

Land Information Memorandum



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Property address:
287A Pine Avenue

LIM number: H09398191

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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

Application details

Date issued 17 November 2025
Date received 11 November 2025

Property details

Property address 287A Pine Avenue, South New Brighton, Christchurch
Valuation roll number 22841 39500
Valuation information Capital Value: \$940,000
Land Value: \$350,000
Improvements Value: \$590,000
Please note: these values are intended for Rating purposes
Legal description Lot 2 DP 473897

Council references

Rate account ID 73178802
LIM number H09398191
Property ID 1176183

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.

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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

- Coastal Hazard Inundation

The Council has a report, Coastal Hazard Assessment for Christchurch District (2021), which indicates this area may be susceptible to coastal flooding. The 2021 report considers areas that might be at risk over the next 100 years and beyond as a result of sea level rise. To find out how your area might be affected go to www.ccc.govt.nz/coastalhazards.

- Sea Spray Zone

This property is in the sea spray zone as defined by NZS 3604 2011.

(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.

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- 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>.

(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. 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: 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.

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(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

- Property located in Tsunami Risk Zone

This property may be affected by flooding by some tsunami scenarios as shown in reports by GNS and NIWA commissioned by ECan and CCC. Links to reports can be found at <https://ccc.govt.nz/tsunami-evacuation-zones-and-routes/> and on ECan's web site <https://www.ecan.govt.nz> by searching for the terms tsunami hazard.

(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

- 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 Fibrous Plasterboard.

- Softground

Council records show that site contains Soft Ground. Predominant Ground Material: Sand. Reason for Assessment: Building Consent. Should further buildings be proposed on this site, specific foundation design may be required.

The record is based on data that was compiled until 2013. It is not a geotechnical assessment. The information was derived by Council staff based on shallow borehole logs and scala penetrometer test results provided to Council by external parties to inform a Building Consent application, or from observations made by Council staff during site visits.

Related Information

- There is attached a sub division soil investigation report covering this property.

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2. Private and public stormwater and sewerage drains

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

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

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.

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3. Drinking Water Supply

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

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

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

Water supply

Christchurch City Council is the networked supplier of water to this property. This property is connected to the Christchurch City Council Water Supply. The conditions of supply are set out in the Christchurch City Council Water Supply and Wastewater Bylaw (2022), refer to www.ccc.govt.nz.

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4. Rates

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

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

(a) Annual rates

Annual rates to 30/06/2026: \$5,566.51

	Instalment Amount	Date Due
Instalment 1	\$1,391.56	15/09/2025
Instalment 2	\$1,391.56	15/12/2025
Instalment 3	\$1,391.56	15/03/2026
Instalment 4	\$1,391.83	15/06/2026

Rates owing as at 17/11/2025: \$508.12

(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.

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/2012/2640 Applied: 17/05/2012 Status: Completed
287 Pine Avenue South New Brighton
Accepted for processing 17/05/2012
PIM Granted 29/05/2012
PIM Issued 29/05/2012
Building consent granted 13/06/2012
Building consent issued 22/06/2012
Extension to start date Applied: 06/06/2013 Issued: 24/06/2013 Expiry: 22/12/2013
Council refused to issue a Code Compliance Certificate, s93 Building Act 2004 13/06/2014
Code Compliance Certificate Issued 13/11/2014
INSTALLATION OF SEWER AND STORMWATER DRAINS FOR SUBDIVISION- Historical Reference
ABA10116423
- BCN/2017/4746 Applied: 12/06/2017 Status: Completed
287A Pine Avenue South New Brighton
Accepted for processing 13/06/2017
PIM Granted 19/06/2017
PIM Issued 21/06/2017
Building consent granted 28/08/2017
Building consent issued 04/09/2017
Code Compliance Certificate Issued 08/10/2018
Construction of dwelling with attached garage

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- BCN/2017/4746/A Amendment Applied: 06/11/2017 Status: Completed
287A Pine Avenue South New Brighton
Accepted for processing 06/11/2017
Building consent granted 20/11/2017
Building consent issued 21/11/2017
Amendment 1 - Changes to cladding

(b) Certificates

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

(c) Notices

(d) Orders

(e) Requisitions

Related Information

- Please find an electrical certificate/s attached relating to works that have been carried out on the current building/dwelling 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: Consent Notice

- **Development Constraint Conditions**

Council records show there is a specific condition on the use of this site: Specific Floor Level required

- **Coastal Environment**

Property or part of property within the Coastal Environment overlay, which is operative.

- **Qualifying Matter**

Property or part of property within the Coastal Hazard High Risk Management Area qualifying matter, which has been publicly notified

- **Qualifying Matter**

Property or part of property within the Coastal Hazard Medium Risk Management Area qualifying matter, which has been publicly notified

- **Qualifying Matter**

Property or part of property within the Low Public Transport Accessibility Area qualifying matter, which has been publicly notified

- **Qualifying Matter**

Property or part of property within the Tsunami Management Area qualifying matter, which has been publicly notified

- **Liquefaction Management Area (LMA)**

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

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- **District Plan Zone**

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

- **Flood Management Area**

Property or part of property within the Flood Management Area (FMA) Overlay which is operative.

- **Fixed Minimum Floor Overlay**

This property or parts of the property are located within the Fixed Minimum Floor Overlay level in the Christchurch District Plan, which is operative. Under this plan pre-set minimum floor level requirements apply to new buildings and additions to existing buildings. The fixed minimum floor level can be searched at <http://ccc.govt.nz/floorlevelmap>. For more information please contact a CCC duty planner on 941 8999.

(b) Resource consents

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

- RMA/2011/1051 - Subdivision Consent
FEE SIMPLE SUBDIVISION s223 & 224 issued 21/1/16 LT 492173 - Historical Reference RMA92018606
Status: Processing complete
Applied 17/08/2011
Granted 10/11/2011
Decision issued 10/11/2011
- RMA/2011/314 - Land Use Consent
287 Pine Avenue South New Brighton
EARTHWORKS - Historical Reference RMA92017835
Status: Processing complete
Applied 21/03/2011
Granted 02/05/2011
Decision issued 02/05/2011
- RMA/2017/1461 - Land Use Consent
287A Pine Avenue South New Brighton
New residence with attached garage
Status: Processing complete
Applied 23/06/2017
07/09/2017
Granted 07/09/2017
Decision issued 07/09/2017

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- The Council system shows a Development Constraint/Ongoing Condition Consent notice for this property. The consent notice should be registered against the record of title for the property and a search of that title and the consent notice will provide details in respect of the constraint / condition. If a search of the title does not record the consent notice or the consent notice is not clear then we suggest you contact the duty planner by either calling 941 8999 or emailing DutyPlanner@ccc.govt.nz. The Consent notice is as follows:

Specific foundation design by CPEng or appropriately qualified geotechnical engineer taking into account potential for liquefaction and lateral spread

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9. Other land and building classifications

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

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

Please refer to Section 1 for details

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10. Network utility information

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

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

- **None recorded for this property**

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11. Other information

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

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

(a) Kerbside waste collection

- Your organics are collected Weekly on Wednesday. Please leave your organics at the Kerbside by 6:00 a.m.
- Your recycling is collected Fortnightly on the Week 1 collection cycle on a Wednesday. Please leave your recycling at the Kerbside by 6:00 a.m. Your nearest recycling depot is the Metro Place EcoDrop.
- Your refuse is collected Fortnightly on the Week 1 collection cycle on a Wednesday. Please leave your rubbish at the Kerbside by 6:00 a.m. Your nearest rubbish depot is the Metro Place EcoDrop.

(b) Other

• Floor Levels Information

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

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

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

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

• Guest Accommodation

Guest accommodation (including whole unit listings on Airbnb; BookaBach; etc.) generally requires a resource consent in this zone when the owner is not residing on the site. For more information, please refer to: <https://ccc.govt.nz/providing-guest-accommodation/>.

• Community Board

Property located in Coastal-Burwood-Linwood Community Board.

• Tsunami Evacuation Zone

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

• Electoral Ward

Property located in Coastal 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

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- **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.

- **Health Licence**

FSH/2019/36
CCC003101/1
P Duffy
Spudstop
Food Control Plan
Current

Property address:

287A Pine Avenue

LIM number: H09398191

Page 20

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



14 February, 2012

Unit 8, 357 Madras Street
Christchurch, New Zealand
P.O. Box 13-282
Armagh, Christchurch 8141
Telephone (03) 366-4320
Fax (03) 365-7069
Email eng@lewisandbarrow.co.nz
www.lewisandbarrow.co.nz

A & D Reaich
287 Pine Avenue
CHRISTCHURCH 8062

File No. 17895

Dear Mr & Mrs Reiaich

Re: Proposed Two Lot Subdivision at 287 Pine Avenue, Christchurch

We are pleased to advise that after many delays due to planning matters, earthquakes, etc, the filling of your rear section has been completed including our observation and testing of the fill material.

We enclose the following:

- Geotechnical Completion Report
- NZS 4431 Filling Certificate
- Contractors invoice for payment

You will need to forward a copy of the completion report and filling certificate to the Council. We have enclosed an extra copy for you plus emailed copies of the originals to Clark Land Surveyors who will probably forward these to the Council for you.

Your section is in the Green TC2 zone. This zone requires dwelling foundation to be designed in accordance with Department of Building Housing Guidelines which will require probably a stiff raft slab or support on driven piles. We believe your filled site will be suitable for either.

It appears that the rolling of the subgrade and installation of compacted hardfill has generally improved ground conditions on your site. The ultimate bearing capacity according to our scale penetrometer tests is generally around 300kPa with test 2b less than 300kPa. This test method is quite conservative and we would not expect particularly good results with this type of silty sand material installed at this time of year. Overall we are pleased with the results.

To complete your subdivision you will need to have services provided. As communicated earlier, the sewer will need to go directly to the street main to provide sufficient fall. We have not made any arrangements to have services installed.

You advised that the metal on the driveway has been left a bit high. We suggest that this stays as it is, as construction vehicles will probably compact and move this around a bit. It will however need trimming up later when the driveway is constructed. In my opinion, this should wait until the rear house has been built to prevent driveway damage by heavy vehicles.

Enclosed is the invoice sent to us by Taggart Earthmoving for checking.

