

Land Information Memorandum



Property address:
2 Chilcombe Street

LIM number: H09611225

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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 26 May 2026
Date received 18 May 2026

Property details

Property address 2 Chilcombe Street, Ilam, Christchurch
Valuation roll number 21902 41901
Valuation information Capital Value: \$950,000
Land Value: \$620,000
Improvements Value: \$330,000
Please note: these values are intended for Rating purposes
Legal description Lot 1 DP 454724
Existing owner Herman Paul Westerlund
Taulesulu Olevia Westerlund
2 Chilcombe Street
Christchurch 8041

Council references

Rate account ID 73170862
LIM number H09611225
Property ID 1169503

Document information

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

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

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

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

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

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

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

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

1. Special features and characteristics of the land

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

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

Natural Hazards

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

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

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

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

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

The following statement has been provided by Environment Canterbury:

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

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

(a) Coastal Hazards

- Regional Hazard Information: Shoreline Modelling

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

(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=b5f859bd18ee4912828cb092bef6c449>.

(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: Flood Photographs

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

- Regional Hazard Information: Site Specific Flood Assessment

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

- Regional Hazard Information: Flood Assessment Request

You can request a new site-specific flood hazard assessment for the property from Environment Canterbury at: <https://www.ecan.govt.nz/do-it-online/property-information/flood-hazard-assessments>.

(d) Landslides

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

(e) Subsidence

- Consultant Report Available

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

(f) Tsunamis

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

(g) Volcanic and Geothermal Hazards

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

(h) Wind

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

(i) Any Other Natural Hazards

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

(j) District Plan Natural Hazard Information

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

(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

Related Information

- The latest soil investigation report for this property is attached for your information

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

- This property is shown to be served by Christchurch City Council Sewer and Stormwater.
- Attached are all drainage plans that Council hold for details of private and public drainage. Not all plans provided are verified by Council, and therefore Council cannot be liable for inaccuracies. Site investigation will be required by owners to determine exact layouts.

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: \$5,620.92

	Instalment Amount	Date Due
Instalment 1	\$1,405.16	31/08/2025
Instalment 2	\$1,405.16	30/11/2025
Instalment 3	\$1,405.16	28/02/2026
Instalment 4	\$1,405.44	31/05/2026

Rates owing as at 26/05/2026: \$0.00

(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/1973/1280 Applied: 05/03/1973 Status: Completed
2 Chilcombe Street Ilam
Permit granted 13/03/1973
Permit issued 13/03/1973
GARAGE & CARPORT- Historical Reference PER73101962
- BCN/1995/2038 Applied: 21/03/1995 Status: Completed
2 Chilcombe Street Ilam
Accepted for processing 21/03/1995
Building consent granted 24/04/1995
Building consent issued 03/05/1995
Interim Code Compliance Certificate issued 03/04/1998
Code Compliance Certificate Granted 06/01/2000
Code Compliance Certificate Issued 06/01/2000
2 UNITS/ATT.GARS.AMENDED 23-3-96,17-21-4-97 - Historical Reference CON95002225
- BCN/1995/2984 Applied: 20/04/1995 Status: Completed
2 Chilcombe Street Ilam
Accepted for processing 20/04/1995
Building consent granted 26/04/1995

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Building consent issued 26/04/1995
Code Compliance Certificate Granted 13/05/1996
Code Compliance Certificate Issued 13/05/1996
Dwelling removal - Historical Reference CON95003228

- BCN/2021/10727 Applied: 27/12/2021 Status: Completed
2 Chilcombe Street Ilam
Accepted for processing 29/12/2021
Building consent granted 22/04/2022
Building consent issued 09/05/2022
Code Compliance Certificate Issued 07/07/2023
Alteration to dwelling, addition of toilet & ensuite

(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.

8. Land use and conditions

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

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

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

- **Regional plan or bylaw**

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

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

(ii) Christchurch District Plan

- **Christchurch International Airport Protection Sfc.**

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

- **Liquefaction Management Area (LMA)**

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

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

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

- **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.

(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/2009/1967 - Subdivision Consent**

Fee Simple Subdivision 223 issued 3/8/10 dp 427486 224 issued 1/9/10 - Historical Reference RMA92015456

Status: Processing complete

Applied 23/12/2009

Granted 13/01/2010

Decision issued 13/01/2010

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- RMA/1996/1331 - Resource consents
2 Chilcombe Street Ilam
Erect 2 units, recession plane, garage setback and building closer than 1.8 to access driveway - Historical
Reference RES961554
Status: Processing complete
Applied 20/06/1996
Granted 25/06/1996
Decision issued 25/06/1996

(c) Resource Consents Natural Hazard Information

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9. Other land and building classifications

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

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

Please refer to Section 1 for details

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.

• Guest Accommodation

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

• Community Board

Property located in Fendalton-Waimairi-Harewood Community Board.

