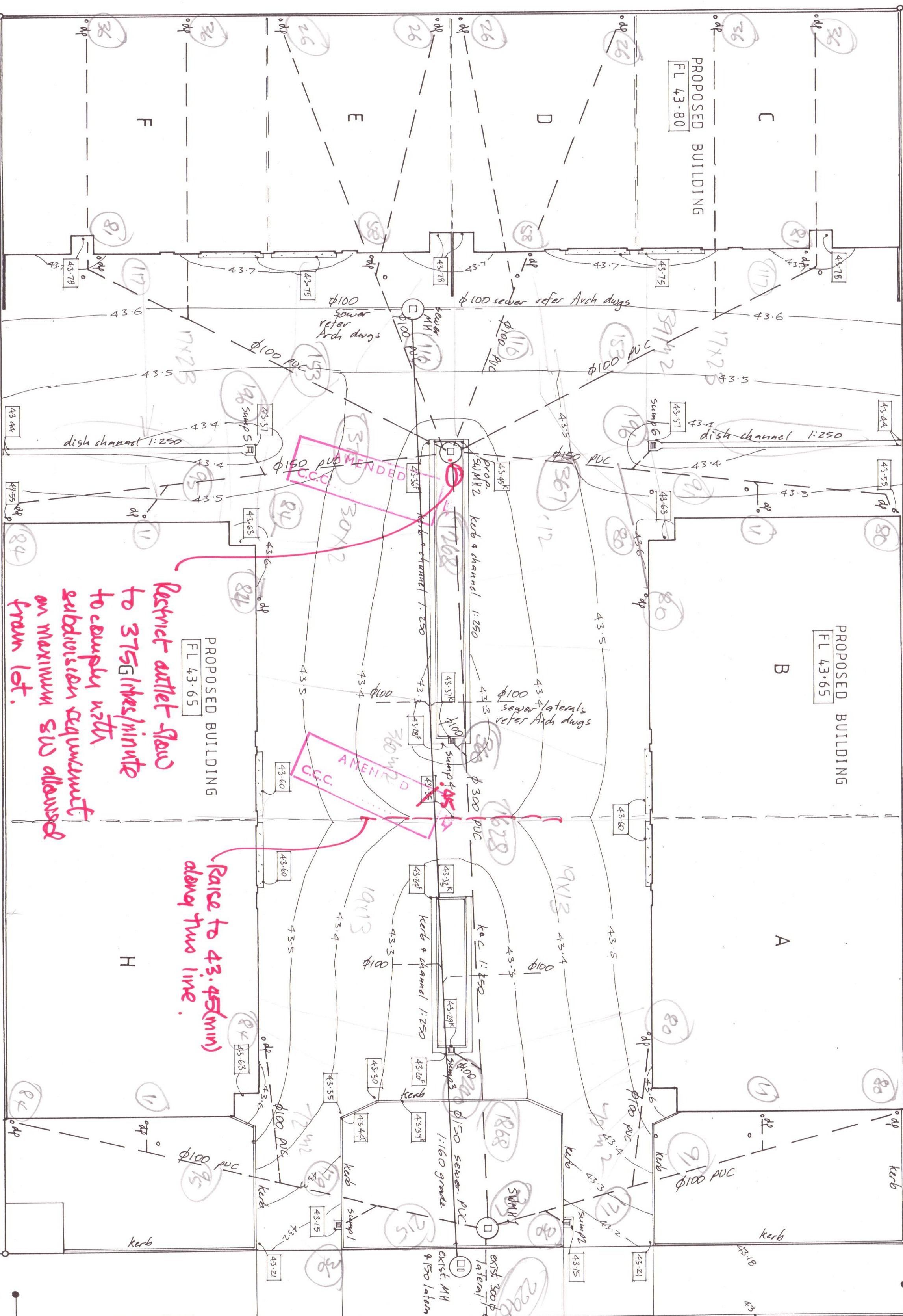
1:200

OCT '05

3369 C2

$$83.4 + 64 = 147.4$$

$$147.4 - 306 - 72 - 150 = 45.4 \text{ m}^2$$



Restrict outlet flow to 375 litres/minute to comply with subdivision requirement on maximum SW allowed from lot.

Raise to 43.45mm along two line.

Ensure that the floor clearance to pavement or ground is at least 100mm or 150mm respectively to comply with NZBC E2/AS1 4.2.5, or for tilt panels, seal the wall/floor joint area with a vapour barrier material to NZBC E2/AS1 5.1.3 to provide an acceptable alternative solution.