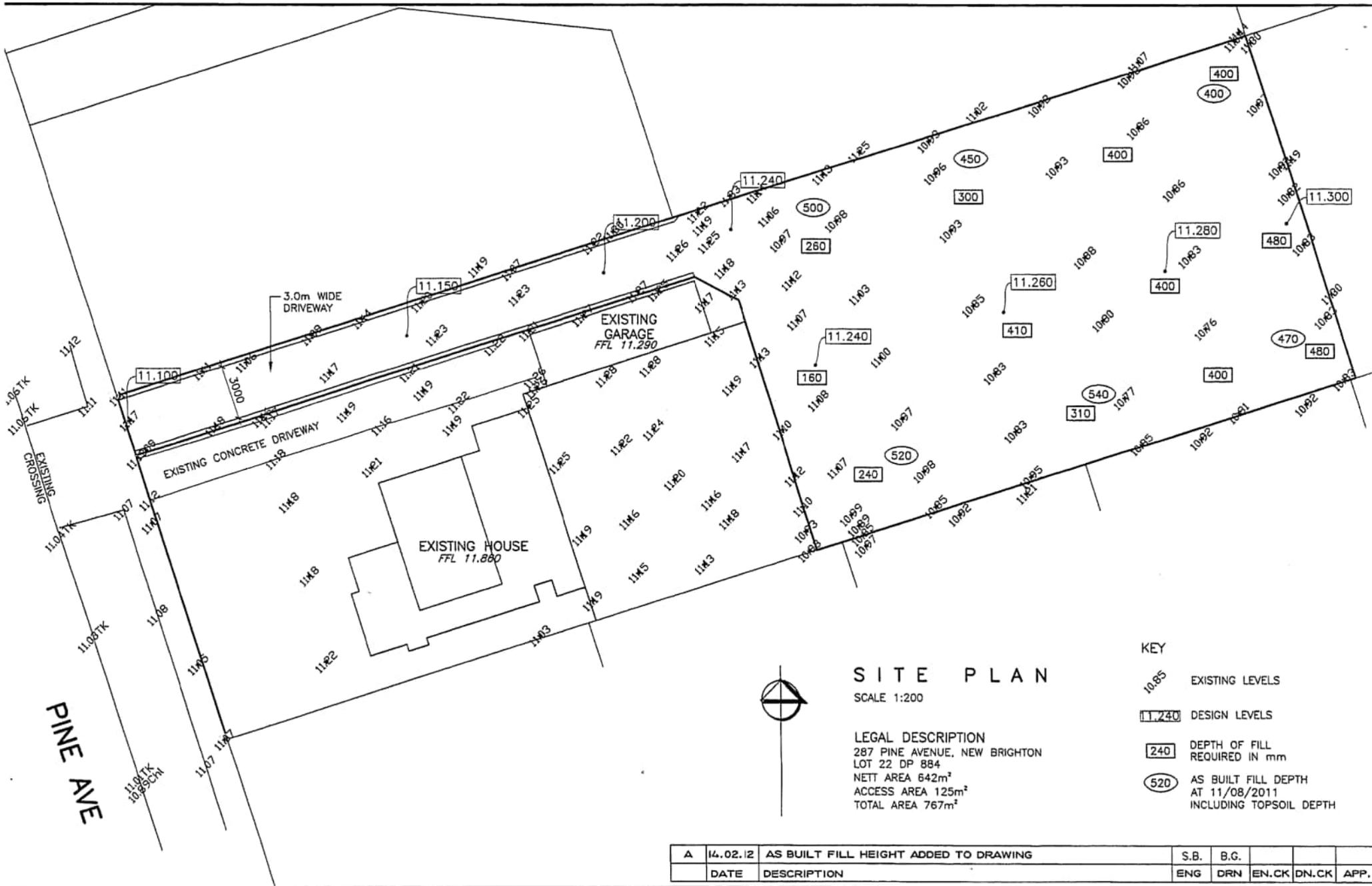
If you are satisfied that they have completed the filling work, please pay their invoice in full. If you have any queries regarding this, do not hesitate to contact me.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Stephen W Barrow'.

Stephen W Barrow
Engineer

Enc.



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DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK

LEWIS & BARROW LTD

Consulting Civil And Structural Engineers
Unit 8, 357 Madras Street - Christchurch - New Zealand
PH: (03) 366 4320 - www.lewisandbarrow.co.nz

REQUIRED DESIGN LEVELS FOR
287 PINE AVENUE, NEW BRIGHTON

ENG DSN.	SB	FILE	DRAWING
DRN.	CGF	17895	1 (A)
CKD.			
SCALE.	1:200		
DATE	Dec-10	14-FEB-12	OF 1



14 February, 2012

Unit 8, 357 Madras Street
Christchurch, New Zealand
P.O. Box 13-282
Armagh, Christchurch 8141
Telephone (03) 366-4320
Fax (03) 365-7069
Email eng@lewisandbarrow.co.nz
www.lewisandbarrow.co.nz

File No. 17895

Proposed Two Lot Subdivision at 287 Pine Avenue, Christchurch

A & D Reiach

Geotechnical Completion Report

We confirm the following:

1. The filling works have been completed by Taggart Earthmoving Ltd.
2. Inspections of the works were carried out during construction to the extent considered necessary to ascertain that the works were carried out in accordance with NZS 4451:1989 "Code of Practice for Earthfills for Residential Development". Testing including scala penetrometer probes.
3. As a result of this work it is my professional opinion, not to be construed as a guarantee, that lot 2 is suitable for residential building. This site is in the Green Technical Category 2 (TC2) zone and foundations will require specific engineering design.

