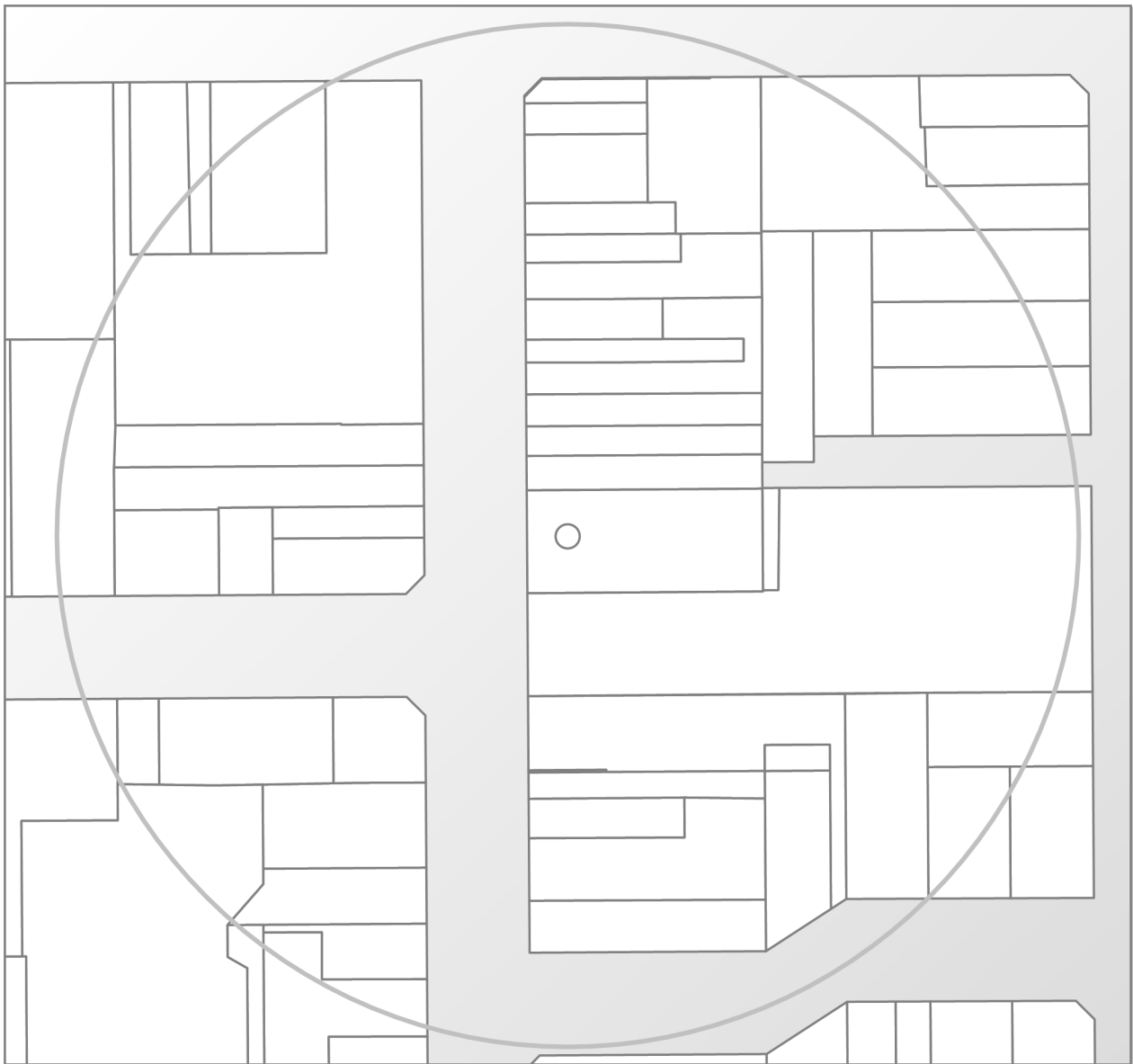


Land Information Memorandum



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

Property address:
446 Colombo Street

LIM number: H06637019

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

www.ccc.govt.nz

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

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Application details

Date issued 28 January 2025
Date received 22 January 2025

Property details

Property address 446 Colombo Street, Sydenham, Christchurch
Valuation roll number 22560 82700
Valuation information Capital Value: \$3,290,000
Land Value: \$1,010,000
Improvements Value: \$2,280,000
Please note: these values are intended for Rating purposes
Legal description Lot 3 DP 6790
RS 79 Canterbury Dist
Existing owner Colombo Properties Limited
PO Box 16385
Christchurch 8441

Council references

Rate account ID 73033510
LIM number H06637019
Property ID 1067329

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.

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 44A(2)(a) LGOIMA. This is information known to the Council but not apparent from the district scheme under the Town and Country Planning Act 1977 or 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 potential erosion, avulsion, falling debris, subsidence, slippage, alluvion, or inundation, or likely presence of hazardous contaminants.

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

- **Borelog/Engineer Report Image Available**

Borelog/Engineer Report Image Available

- **Predicted 1 in 50 Year Flood Extent**

This property, or parts of this property are predicted to be within the extent of a 1 in 50 year flood event. For new developments a minimum finished floor level may be required for flood limitation purposes under the Building Code. For more information please refer to (<https://ccc.govt.nz/floorlevelmap>) or phone 941 8999.

- **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.

- **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.

Related Information

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

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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

- This property is shown to be served by Christchurch City Council Sewer.
- The council plan shows no public stormwater lateral to this site.
- Attached are all drainage plans that Council hold for details of private and public drainage. Not all plans provided are verified by Council, and therefore Council cannot be liable for inaccuracies. Site investigation will be required by owners to determine exact layouts.
- Council Trade Waste Bylaw regulates the use of the sewer system for sources other than domestic sewage. A trade waste consent must be obtained by the new owner or occupier before any wastewater from an industrial or commercial processes including but not limited to wash down grease traps and cooling systems may be discharged to Council sewer system.

3. Drinking Water Supply

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

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

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

Water supply

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

Related Information

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

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4. Rates

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

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

(a) Annual rates

Annual rates to 30/06/2025: \$27,221.30

	Instalment Amount	Date Due
Instalment 1	\$6,805.28	15/08/2024
Instalment 2	\$6,805.28	15/11/2024
Instalment 3	\$6,805.28	15/02/2025
Instalment 4	\$6,805.46	15/05/2025

Rates owing as at 28/01/2025: \$6,805.28

(b) Excess water charges

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 now ensure all water usage and outstanding debts are accurately accounted for.

To advise of a commercial property settlement, please complete the request for settlement information form at www.ccc.govt.nz/services/rates-and-valuations/solicitors-request

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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.

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

(a) Consents

- BCN/1949/257 Applied: 10/11/1949 Status: Completed
446 Colombo Street Sydenham
Permit granted 10/11/1949
Permit issued 10/11/1949
ERECT PARTITIONS, REMOVE DOORS- Historical Reference PER49000878- No plans/information held on property file
- BCN/1952/407 Applied: 17/11/1952 Status: Completed
446 Colombo Street Sydenham
Permit granted 17/11/1952
Permit issued 17/11/1952
ERECT EXTENSION TO BUILDING- Historical Reference PER52001346- No plans/information held on property file
- BCN/1953/1036 Applied: 12/11/1953 Status: Completed
446 Colombo Street Sydenham
Permit granted 12/11/1953
Permit issued 12/11/1953
BRICK UP 5 2ND FLOOR WINDOWS- Historical Reference PER53001533- No plans/information held on property file
- BCN/1954/846 Applied: 03/04/1954 Status: Completed
446 Colombo Street Sydenham
Permit issued 21/04/1954
5 WINDOWS- Historical Reference PER54550551- No plans/information held on property file
- BCN/1966/4798 Applied: 19/08/1966 Status: Completed
446 Colombo Street Sydenham
Permit granted 01/09/1966
Permit issued 23/09/1966
ERECT NEW STAIRWAY & PARTITIONS- Historical Reference PER6667626
- BCN/1984/2689 Applied: 11/04/1984 Status: Completed
446 Colombo Street Sydenham
Permit granted 11/04/1984
Permit issued 11/04/1984
SIGN- Historical Reference PER84102421- No plans/information held on property file