SEE CONDITIONS

SURFACE ENTRY SUMPS shall comply with NZBC E1/AS1/3.6.2 Type Two (Fig 9). An acceptable alternative is a CCC Type SD325 or 327 provided it is fitted with a trapped or submerged outlet to comply with NZBC E1/AS1/3.6.1(c).

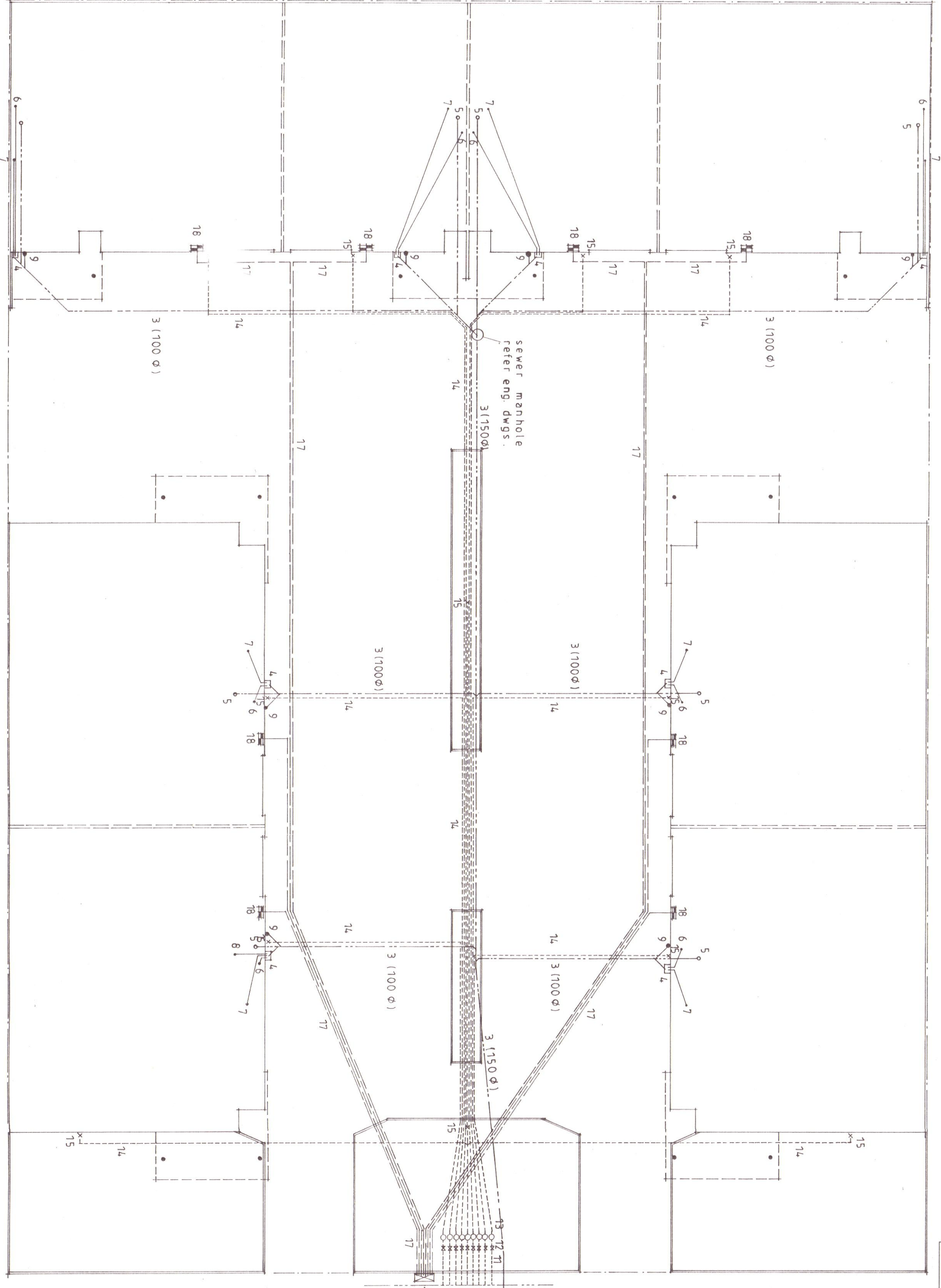
CONSENT DOCUMENT
1 FEB 2006
File Copy
All building work shall comply with the approved documents.

