

Land Information Memorandum



Property address:

6/54 Champion Street

LIM number: H09551154

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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

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Application details

Date issued 31 March 2026
Date received 23 March 2026

Property details

Property address 6/54 Champion Street, St Albans, Christchurch
Valuation roll number 22312 61400 F
Valuation information Capital Value: \$490,000
Land Value: \$225,000
Improvements Value: \$265,000
Please note: these values are intended for Rating purposes
Legal description Unit 6 DP 346749 on Lot 2 DP 83129 having share in 395 m2
Existing owner Samuel Danzer
6/54 Champion Street
Christchurch 8013

Council references

Rate account ID 73119578
LIM number H09551154
Property ID 1142286

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Document information

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

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

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

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

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

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

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

1. Special features and characteristics of the land

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

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

Natural Hazards

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

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

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

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

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

The following statement has been provided by Environment Canterbury:

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

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

(a) Coastal Hazards

- Regional Hazard Information: Shoreline Modelling

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

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(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.lin.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

- 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>.

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- 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

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

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

- Attached are all drainage plans that Council hold for details of private and public drainage. Not all plans provided are verified by Council, and therefore Council cannot be liable for inaccuracies. Site investigation will be required by owners to determine exact layouts.
- This property is shown to be served by Christchurch City Council Sewer.
- The council plan shows no public stormwater lateral plotted to this site.

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3. Drinking Water Supply

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

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

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

Water supply

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

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4. Rates

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

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

(a) Annual rates

Annual rates to 30/06/2026: \$3,118.28

	Instalment Amount	Date Due
Instalment 1	\$779.50	15/08/2025
Instalment 2	\$779.50	15/11/2025
Instalment 3	\$779.50	15/02/2026
Instalment 4	\$779.78	15/05/2026

Rates owing as at 31/03/2026: \$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/1957/815 Applied: 13/02/1957 Status: Completed
1/54 Champion Street St Albans
Permit issued 18/02/1987
ALTERATIONS- Historical Reference PER56570476 - No plans/addtional information held on property file
- BCN/1958/3316 Applied: 01/08/1958 Status: Completed
1/54 Champion Street St Albans
Permit issued 12/08/1958
ADDITIONS- Historical Reference PER58590510 - No plans/addtional information held on property file
- BCN/1977/2618 Applied: 18/05/1977 Status: Completed
1/54 Champion Street St Albans
Permit issued 10/06/1977
ADDITIONS - KITCHEN & WC- Historical Reference PER77780897 - No plans/addtional information held on property file
- BCN/2003/9061 Applied: 31/10/2003 Status: Completed
1/54 Champion Street St Albans
Accepted for processing 31/10/2003
PIM Granted 22/11/2003
PIM Issued 22/11/2003
RESIDENTIAL APARTMENTS SECTION 37(2) NOTICE APPLIES- Historical Reference ABA10040193

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- BCN/2004/30 Applied: 05/01/2004 Status: Completed
1/54 Champion Street St Albans
PIM Granted 22/11/2003
PIM Issued 22/11/2003
Accepted for processing 05/01/2004
Building consent granted 18/05/2004
Building consent issued 30/06/2004
Code Compliance Certificate Granted 24/05/2005
Code Compliance Certificate Issued 24/05/2005
14 RESIDENTIAL APARTMENTS WITH ATTACHED GARAGES - Historical Reference ABA10042057
- BCN/2004/3265 Applied: 29/04/2004 Status: Completed
1/54 Champion Street St Albans
Accepted for processing 29/04/2004
Building consent granted 12/05/2004
PIM Granted 12/05/2004
PIM Issued 12/05/2004
Building consent issued 14/05/2004
Code Compliance Certificate Granted 03/11/2004
Code Compliance Certificate Issued 03/11/2004
DEMOLISH DWELLINGS AT 54 AND 56 CHAMPION STREET/CUT SER SERVICES- Historical Reference ABA10045193

(b) Certificates

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

(c) Notices

(d) Orders

(e) Requisitions

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6. Certificates issued by a building certifier

Section 44A(2)(e) LGOIMA. This is information notified to the Council concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004.

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

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7. Weathertightness

Section 44A(2)(ea) LGOIMA. This is information notified to the Council under section 124 of the Weathertight Homes Resolution Services Act 2006.