Signed 

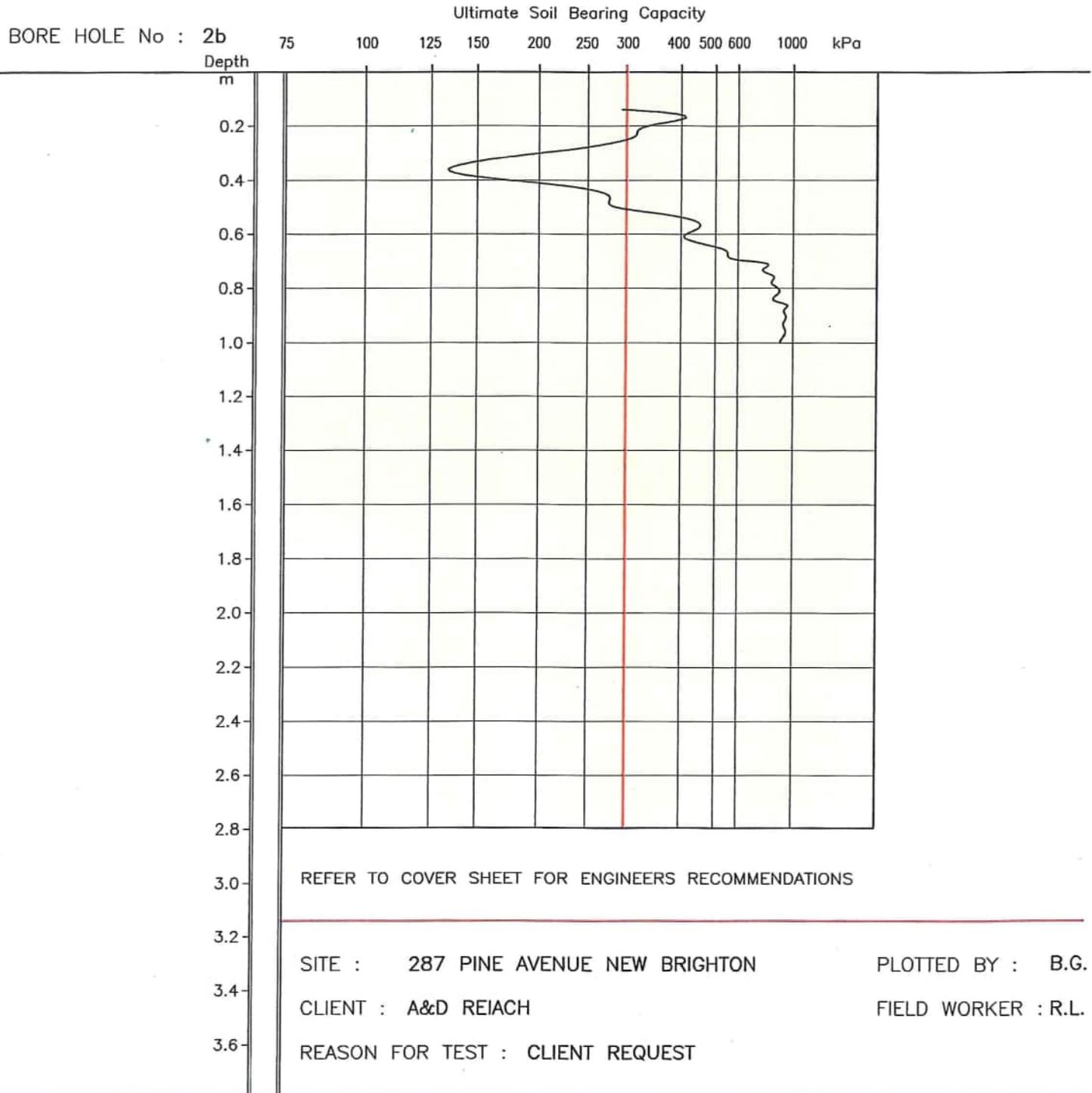
Date 

For Lewis & Barrow Ltd



**SOIL PROFILE AND SCALA
PENETROMETER RESULTS**

SHEET **2b** OF 12



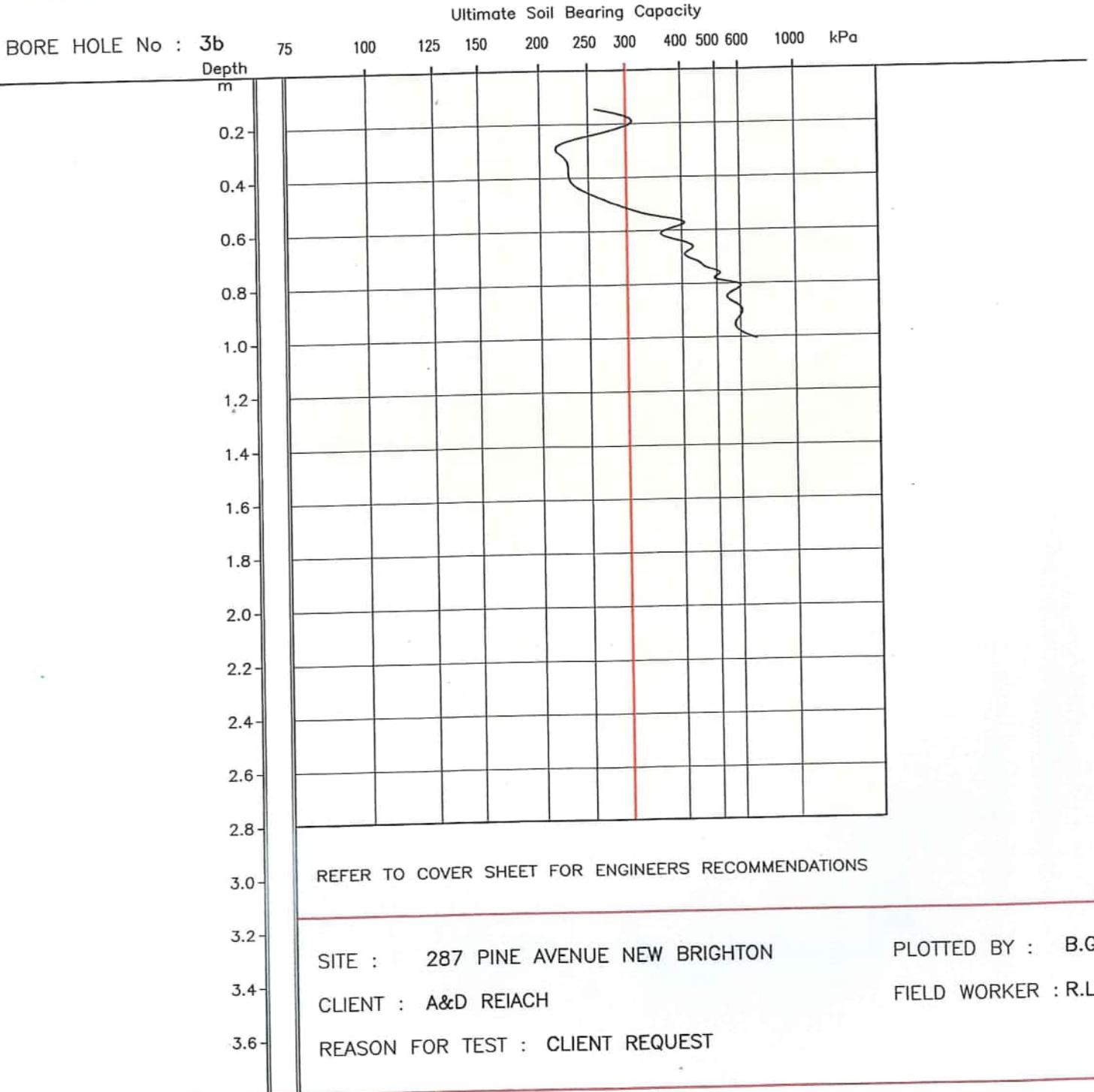
This report (letter, soil test result sheets and site plan) must be read with the P.I.M. If there is anything adverse regarding ground bearing capacity on the P.I.M. this report shall be referred back to the Engineer for review.

If any fill or soils other than those noted in the above report are found at the bottom of the excavations, the Engineer shall be notified to inspect and issue further details. This report has been prepared solely for the benefit of our Client. No liability is accepted by this firm or by any Principal, or Director, or any servant or agent of this firm, in respect of its use by any other person, and any other person who relies upon any matter contained in this report does so entirely at their own risk. This disclaimer shall apply notwithstanding that the report may be made available to any person in connection with any application for permission or approval, or pursuant to any requirement of law.



**SOIL PROFILE AND SCALA
PENETROMETER RESULTS**

SHEET **3b** OF 12



This report (letter, soil test result sheets and site plan) must be read with the P.I.M. If there is anything adverse regarding ground bearing capacity on the P.I.M. this report shall be referred back to the Engineer for review.

If any fill or soils other than those noted in the above report are found at the bottom of the excavations, the Engineer shall be notified to inspect and issue further details. This report has been prepared solely for the benefit of our Client. No liability is accepted by this firm or by any Principal, or Director, or any servant or agent of this firm, in respect of its use by any other person, and any other person who relies upon any matter contained in this report does so entirely at their own risk. This disclaimer shall apply notwithstanding that the report may be made available to any person in connection with any application for permission or approval, or pursuant to any requirement of law.



**SOIL PROFILE AND SCALA
PENETROMETER RESULTS**

SHEET **4b** OF 12

Ultimate Soil Bearing Capacity

BORE HOLE No : 4b

75 100 125 150 200 250 300 400 500 600 1000 kPa

Depth
m

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

REFER TO COVER SHEET FOR ENGINEERS RECOMMENDATIONS

SITE : 287 PINE AVENUE NEW BRIGHTON

PLOTTED BY : B.G.

CLIENT : A&D REIACH

FIELD WORKER : R.L.

REASON FOR TEST : CLIENT REQUEST

This report (letter, soil test result sheets and site plan) must be read with the P.I.M. If there is anything adverse regarding ground bearing capacity on the P.I.M. this report shall be referred back to the Engineer for review.

If any fill or soils other than those noted in the above report are found at the bottom of the excavations, the Engineer shall be notified to inspect and issue further details. This report has been prepared solely for the benefit of our Client. No liability is accepted by this firm or by any Principal, or Director, or any servant or agent of this firm, in respect of its use by any other person, and any other person who relies upon any matter contained in this report does so entirely at their own risk. This disclaimer shall apply notwithstanding that the report may be made available to any person in connection with any application for permission or approval, or pursuant to any requirement of law.



**SOIL PROFILE AND SCALA
PENETROMETER RESULTS**

SHEET **5b** OF 12

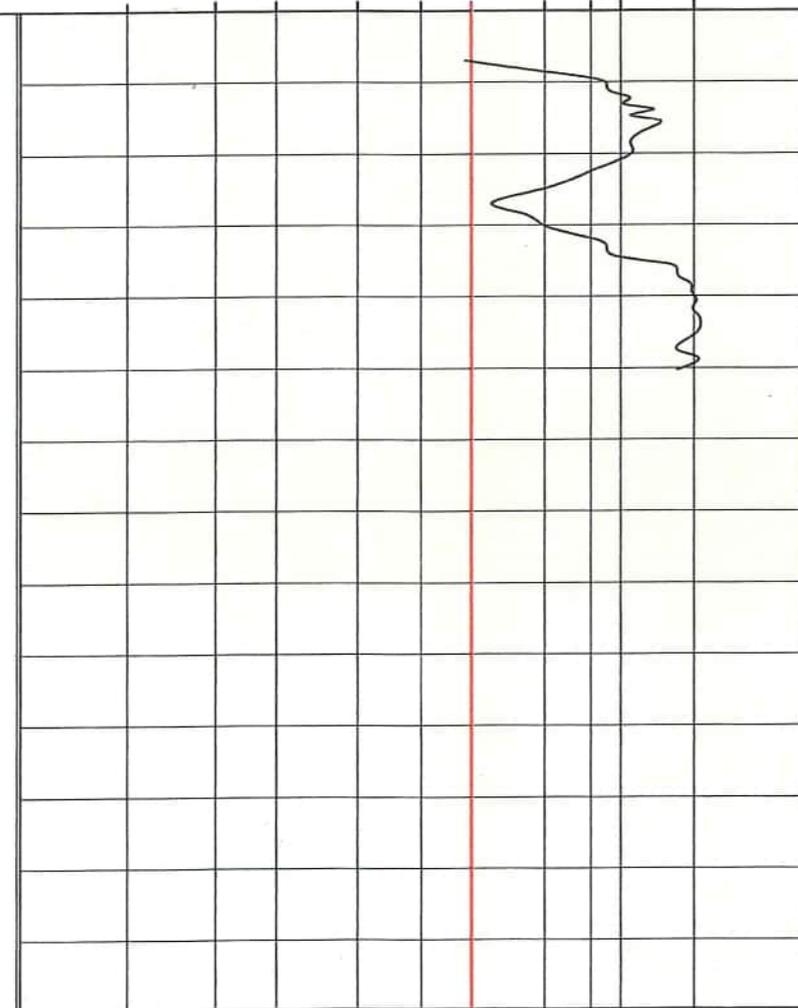
Ultimate Soil Bearing Capacity

BORE HOLE No : 5b

75 100 125 150 200 250 300 400 500 600 1000 kPa

Depth
m

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



REFER TO COVER SHEET FOR ENGINEERS RECOMMENDATIONS

SITE : 287 PINE AVENUE NEW BRIGHTON

PLOTTED BY : B.G.

CLIENT : A&D REIACH

FIELD WORKER : R.L.