- NOTE**
- Pavement formation as below
30mm Asphalte concrete on 100mm AP40 basecourse on 400mm approved pitum basecourse 530mm overall formation
 - All drains to have 600mm minimum cover to finished seal level
 - Backfill all trenches with approved hardfill compacted in layers

10061071

REFER ENGINEERING DRAWINGS FOR DETAILS RELATING TO:
SITWORKS, CONCRETE WORK (IN-SITU AND PRECAST),
STRUCTURAL STEELWORK (INCL. ROOFING PURLINS AND BRACING),
STORMWATER DRAINAGE

SEE CONDITIONS



DRAWING LEGEND

component identification	— wxy-z () ()
component type / #	
component dimensions/size	
component spacing	

timber treatment to NZS 3602:2003

- Sewer
- existing sewer main
 - existing sewer lateral (150 dia.)
 - new sewer pipe (100 / 150 dia.)
 - gully trap (6)
 - toilet (6)
 - wash hand basin (6)
 - sink bench (6)
 - shower (1 only - unit G)
 - main / terminal vent

- Water Supply
- existing high pressure main
 - new 15 dia. water connection (6)
 - gate valve (6)
 - water meter (6)
 - 15 dia. h.p. water pipe
 - hose taps (12 total - 1 per unit)
 - 4 body corporate supply

- Electrical Supply
- new boundary box (to suit)
 - new mains cable as specified
 - meters/distribution board

Waste Pipe Sizes and Gradients

All waste pipes (other than wc) - 40 mm dia. at 1 : 40 min gradient

All wc waste pipes - 80 mm dia. at 1 : 60 min gradient

Venting

Units A, B, G and H - no individual fixture venting required

Units C, D, E and F - extend common vent (40 mm dia.) from wc pan, with 32 mm dia. branch vents from all sink and w/b fixtures in accordance with NZBC G13 AS1, AS2

CHRISTCHURCH CITY COUNCIL terminate vents above toilet ceiling with approved air admittance valves

CONSULTANTS

CIVIL / STRUCTURAL ENGINEER:
HARDING CONSULTING ENGINEERS LTD

FIRE ENGINEER:
COSGROVE MAJOR CONSULTING ENG. LTD

ELECTRICAL ENGINEER:

RECEIVED

23 JAN 2006

23 JAN 2006

17 FEB 2006

FILE COPY

All building work shall comply with the consent conditions and A.

REVISION

NO.	DESCRIPTION	DATE
A	100% wastes / vents	
B		
C		
D		

DRAWING

SERVICES PLAN	1 : 200
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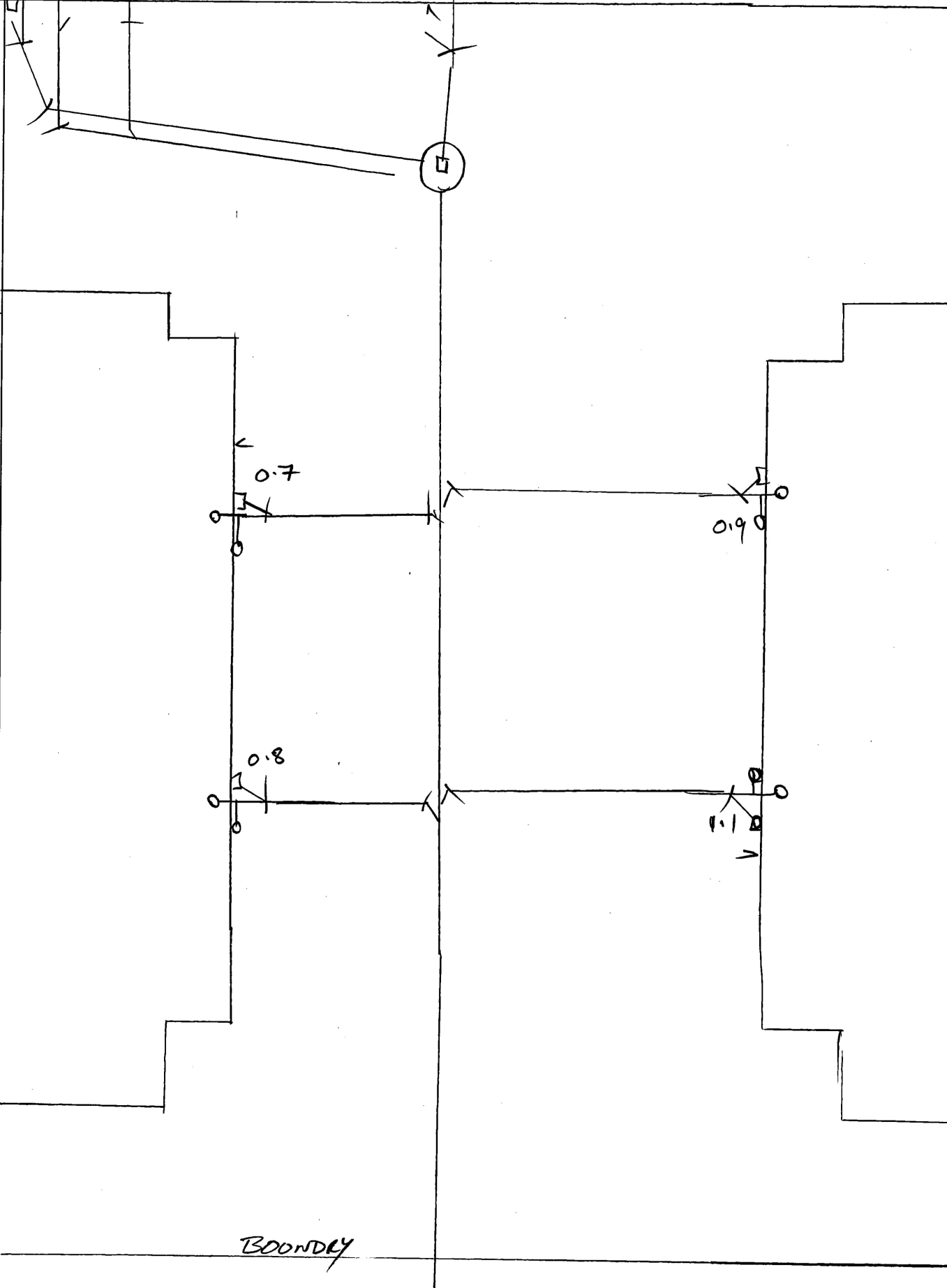
CHRISTCHURCH
CITY COUNCIL · YOUR PEOPLE · YOUR CITY