• Tsunami Evacuation Zone

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

• Electoral Ward

Property located in Fendalton 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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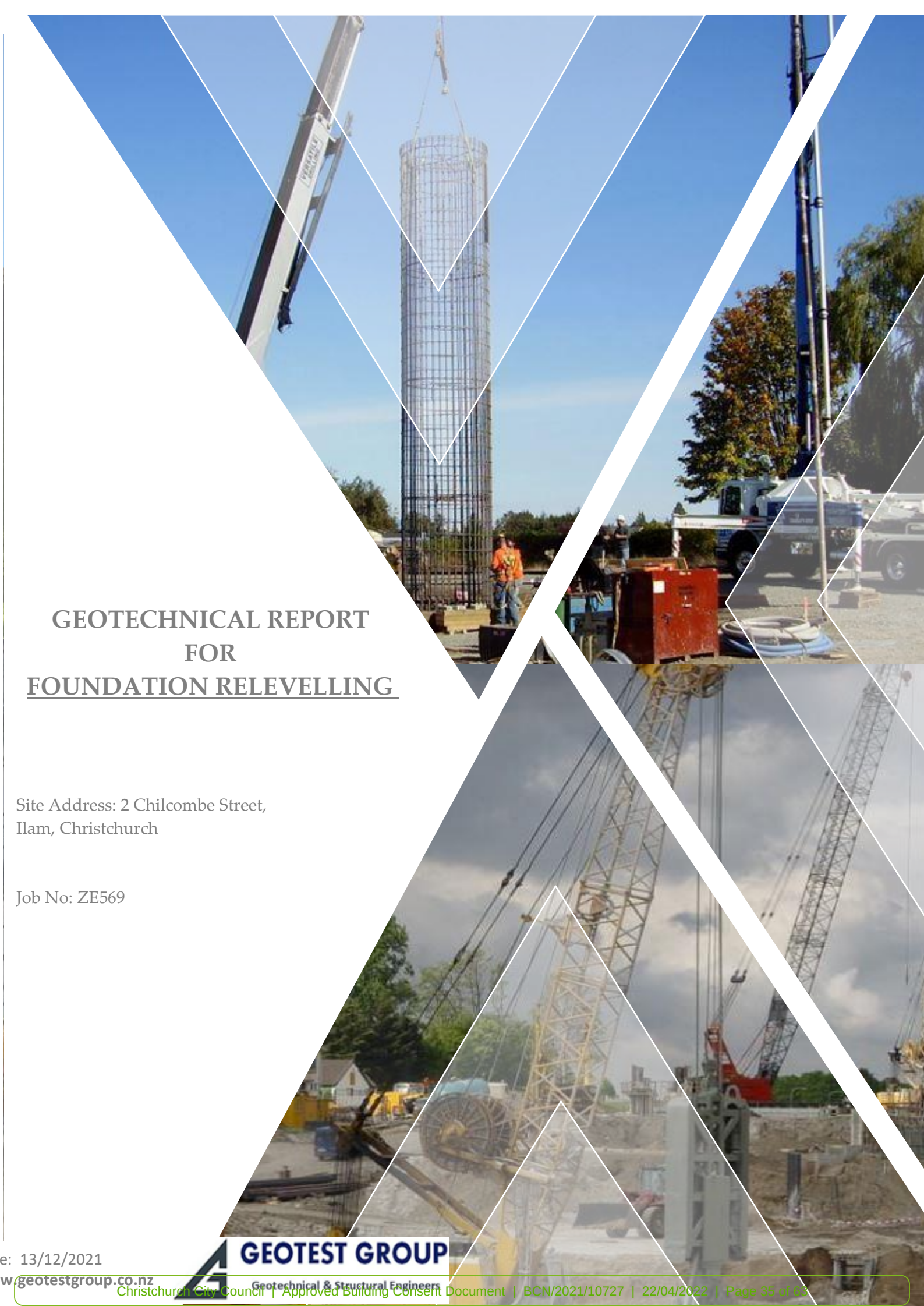
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- **Spatial Query Report**

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.



GEOTECHNICAL REPORT FOR FOUNDATION RELEVELLING

Site Address: 2 Chilcombe Street,
Ilam, Christchurch

Job No: ZE569

1. INTRODUCTION

Geotest Group have been engaged by Herman & Taulesulu Westerlund, to confirm the static bearing capacity in support of an internal alteration of the existing house that may require new foundation to support the point load from the new beams for the dwelling located at 2 Chilcombe Street, Ilam, Christchurch.

2. DESKTOP STUDY

CERA Technical Category

The site has been categorised by the Canterbury Earthquake Recovery Authority (CERA) as Green Zone land. Green Zone land is generally suitable for the repair and/or rebuild of residential properties. MBIE further classify the site as Technical Category 2 (TC2), where minor to moderate land damage from liquefaction is possible in future significant earthquakes. TC2 sites are generally considered susceptible to free-field SLS and ULS liquefaction settlements of <50mm and <100mm respectively and/or <50mm lateral stretch.

Published Geology

The Geological Map (Geology of the Christchurch Urban Area, IGNS 1992, Map 1, 1:25,000) defines the geology of the site as “grey to brown alluvium, comprising silty subangular gravel and sand forming alluvial fans(Q1a)”.

Contamination

The Listed Land Use Register (LLUR) does not currently have any information regarding Hazardous Activities and Industries List (HAIL) on this land parcel or on any of the adjoining properties.