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

If there is no information below this means Council is unaware of any formal Weathertight Homes Resolution Services claim lodged against this property.

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8. Land use and conditions

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

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

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

- **Regional plan or bylaw**

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

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

(ii) Christchurch District Plan

- **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 Medium density residential zone, which is operative.

(b) Resource consents

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

- RMA/2000/809 - Subdivision Consent
FEE SIMPLE SUBDIVISION - 3 LOTS 223 received 11/05/00 Certified 17/5/00 224 REQUESTED 18/07/2000
Issued 19/7/00 DP 83129 - Historical Reference RMA20001480
Status: Processing complete
Applied 23/03/2000
Granted 05/04/2000
Decision issued 05/04/2000
- RMA/2003/1372 - Subdivision Consent
BOUNDARY ADJUSTMENT 223 RECEIVED 18/07/03 RELEASED 21/07/03 224 RELEASED 04/08/03 DP 325687
- Historical Reference RMA20013663
Status: Processing complete
Applied 26/05/2003
Granted 26/06/2003
Decision issued 26/06/2003
- RMA/2004/1435 - Subdivision Consent

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UNIT TITLE SUBDIVISION - 14 UNITS 223 requested 15/12/04 Certified 24/12/04 224 Requested 05/05/05 Issued 16/6/05 DP 346749 - Historical Reference RMA20017048

Status: Processing complete

Applied 04/06/2004

Granted 13/12/2004

Decision issued 13/12/2004

- RMA/2004/734 - Land Use Consent
1/54 Champion Street St Albans
Erect 14 units that does not comply with the queue space - Historical Reference RMA20016318
Status: Processing complete
Applied 12/03/2004
Granted 28/04/2004
Decision issued 28/04/2004

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9. Other land and building classifications

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

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

Please refer to Section 1 for details

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10. Network utility information

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

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

- **None recorded for this property**

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11. Other information

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

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

(a) Kerbside waste collection

- Your organics are collected Weekly on Monday. 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 Monday. 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 Monday. Please leave your rubbish at the Kerbside by 6:00 a.m. Your nearest rubbish depot is the Metro Place EcoDrop.

(b) Other

• Floor Levels Information

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

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

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

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

• Guest Accommodation

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

• Community Board

Property located in Papanui-Innes-Central 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 Innes Electoral Ward

• Listed Land Use Register

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

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- **Spatial Query Report**

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

Related Information

- **Advisory Note** - This is a general note to advise that this building falls within those identified under sections 133AA and 133AG(3) of the Building Act 2004, which applies to potentially earthquake-prone buildings. The Council has no record of a Detailed Engineering Evaluation (DEE) or Detailed Structural Assessment (DSA) being carried out for this building. Please refer to our <https://ccc.govt.nz/consents-and-licences/earthquake-prone-buildings> webpage for more information.

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CPT ANALYSIS NOTES




Soil Type

Interpretation using chart of Robertson & Campanella (1983). This is a simple but well proven interpretation using cone tip resistance (q_c) and friction ratio (f_R) only. No normalisation for overburden stress is applied. Cone tip resistance measured with the piezocone is corrected with measured pore pressure (u_c).

	sand (and gravel)
	silt-sand
	silt
	clay-silt
	clay
	peat

Liquefaction Screening

The purpose of the screening is to highlight susceptible soils, that is sand and silt-sand in a relatively loose condition. This is not a full liquefaction risk assessment which requires knowledge of the particular earthquake risk at a site and additional analysis. The screening is based on the chart of Shibata and Teparaksa (1988).

	high susceptibility
	medium susceptibility
	low susceptibility

High susceptibility is here defined as requiring a shear stress ratio of 0.2 to cause liquefaction with D_{50} for sands assumed to be 0.25 mm and for silty sands to be 0.05 mm.

Medium susceptibility is here defined as requiring a shear stress ratio of 0.4 to cause liquefaction with D_{50} for sands assumed to be 0.25 mm and for silty sands to be 0.05 mm.

Low susceptibility is all other cases.