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- BCN/1989/585 Applied: 03/02/1989 Status: Completed
446 Colombo Street Sydenham
Permit granted 03/02/1989
Permit issued 03/02/1989
SIGN- Historical Reference PER89103665- No plans/information held on property file
- BCN/1995/6627 Applied: 16/08/1995 Status: Completed
446 Colombo Street Sydenham
Accepted for processing 16/08/1995
Building consent granted 08/01/1996
Building consent issued 24/01/1996
Code Compliance Certificate Granted 26/01/1996
Code Compliance Certificate Issued 26/01/1996
PARTITION/WALL OPENING/GROUND FLOOR- Historical Reference CON95007129
- BCN/1996/6799 Applied: 26/08/1996 Status: Completed
446 Colombo Street Sydenham
Accepted for processing 26/08/1996
Building consent granted 09/09/1996
Building consent issued 20/09/1996
Code Compliance Certificate Granted 09/07/1998
Code Compliance Certificate Issued 09/07/1998
FACADE REFURBISHMENT- Historical Reference CON96007535
- BCN/1998/8562 Applied: 27/11/1998 Status: Completed
446 Colombo Street Sydenham
Accepted for processing 27/11/1998
Building consent granted 03/12/1998
Building consent issued 11/01/1999
Code Compliance Certificate Granted 14/01/1999
Code Compliance Certificate Issued 14/01/1999
REMOVE PARAPET- Historical Reference CON98009456
- BCN/2010/9692 Applied: 26/11/2010 Status: Exemption from building consent approved
446 Colombo Street Sydenham
Exemption from building consent approved 26/11/2010
Application for exemption from Building Consent for DEMOLITION OF EARTHQUAKE DAMAGED BUILDINGS-
Historical Reference BAE35002083
- BCN/2012/391 Applied: 02/02/2012 Status: Withdrawn
446 Colombo Street Sydenham
Accepted for processing 02/02/2012
PIM Granted 08/02/2012
PIM Issued 08/02/2012
Building consent granted 19/03/2012
Building consent issued 10/05/2012
Application withdrawn 18/05/2012
RELOCATABLE TEMPORARY ART GALLERY/ARTBOX L PAVILION- Historical Reference ABA10114045
- BCN/2012/6989 Applied: 05/11/2012 Status: Completed
446 Colombo Street Sydenham
Accepted for processing 05/11/2012
PIM Granted 15/11/2012
PIM Issued 15/11/2012

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Building consent granted 25/01/2013

Building consent issued 25/01/2013

Code Compliance Certificate Issued 29/07/2014

TWO STOREY OFFICE/RETAIL BUILDING- Historical Reference ABA10120583

- BCN/2020/6839 Applied: 15/01/2014 Status: Completed
446 Colombo Street Sydenham
Certificate of acceptance approved 07/05/2014
Building Act Certificate of Acceptance considered for first floor partitioning, shower alterations and ground floor suspended ceiling deleted. (x BCN/2012/6989) - Historic Reference BAA37000754

(b) Certificates

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

(c) Notices

- WOF/2020/4628 Expires: 01/08/2025
Compliance schedule issued 10/07/2019

(d) Orders

(e) Requisitions

Related Information

- Attached is a copy of the form 9 for a certificate of acceptance (BAA) that has been issued for building work at this property. There will be items that have been accepted by Council and some that may have been excluded acceptance.
- In the property file there is an electrical and/or gas fitters certificate relating to works that have been carried out on the current building at this address. If you require a copy of the certificate/s please order a property file through the Council website www.ccc.govt.nz or phone 03 941 8999.

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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.

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**

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

- **District Plan Active Frontage**

Property or part of property affected by the Key Pedestrian Frontage, which is operative.

- **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.

- **District Plan Zone**

Property or part of property within the Commercial Core 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.

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- RMA/2011/1717 - Temporary accommodation
446 Colombo Street Sydenham
temporary accommodation - Historical Reference RMA92019296
Status: Withdrawn
Applied 15/12/2011
17/01/2012
- RMA/2012/1625 - Land Use Consent
446 Colombo Street Sydenham
REPLACE DEMOLISHED BLDGS WITH 2 STOREY COMMERCIAL BLDG - Historical Reference RMA92021044
Status: Processing complete
Applied 12/10/2012
Granted 30/11/2012
Decision issued 30/11/2012
- RMA/2013/2038 - Temporary accommodation
446 Colombo Street Sydenham
TEMPORARY ACCOMMODATION - Office Accommodation - Historical Reference RMA92023749
Status: Expired
Applied 03/10/2013
Granted 15/10/2013
Decision issued 17/10/2013

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9. Other land and building classifications

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

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

Please refer to Section 1 for details

10. Network utility information

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

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

- **None recorded for this property**

11. Other information

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

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

(a) Kerbside waste collection

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

(b) Other

• Floor Levels Information

Christchurch City Council holds a variety of information relevant to building/property development across the city. This includes minimum finished floor levels that 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 site, it can be viewed at <https://ccc.govt.nz/floorlevelmap/>, otherwise site specific advice can be obtained by emailing floorlevels@ccc.govt.nz

• Community Board

Property located in Spreydon-Cashmere-Heathcote 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 Heathcote Electoral Ward

• Listed Land Use Register

Hazardous activities and industries involve the use, storage or disposal of hazardous substances. These substances can sometimes contaminate the soil. Environment Canterbury identifies land that is used or has been used for hazardous activities and industries. This information is held on a publically available database called the Listed Land Use Register (LLUR). The Christchurch City Council may not hold information that is held on the LLUR. Therefore, it is recommended that you check Environment Canterbury's online database at www.llur.ecan.govt.nz

• Spatial Query Report

A copy of the spatial query report is attached at the end of this LIM. The spatial query report lists land use resource consents that have been granted within 100 metres of this property.

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- **Health Licence**

FSH/2024/284
CCC005913/1
Sarvapriya Enterprise Limited
Shree Ganesh Top In Town Grocery Supermarket
National Programme - Level 3
Current

Related Information

- Dangerous Goods Licences have been replaced with Location Test Certificates/ Location Compliance Certificates administered by Worksafe. You can contact a local Test Certifier to advise you or to issue the type of test certificate you need.

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GEOTECHNICAL INVESTIGATION

**446 COLOMBO STREET, SYDENHAM
CHRISTCHURCH**

SUBMITTED TO:

LUKE DIRKZWAGER

PO BOX 628

CHRISTCHURCH 8140

19 September 2011

DISTRIBUTION

2 Copies	–	Luke Dirkzwager
1 Copy	–	Geoscience Consulting (NZ) Ltd

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TABLES

Table 1:	Summary of Inferred Geology from CPT Logs
Table 2:	Summary of Liquefaction Analyses

FIGURES

Figure 1:	Site Location Plan
Figure 2:	Proposed Foundation Option (subject to approval)

APPENDICES

Appendix 1:	Site Photographs
Appendix 2:	ECan Well Data, CPT Logs and Liquefaction Analyses

1 INTRODUCTION

Geoscience Consulting (NZ) Ltd (Geoscience) was requested by Luke Dirkzwager to undertake a geotechnical assessment of the property at 446 Colombo Street, Sydenham (herein referred to as 'the site') as outlined in our proposal (ref. P11143, dated 13th of June 2011).

We understand the building on the site has been demolished and that you require a geotechnical report including a liquefaction assessment prior to redeveloping the site. You have indicated that you plan to construct a two storey building with office space on the top storey and retail space below.

Our scope of works included the following:

- Desktop study of relevant publically available geotechnical and geological publications;
- Organisation and technical supervision of four Cone Penetrometer Tests (CPTs) to approximately 20 m depth or refusal;
- An assessment of liquefaction potential for the site; and
- Preparation of a report outlining our findings on the ground conditions and including geotechnical advice on foundation conditions and ground remediation if necessary.

2 SITE DESCRIPTION

The site at 446 Colombo Street is located on relatively flat ground in Sydenham, Christchurch (Figure 1). No watercourses are located within 500 m of the site.

The site is bound by Colombo Street to the west, one to two storey commercial buildings to the north and south and an asphalted car parking area to the east.

The site previously contained a building which we understand was demolished after sustaining significant earthquake damage. The previous building was located within the western half of the site and car parking was located on the eastern half. We understand that the new building is likely to be situated towards the front of the site.

The site is currently mapped by the Canterbury Earthquake Recovery Authority (CERA) as being within the 'White Zone' – yet to be assessed as a result of the 13th of June 2011 earthquake.

Site photographs are presented in Appendix 1.

3 GEOLOGY

The site is mapped¹ as being underlain by grey river alluvium.

4 GEOHAZARDS

4.1 Seismicity

Historically, Christchurch City has been considered to be in a region of low concentrations of active faults and seismicity. However, the Canterbury region has recently had three earthquakes with magnitude greater than 6. As a result, there is a heightened level of seismic risk stemming from the recently discovered Greendale, Lyttelton and Port Hills Faults. The recent seismic activity in the Canterbury region is currently considered to have increased the probability of another large (M6.0-6.9) earthquake to 15%² between the time of writing and August 2012.