REASON FOR TEST : CLIENT REQUEST

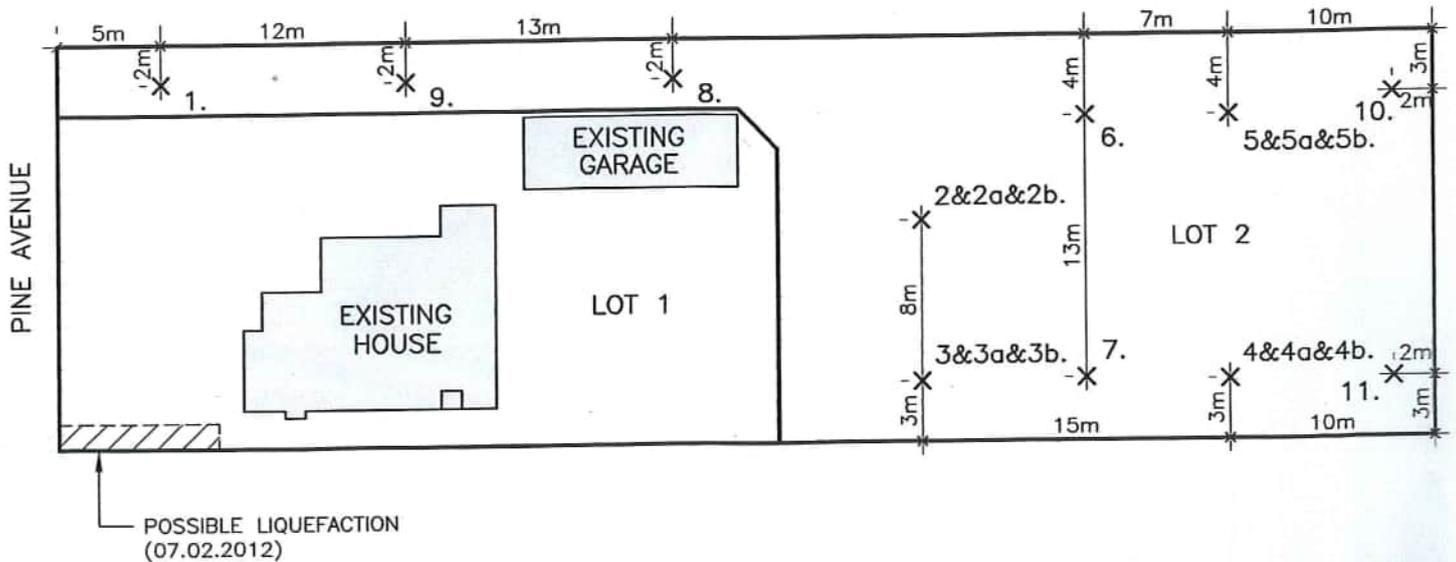
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SITE PLAN

SHEET **12** OF 12



1.
 X Approximate Position of Penetrometer Test and Auger Hole.

ADDRESS : 287 PINE AVENUE NEW BRIGHTON

LOTS : 1&2 OF PROPOSED SUBDIVISION OF LOT 22
 DP : 884

Property of interest address

- WwPrivateDrainField
- WwPump
- WwAccess
- Flush Manhole
- Flushing Point
- Trap
- Inspection Point
- Sealed Manhole
- Standard Manhole
- Vacuum Storage Manhole
- Vented Manhole
- WwValve
- WwVent
- WwAirGapSeparator
- WwLocalPressureBoundary
- WwLocalPressureControlPa
- WwLocalPressureTankSystem
- WwOutlet
- WwPipeRestrict
- WwFitting
- WwLateralFitting
- WwEye
- Eye
- Eye (Vertical)
- WwLateralFitting
- Raised Inspection Point
- Lateral Fitting
- WwVacuumBreather
- WwVacuumChamber
- Collector
- Interceptor Tank
- Valve
- Riser
- WwVacuumBreatherPip
- WwPipeFlowDirection
- WwPipeBlockageCount
- NumberOfBlockages
- 2 or less Blockages
- 3 or more Blockages
- WwPipe
- NominalDiameter
- Diameter is 200mm or smaller
- Diameter is greater than 200mm, up to 450mm
- Diameter is greater than 450mm
- Other (non-circular pipes)
- WwPipe (non-gravity)
- NominalDiameter
- Diameter is 200mm or smaller
- Diameter is greater than 200mm, up to 450mm
- Diameter is greater than 450mm
- Other (non-circular pipes)
- WwLateral
- WwPipeProtection
- WwFlushTank
- WwStructure
- WwStation
- WwPumpStationCatchme
- WwPipe (non CCC)
- In Service
- Abandoned
- Removed
- Out of Service
- In Service (non CCC)
- In Service
- Abandoned
- Removed
- Out of Service
- Proposed
- SwLateral (non CCC)
- In Service
- Abandoned
- Removed
- Out of Service
- WwPump
- WwValve
- WwAirRelease
- WwBackflowPrevention
- WwButterfly
- WwGate
- WwNonReturn
- WwPressureActivated
- WwSluice
- WwSluice, Normally Closed
- WwValve
- WwWashdrant
- WwWashlet
- WwConnection
- WwFire
- WwRestrictor
- WwToby
- WwMeter
- WwOutlet
- WwPipeRestrict
- WwFieldNote
- WwFitting
- WwType
- WwBelow
- WwEnd Cap
- WwConnector
- WwPipeProtection
- WwPipe
- NominalDiameter
- Diameter is 110mm or smaller
- Diameter is greater than 110mm, up to 225mm
- Diameter is greater than 225mm
- Other (non-circular pipes)
- WwPipe (non Potable)
- NominalDiameter
- Diameter is 110mm or smaller
- Diameter is greater than 110mm, up to 225mm
- Diameter is greater than 225mm
- Other (non-circular pipes)
- WwLateral
- WwStructure
- WwReservoir
- WwStation
- WwPipe (non CCC)
- In Service
- Abandoned
- Removed
- Out of Service
- Unknown
- WwLateral (non CCC)
- In Service
- Abandoned
- Removed
- Out of Service
- BCConnector
- BCInletCap
- BCValve
- BGPipe