Relative Density (D_R)

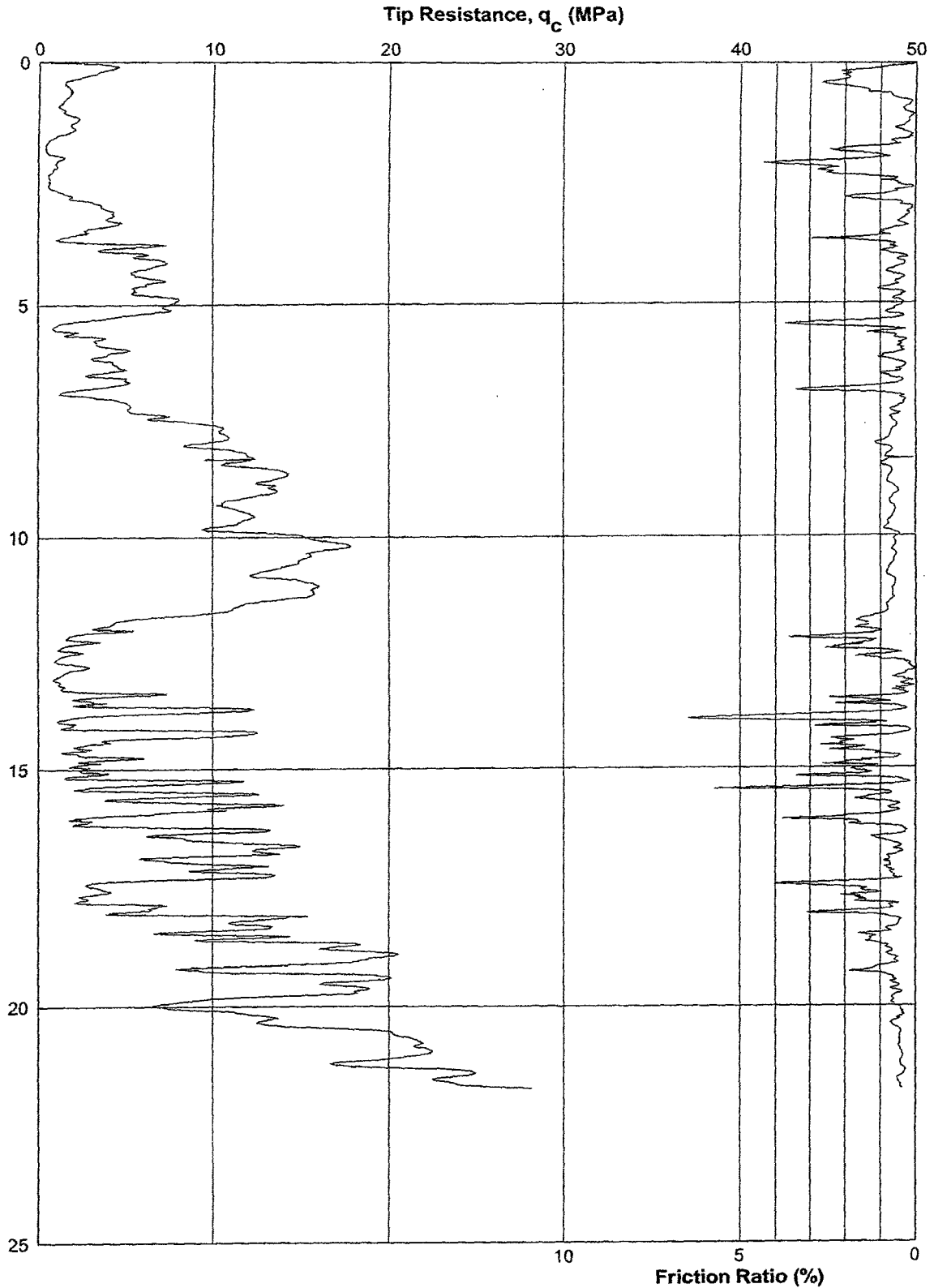
Based on the method of Baldi et. al. (1986) from data on normally consolidated sand.

Undrained Shear Strength (S_u)

Derived from the bearing capacity equation using $S_u = (q_c - \sigma_{vo})/15$.