DRAINAGE PICKUP

Address: 33 FOREMAN'S RD
Project No: 10061071
Date: 27-9-6

Owner:
Drainlayer: DIVES
Inspector: FISH

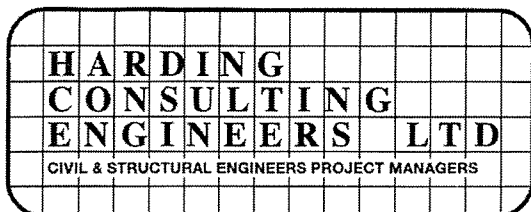
CONNECTION NUMBER



BOONDRY

KLB

FOREMAN'S ROAD



P.O. Box 24 119
Christchurch 8642
38 Berkshire Drive
Christchurch 8042
Telephone: (03) 358 5021
Fax: (03) 358 5023
Mobile Phone: 0274 320 303
Email: hce@xtra.co.nz

File 4335
21 June 2013

Mr J Gartly
Gillian Properties Ltd
P O Box 37 300
Halswell
Christchurch

Dear Sir,

Detailed Engineering Evaluation
33 Foremans Road, Islington

UNITS

33A 33B 33C 33D
33E 33F 33G 33H

Further to your request, I enclose our Detailed Engineering Evaluation of the buildings at 33 Foremans Road, Christchurch, as follows.

1. Site Location

The site is in the north western area of Christchurch, in an industrial area adjacent to the Main South Road. As the area is zoned Industrial, it is not included in the Department of Building and Housing Residential Foundation Technical Categories. However it is adjacent to areas which are in Technical Category 1 (TC1). This is for areas in which future land damage from soil liquefaction is unlikely, and ground settlements are expected to be within normally accepted tolerances.

2. Geotechnical Report

At the time of building design, a Site Investigation Report on the property was prepared by Geotech Consulting Ltd. This report, Ref No 3007, dated 10 November 2005, is enclosed as **Appendix one**.

This report noted that the site is not regarded as being potentially liquefiable.

The report also identified that " the site is underlain with predominately gravely silt fill, silty gravel fill and sandy silt fill. It contains some brick, concrete and timber debris, as well as charcoal, demolition materials, metal, glass, wire, plastic and polystyrene...."

The test pits all terminated in natural gravels between 2.6 and 4.2 metres depth.

The report recommended using a piled foundation below walls and floor slabs.

3. Building Description

There are three buildings on site, which are subdivided into eight separate units.

All buildings are of similar construction, and were built at the same time.

2006

They were Architecturally designed by Robin Vesty Architect, and structurally designed by Harding Consulting Engineers Ltd. The civil drawings, 3369/C1 and C2, and the structural drawings, 3369/S1 to S30 are enclosed as **Appendix two**.

These buildings were granted a building Consent, ref no 10061071 by the Christchurch City Council in early 2006. The buildings were constructed by CBD Construction Ltd, and structural observation was carried out by this office between April and December 2006. It is considered that the buildings have been constructed substantially in accordance with the design drawings.