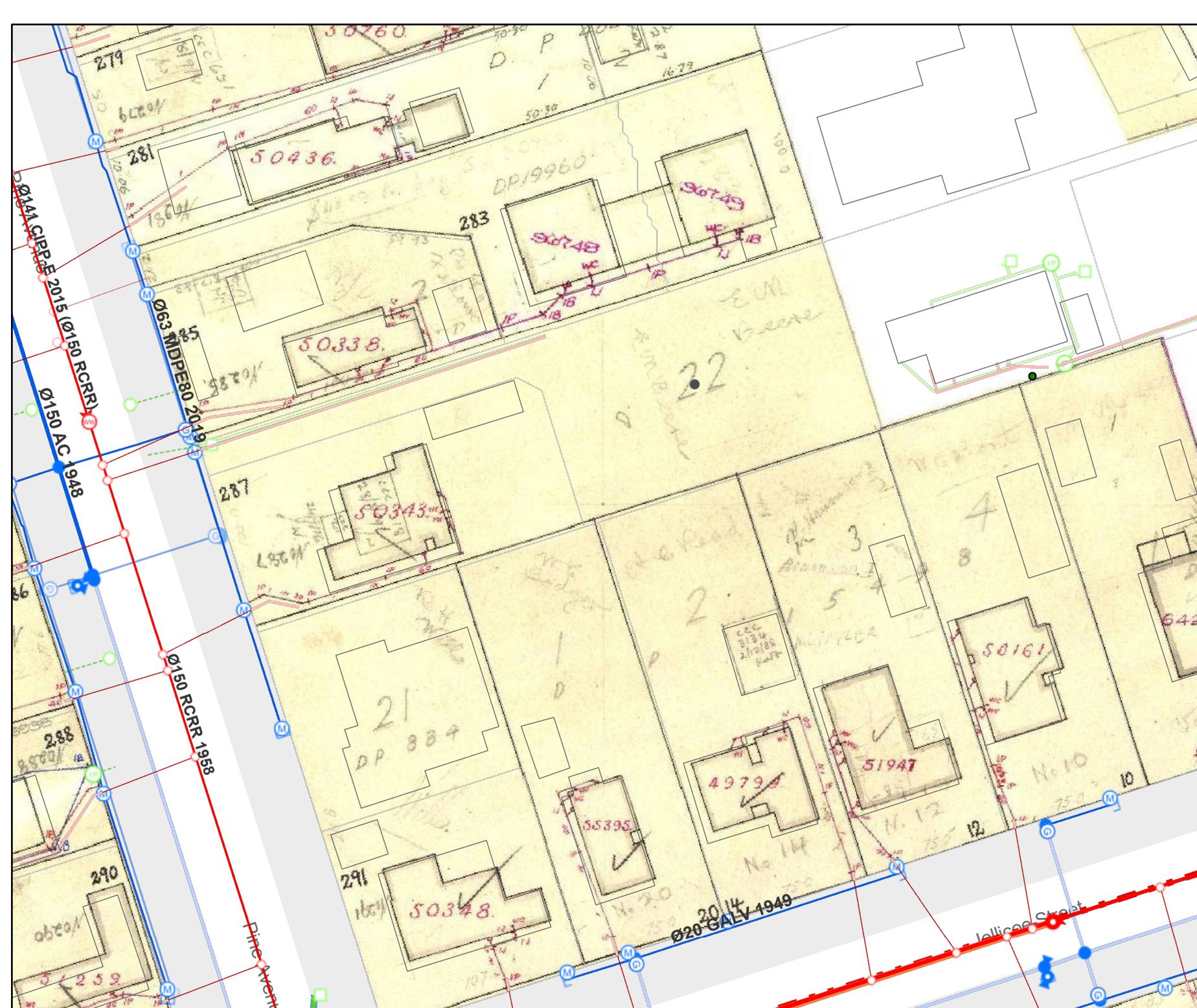
Christchurch City Council

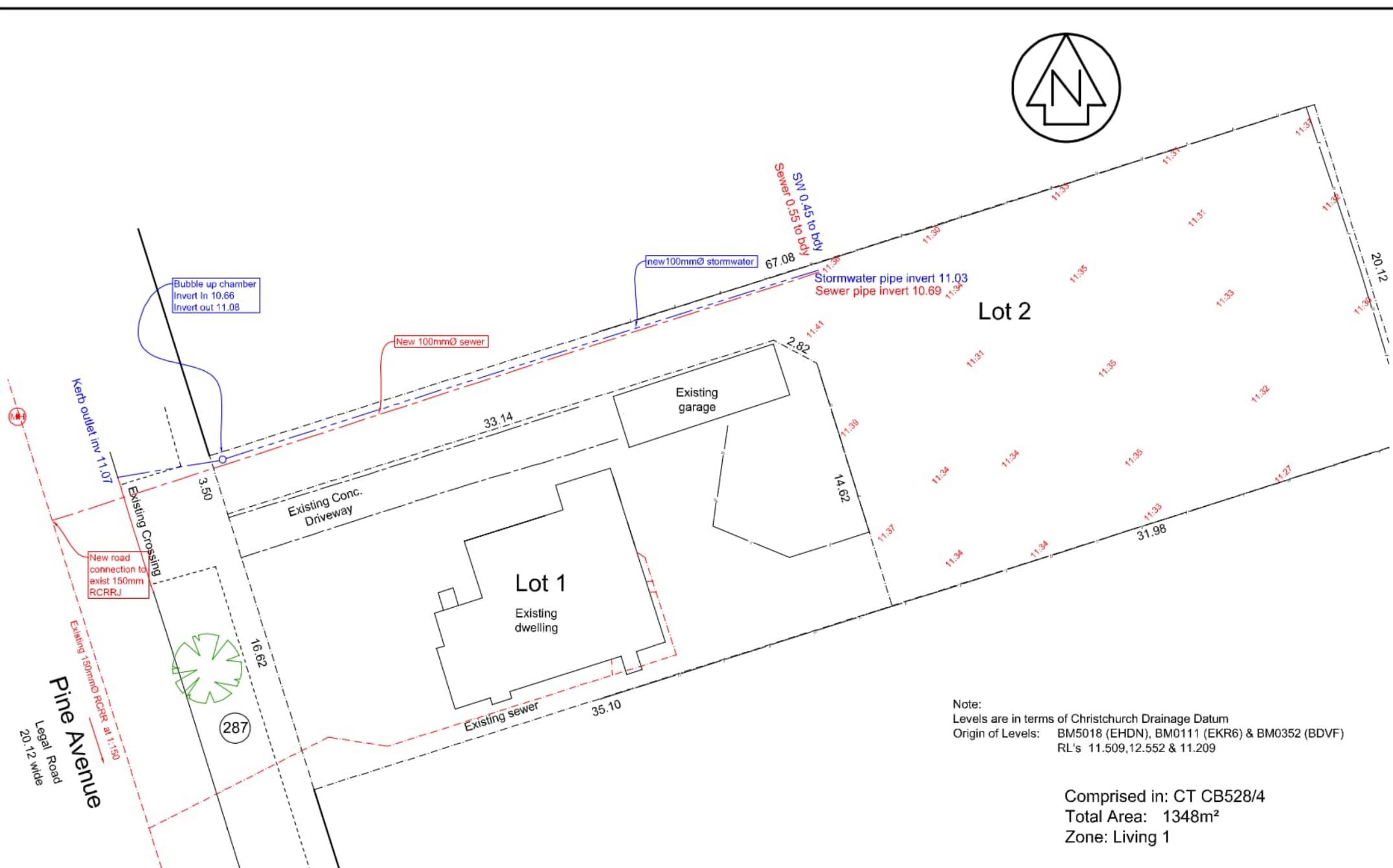
ph: 03 941 8999 web: ccc.govt.nz

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

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N
Date: 17/11/2025 3:20 PM
Scale: 1: 500 on A4





Lot 2

Lot 1

Note:
 Levels are in terms of Christchurch Drainage Datum
 Origin of Levels: BM5018 (EHDN), BM0111 (EKR6) & BM0352 (BDVF)
 RL's 11.509, 12.552 & 11.209

Comprised in: CT CB528/4
 Total Area: 1348m²
 Zone: Living 1

Clark Land Surveyors Ltd
 Registered Surveyors - Land Development Consultants



Unit 6, 11 Print Place
 PO Box 8177, Riccarton
 CHRISTCHURCH
 PH (03) 3390401 FAX (03) 3390408
 email: cls@cls.co.nz

RMA 92018606 - Drainage As-Built

Applicants: Allan & Dawn Reisch - 287 Pine Avenue, New Brighton

This drawing and its contents are the property of Clark Land Surveyors Limited.
 Any unauthorised employment or reproduction, in full or in part, is forbidden

Scale: 1:200
 At A3

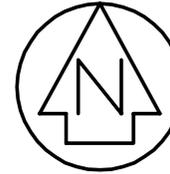
File Ref: 110921

Building Code Requirements

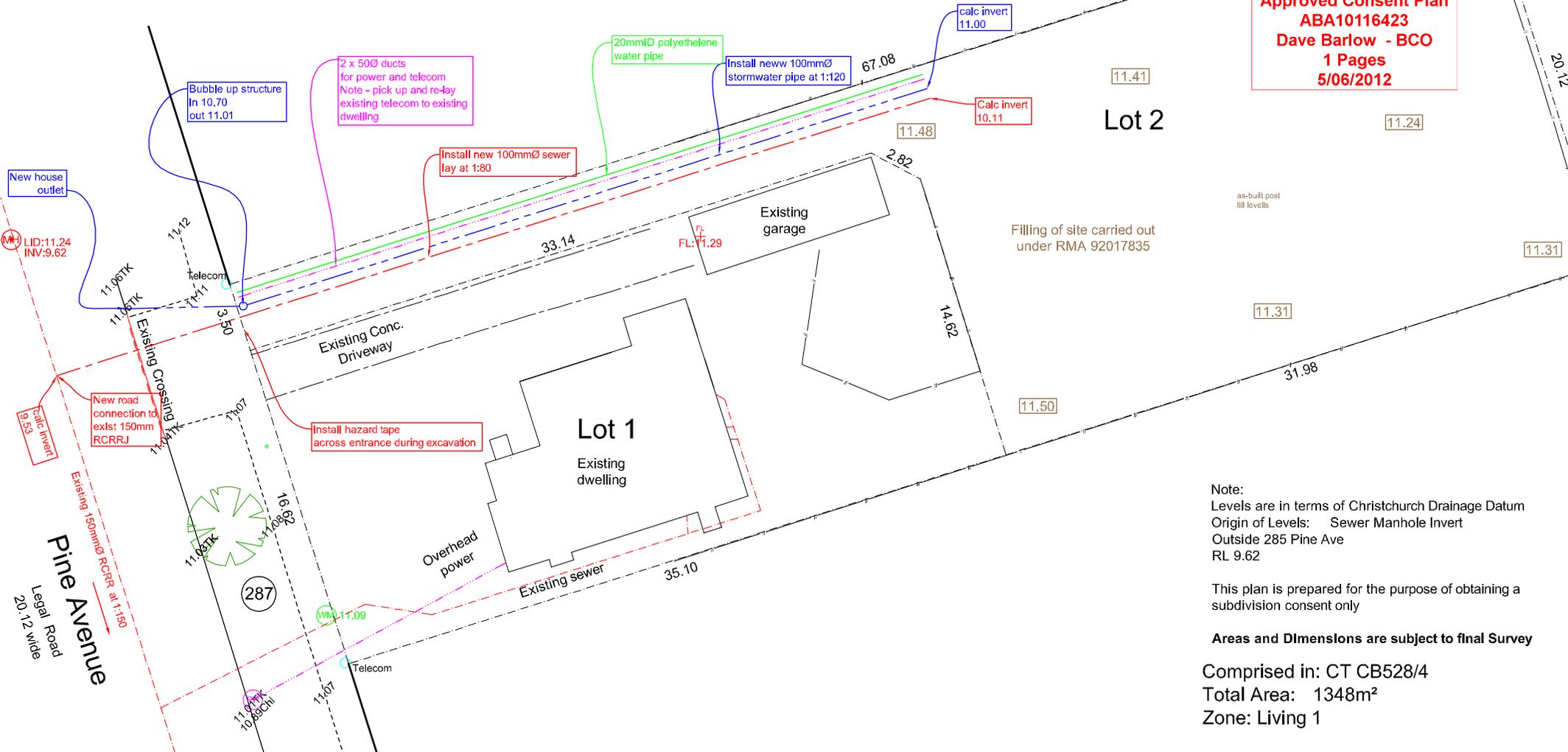
All drainage and water and water supply reticulation is to be carried out in accordance with the following Building Code Documents:

- 1) Sanitary Sewer Reticulation - Clause G13 Foul Water
- 2) Stormwater Reticulation - Clause E1 - Surface Water

Service connections (sewer, stormwater and water supply) to Council services in the street are AUTHORISED WORK and must be carried out by COUNCIL AUTHORISED drainlayers and water supply installers



Christchurch City Council
Approved Consent Plan
ABA10116423
Dave Barlow - BCO
1 Pages
5/06/2012



Note:
 Levels are in terms of Christchurch Drainage Datum
 Origin of Levels: Sewer Manhole Invert
 Outside 285 Pine Ave
 RL 9.62

This plan is prepared for the purpose of obtaining a subdivision consent only

Areas and Dimensions are subject to final Survey

Comprised in: CT CB528/4
 Total Area: 1348m²
 Zone: Living 1

Clark Land Surveyors Ltd
 Registered Surveyors - Land Development Consultants



Unit 6, 11 Print Place
 PO Box 8177, Riccarton
 CHRISTCHURCH
 PH (03) 3390401 FAX (03) 3390408
 email: cls@cls.co.nz