STANDARD CONE PENETROMETER TEST (CPT) REPORT



Job No: 2430

CPT No: 001

Project: Advance Enterprise Ltd

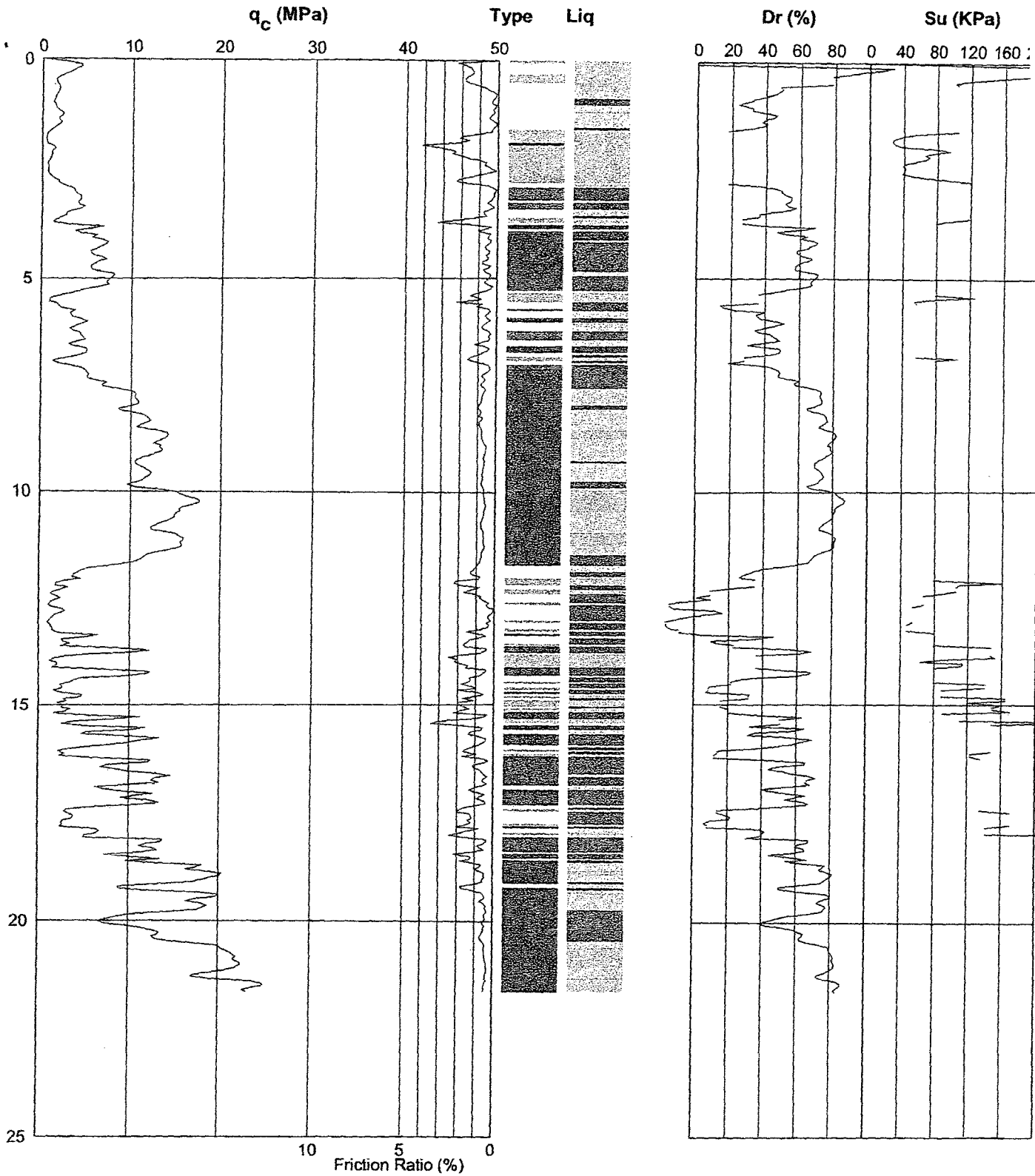
Location: 54-56 Champion St, Richmond

Date: 6/11/03

Operator: Richard H

Remark: Front Lawn No 54, No Dummy

STANDARD CONE PENETROMETER TEST (CPT) INTERPRETIVE REPORT