Preliminary mapping³ of the recent faulting in Canterbury illustrates the approximate locations of the Greendale Fault and sub-surface Lyttelton Fault rupture, the distribution of associated aftershocks to the 29th of August 2011 and known active faults in the Canterbury area. Large regional areas of faulting^{1,4} namely the Ashley Fault, Porters Pass-Amberley Fault Zone, and the Hope and Alpine Faults, are further afield but present a high seismic hazard risk to the Christchurch area due to the anticipated size of earthquakes generated. The largest of these faults is the Alpine Fault, which has a return period of 250-300 years and is expected to produce a M8 earthquake. The last rupture on the Alpine Fault is believed to have occurred in 1717⁵.

No rockfall is known to have affected the site as a result of the recent earthquakes and we consider rockfall risk at the site to be low as there are no obvious rockfall sources nearby.

4.2 Liquefaction and Lateral Spreading

The site is shown on the Christchurch Liquefaction Hazard Map⁶ to be located in an area with *“potential for moderate subsidence (100 - 300 mm)”*.

Aerial photography⁷ taken in the days following the 22nd of February event shows what appear to be relatively moderate volumes of ejected sand and silt in the general area. Lateral spreading is not considered likely to occur at the site owing to the distance from the nearest watercourse.

5 FIELD INVESTIGATIONS

Geoscience visited the site on the 12th of August 2011 and did not observe surface evidence of liquefaction damage at the site, although a review of aerial photography⁷ indicates that liquefaction occurred in the immediate vicinity of site as shown by ejected sand and silt onto the ground surface. Significant shaking damage was observed on some of the neighbouring properties.

Geoscience supervised the pushing of four CPTs by on the 9th of September 2011 in the locations shown on Figure 1.

The CPT probe gathers raw data including cone tip resistance, friction sleeve resistance and pore water pressure at 2 cm intervals during the test. This information is used to infer the soil type, soil density and water pressure in undisturbed conditions in the ground, and can be used to determine the liquefaction susceptibility of the ground.

CPTs 01 to 04 were pushed to an average depth of 22 m respectively before reaching effective refusal (high tip resistance).

A summary of the inferred geology from the CPT logs is presented in Table 2.

Table 1: Summary of Inferred Geology from CPT Logs

Av. Depth (m)	Material Description	Density/Consistency
1 - 7	Interbedded layers of CLAY, silty CLAY, clayey SILT, sandy SILT and silty SAND	Soft to Firm / Loose
7 – 10.5	Predominantly SAND and silty SAND	Medium Dense to Dense
10.5 – 12.5	Interbedded layers of silty CLAY, clayey SILT, sandy SILT and silty SAND	Soft to Firm / Medium Dense
12.5 - 17	Predominantly SAND and silty SAND	Medium Dense to Very Dense
17 - 22	Interbedded layers of silty CLAY, clayey SILT, sandy SILT and silty SAND	Soft to Firm / Very Loose to Medium Dense

Full CPT logs are presented in Appendix 2.

Groundwater measurements taken on site following the fieldwork indicated that the depth to the water table ranged from approximately 3.5 to 5 m.

Two Environment Canterbury (ECan) wells numbered M35/1939 and M35/8435 are located near the site. We have reviewed the well logs and copies are included in Appendix 2.

The subsurface conditions encountered during our fieldwork are generally in keeping with the ECan data, which typically indicates that the surficial soil layers comprise layers of sand, clayey silt, sandy silt and sand overlying gravel (Riccarton Gravel) at depths of approximately 24 m.

6 GEOTECHNICAL ASSESSMENT

The New Zealand Geotechnical Society's 2010 Guideline for the Identification, Assessment and Mitigation of Liquefaction Hazards⁸ recommends that liquefaction and lateral spread assessments should be carried out where there is a possibility of loss of life or loss of amenity of a building of Importance Level 2 or higher (as defined by NZS 1170.0:2002⁹). This has been considered below.

6.1 Seismic Design Considerations

According to NZS 1170.5:2004¹⁰, Importance Level 2 buildings are required to be designed to resist earthquake shaking with an annual probability of exceedance of 1/500 (i.e. a 500 year return period). This is the ultimate limit state (ULS) design seismic loading. It is necessary, therefore, that the ground supporting any building on the site remains stable under the same design level of earthquake.

The corresponding design peak ground accelerations (PGA) for the site has been calculated from NZS 1170.5:2004¹⁰ using the recommendations of the New Zealand Geotechnical Society as follows:

$$a_h = Z R C$$

in which:

Z = base PGA called “Hazard factor” and is given by Table 3.3 and Figures 3.3 and 3.4 of NZS 1170.5:2004¹⁰. In response to the increased seismicity in the Canterbury area since the 4th of September 2010 the Department of Building and Housing¹¹ increased the “Seismic Hazard Factor (Z)” for Canterbury from 0.22 to 0.30.

R = “Return period factor” and is given by Table 3.5 of NZS 1170.5:2004¹⁰ (R = 1.0 for 500 year return period)

C = Site response factor called “Spectral shape factor” in NZS 1170.5:2004¹⁰ and is based on the seismic site classification. We consider this site to be Class D, based on the great depth to bedrock and therefore C = 1.12.

The design PGA for the purpose of assessing liquefaction and land stability at the site is given as

$$a_h = 0.30 \times 1.0 \times 1.12 = 0.34 \text{ (i.e. PGA = 0.34 g)}$$

The actual PGAs measured during the 4th of September, 22nd of February and 13th of June earthquakes at a nearby recording station (Christchurch Hospital) were 0.21 g¹², 0.60 g¹³ and 0.22 g¹⁴ respectively; however these values may not be entirely representative of the site owing to variations in the underlying ground conditions and distance from the recording station.

6.2 Liquefaction Description

The following description of the hazards associated with soil liquefaction is given in the Guidelines for Geotechnical Earthquake Engineering⁸ published by the New Zealand Geotechnical Society:

“The term “liquefaction” is widely used to describe ground damage caused by earthquake shaking even though a number of different phenomena may cause such damage.

Liquefaction is associated with significant loss of stiffness and strength in the liquefied soil and consequent large ground deformation. Particularly damaging for engineering structures are cyclic ground movements during the period of shaking and excessive residual deformations such as settlements of the ground and lateral spreads.

Ground surface disruption including surface cracking, dislocation, ground distortion, slumping and permanent deformations such as large settlements and lateral spreads are commonly observed at liquefied sites. Sand boils including ejected water and fine-grained fractions of liquefied soils are also typical manifestation of liquefaction at the ground surface. In case of massive sand boils, gravel-size particles and even cobbles can be ejected on the ground surface due to seepage forces caused by high excess pore water pressures. Note that sand boils are a definite sign of liquefaction, however they do not always occur at liquefied sites”.

6.3 Liquefaction and Lateral Spread Hazard Assessment

We have assessed the risk of soil liquefaction occurring at the site using the subsurface data from the Cone Penetrometer Test (CPT) results using the methodology developed by NCEER and by Youd et al. (2001)¹⁵. The CPT data was assessed under ultimate (ULS) limit state design seismic loads using the PGA calculated in Section 6.1 above.

The ground water table for our analyses was assumed to be at 3.5 m depth based on field measurements.

The results of these analyses are presented graphically in Appendix 2 and indicate multiple liquefiable sand and silty sand layers underlie the site. The results of our liquefaction assessment are summarised in Table 3.

Table 2: Summary of Liquefaction Analyses

Test Location	Calculated Approximate Vertical Settlement*	Approximate Depth Range of Liquefiable Layers	Depth to Effective Refusal
CPT01	140 mm	3.5 – 12.5 m 14.5 – 17 m 19.5 – 20.5 m	22.2 m
CPT02	180 mm	3.5 – 4.5 m 6 – 7 m 9.5 – 12.5 m 14.5 – 17 m 19.5 – 20 m	22 m
CPT03	145 mm	3.5 – 4.5 m 6.5 – 7.5 m 10 – 12.5 m 14.5 – 17 m	22.2 m
CPT04	160 mm	3.7 – 4.5 m 6.2 – 8 m 10 – 12.5 m 15 – 17 m 19.5 – 20.2 m	22.3 m

* For an undeveloped site. Settlements beneath buildings are likely to be greater.

From the above observations and analyses, we consider that the risk of damaging soil liquefaction occurring at the site during ULS design earthquake shaking is **high**. We consider the risk of lateral spreading as a result of liquefaction at this site to be low owing to the distance to the nearest watercourse and have therefore not considered this in our liquefaction assessment.

7 CONCLUSIONS AND RECOMMENDATIONS

Generally, the site at 446 Colombo Street, Sydenham is considered to be suitable for the proposed redevelopment subject to the comments and recommendations contained in the following sections.