RMA 92018606 - Proposed Subdivision Services

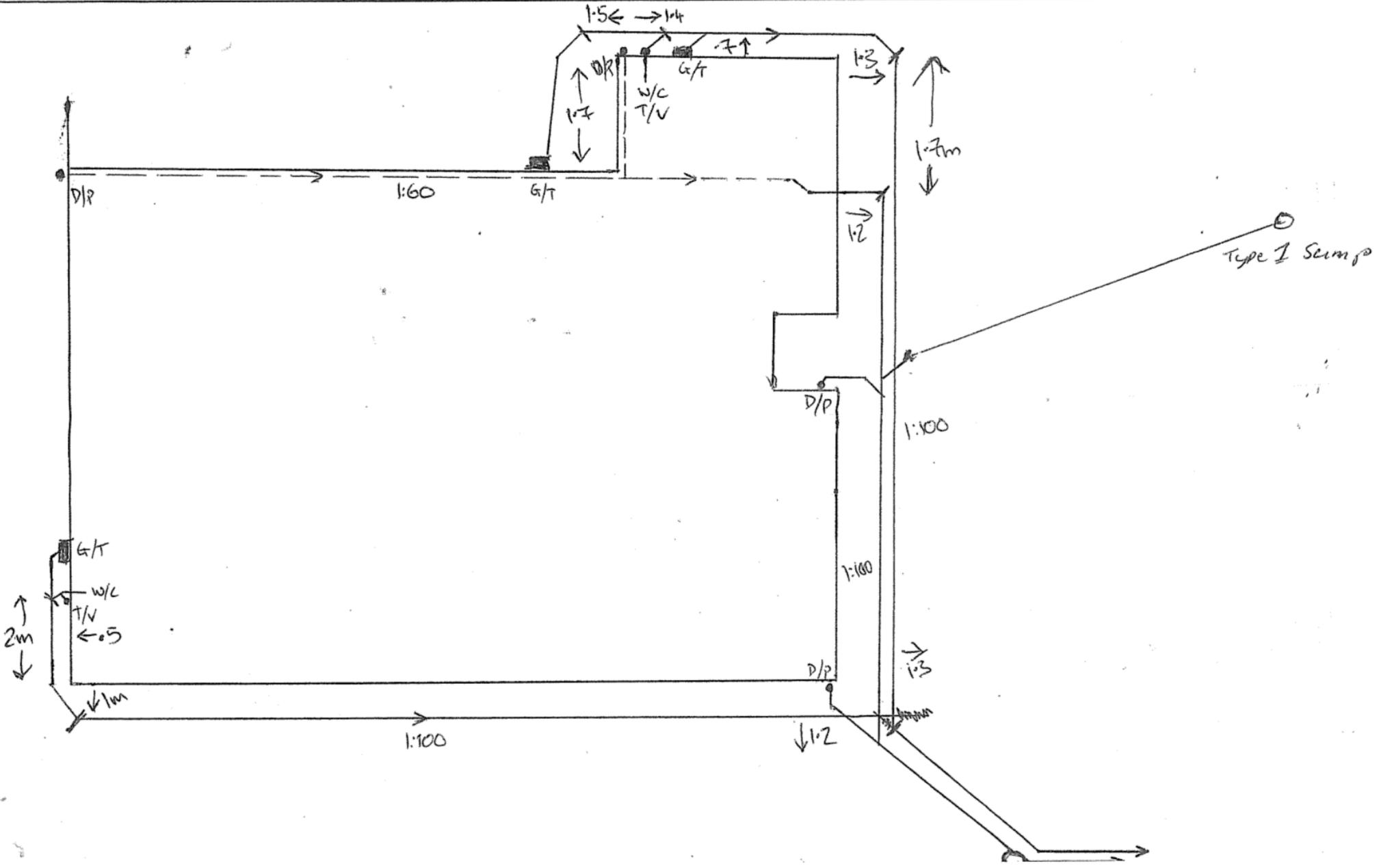
Applicants: Allan & Dawn Reiaich - 287 Pine Avenue, New Brighton

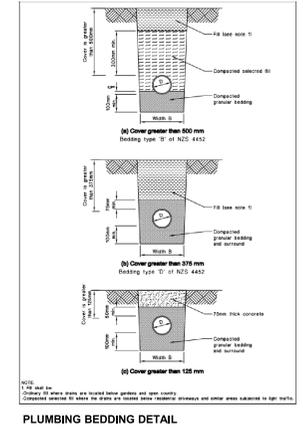
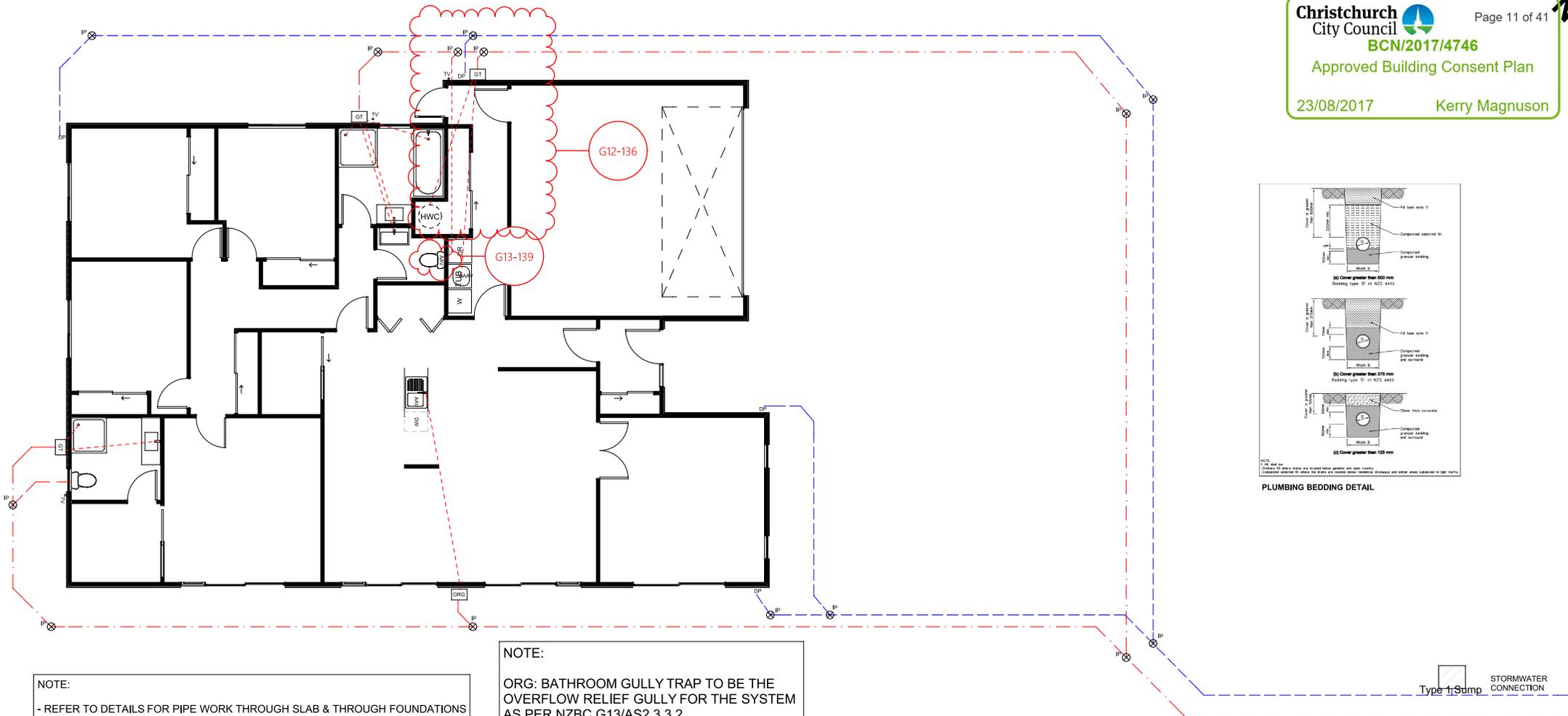
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Scale: 1:200
 At A3

File Ref: 110921

P J Packham Drainage Reg No 10564	DRAINAGE PICKUP		25148	CONSENT NUMBER
	Address: 287 Pine Ave - Brighton	Drainlayer: Luke Westwood		BCN/2017/4746
Date: 14/12/17	Inspector: John Fisher			





NOTE:

- REFER TO DETAILS FOR PIPE WORK THROUGH SLAB & THROUGH FOUNDATIONS
- 100mm DIA FOUL WATER PIPE FOR ALL TOILETS
- WHERE DRAINS ARE LAID AT GRADIENTS OF 1:80 OR LESS, VERIFIABLE LEVELLING DEVICES SHALL BE USED TO ENSURE UNIFORM AND ACCURATE GRADIENTS
- TERMAL VENT PIPE IS TO BE A MINIMUM DIAMETER OF 80mm IN ACCORDANCE WITH CLAUSE 4.2.1 OF G13/AS2
- WASTE PIPES SHALL BE SUPPORTED IN ACCORDANCE WITH CLAUSE 6.2 AND 6.3 OF G13/AS1
- BEDDING AND BACKFILLING OF DRAINS IS TO FULL COMPLY WITH FIGURE 7.2 OF G13/AS2
- DOWNPIPES ARE TO BE SEALED TO RISERS
- ENGINEER TO BE ENGAGED TO INSPECT EXCAVATIONS TO ENSURE A SUITABLE BEARING MATERIAL IS REACHED.

NOTE:

ORG: BATHROOM GULLY TRAP TO BE THE OVERFLOW RELIEF GULLY FOR THE SYSTEM AS PER NZBC G13/AS2 3.3.2

HWC DISCHARGE INTO GULLY TRAP WITH 40 DIA PIPE

LOCATION	FIXTURE	SIZE (MM DIA)	GRADIENT
BATHROOM	BATH	40mm	1:40
BATHROOM	SHOWER	40mm	1:40
BATHROOM	VANITY	40mm	1:40
TOILET	WC	100mm	1:60
KITCHEN	SINK	50mm	1:40

PLUMBING PLAN
Scale: 1:100



JOB TITLE
Duffy
 287a Pine Avenue Christchurch

FOR
 Whitehouse Builders Ltd

Plumbing Plan

RevID	Chd	Revision	Date
01 - WIP	01 - WIP-1	AAV	Work in Progress
	01 - WIP-2	40 DIA DRAIN FROM HWC TO GULLY TRAP	

SCALES	1:100, 1:2.6518
ORIGINAL SIZE	A 3
ARCHITECT	M .W
SHEET	1.07 OF 36
Printed 18/08/2017 5:07 PM	

Compliance and Electrical Safety Certificate

This form has been issued by the Electrical Workers Registration Board



Unique ID: 287A

This certificate has been designed to be used by licensed electrical workers to certify low voltage installations or part installations that comply with Part P of BS 3000 and are safe to be connected to a 230/400 volt multiple earth neutral (MEN) system of electrical supply.

(1) Location of installation

Address: 287A Pine Ave

(2) Customer Information

Name: Mr P Dully
 Post address: 287A Pine Ave
 Phone number: 022 014 7783 Email: P.Dully NZ @ gmail.com

(3) Electrical Worker Information

Name: R. Pearce Registration/Practising Licence Number: E 2948
 Organisation: - Telephone Number: 027 201 3255
 Email: rick-tony.pearce @ hot mail.com
 Name of person(s) being supervised: -

(4) Work Details

The work to be carried out (circle): additions alterations new work
 The type of electrical work is: High Risk General Low Risk The homeowner has undertaken part of the electrical installation work.