Two of the buildings are approximately 40.16m long x 17.08m wide, and the other is 60.96m long x 16.04m wide. They are single storey precast concrete industrial buildings with steel roof framing and small concrete mezzanine floors for offices and services. The building occupancy is assessed as importance level IL2.

4. Seismic Structural System

The building construction is summarised below

Roof	Zincalume steel cladding on DHS purlins and UB portal frames
Walls	120mm precast panels with bar reinforcement
Mezzanine Floor	75 insitu topping, prestressed concrete ribs, mesh reinforcing
Ground Floor	150mm slab, bar reinforcement on driven precast piles
Foundations	Reinforced concrete pads on driven precast concrete piles

Seismic loads across the buildings are resisted by steel Universal Beam portal frames, and by in plane shear on the precast concrete party walls between units. The portal frame columns on the boundary walls are concrete encased and are designed to cantilever to provide stability during a fire.

Seismic loads along the building are resisted partly by fire resistant concrete cantilever columns at the party walls, and partly by steel cross bracing between the portal frames.

Seismic loads on the concrete mezzanine floors are resisted by the reinforced concrete panels below and adjacent to the floors.

5. Foundation System

The building, including the ground floor slab, is supported by precast prestressed concrete piles, driven through the filling to the natural gravels below.

The ground floor slab is reinforced with draped steel bar reinforcement.

The wall panels and mezzanine floor columns are supported by reinforced concrete pile caps supported by the driven piles. There are no tie beams, but all pads are tied into the continuously reinforced ground floor slab.

6. Building Damage

A level two Structural Survey of the buildings was carried out by Fraser Thomas, Consulting Engineers in October 2011, at the request of MWH Mainzeal. This report considered the

buildings to be structurally sound, with some minor damage including minor cracking to the precast wall panels, cracking to the concrete floor, and elongation of the steel rod diagonal roof bracing. It is understood that this has now been repaired by epoxy grouting the panel cracks, sealing the floor cracks, and tightening or replacing roof bracing rods. Some non structural damage to gib board linings has also been repaired.

No evidence of building settlement or soil liquefaction was noted.
A recent inspection of the building indicates that the building is still in good condition.

7. Building Capacity

The building was designed in 2005. At that time the Loadings Code, NZS1170.5, included a hazard factor of 0.22 for Christchurch. This factor has been raised since the recent Earthquakes to 0.30. Accordingly, it would be expected that the buildings would comply with 0.22/0.30 or 73% of the New Buildings Standard (73%NBS).

In order to check this, I have carried out structural calculations to check the main structural seismic resisting elements of the building. These calculations are enclosed as **Appendix three**.

For seismic loading **across** the buildings, the building capacity is limited by the lateral fly bracing to the portal frames, to **86%NBS**. This may be improved to 100% NBS by adding additional fly bracing at selected areas of the buildings. This has not been included in this report.

For seismic loadings **along** the building, the building capacity is limited by the capacity of the steel cross bracing in the roof plane, to **70%NBS**. This capacity may be improved to 100% by upgrading this roof bracing. This may be either by replacing some of the existing braces, or by including an additional bay of cross bracing within each building. Again, this is not the subject of this report.

Seismic loadings on the concrete mezzanine floors are resisted by the precast concrete walls, which are reinforced with bar reinforcement. These walls are typically massive, and symmetrically arranged such that the torsional loading on the mesh reinforced floor diaphragms are relatively low. Accordingly it is considered that the walls providing seismic restraint to the floors comply 100% NBS.

8. Critical Structural Weakness

A number of building elements have been assessed to determine whether they comprise a critical structural weakness to the building.

- 8.1 The reinforcement in the insitu topping to the mezzanine floors is of potentially non ductile steel mesh. However, as noted above, it is considered that the loads on the floor diaphragms are relatively small, and that the supporting walls are relatively symmetrically arranged. Accordingly, it is not considered that the mesh comprises a critical structural weakness.
- 8.2 The stairs providing access to the first floor have been designed as free standing structures provided by the structural steel contractor, R Auton Ltd, who was also the building developer. These stairs have their own steel columns, and their stability is not affected by the seismic deflections of the mezzanine floor. Accordingly, the stairs are not considered to be a critical structural weakness.

8.3 The precast concrete wall panels are relatively thin, and they are singly reinforced, with one layer of bar reinforcement in each direction. However this is a low rise building, and the loading on the panels is substantially that induced by their self weight. This is not a multi-storey building, the panels are well restrained by ductile fixings which remain in good condition, and the panels appear to have sustained very little damage. Accordingly, these are not considered to be a critical structural weakness.