The key geotechnical issues identified at the site as a result of our investigation and geotechnical analyses have been discussed in the preceding sections and are summarised below:

- The natural ground conditions inferred from the CPTs typically comprise recent interbedded alluvial deposits of variable strength and density as is typical of the area. Layers of soft to firm/ loose silty clay, clayey silt and sandy silt alternate with predominantly dense to very dense sandy silts and silty sands. Dense sandy gravel (Riccanton Gravel) is anticipated to underlie these more recent deposits at depths of approximately 22 m. Groundwater was encountered between 3.5 and 5 m depth below ground level in the test locations.

- The results of our liquefaction analyses indicate that the site is at **high** risk of future liquefaction under design seismic load conditions, with multiple liquefiable layers identified between 3.5 and 20 m. Lateral spreading is not anticipated at this site owing to the distance to the nearest watercourse.
- Calculated vertical settlements for an undeveloped site resulting from liquefaction range between 140 and 180 mm (ULS), and we consider settlements beneath foundations may be greater.

Therefore we consider a specific foundation design would be required for development at the site in order to mitigate the potential effects of total and differential settlement resulting from liquefaction.

Other liquefaction mitigation measures such as *in situ* densification of susceptible strata (ground improvement) to reduce the risk of liquefaction occurring may also be considered for this site, possibly in conjunction with a specific foundation design.

Foundations should be designed by a Chartered Professional Engineer practising in foundation design and the options are discussed in greater detail below.

7.1 Piled Foundations

If the new building could be supported on piled foundations then ground improvement should not be required.

Piled foundations should be installed to bear within suitable ground beneath the liquefiable layers. Potentially liquefiable soils were identified in the CPTs to extend to an approximate depth of 20 m, and we anticipate that the most appropriate bearing stratum is likely to be the Riccarton Gravel layer. Based on our past experience and ECan well data, we anticipate that the gravel is at approximately 22 to 25 m depth, however we recommend that at least one deep machine drilled borehole with Standard Penetration Testing is undertaken to confirm the depth to and strength of the bearing stratum.

We would envisage that driven steel “H” piles or reinforced pre-cast concrete piles would be most appropriate at the site due to the likely artesian pressures within the gravel layer.

In this case we consider that side adhesion should be ignored for pile capacity calculations due to the potentially liquefiable materials present to approximately 20 m. However, the pile design should take into account the effects of negative skin friction resulting from liquefaction induced settlement of the upper 3.5 m of soil (above the water table). Test piles are recommended to determine required embedment depths.

It should be noted that while the use of piled foundations may reduce settlement of the structure that could result from future significant seismic events, there is still a risk of damage occurring to the floor slab (and possibly other associated components of the structure) from ground shaking and liquefaction. The extent of potential damage may be reduced through appropriate design and reinforcement.

7.2 Reinforced Hardfill Raft

Given the depth of relatively weak and potentially liquefiable soils encountered during our investigation, founding the new building on a reinforced gravel raft could be an appropriate alternative option to piling. It must be noted that settlement may still be expected with the use of a raft foundation and if the anticipated settlement cannot be tolerated then the building should be piled as per the preceding section.

We have been developing a foundation design based on a modified reinforced raft which includes a rigid drainage blanket of no-fines concrete to help reduce the effects of liquefaction, limit differential settlement and provide a relatively easy option for re-levelling buildings after significant earthquakes (Figure 2). This concept design is currently with the Engineering Advisory Group for their review as their approval will be required before the Christchurch City Council will grant Building Consent. We believe however that this solution will be a cost effective option and applicable to a large number of sites around Christchurch.

A nominal raft thickness of 1 m should be adequate however we recommend that the final depth of raft should be confirmed once the new building design is finalised. Other raft options include compacted gravel reinforced with suitable geogrid.

We reiterate that the risk of future liquefaction related damage remains and the structural designer should take the anticipated settlement that may occur under a future design earthquake into consideration during design.

7.3 Ground Improvement Options

An alternative option for redeveloping the site involves a programme of ground improvement work which could be carried out to reduce the risk of future liquefaction related damage. We consider that deep grouting methods to densify and reinforce the potentially liquefiable layers should be appropriate, such as jet or compaction grouting to form subsurface grouted columns.

Ground improvement would ideally need to extend to the full depth of liquefiable soils, however in this case we consider that treatment to approximately 12 m depth should densify the majority of liquefiable layers. Ground improvement should also extend as far as possible beyond the building footprint to achieve optimum results. In some cases, ground improvement needs to extend beyond the site boundaries to be effective however this varies on a site by site basis.

It should be noted that ground improvements are very expensive and we recommend you contact a specialist contractor to provide you with cost estimates for this work. We recommend Keller Ground Engineering (contact Mark Koelling, mark@relevel.co.nz).

It may be possible to implement ground improvement in conjunction with a shallow raft foundation options as discussed in Section 7.2 above.

8 REFERENCES

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- 2 http://www.geonet.org.nz/var/storage/images/media/images/news/2011/chch_seismicity_04_09_11/58577-2-eng-GB/Chch_Seismicity_04_09_11.jpg
- 3 Rattenbury, M.S.; Townsend, D.B.; Johnston, M.R., 2006: Sheet 13 - Geology of the Kaikoura Area 1:250,000. Institute of Geological and Nuclear Sciences, Lower Hutt.
- 4 Pettinga J.R., Yetton M.D., Van Dissen R.J., and Downes G., 2001: Earthquake Source Identification and Characterisation for the Canterbury Region, South Island, New Zealand, Bulletin of the New Zealand Society for Earthquake Engineering, Vol 34, No. 4, pp 282-317
- 5 <http://www.geonet.org.nz/canterbury-quakes/aftershocks/>
- 6 Christensen, S. 2002: Christchurch Liquefaction Study – Stage II ECan Report No. U02/22.
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- 8 New Zealand Geotechnical Society Inc, 2010: Geotechnical Earthquake Engineering Practice in New Zealand: Module 1 – Guideline for the Identification, Assessment and Mitigation of Liquefaction Hazards. New Zealand Geotechnical Society Inc, Wellington.
- 9 Standards Association of New Zealand, 2002: Structural Design Actions, NZS 1170.0:2002. Standards New Zealand, Wellington.
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- 11 Department of Building and Housing 2011: Building Controls Update No. 114: Immediate changes to seismicity and foundation details for Christchurch. Department of Building and Housing, Wellington.
- 12 http://www.geonet.org.nz/images/news/2010/cbd_pga.png
- 13 http://www.geonet.org.nz/var/storage/images/media/images/news/2011/lyttelton_pga/57159-2-eng-GB/lyttelton_pga.png
- 14 http://www.geonet.org.nz/var/storage/images/media/images/news/2011/june_2_pga/58225-2-eng-GB/june_2_pga.png
- 15 Youd, T.L. et al., 2001: Liquefaction Resistance of Soils: Summary Report from the 1996 NCEER and 1998 NCEER/NSF Workshops on Evaluation of Liquefaction Resistance of Soils. ASCE Journal of Geotechnical and Geoenvironmental Engineering, Vol.127, No. 10, pp.817-833.
- 16 The Department of Building and Housing, December 2010: Guidance on House Repairs and Reconstruction following the Canterbury Earthquake (<http://www.dbh.govt.nz/guidance-on-repairs-after-earthquake>).

We also acknowledge the New Zealand GeoNet project and its sponsors EQC, GNS Science and LINZ, for providing data used in this report.

9 LIMITATIONS

- (i) This report has been prepared for the use of our client, Luke Dirkzwager, his professional advisers and the relevant Territorial Authorities in relation to the specified project brief described in this report. No liability is accepted for the use of any part of the report for any other purpose or by any other person or entity.
- (ii) Assessments made in this report are based on the ground conditions indicated from published sources, site inspections and subsurface investigations described in this report based on accepted normal methods of site investigations. Variations in ground conditions may exist between test locations and therefore have not been taken into account in the report.
- (iii) This Limitation should be read in conjunction with the IPENZ/ACENZ Standard Terms of Engagement.

We trust that this information meets your current requirements. Please do not hesitate to contact the undersigned on 03 328 9012 if you require any further information.