3. SHALLOW INVESTIGATION

A shallow geotechnical investigation test has been completed at the site by Geotest Group on 30 November 2021, which included one hand auger boreholes and Scala Penetrometer tests. The soil profile consists of up to 0.4m of Silty TOPSOIL followed by SILT with low to medium plasticity.

4. STATIC BEARING CAPACITY CORRECTION

Based on the Scala penetrometer results, a geotechnical ultimate bearing capacity of 300kPa is available below the topsoil layer at 0.5m depth. This may need to be verified during the construction works if a new foundation footing is required.

5. CONCLUSION

- A static ultimate bearing capacity of 300kPa can be relied upon at a depth of 0.5mbgl.
- The static ultimate bearing capacity will be confirmed on site prior to pouring any new concrete pile footing.

Report Prepared By:



Date: 13 December 2021

.....
Akram Kawa
Chartered Professional Engineer
BE (Hons), CPEng, CMEngNZ, IntPE (NZ)/APEC Engineer



Appendix A

Site Investigation Results

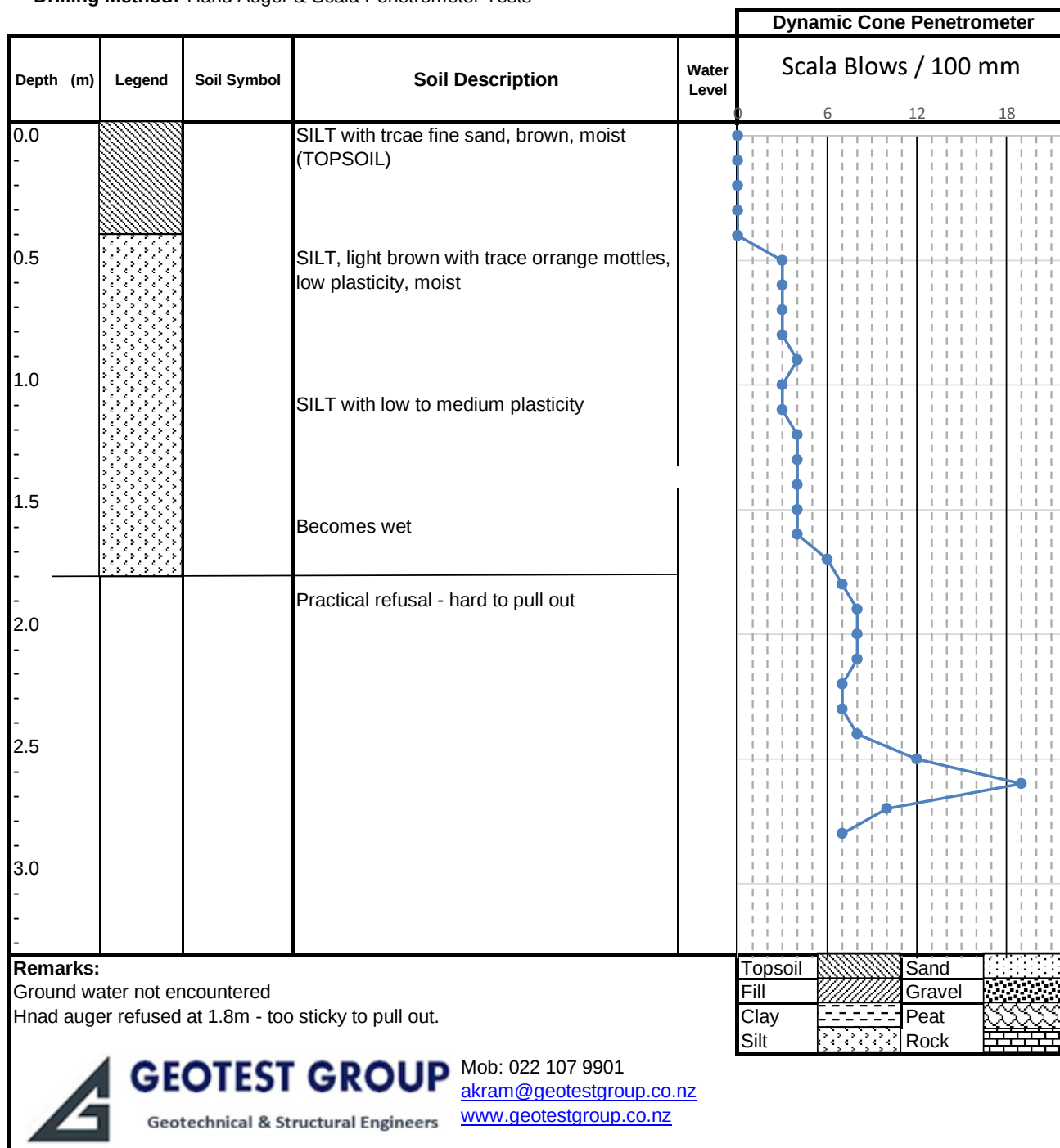


 GEOTEST GROUP Geotechnical & Structural Engineers	<u>Contact:</u> E: akram@geotestgroup.co.nz M: 0221079901	<u>Job Address</u> 2 Chilcombe Street, Ilam Christchurch	<u>Project no:</u> ZE569	<u>Scale:</u> Not to scale	<u>Date of issue:</u> 13/12/2021	<u>Sheet Title:</u> Site Location Plan