9. Recommended Building Strengthening

As the building presently appears to comply with at least 70% of NBS, it is considered that building strengthening is not necessary.

However, as noted it is possible to upgrade the compliance of the building relatively simply, by providing additional steel fly bracing to laterally support the portal frames, and by upgrading the steel bracing in the roof plane of each building.

Details of this possible strengthening are not the subject of this report.

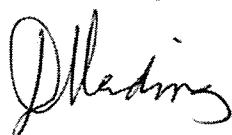
10. Summary

This is a relatively modern building which has suffered little damage in the recent earthquakes. The building complies with at least 70% of New Building Standard, and accordingly it is considered to be safe to occupy.

However it would be possible to upgrade the building to 100% NBS in future if required.

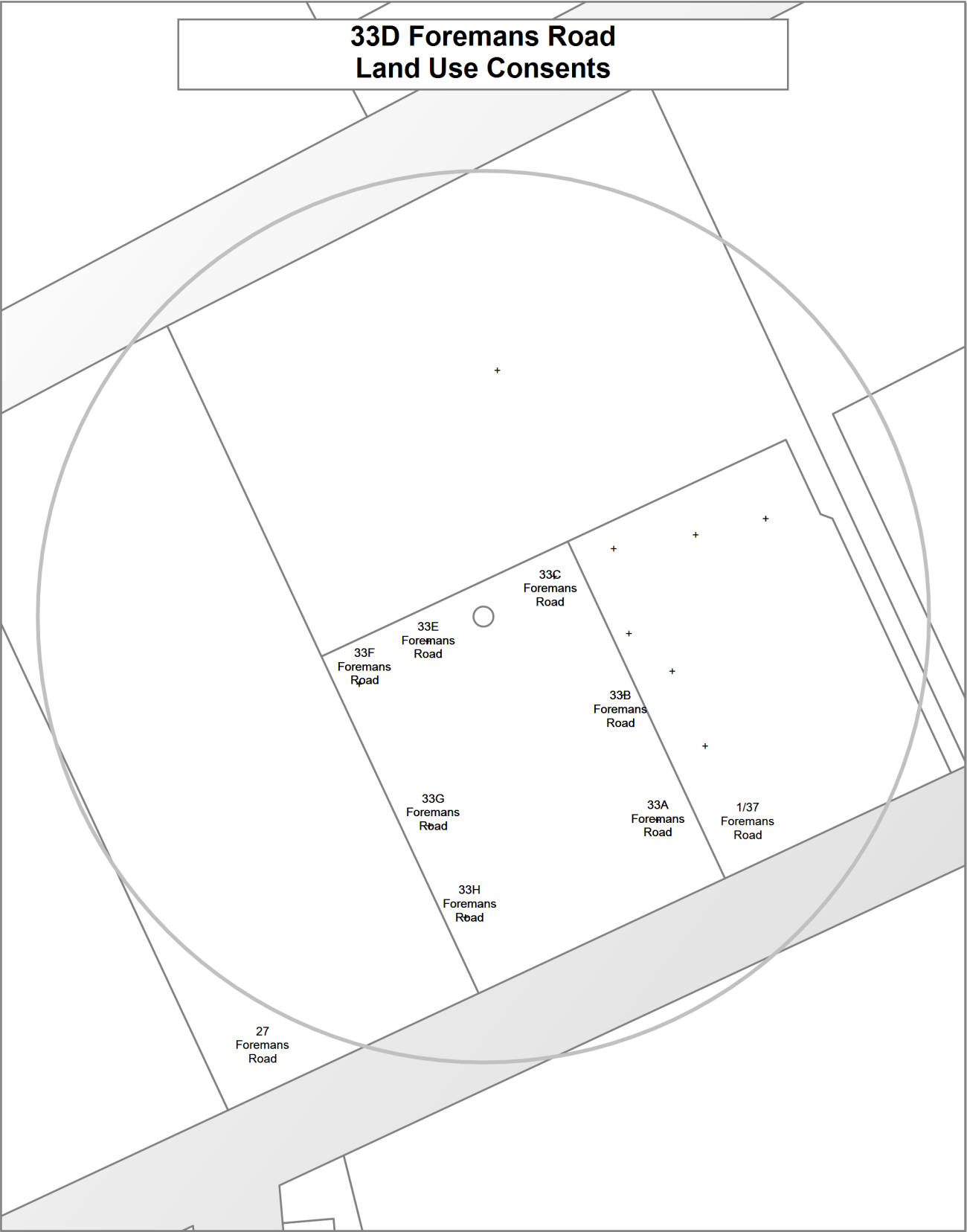
If you have any queries regarding this report, please contact Dave Harding at this office.