Indicate the number of each item installed:

Number of lighting outlets:	<u>81</u>	Other Work? <u>installed 12</u>	Tick (✓) if work includes:
Number of socket outlets:	<u>56</u>	<u>ceiling heaters</u>	<input type="checkbox"/> Mains
Number of switches:	<u>1</u>	<u>and thermostats and</u>	<input type="checkbox"/> MEN switchboard closest to point of supply
Number of water heaters:	<u>1</u>	<u>power to Auto gates</u>	<input type="checkbox"/> Main Earthing System
			<input type="checkbox"/> Electric Lines

(5) Certification of Work

I certify that the completed prescribed electrical work to which this certificate applies, has been done lawfully and safely and that the information in the certificate is correct in that the installation, or part of the installation:

- was installed in accordance with a certified design
- is a lighting system that is correctly rated
- has fittings which are safe to connect to a power supply
- is accompanied by a supplier's Declaration of Conformity (attach or reference')
- is accompanied by manufacturer's instructions (attach or reference')
- has been satisfactorily tested in accordance with Electricity (Safety) Regulations 2010
- is safe to connect

Test Results:		
	Electrical Worker	Inspector
Polarity (independent earth):	✓	
Insulation resistance:	✓	
Earth continuity:	✓	
Bonding:	✓	
Other (specify):		

Electrical worker's signature: [Signature] Date: 14-2-2018

1. It is the responsibility of the electrical worker to attach a copy of a particular manufacturer's instructions, or of any certified design or supplier declarations of conformity, provide a reference to where they can be found, in a readily accessible format, through electronic means.

(6) Electrical Safety Certificate

I certify that the installation, or part of the installation, to which the Electrical Safety Certificate applies is connected to a power supply that is safe to use.

Name: R. Pearce Registration/Practising Licence Number: E 2948
 Signature: [Signature] Date: 14-2-2018
 (if certificate is issued by a person other than the electrical worker)

**CUSTOMER COPY - THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED
 TO BE RETAINED BY THE WORKER RESPONSIBLE FOR CERTIFYING THE WORK
 TO BE RETAINED BY THE PERSON INSPECTING THE WORK**



Compliance and Electrical Safety Certificate

This form has been issued by the Electrical Workers Registration Board



Unique ID: 287A

This form has been designed to be used by licensed electrical workers to certify low voltage installations or part installations that comply with NZS 3000 and are safe to be connected to a 230/400 volt multiple earth neutral (MEN) system of electrical supply.

(1) Location of installation

287A Pine Ave

(2) Customer Information

Mr P. Duffy

Address: 287A Pine Ave.

Email: 022 014 7783 P. Duffy nz @ gmail.com

(3) Electrical Worker Information

A. R. Pearce

Registration/Practising Licence Number: E 2948

Occupation: —

Telephone Number: 027 2013255

Mobile: Julie Tony Pearce @ hot mail.com

Person(s) being supervised: —

(4) Work Details

Work to be done (circle): additions | alterations | new work

The prescribed electrical work is: High Risk General Low Risk The homeowner has undertaken part of the electrical installation work.

Number of each item altered:

Other Work?

Tick (✓) if work includes:

Lighting outlets: — Installed new SS
 Socket outlets: — Also mains from
 Ranges: — meter 12m to end of
 Water heaters: — also installing mains to sink

Mains
 MEN switchboard closest to point of supply
 Main Earthing System
 Electric Lines

(5) Certification of Work

I certify that the completed prescribed electrical work to which this certificate applies, has been done lawfully and safely and that the information in the certificate is correct in that the installation, or part of the installation:

- is installed in accordance with a certified design
- earthing system that is correctly rated
- fittings which are safe to connect to a power supply
- supplier's Declaration of Conformity (attach or reference')
- manufacturer's instructions (attach or reference')
- satisfactorily tested in accordance with Electricity (Safety) Regulations 2010
- can connect

Test Results:		
	Electrical Worker	Inspector
Polarity (independent earth):	✓	
Insulation resistance:	✓	
Earth continuity:	✓	
Bonding:	✓	
Other (specify):		

Reference: —

Electrical Worker's Signature:

Date: 21-12-2017

1. It is recommended that to attach a copy of a particular manufacturer's instructions, or of any certified design or supplier declarations of conformity, provide a reference to where they can be found, in a readily accessible format, through electronic means.

(6) Electrical Safety Certificate

I certify that the installation, or part of the installation, to which the Electrical Safety Certificate applies is connected to a power supply that is safe to use.

Name: A. R. Pearce

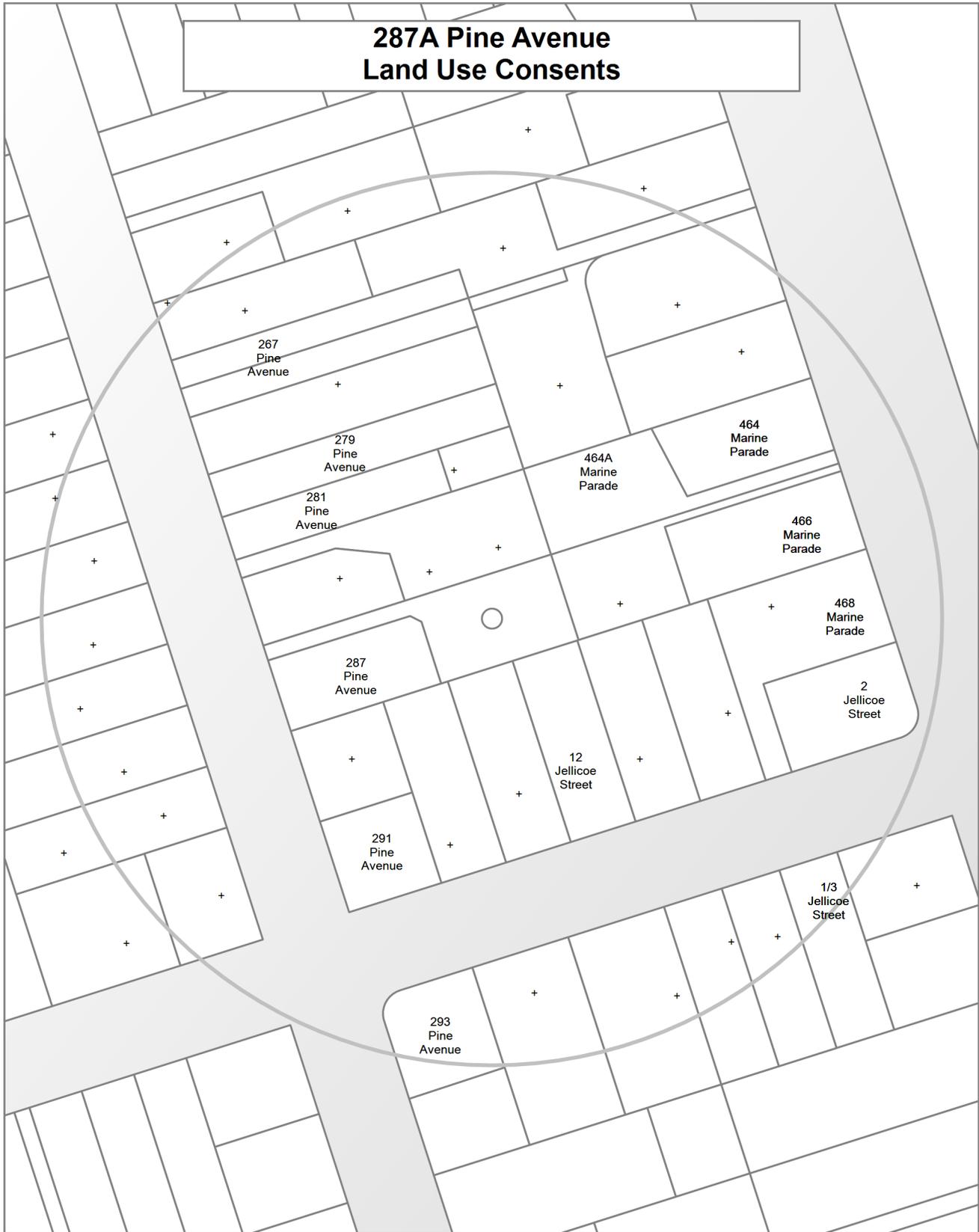
Registration/Practising Licence Number: E 2948

Signature (if different from electrical worker):