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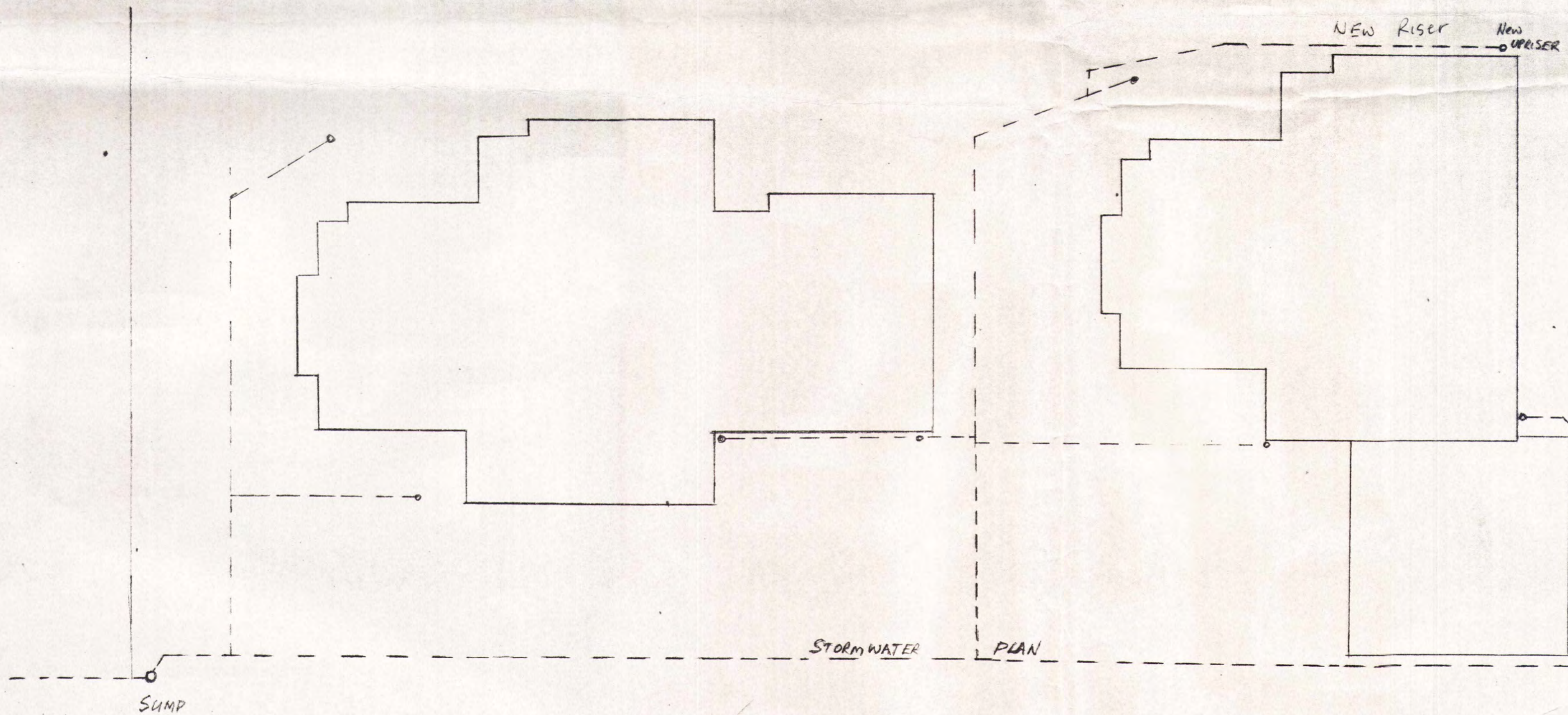
HAND AUGER BOREHOLE LOG & TEST SHEET

Ref.: ZE569
 Client: Herman & Taulesulu Westerlun
 Date carried out 30/11/2021
 Borehole No.: HA01/SP01
 Location: 2 Chilcombe Street, Ilam, Christchurch
 Drilling Method: Hand Auger & Scala Penetrometer Tests

Page: 1 of 1
 Tested by: AK
 Logger: AK



- Buildings
- StreetAddress
- WwPrivateDrainField
- Flush Manhole
- Standard Manhole
- Eye
- Eye (Vertical)
- WwLateralFitting
- Lateral Fitting
- WwPipeFlowDirection
- WwPipe
 - NominalDiameter
 - Diameter is 200mm or smaller
 - Diameter is greater than 200mm, up to 450mm
 - WwLateral
 - WwPipeProtection
 - WwLateral (non CCC)
 - In Service
 - Removed
- SwInlet
 - Double Sump
 - SwPipeFlowDirection
- SwLateralFitting
 - Single Sump
 - Inspection Point
- SwPipe
 - NominalDiameter
 - Diameter is 450mm or smaller
- Diameter is greater than 450mm, up to 700mm
 - SwLateral
- SwPipe (non CCC)
 - In Service
 - Removed
- SwLateral (non CCC)
 - In Service
- WsValve
 - Gate
 - Sluice
 - WsHydrant
- WsConnection
 - Meter
 - ▲ WsPipeRestraint
- WsFitting
 - End Cap
 - Connector
 - Connector
 - Connector
- WsPipe
 - NominalDiameter
 - Diameter is 110mm or smaller
 - Diameter is greater than 110mm, up to 225mm
 - WsPipeProtection
 - WsLateral
 - RatingUnit