Yours faithfully

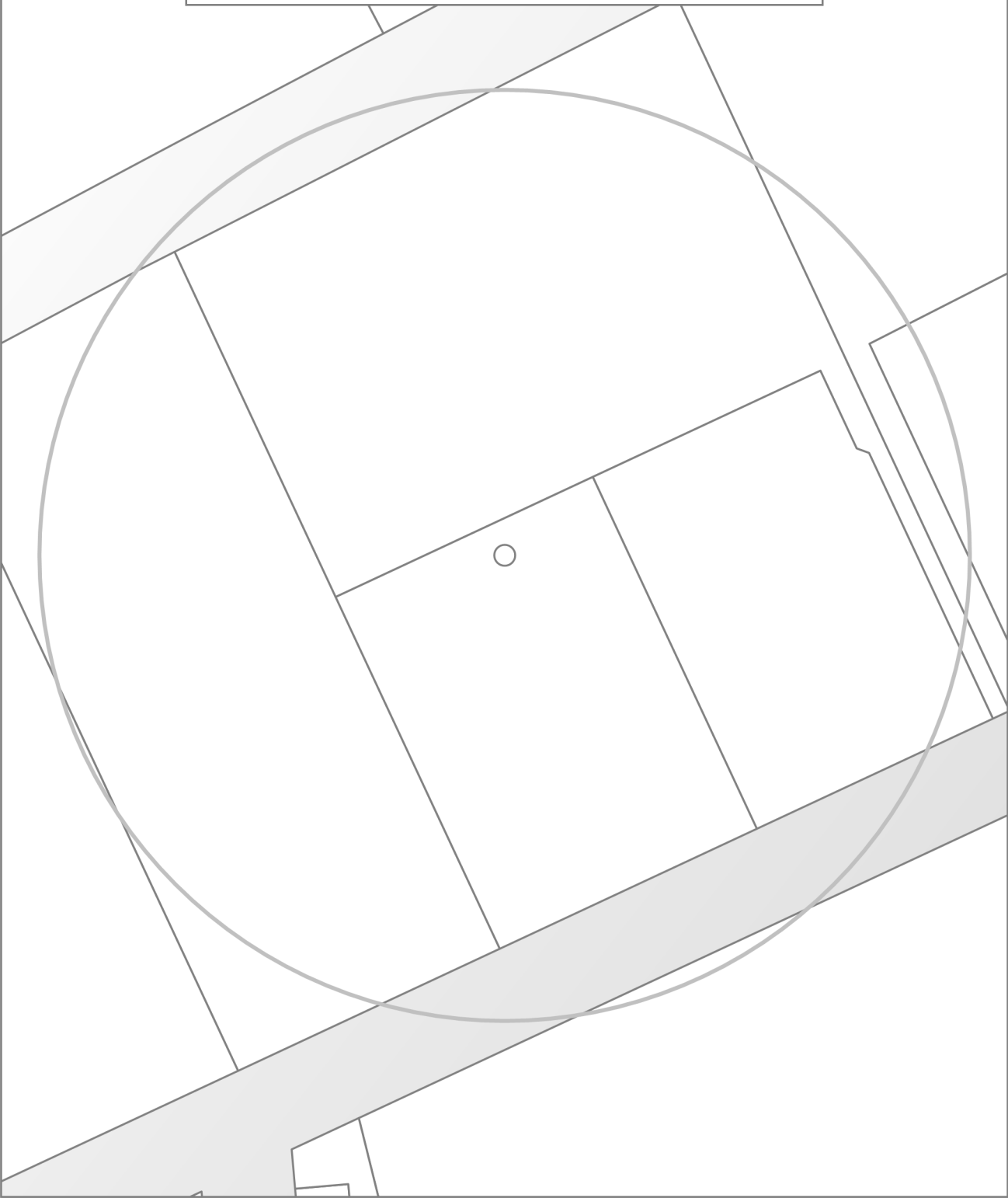


Dave Harding
Harding Consulting Engineers Ltd

**33D Foremans Road
Land Use Consents**



**33D Foremans Road
Subdivision Consents**



Land Use Resource Consents within 100 metres of 33D Foremans Road

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

1/37 Foremans Road

RMA/2006/606

Application to erect a new seven unit industrial park - Historical Reference RMA20022610