For and on behalf of Geoscience Consulting (NZ) Ltd,



Jana Kruyshaar

Geotechnical Engineer



Greg Martin

Associate Engineering Geologist

Property of interest address

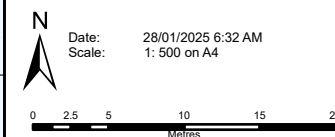
- WwPrivateDrainFieldNot - WwPump - WwAccess - Flush Manhole - Flushing Point - Trap - Inspection Point - Sealed Manhole - Standard Manhole - Vacuum Storage Manhole - Vented Manhole - WwValve - WwVent - WwAirGapSeparator - WwLocalPressureBoundary - WwLocalPressureControlPa - WwLocalPressureTankSystem - WwOutlet - WwPipeRestrict - WwFitting - Change - End Cap - Junction - 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 - 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 - WwLateral (non CCC) - In Service - Abandoned - Removed - Out of Service - Proposed - WwPump - WwValve - NormalPosition,Type - Air Release - Backflow Prevention - Butterfly - Gate - Non Return - Pressure Activated - Sluice - Sluice, Normally Closed - Valve - WashHydrant - Washlet - WwConnection - Fire - Restrictor - Toby - Meter - WwOutlet - WwPipeRestrict - WwFieldNote - WwFitting - Single Sump - Double Sump - Triple Sump - Inlet - Pipe End - Gross Debris Trap - Silt Trap - SwOutlet - SwPipeRestrict - SwFitting - Change - Bend - Junction - End Cap - SwEye - SwPipeFlowDirection - SwLateralFitting - Single Sump - Double Sump - Inspection Point - Manhole - Lateral Fitting - Soak Pit - SwPipe - NominalDiameter - Diameter is 450mm or smaller - Diameter is greater than 450mm, up to 700mm - Diameter is greater than 700mm - Other (non-circular pipes) - SwLateral - SwPipeProtection - SwFacility - SwStructure - SwStation - SwRainGarden - SwPumpStationCatchme - In Service - Abandoned - Removed - Out of Service - Unknown - WwLateral (non CCC) - In Service - Abandoned - Removed - Out of Service - Proposed - BCConnector - BCInletCap - BCValve - BCPipe	- Proposed - SwLateral (non CCC) - In Service - Abandoned - Removed - Out of Service - WwPump - WwValve - NormalPosition,Type - Air Release - Backflow Prevention - Butterfly - Gate - Non Return - Pressure Activated - Sluice - Sluice, Normally Closed - Valve - WashHydrant - Washlet - WwConnection - Fire - Restrictor - Toby - Meter - WwOutlet - WwPipeRestrict - WwFieldNote - WwFitting - Single Sump - Double Sump - Triple Sump - Inlet - Pipe End - Gross Debris Trap - Silt Trap - SwOutlet - SwPipeRestrict - SwFitting - Change - Bend - Junction - End Cap - SwEye - SwPipeFlowDirection - SwLateralFitting - Single Sump - Double Sump - Inspection Point - Manhole - Lateral Fitting - Soak Pit - SwPipe - NominalDiameter - Diameter is 450mm or smaller - Diameter is greater than 450mm, up to 700mm - Diameter is greater than 700mm - Other (non-circular pipes) - SwLateral - SwPipeProtection - SwFacility - SwStructure - SwStation - SwRainGarden - SwPumpStationCatchme - In Service - Abandoned - Removed - Out of Service - Unknown - WwLateral (non CCC) - In Service - Abandoned - Removed - Out of Service - Proposed - BCConnector - BCInletCap - BCValve - BCPipe
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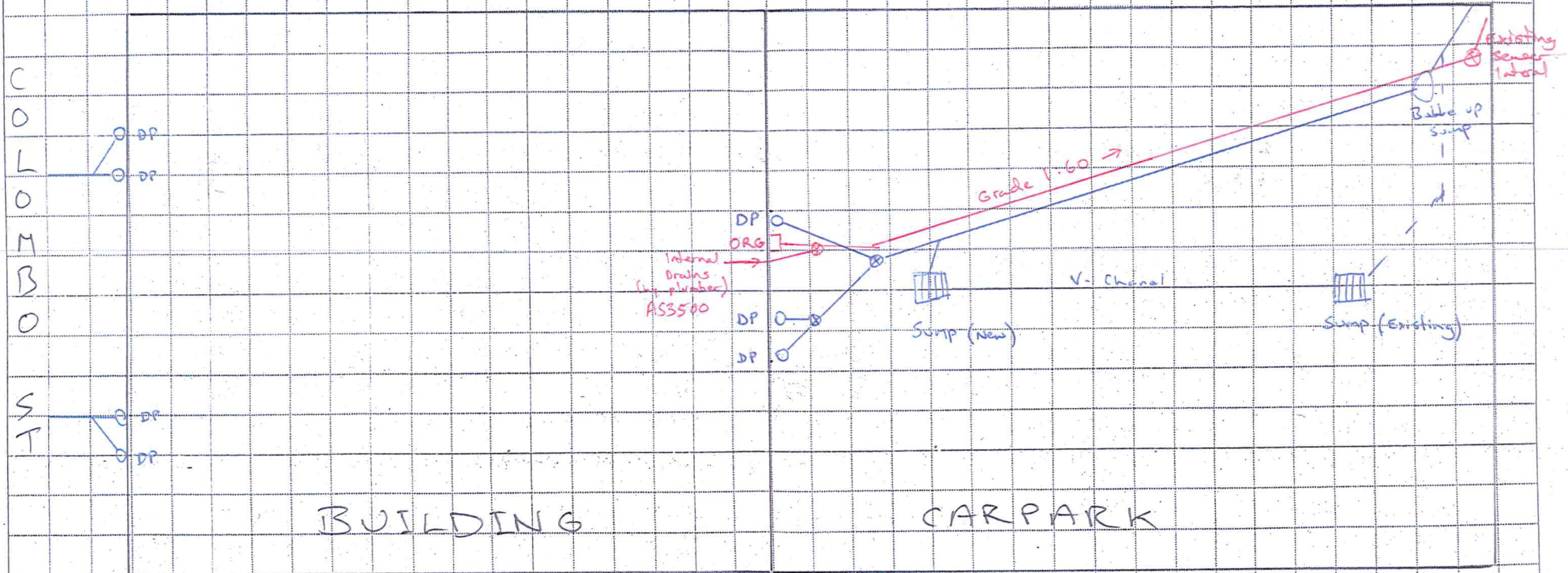
Accuracy not guaranteed. Onsite verification required.
Display of data scale dependant.
Client selected legend.

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AS BUILT SERVICES PLAN

(To be completed in all cases. If details are already noted on separate drawings then provide copies in duplicate as appropriate and attach to this sheet. Ensure that drawing numbers, etc, is noted below.)



Scale: NTS in _____
 Site Address: _____

As-laid drainage plan
 446 Colombo St
 Christchurch
 BCN/2012/6989

Certificate of Acceptance

Section 99, Building Act 2004

Form 9 – Building (Forms) Regulations 2004

Project number 37000754	Date issued 7 th May 2014
--------------------------------	---

The building

Street address 446 Colombo Street	Location within site/block number N/A
Legal description Lot No: 3 DP: 6790	
Building name N/A	Level/unit number N/A

The owner

Name of owner Colombo Properties Ltd	Phone numbers
Contact person Louis Dirkzwager	Landline 03 3655210
Mailing address 68 Mays Road Christchurch	Mobile N/A
	Daytime N/A
Street address/ registered office as above	After hours N/A
	Fax NA/
Email nnc@xtra.co.nz	Website N/A

First point of contact for communications with the council:

Name NNC Design Ltd	Phone 03 3229552
Contact person Tim Field	Mobile 0272221234
Mailing address 8 The Ridge Halswell Christchurch	Fax N/A
	Email nnc@xtra.co.nz

Acceptance of compliance

The Christchurch City Council is satisfied, to the best of its knowledge and belief and on reasonable grounds, that, insofar as it can ascertain, the building work described below complies with the building code:

Description of Work:

- Office fit out to Upper floor
- Change of layout to accessible toilets on both floors
- Deletion of the suspended ceiling on the ground floor

The work comprises :

- Installation/construction of office partitions
- Installation/construction of specified systems [HVAC, and signage]
- Installation/construction of kitchens on both floors including associated plumbing

The work is subject to the following exclusions:

- All items that are hidden from view and/or are not able to be inspected or verified.

Clarification/verification:

Clause B1 [Structure]

Partition walls only

Complies with B1.1 [a & b], B1.2, B1.3.1, B1.3.2 and B1.3.3 [a, f and j]

Verified by:

- Verified via site inspection performed by Watkins Consultants 25-3-14

Clause B2 [Durability]

Complies with B2.1, B2.2 and B2.3.1 [c]

Verified by:

- Christchurch City Council are satisfied on reasonable grounds that building elements/materials have been installed in accordance with the Architects design and will meet the intended durability requirements.