PLANNING APPROVAL OK
Date 11-6-97
Signature [Signature]

AMENDED
PLANS

RECEIVED
11 JUN 1997
Fendalton Service Centre
Christchurch City Council

95002225 P4el
Z Philcombe,



ELECTRICAL CERTIFICATE OF COMPLIANCE & ELECTRICAL SAFETY CERTIFICATE

REFERENCE/CERTIFICATE ID No.: 0906

This form has been designed to be used by licensed electrical workers to certify that installations or Part installations under **Part 1 or Part 2 of AS/NZS 3000** are safe to be connected to the **specified** system of electrical supply.

Location Details:

2 Chilcombe St, Ilam, Christchurch

Contact Details:
(Name and address)

Herman Westerlund

Name of Electrical worker:

Will Brown

Registration/Practising licence number:

E264088

Phone & email:

0274945548 will@browncoelectrical.co.nz

Name and registration number of person(s) supervised:

Certificate of Compliance

Type of work:

☐ Addition

☒ Alteration

☐ New work

The prescribed electrical work is:

☐ Low risk

☒ General

☐ High-risk (Specify):

Means of compliance:

☐ Part 1 of AS/NZS 3000

☒ Part 2 of AS/NZS 3000

Additional Standards or electrical code of practice were required:

☒ No

☐ Yes (specify):

Date or range of dates that prescribed electrical work undertaken:

Contains fittings that are safe to connect to a power supply?

☒

Yes

☐

No

Specify type of supply system:

MEN

The installation has an earthing system that is correctly rated (where applicable)

☒

Yes

☐

No

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

☒

All

☐

Parts (specify)

The work relies on manufacturers instructions:

☐

Yes

☐

No

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

Identify:

Link:

The work has been done in accordance with a certified design:

☐

Yes

☐

No

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

Identify:

Link:

The work relies on a Supplier Declaration of Conformity (SDoC):

☐

Yes

☐

No

If yes - identify the SDoC including name, date and version OR EESS registration. Also attach a copy of the SDoC to this certificate.
(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify:

Link:

The installation has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010

☐ No

☒ Yes

Description of Work:

Upstairs ensuite, upstairs bathroom, downstairs ensuite, downstairs toilet & downstairs hallway alterations. 12x lights, 4x fans, 4x sockets, 6x towel rails, 3x heaters, 3x under tile heating & switchboard upgrade

Test Results (provide values)

Polarity (Independent earth):	
Insulation resistance:	Ohms
Earth Continuity:	Ohms
Bonding:	Ohms
Fault Loop impedance	Ohms
Other (specify):	

By signing this document I certify that the completed prescribed electrical work to which this Certificate of Compliance applies has been done lawfully and safely, and the information in the certificate is correct.

Certifier's signature:

Date: 7/5/23

Electrical Safety Certificate

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

Certifier's name:

Will Brown

Registration/Practising licence number:

E264088

Certifier's signature:

Certificate Issue Date:

7/5/23

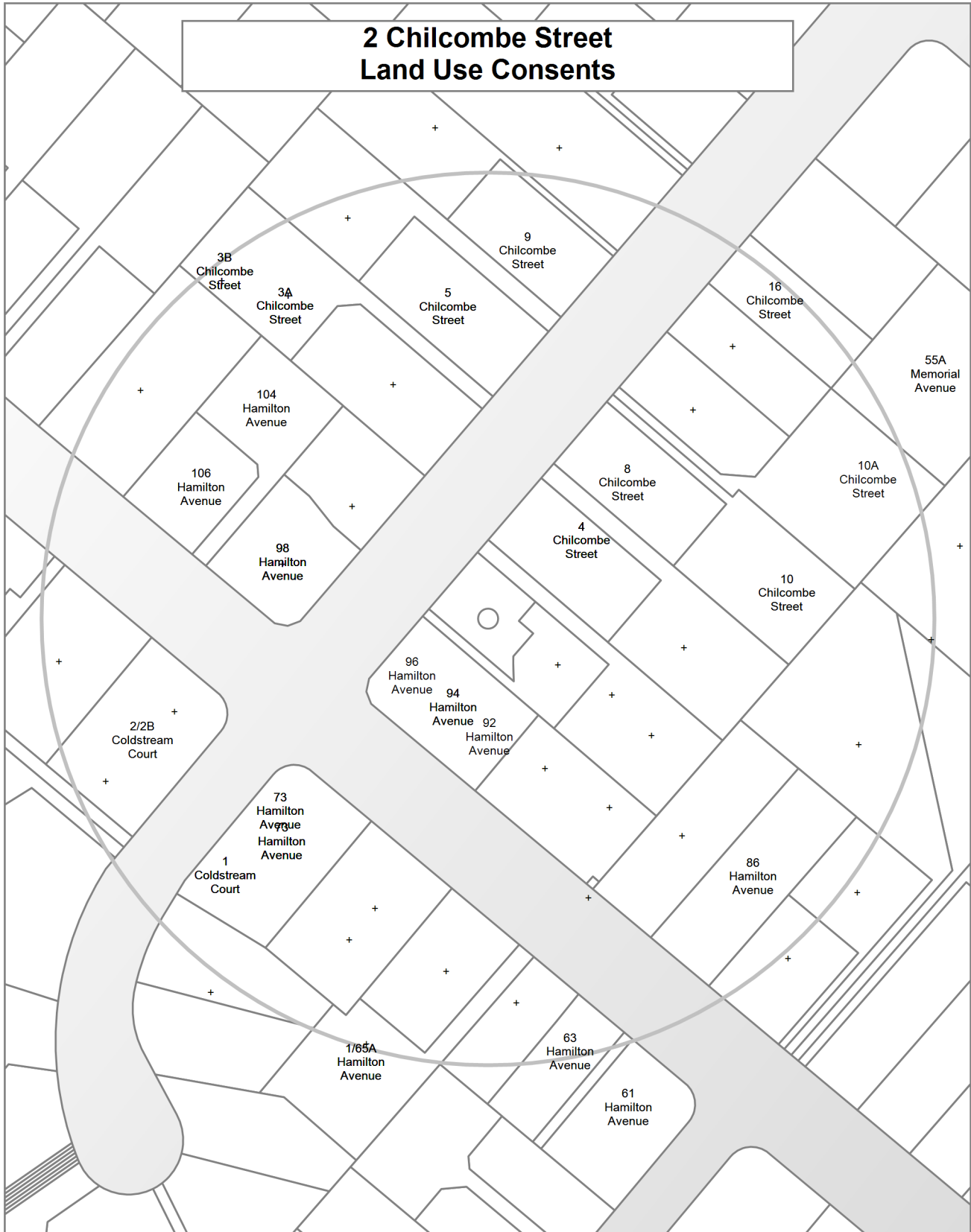
Connection Date:

7/5/23

CUSTOMER COPY – THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED FOR A MINIMUM OF 7 YEARS

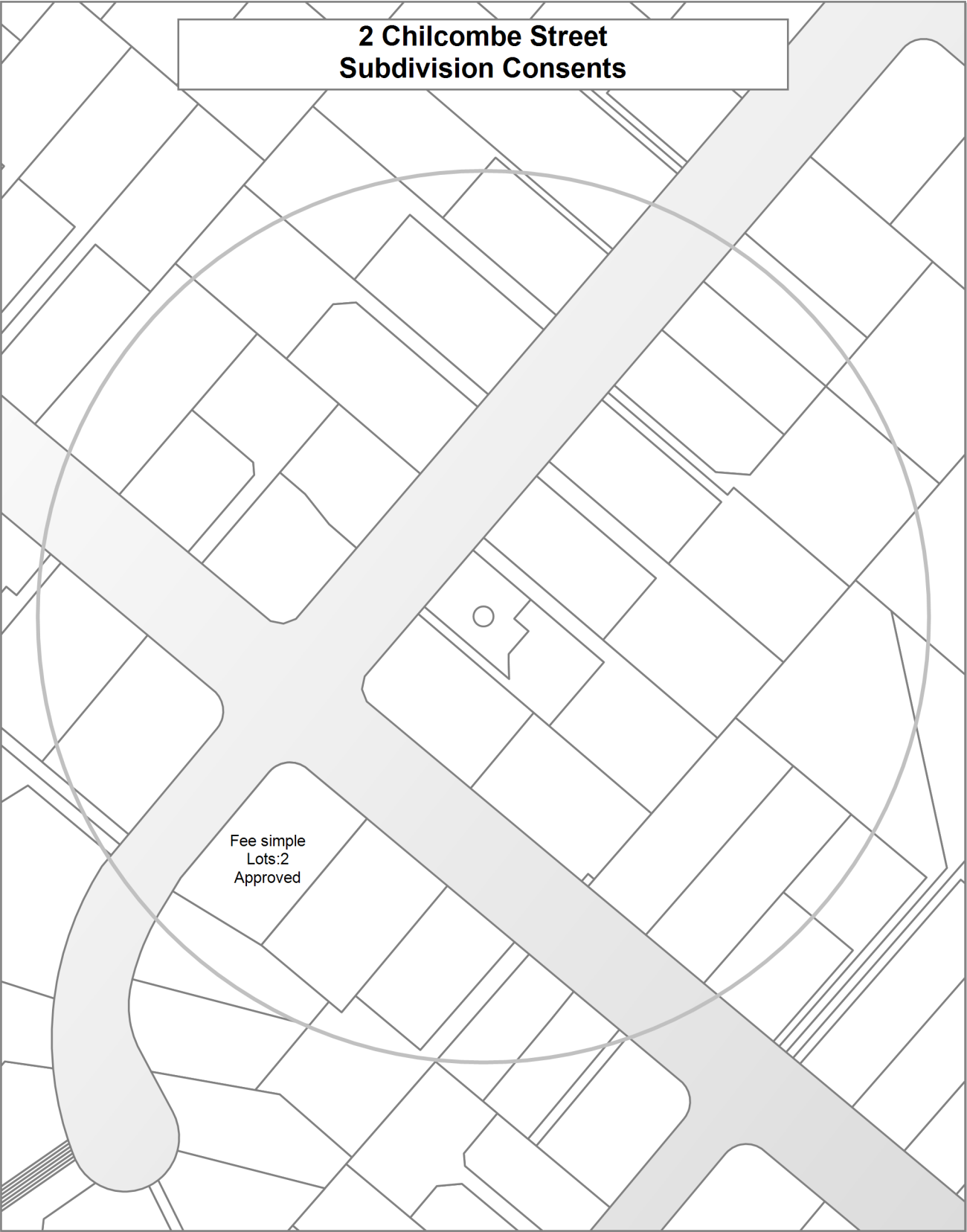
This Electrical Safety Certificate also confirms that the electrical work complies with the building code for the purposes of Section 19(1)(e) of the Building Act 2004.