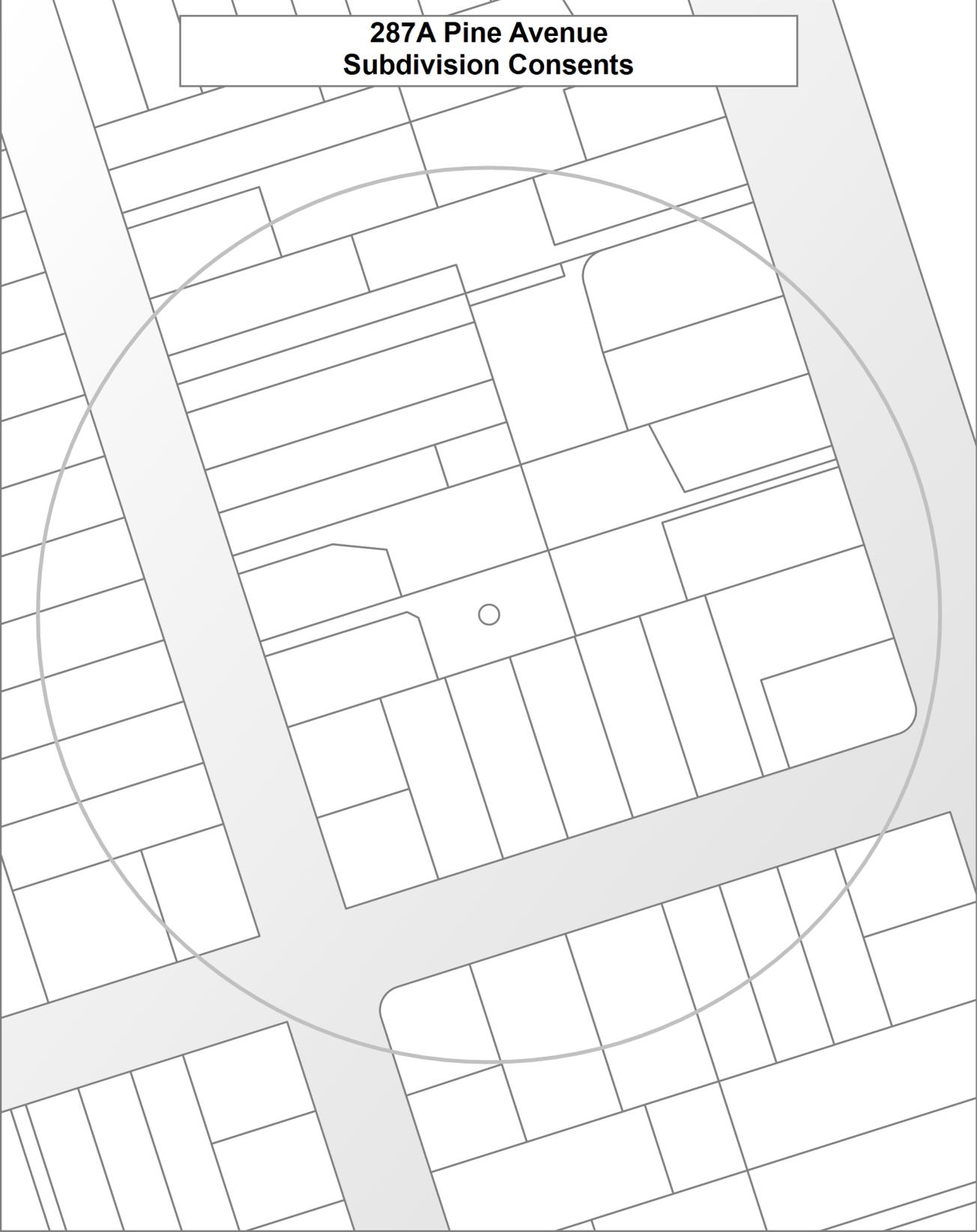
Date: 21-12-2017

**CUSTOMER COPY - THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED
TO BE RETAINED BY THE WORKER RESPONSIBLE FOR CERTIFYING THE WORK**

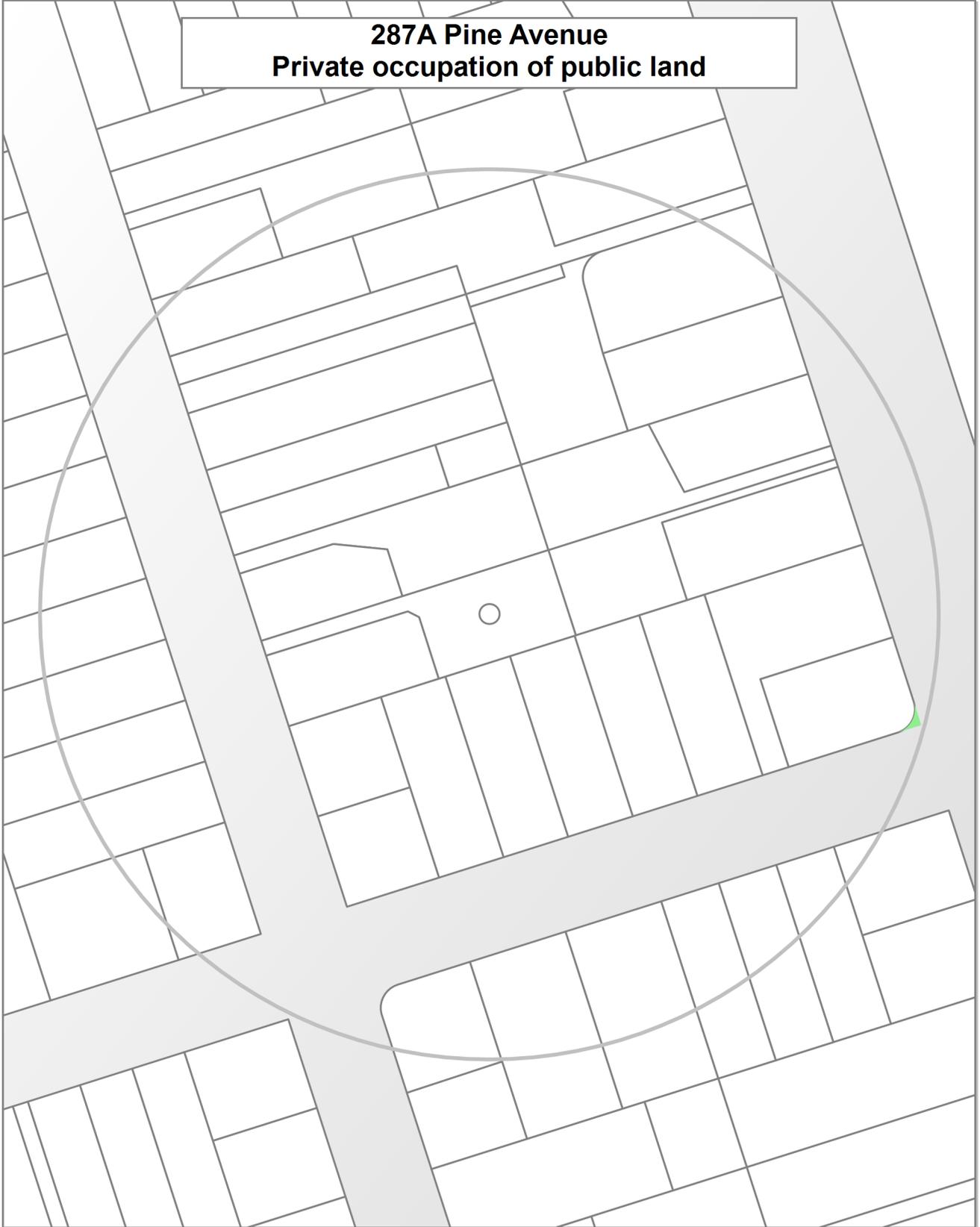
287A Pine Avenue Land Use Consents



**287A Pine Avenue
Subdivision Consents**



287A Pine Avenue
Private occupation of public land



Land Use Resource Consents within 100 metres of 287A Pine Avenue

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

1/3 Jellicoe Street

RMA/2014/1883

Three EPH units - Historical Reference RMA92026557

Processing complete

Applied 24/07/2014

Decision issued 01/09/2014

Granted 01/09/2014

RMA/2015/3606

Unit Title Subdivision - 3 units s223 & 32(2)(a) Certified 09/02/2016 - LT 495475 - Historical Reference RMA92032028

Processing complete

Applied 23/12/2015

s224 Certificate issued 22/06/2016

Decision issued 29/01/2016

Granted 29/01/2016

12 Jellicoe Street

RMA/1997/3224

To erect dwelling additions and intrude into the 3m living area window setback under the Proposed Plan and 1.8m setback under the Transitional Plan. - Historical Reference RES973722

Processing complete

Applied 22/12/1997

Decision issued 15/01/1998

Granted 15/01/1998

2 Jellicoe Street

RMA/2003/2081

Garage within the 4.5m and 5.5m road boundary setback. - Historical Reference RMA20014393

Processing complete

Applied 13/08/2003

Decision issued 17/09/2003

Granted 16/09/2003

267 Pine Avenue

RMA/2005/935

Garage which intrudes the 4.5m road boundary setback - Historical Reference RMA20019779

Processing complete

Applied 20/04/2005

Decision issued 30/05/2005

Granted 26/05/2005

279 Pine Avenue

RMA/1983/348

Consent to extend a dwelling 0.900m from the boundary - Historical Reference RES9208204

Processing complete

Applied 19/09/1983

Decision issued 01/01/1999

Granted 01/01/1999

281 Pine Avenue

RMA/2014/890

Dwelling with Detached Garage - Historical Reference RMA92025523

Processing complete

Applied 15/04/2014

Decision issued 29/04/2014

Granted 30/04/2014

287 Pine Avenue

RMA/2011/314

EARTHWORKS - Historical Reference RMA92017835

Processing complete

Applied 21/03/2011

Decision issued 02/05/2011

Granted 02/05/2011

291 Pine Avenue

RMA/2007/2735

erect a garage that intrudes road boundary setback 2m from road - Historical Reference RMA92010079

Processing complete

Applied 08/10/2007

Decision issued 19/10/2007

Granted 18/10/2007

293 Pine Avenue

RMA/1999/1076

Erect garage 2m from road boundary and intrude 35 degree recession plane. - Historical Reference RES9218458

Processing complete

Applied 01/01/1999

Decision issued 31/10/1991

Granted 31/10/1991

464 Marine Parade

RMA/1998/1371

Discretionary Subdivision activity 464 MARINE PARADE - Historical Reference RES981551

Processing complete

Applied 20/05/1998

Decision issued 22/06/1998

Granted 22/06/1998

RMA/1999/2068

To reposition the garage which is within the 4.5m road boundary setback. 464 MARINE PARADE - Historical Reference RES990676

Processing complete

Applied 11/03/1999

Decision issued 08/04/1999

Granted 08/04/1999

RMA/2000/1693

Dwelling addition that fails to meet the recession plane on the southern boundary and 1.8 metre setback from an internal boundary. - Historical Reference RMA20002417

Processing complete

Applied 06/07/2000

Decision issued 21/07/2000

Granted 19/07/2000

464A Marine Parade

RMA/1998/1371

Discretionary Subdivision activity 464 MARINE PARADE - Historical Reference RES981551

Processing complete

Applied 20/05/1998

Decision issued 22/06/1998

Granted 22/06/1998

466 Marine Parade

RMA/1993/1130

Garage greater than 40m2 in the front yard - Historical Reference RES94001449

Processing complete

Applied 27/08/1993

Decision issued 30/08/1993

Granted 30/08/1993

RMA/1993/456

Consent to erect a garage intruding on the recession plane on the southern boundary - Historical Reference RES9218326

Processing complete

Applied 16/09/1993

Decision issued 28/09/1993

Granted 28/09/1993

RMA/1997/1265

To relocate a dwelling onto the rear of the section from 205 Hills Road. - Historical Reference RES971396

Processing complete

Applied 26/05/1997

Decision issued 17/06/1997

Granted 17/06/1997

468 Marine Parade

RMA/1994/1247

To erect a second unit with a reduced separation of 5m not meeting the 6m separation distance required. - Historical Reference RES94102538

Processing complete

Applied 21/10/1994

Decision issued 04/11/1994

Granted 04/11/1994

RMA/1995/468

To reduce the 6.0m separation distance to 2.3m to allow the first floor hobbies room above the garage to be attached to the dwelling - Historical Reference RES950749

Processing complete

Applied 31/03/1995

Decision issued 10/05/1995

Granted 10/05/1995

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