Clause C2 [Means of Escape]

Applicable at time of construction

Complies with C2.1 [a], C2.2 [a], C2.3.1 [a & b], C2.3.2 [a & c] and C2.3.3 [a-c, e-g]

Verified by:

- Compliance statement issued by Enlightened Solutions Ltd for the fit out to the top floor
- Verified via site inspection performed by Watkins Consultants 25-3-14]

Clause E3 [Internal moisture]

Complies with E3.1 [a], E3.2 [a & c], E3.3.1, E3.3.3, E3.3.4, E3.3.5 and E3.3.6

Verified by:

- Verified via site inspection performed by Watkins Consultants 25-3-14

Clause F2 [Hazardous building materials]

Complies with F2.1, F2.2 and F2.3.3 [a-c]

Verified by:

- Verified via site inspection performed by Watkins Consultants 25-3-14

Clause F8 [Signs]

Complies with F8.1 [a], F8.2 [a], F8.3.1 and F8.3.3 [a]

Notes:

- Compliance statement issued by Enlightened Solutions Ltd for the fit out to the top floor
- Verified via site inspection performed by Watkins Consultants 25-3-14

Clause G3 [Food preparation and prevention of contamination]

Complies with G3.1 [a & b], G3.2.1, G3.3.1 [a-d] and G3.3.2 [a-c]

Verified by:

- Verified via site inspection performed by Watkins Consultants 25-3-14

Clause G4 [Ventilation]

Complies with G4.1, G.2, G4.3.1 and G4.3.2

Verified by

- Mechanical services plan provided
- Producer Statement PS3-construction issued by Beattie Air Ltd in respect of Air Conditioning and Ventilation
- Producer Statement PS4-construction review issued by Beattie Air Ltd in respect of Air Conditioning and Ventilation
- Verified via site inspection performed by Watkins Consultants 25-3-14

Clause G12 [Water supply]

Complies with G12.1 [a & c i, ii], G12.2, G12.3.1 and G12.3.2 a-c]

Verified by

- Verified via site inspection performed by Watkins Consultants 25-3-14

Clause G13 [Foul water]

Complies with G13.1 [a & b], G13.2 [a], G13.3.1 [a-d]

Verified by:

- Verified via site inspection performed by Watkins Consultants 25-3-14

This certificate is based on the following information:

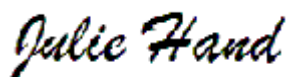
- A Certificate of Acceptance application form
- Accompanying documents
- Inspection report, observations and photographs from Watkins Consultants.

Nothing in this certificate limits the requirement that a person must not carry out building work except in accordance with a building consent, nor does it relieve any person from the requirement to obtain a building consent for building work.

Attachments:

- Approved Certificate of Acceptance
- Stamped, Approved documents

Signature:



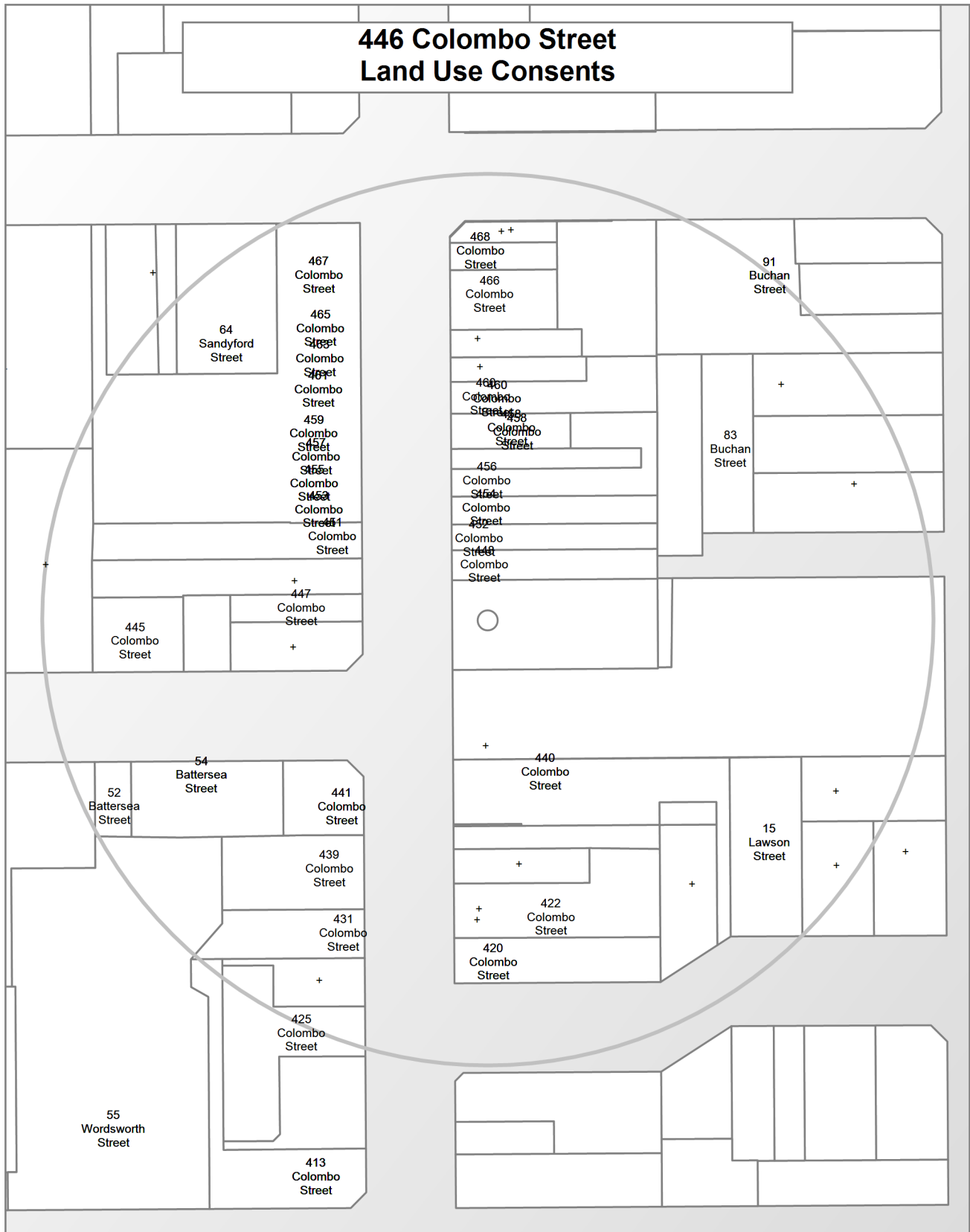
Signed by: Hand, Julie

07/05/2014 9:23 A 

On behalf of the Christchurch City Council:

Date: 7th May 2014

446 Colombo Street Land Use Consents



**446 Colombo Street
Subdivision Consents**

Approved



Land Use Resource Consents within 100 metres of 446 Colombo Street

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

15 Lawson Street

RMA/1969/122

Consent to rebuilding clubrooms - dispensation required from the 26 carparks required - Historical Reference RES9212425

Processing complete

Applied 30/01/1969

Decision issued 18/06/1969

Granted 18/06/1969

RMA/1987/590

Dispensation from carparking requirements - 33 carparks including 2 parks for the disabled and a loading area - Historical Reference RES9212424

Processing complete

Applied 16/07/1987

Decision issued 28/07/1987

Granted 28/07/1987

413 Colombo Street

RMA/1989/96

Consent to a reduction in number of required carparks from 5 to 3 for a bank - Historical Reference RES9202376

Processing complete

Applied 31/05/1989

Decision issued 07/06/1989

Granted 07/06/1989

RMA/1990/129

Consent to a 1100 X 900 over verandah sign - Historical Reference RES9202368

Processing complete

Applied 19/12/1990

Decision issued 20/12/1990

Granted 20/12/1990

RMA/1990/130

Consent to reduce required landscaping from 1.5m to 0.9m and no loading to provide 1 extra carpark - Historical Reference RES9202371

Processing complete

Applied 26/03/1990

Decision issued 12/04/1990

Granted 12/04/1990

RMA/1994/939

To reduce the carparking requirement for a retail shop from 11 to 5 - Historical Reference RES94101970

Processing complete

Applied 28/08/1994

Decision issued 05/09/1994

Granted 05/09/1994

RMA/1996/1209

To reduce the number of required carparking spaces, and to waive the requirement for a loading bay - Historical Reference RES961412

Processing complete

Applied 06/06/1996

Granted 24/06/1996

Decision issued 24/06/1996

RMA/2004/1626

Change of Use to Retail - Historical Reference RMA20017243

Processing complete

Applied 25/06/2004

Decision issued 07/07/2004

Granted 06/07/2004

RMA/2013/235

Temporary Accommodation for two businesses displaced by earthquakes - Historical Reference RMA92021822

Processing complete

Applied 18/02/2013

Decision issued 22/02/2013

Granted 22/02/2013

420 Colombo Street

RMA/1999/3670

Certificate that conversion of an ex bank use to a licenced restaurant complies with the District Plan. - Historical Reference RES992738

Processing complete

Applied 17/09/1999

Decision issued 14/10/1999

Granted 14/10/1999

RMA/2021/2551

12m2 digital billboard

Consent issued

Applied 05/08/2021

Decision issued 21/10/2021

Granted 21/10/2021

422 Colombo Street

RMA/2006/348

Establish two residential units, a retail outlet and storage facilities. - Historical Reference RMA20022239