2 Chilcombe Street Land Use Consents



**2 Chilcombe Street
Subdivision Consents**

Fee simple
Lots:2
Approved



Land Use Resource Consents within 100 metres of 2 Chilcombe Street

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

1 Coldstream Court

RMA/2025/1601

Subdivision - Fee Simple - 2 Lots with land use

Consent issued

Applied 30/05/2025

Amended decision issued - s133A 06/10/2025

Decision issued 25/09/2025

Granted 24/09/2025

RMA/2025/626

Wastewater Capacity Certificate

Processing complete

Applied 04/03/2025

Certificate issued 12/03/2025

RMA/2025/995

Minimum floor level certificate

Processing complete

Applied 07/04/2025

Certificate issued 09/04/2025

1/65A Hamilton Avenue

RMA/1998/1279

Erect two dwellings where the garage intrudes the 4.5m Road setback, kitchen/ dining windows Wetback Unit1 not 3m from an internal boundary and site - Historical Reference RES981437

Processing complete

Applied 02/06/1998

Decision issued 01/01/1999

Granted 01/01/1999

RMA/1998/1943

Reduction in net site area (lots 1and2), row width, shape facrtor (Lot1) for a two Lot subdivision under the Transitional Plan - Historical Reference RES982219

Processing complete

Applied 14/08/1998

Decision issued 18/09/1998

Granted 18/09/1998

10 Chilcombe Street

RMA/1997/2479

Dwelling which projects through the 50 degree recession plane on the north-east boundary - Historical Reference RES972846

Processing complete

Applied 08/10/1997

Decision issued 14/10/1997

Granted 14/10/1997

104 Hamilton Avenue

RMA/2025/3356

Minor garage addition

Processing complete

Applied 29/09/2025

Decision issued 30/10/2025

Granted 30/10/2025

106 Hamilton Avenue

RMA/1996/2375

To construct a new dwelling which intrudes into the recession plane from the south/ east internal boundary. - Historical Reference RES962754

Processing complete

Applied 24/10/1996

Decision issued 18/11/1996

Granted 18/11/1996

10A Chilcombe Street

RMA/2018/1498

Installation of In-ground Swimming Pool and Fencing

Withdrawn

Applied 25/06/2018

16 Chilcombe Street

RMA/2003/2470

New house & garage that does not comply with the living area window setback or 20 metre building length. - Historical Reference RMA20014794

Processing complete

Applied 18/09/2003

Decision issued 02/10/2003

Granted 02/10/2003

2 Coldstream Court

RMA/1983/712

Consent to erect addition to garage, proposed total area of garage is 89.06m2. Neighbours consent - Historical Reference RES9219108

Processing complete

Applied 22/11/1983

Decision issued 02/12/1983

Granted 02/12/1983

RMA/1986/958

Second storey addition to dwelling intruding into the 40 degree recession plane. Neighbours consent - Historical Reference RES9219107

Processing complete

Applied 24/04/1986

Decision issued 01/05/1986

Granted 01/05/1986

2/2B Coldstream Court

RMA/1996/128

Erect a garage at the front of 2B Coldstream court - Historical Reference RES960089

Processing complete

Applied 15/01/1996

Decision issued 22/01/1996

Granted 22/01/1996

3A Chilcombe Street

RMA/1972/149

Consent to erect a glasshouse setback 2ft from the side boundary in lieu of 3ft. Neighbours consent - Historical Reference RES9214171

Processing complete

Applied 17/05/1972

Decision issued 22/05/1972

Granted 22/05/1972

Decision issued 22/05/1972

Granted 22/05/1972

RMA/1995/2141

Addition to dwelling(conservatory - Historical Reference RES952976

Withdrawn

Applied 27/07/1995

3B Chilcombe Street

RMA/1972/149

Consent to erect a glasshouse setback 2ft from the side boundary in lieu of 3ft. Neighbours consent - Historical Reference RES9214171

Processing complete

Applied 17/05/1972

Decision issued 22/05/1972

Granted 22/05/1972

Decision issued 22/05/1972

Granted 22/05/1972

RMA/1995/2141

Addition to dwelling(conservatory - Historical Reference RES952976

Withdrawn

Applied 27/07/1995

4 Chilcombe Street

RMA/1992/374

Consent to erect a garage intruding into the 39deg recession plane. Neighbours consent - Historical Reference RES9214173