Processing complete

Applied 23/03/2006

Decision issued 24/04/2006

Granted 24/04/2006

21 Foremans Road

RMA/2004/2452

Application to establish a warehouse and associated office - Historical Reference RMA20018098

Processing complete

Applied 24/09/2004

Decision issued 25/11/2004

Granted 24/11/2004

RMA/2005/250

Application for earthworks - Historical Reference RMA20019072

Processing complete

Applied 27/01/2005

Decision issued 02/03/2005

Granted 02/03/2005

RMA/2008/895

construct an additional road crossing to facilitate veh icular access - Historical Reference RMA92011709

Processing complete

Applied 02/05/2008

Decision issued 05/05/2008

Granted 05/05/2008

27 Foremans Road

RMA/2003/1638

Application for the erection of an industrial building that contains a workshop and associated offices - Historical Reference RMA20013935

Processing complete

Applied 26/06/2003

Decision issued 18/12/2003

Granted 18/12/2003

33A Foremans Road

RMA/2005/1859

Construction of eight commercial units - Historical Reference RMA20020734

Processing complete

Applied 16/08/2005

Decision issued 08/09/2005

Granted 08/09/2005

Decision issued 08/09/2005

Granted 08/09/2005

33B Foremans Road

RMA/2005/1859

Construction of eight commercial units - Historical Reference RMA20020734

Processing complete

Applied 16/08/2005

Decision issued 08/09/2005

Granted 08/09/2005

Decision issued 08/09/2005

Granted 08/09/2005

33C Foremans Road

RMA/2005/1859

Construction of eight commercial units - Historical Reference RMA20020734

Processing complete

Applied 16/08/2005

Decision issued 08/09/2005

Granted 08/09/2005

Decision issued 08/09/2005

Granted 08/09/2005

33E Foremans Road

RMA/2005/1859

Construction of eight commercial units - Historical Reference RMA20020734

Processing complete

Applied 16/08/2005

Decision issued 08/09/2005

Granted 08/09/2005

Decision issued 08/09/2005

Granted 08/09/2005

33F Foremans Road

RMA/2005/1859

Construction of eight commercial units - Historical Reference RMA20020734

Processing complete

Applied 16/08/2005

Decision issued 08/09/2005

Granted 08/09/2005

Decision issued 08/09/2005

Granted 08/09/2005

33G Foremans Road

RMA/2005/1859

Construction of eight commercial units - Historical Reference RMA20020734

Processing complete

Applied 16/08/2005

Granted 08/09/2005

Decision issued 08/09/2005

Granted 08/09/2005

Decision issued 08/09/2005

33H Foremans Road

RMA/2005/1859

Construction of eight commercial units - Historical Reference RMA20020734

Processing complete

Applied 16/08/2005

Decision issued 08/09/2005

Granted 08/09/2005

Decision issued 08/09/2005

Granted 08/09/2005

45 Foremans Road

RMA/2001/1077

Application for the storage of urea being an activity that is not consistent with the designation of the site in terms of the Transitional Plan(Can 17-May-2001) - Historical Reference RMA20004952

Withdrawn

Applied 07/05/2001

55 Foremans Road

RMA/2003/685

Application to establish and operate a transportation depot - Historical Reference RMA20012958

Processing complete

Applied 12/03/2003

Decision issued 10/04/2003

Granted 09/04/2003

821 Halswell Junction Road

RMA/1971/231

Consent to erect a 10m steel yacht on a property at Halswell Junction Road on land designated for N.Z.R. purposes with an underlying rural - Historical Reference RES954037

Processing complete

Applied 06/04/1971

Decision issued 06/04/1971

Granted 06/04/1971

RMA/1985/1126

Consent to construct a yacht on a property zoned rural 4 and designated for Railway purposes. - Historical Reference RES954038

Processing complete

Applied 02/07/1985

Decision issued 02/07/1985

Granted 02/07/1985

RMA/2000/1713

Application for the alteration of & an addition to the existing office building with various non compliances - Historical Reference RMA20002438

Processing complete

Applied 07/07/2000

Decision issued 23/08/2000

Granted 23/08/2000

RMA/2005/2813

Application for alterations to, and the erection of an addition to, an existing building - Historical Reference RMA20021718

Processing complete

Applied 13/12/2005

Decision issued 12/01/2006

Granted 12/01/2006

RMA/2006/256

Application for the construction of a vehicle shed - Historical Reference RMA20022146

Processing complete

Applied 15/02/2006

Decision issued 28/02/2006

Granted 28/02/2006

RMA/2023/340

Earthworks - Disturbance of contaminated soil

Processing complete

Applied 13/02/2023

Decision issued 21/03/2023

Granted 21/03/2023

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