Processing complete

Applied 27/02/2006

Decision issued 21/04/2006

Granted 21/04/2006

425 Colombo Street

RMA/2015/95

Commercial Building - Historical Reference RMA92028253

Processing complete

Applied 14/01/2015

Decision issued 27/02/2015

Granted 27/02/2015

431 Colombo Street

RMA/2016/599

Two storey commercial building - Historical Reference RMA92032686

Processing complete

Applied 10/03/2016

Decision issued 24/03/2016

Granted 23/03/2016

439 Colombo Street

RMA/2015/2689

Commercial Building with mix of hospitality and retail and associated parking - Historical Reference RMA92031043

Processing complete

Applied 29/09/2015

Decision issued 27/10/2015

Granted 27/10/2015

440 Colombo Street

RMA/1982/82

Consent to erect extension to existing supermarket in C2 zone with provision of off street carpark in adjoining ind 3 zone - Historical Reference RES9202391

Processing complete

Applied 28/02/1982

Decision issued 23/03/1982

Granted 23/03/1982

RMA/2001/1548

Various properties owned by Woolworths - Historical Reference RMA20005436

Processing complete

Applied 22/06/2001

Decision issued 27/06/2001

Granted 27/06/2001

441 Colombo Street

RMA/1991/154

Consent to replacement of existing illuminated signs with standard Canterbury draught signs - vertical sign S which exceed 750mm in width with no verandah and 1200mm where there is a verandah - Historical Reference RES9202394

Processing complete

Applied 11/04/1991

Decision issued 02/05/1991

Granted 02/05/1991

RMA/1991/5

Canterbury draught - standard signs replacement existing illuminated signs- vertical signs which exceed 750mm in width with no verandah and 1200mm where there is a verandah - Historical Reference RES9200104

Processing complete

Applied 11/04/1991

Decision issued 02/05/1991

Granted 02/05/1991

RMA/1995/3915

Bylaw dispensation to allow a sign to project further than 1.2m (1.622m) - Historical Reference RMA195

Processing complete

Applied 20/03/1995

445 Colombo Street

RMA/2003/627

Replacement of existing signs as part of the Westpac re-branding. - Historical Reference RMA20012897

Processing complete

Applied 07/03/2003

Decision issued 17/03/2003

Granted 14/03/2003

447 Colombo Street

RMA/1989/5

Consent to erect an extension to existing building and dispensation from parking requirements. 1 objection. - Historical Reference RES9200106

Processing complete

Applied 19/10/1989

Decision issued 04/05/1990

Granted 04/05/1990

448 Colombo Street

RMA/2013/2083

Erect Two Storey Accommodation Building with Office - Historical Reference RMA92023795

Processing complete

Applied 08/10/2013

Decision issued 16/04/2014

Granted 16/04/2014

451 Colombo Street

RMA/1999/3173

To build a new shop which cannot provide the required number of car parks. - Historical Reference RES992076

Processing complete

Applied 15/07/1999

Decision issued 05/08/1999

Granted 05/08/1999

RMA/1999/3402

Previous Resource Consent was for a reduction in on site car parks provided. this one is for other associated non compliances: no trees provided, and no cycle spaces - Historical Reference RES992365

Processing complete

Applied 16/08/1999

Decision issued 16/08/1999

Granted 16/08/1999

452 Colombo Street

RMA/2021/4120

Proposed new motel with car parking non-compliance

Processing complete

Applied 08/12/2021

Decision issued 16/08/2023

Granted 15/08/2023

453 Colombo Street

RMA/2011/1607

TEMPORARY ACCOMMODATION - OFFICE & SERVICE CENTRE - Historical Reference RMA92019179

Processing complete

Applied 29/11/2011

Decision issued 09/12/2011

Granted 09/12/2011

RMA/2014/1289

Two Level Building - Historical Reference RMA92025937

Processing complete

Applied 29/05/2014

Decision issued 13/08/2014

Granted 13/08/2014

RMA/2016/1977

Establishment of a two story building which will provide for residential and retail activity

Processing complete

Applied 20/07/2016

Decision issued 05/09/2016

Granted 03/09/2016

RMA/2020/2237

To establish a new single level retail building generally in two sections

Processing complete

Applied 06/10/2020

Decision issued 03/02/2021

Granted 03/02/2021

Within scope amendment accepted 27/04/2022

Within scope amendment decision issued 27/04/2022

RMA/2021/208

Minimum floor level certificate

Processing complete

Applied 02/02/2021

Certificate issued 03/02/2021

454 Colombo Street

RMA/1985/3

Dispensation from carparking requirements for ``Cottage Industry`` 4 parks required none provided. - Historical Reference RES9200112

Processing complete

Applied 25/06/1985

Decision issued 22/08/1985

Declined 22/08/1985

RMA/2000/1817

To increase the level and range of massage and beauty t herapy services. - Historical Reference RMA20002543

Withdrawn

Applied 20/07/2000

455 Colombo Street

RMA/2011/1607

TEMPORARY ACCOMMODATION - OFFICE & SERVICE CENTRE - Historical Reference RMA92019179

Processing complete

Applied 29/11/2011

Decision issued 09/12/2011

Granted 09/12/2011

RMA/2014/1289

Two Level Building - Historical Reference RMA92025937

Processing complete

Applied 29/05/2014

Decision issued 13/08/2014

Granted 13/08/2014

RMA/2016/1977

Establishment of a two story building which will provide for residential and retail activity

Processing complete

Applied 20/07/2016

Decision issued 05/09/2016

Granted 03/09/2016

RMA/2020/2237

To establish a new single level retail building generally in two sections

Processing complete

Applied 06/10/2020

Decision issued 03/02/2021

Granted 03/02/2021

Within scope amendment accepted 27/04/2022

Within scope amendment decision issued 27/04/2022

RMA/2021/208

Minimum floor level certificate

Processing complete

Applied 02/02/2021

Certificate issued 03/02/2021

456 Colombo Street

RMA/2010/1463

Demolition of a Group 4 Heritage Building (The Frame Workshop) following the Canterbury Earthquake and aftershocks
- Historical Reference RMA92017057

Processing complete

Applied 11/10/2010

Decision issued 05/11/2010

Granted 05/11/2010

457 Colombo Street

RMA/2011/1607

TEMPORARY ACCOMMODATION - OFFICE & SERVICE CENTRE - Historical Reference RMA92019179

Processing complete

Applied 29/11/2011

Decision issued 09/12/2011

Granted 09/12/2011

RMA/2014/1289

Two Level Building - Historical Reference RMA92025937

Processing complete

Applied 29/05/2014

Decision issued 13/08/2014

Granted 13/08/2014

RMA/2016/1977

Establishment of a two story building which will provide for residential and retail activity

Processing complete

Applied 20/07/2016

Decision issued 05/09/2016

Granted 03/09/2016

RMA/2020/2237

To establish a new single level retail building generally in two sections

Processing complete

Applied 06/10/2020

Decision issued 03/02/2021

Granted 03/02/2021

Within scope amendment accepted 27/04/2022

Within scope amendment decision issued 27/04/2022

RMA/2021/208

Minimum floor level certificate

Processing complete

Applied 02/02/2021

Certificate issued 03/02/2021

458 Colombo Street

RMA/1977/2

L,K.LP - Historical Reference RES9200113

Processing complete

Applied 12/12/1977

Decision issued 16/05/1978

Granted 16/05/1978

Decision issued 16/05/1978

Granted 16/05/1978

RMA/1977/3

To dispense maximum site coverage and min.myard requirements ind.3/ zone would result in 100% site coverage. site is landlocked. - Historical Reference RES9200114

Processing complete

Applied 12/12/1977

Decision issued 16/05/1978

Granted 16/05/1978

Decision issued 16/05/1978

Granted 16/05/1978

459 Colombo Street

RMA/2011/1607

TEMPORARY ACCOMMODATION - OFFICE & SERVICE CENTRE - Historical Reference RMA92019179

Processing complete

Applied 29/11/2011

Decision issued 09/12/2011

Granted 09/12/2011

RMA/2014/1289

Two Level Building - Historical Reference RMA92025937

Processing complete

Applied 29/05/2014

Decision issued 13/08/2014

Granted 13/08/2014

RMA/2016/1977

Establishment of a two story building which will provide for residential and retail activity

Processing complete

Applied 20/07/2016

Decision issued 05/09/2016

Granted 03/09/2016

RMA/2020/2237

To establish a new single level retail building generally in two sections

Processing complete

Applied 06/10/2020

Decision issued 03/02/2021

Granted 03/02/2021

Within scope amendment accepted 27/04/2022

Within scope amendment decision issued 27/04/2022

RMA/2021/208

Minimum floor level certificate

Processing complete

Applied 02/02/2021

Certificate issued 03/02/2021

460 Colombo Street

RMA/1977/2

L,K.LP - Historical Reference RES9200113

Processing complete

Applied 12/12/1977

Decision issued 16/05/1978

Granted 16/05/1978

RMA/1977/3

To dispense maximum site coverage and min. yard requirements ind.3/ zone would result in 100% site coverage. site is landlocked. - Historical Reference RES9200114