Processing complete

Applied 30/06/1992

Decision issued 07/07/1992

Granted 07/07/1992

RMA/2020/967

Minimum Floor Level Certificate

Processing complete

Applied 14/05/2020

Certificate issued 15/05/2020

RMA/2021/1804

Construct a dwelling and associated earthworks

Processing complete

Applied 17/06/2021

Decision issued 09/07/2021

Granted 08/07/2021

5 Chilcombe Street

RMA/1976/252

Consent to dwelling extension on second floor intruding into the 65 degree recession plane. Neighbours consent - Historical Reference RES9214174

Processing complete

Applied 25/11/1976

Decision issued 23/12/1976

Granted 23/12/1976

RMA/1978/316

Consent to cover over existing pergola, front yard setback to be 4.5m in lieu of permitted 5.5m. Neighbours consent - Historical Reference RES9214175

Processing complete

Applied 28/08/1978

Decision issued 08/09/1978

Declined 08/09/1978

55A Memorial Avenue

RMA/1976/123

Dispensation to erect a garage which is to be attached to existing carport, which is part of the dwelling, to be sited 150mm from boundary. - Historical Reference RES9207438

Processing complete

Applied 26/07/1976

Decision issued 27/07/1976

Granted 27/07/1976

61 Hamilton Avenue

RMA/2006/2733

Dwelling with attached garage - Historical Reference RMA92006838

Processing complete

Applied 16/11/2006

Decision issued 02/02/2007

Granted 02/02/2007

63 Hamilton Avenue

RMA/2006/2734

Dwelling with attached garage - Historical Reference RMA92006839

Processing complete

Applied 16/11/2006

Decision issued 02/02/2007

Granted 02/02/2007

73 Hamilton Avenue

RMA/2025/1601

Subdivision - Fee Simple - 2 Lots with land use

Consent issued

Applied 30/05/2025

Amended decision issued - s133A 06/10/2025

Decision issued 25/09/2025

Granted 24/09/2025

Amended decision issued - s133A 06/10/2025

Decision issued 25/09/2025

Granted 24/09/2025

RMA/2025/2213

Construction of two new standalone two storey dwellings with attached garages

Processing complete

Applied 14/07/2025

Decision issued 04/11/2025

Granted 03/11/2025

RMA/2025/626

Wastewater Capacity Certificate

Processing complete

Applied 04/03/2025

Certificate issued 12/03/2025

Certificate issued 12/03/2025

RMA/2025/995

Minimum floor level certificate

Processing complete

Applied 07/04/2025

Certificate issued 09/04/2025

Certificate issued 09/04/2025

8 Chilcombe Street

RMA/1994/868

Box window intruding into side court. - Historical Reference RES94101834

Processing complete

Applied 12/08/1994

Decision issued 01/01/1999

Granted 01/01/1999

80 Hamilton Avenue

RMA/1976/214

Dispensation to erect a sleepout of 16.2m2 in lieu of the permitted 11.2m2. - Historical Reference RES9212109

Processing complete

Applied 30/08/1976

Decision issued 07/10/1976

Granted 07/10/1976

86 Hamilton Avenue

RMA/1993/362

Erection of dwelling addition penetrating the recession plane - Historical Reference RES9217373

Processing complete

Applied 20/03/1993

Decision issued 01/04/1993

Granted 01/04/1993

9 Chilcombe Street

RMA/1988/634

Consent to erect a garage on the south west boundary, intruding into the 39deg recession plane - Historical Reference RES9214178

Processing complete

Applied 09/06/1988

Decision issued 10/06/1988

Granted 10/06/1988

92 Hamilton Avenue

RMA/2017/455

Request for discharge of encumbrance - Elderley persons housing unit conversion

Processing complete

Applied 03/03/2017

Encumbrance discharged 31/03/2017

94 Hamilton Avenue

RMA/2011/1640

CONSTRUCT THREE EPH UNITS WITH ATTACHED GARAGES - Historical Reference RMA92019215

Processing complete

Applied 05/12/2011

Decision issued 02/05/2012

Granted 01/05/2012

RMA/2017/1428

Elderly Persons Housing Unit conversion

Processing complete

Applied 21/06/2017

Encumbrance discharged 04/07/2017

96 Hamilton Avenue

RMA/2017/1003

Discharge of Encumbrance - EPH Unit Conversion

Processing complete

Applied 08/05/2017

Encumbrance discharged 04/07/2017

98 Hamilton Avenue

RMA/1971/135

Consent to erect a garage in the front yard setback 20ft from front boundary on a corner site - Historical Reference RES9214169

Processing complete

Applied 01/03/1971

Decision issued 27/04/1971

Granted 27/04/1971

Decision issued 27/04/1971

Granted 27/04/1971

RMA/1979/374

Consent to erect a carport attached to corner of dwelling and garage 300mm from the side boundary, setback 6m from front boundary. Permit lapsed 8/1/80 - Historical Reference RES9214168

Processing complete

Applied 23/02/1979

Decision issued 26/12/1979

Granted 26/12/1979

Decision issued 26/12/1979

Granted 26/12/1979

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