Processing complete

Applied 12/12/1977

Decision issued 16/05/1978

Granted 16/05/1978

RMA/2016/2379

Poster signage - multiple locations

Processing complete

Applied 26/08/2016

Decision issued 23/09/2016

Granted 23/09/2016

461 Colombo Street

RMA/2011/1607

TEMPORARY ACCOMMODATION - OFFICE & SERVICE CENTRE - Historical Reference RMA92019179

Processing complete

Applied 29/11/2011

Decision issued 09/12/2011

Granted 09/12/2011

RMA/2014/1289

Two Level Building - Historical Reference RMA92025937

Processing complete

Applied 29/05/2014

Decision issued 13/08/2014

Granted 13/08/2014

RMA/2016/1977

Establishment of a two story building which will provide for residential and retail activity

Processing complete

Applied 20/07/2016

Decision issued 05/09/2016

Granted 03/09/2016

RMA/2020/2237

To establish a new single level retail building generally in two sections

Processing complete

Applied 06/10/2020

Decision issued 03/02/2021

Granted 03/02/2021

Within scope amendment accepted 27/04/2022

Within scope amendment decision issued 27/04/2022

RMA/2021/208

Minimum floor level certificate

Processing complete

Applied 02/02/2021

Certificate issued 03/02/2021

463 Colombo Street

RMA/2011/1607

TEMPORARY ACCOMMODATION - OFFICE & SERVICE CENTRE - Historical Reference RMA92019179

Processing complete

Applied 29/11/2011

Decision issued 09/12/2011

Granted 09/12/2011

RMA/2014/1289

Two Level Building - Historical Reference RMA92025937

Processing complete

Applied 29/05/2014

Decision issued 13/08/2014

Granted 13/08/2014

RMA/2016/1977

Establishment of a two story building which will provide for residential and retail activity

Processing complete

Applied 20/07/2016

Decision issued 05/09/2016

Granted 03/09/2016

RMA/2020/2237

To establish a new single level retail building generally in two sections

Processing complete

Applied 06/10/2020

Decision issued 03/02/2021

Granted 03/02/2021

Within scope amendment accepted 27/04/2022

Within scope amendment decision issued 27/04/2022

RMA/2021/208

Minimum floor level certificate

Processing complete

Applied 02/02/2021

Certificate issued 03/02/2021

465 Colombo Street

RMA/2011/1607

TEMPORARY ACCOMMODATION - OFFICE & SERVICE CENTRE - Historical Reference RMA92019179

Processing complete

Applied 29/11/2011

Decision issued 09/12/2011

Granted 09/12/2011

RMA/2014/1289

Two Level Building - Historical Reference RMA92025937

Processing complete

Applied 29/05/2014

Decision issued 13/08/2014

Granted 13/08/2014

RMA/2016/1977

Establishment of a two story building which will provide for residential and retail activity

Processing complete

Applied 20/07/2016

Decision issued 05/09/2016

Granted 03/09/2016

RMA/2020/2237

To establish a new single level retail building generally in two sections

Processing complete

Applied 06/10/2020

Within scope amendment decision issued 27/04/2022

Decision issued 03/02/2021

Granted 03/02/2021

Within scope amendment accepted 27/04/2022

RMA/2021/208

Minimum floor level certificate

Processing complete

Applied 02/02/2021

Certificate issued 03/02/2021

466 Colombo Street

RMA/1990/134

Consent to continued dispensation from off street parking for retail use - premises to be used as a restaurant - Historical Reference RES9202502

Processing complete

Applied 10/09/1990

Decision issued 12/09/1990

Granted 12/09/1990

467 Colombo Street

RMA/2011/1607

TEMPORARY ACCOMMODATION - OFFICE & SERVICE CENTRE - Historical Reference RMA92019179

Processing complete

Applied 29/11/2011

Decision issued 09/12/2011

Granted 09/12/2011

RMA/2014/1289

Two Level Building - Historical Reference RMA92025937

Processing complete

Applied 29/05/2014

Decision issued 13/08/2014

Granted 13/08/2014

RMA/2016/1977

Establishment of a two story building which will provide for residential and retail activity

Processing complete

Applied 20/07/2016

Decision issued 05/09/2016

Granted 03/09/2016

RMA/2020/2237

To establish a new single level retail building generally in two sections

Processing complete

Applied 06/10/2020

Decision issued 03/02/2021

Granted 03/02/2021

Within scope amendment accepted 27/04/2022

Within scope amendment decision issued 27/04/2022

RMA/2021/208

Minimum floor level certificate

Processing complete

Applied 02/02/2021

Certificate issued 03/02/2021

468 Colombo Street

RMA/1984/992

Consent to dispense with 1 parking space - land not accessible by a motor vehicle and at present occupied by an illegal structure - Historical Reference RES9222162

Processing complete

Applied 19/03/1984

Decision issued 03/04/1984

Granted 03/04/1984

RMA/2011/1340

REPLACEMENT OF EARTHQUAKE DAMAGED RETAIL PREMISES - Historical Reference RMA92018901

Processing complete

Applied 05/10/2011

Decision issued 04/11/2011

Granted 03/11/2011

48 Battersea Street

RMA/2013/590

Alter and repair an existing commercial building, erect a new canopy and provide new access to the building and landscaping (EQ) - Historical Reference RMA92022192

Processing complete

Applied 08/04/2013

Decision issued 10/05/2013

Granted 09/05/2013

RMA/2017/3111

To construct an internal office addition in a existing building

Processing complete

Applied 12/12/2017

Decision issued 11/01/2018

Granted 11/01/2018

52 Battersea Street

RMA/1975/102

Consent to use property as a carpark associated with nearby Club tavern - Historical Reference RES9206932

Processing complete

Applied 13/03/1975

Decision issued 21/05/1975

Granted 21/05/1975

54 Battersea Street

RMA/1991/154

Consent to replacement of existing illuminated signs with standard Canterbury draught signs - vertical sign S which exceed 750mm in width with no verandah and 1200mm where there is a verandah - Historical Reference RES9202394

Processing complete

Applied 11/04/1991

Decision issued 02/05/1991

Granted 02/05/1991

RMA/1991/5

Canterbury draught - standard signs replacement existing illuminated signs- vertical signs which exceed 750mm in width with no verandah and 1200mm where there is a verandah - Historical Reference RES9200104

Processing complete

Applied 11/04/1991

Decision issued 02/05/1991

Granted 02/05/1991

RMA/1995/3915

Bylaw dispensation to allow a sign to project further than 1.2m (1.622m) - Historical Reference RMA195

Processing complete

Applied 20/03/1995

55 Wordsworth Street

RMA/1984/1073

Dispensation to Dispense with queuing space. - Historical Reference RES954836

Processing complete

Applied 14/06/1984

Decision issued 14/06/1984

Granted 14/06/1984

RMA/2017/3111

To construct an internal office addition in a existing building

Processing complete

Applied 12/12/2017

Decision issued 11/01/2018

Granted 11/01/2018

64 Sandyford Street

RMA/2013/2514

TEMPORARY ACCOMMODATION - DEPOT ** DECLINED** - Historical Reference RMA92024237

Processing complete

Applied 25/11/2013

Decision issued 12/12/2013

Declined 12/12/2013

RMA/2014/248

TERMPORARY ACCOMMODATION - Temporary depot for Diggers NZ Ltd a company undertaking construction and repair work - Historical Reference RMA92024853

Expired

Applied 10/02/2014

Decision issued 26/03/2014

Granted 25/03/2014

83 Buchan Street

RMA/1998/2182

To operate a Training Centre Programme day care facility in an existing building the change of use requires more car parks than are available on site.| - Historical Reference RES982496

Processing complete

Applied 14/09/1998

Decision issued 05/10/1998

Granted 05/10/1998

91 Buchan Street

RMA/1975/188

Consent to erect a truck shelter - total area of buildings will exceed 70% maximum prescribed in scheme - Historical Reference RES9212012

Processing complete

Applied 25/03/1975

Decision issued 01/01/1999

Granted 01/01/1999

RMA/2010/344

reduction in carparking to establish an indoor go-kart facility - Historical Reference RMA92015843

Processing complete

Applied 15/03/2010

Decision issued 08/04/2010

Granted 07/04/2010

RMA/2010/826

establish supa karts indoor raceway - Historical Reference RMA92016366

Processing complete

Applied 04/06/2010

Decision issued 12/07/2010

Granted 12/07/2010

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