Job No: 2430

CPT No: 001

Project: Advance Enterprise Ltd

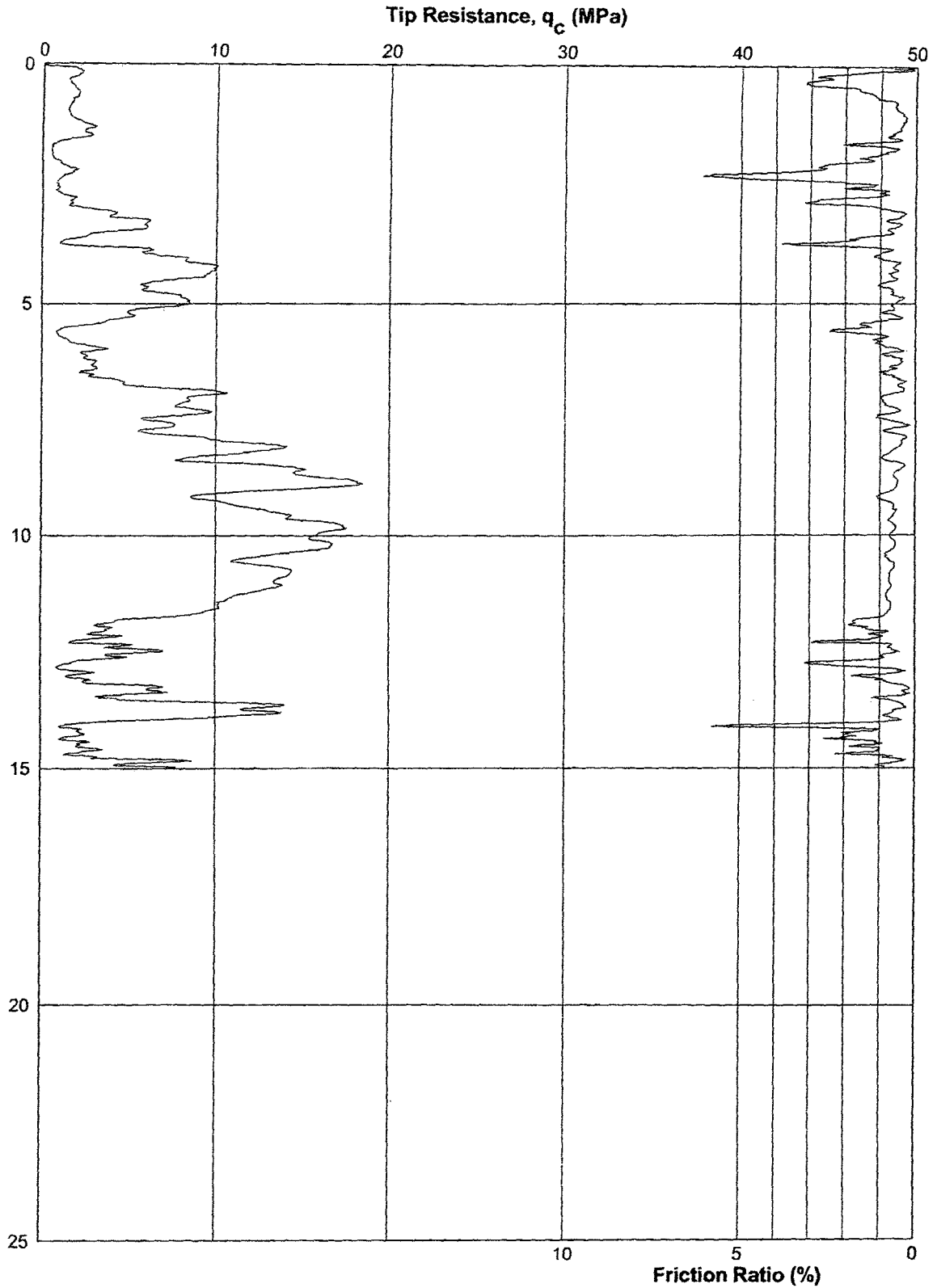
Location: 54-56 Champion St, Richmond

Date: 6/11/03

Operator: Richard H

Remark: Front Lawn No 54, No Dummy

STANDARD CONE PENETROMETER TEST (CPT) REPORT



Job No: 2430

CPT No: 002

Project: Advance Enterprise Ltd

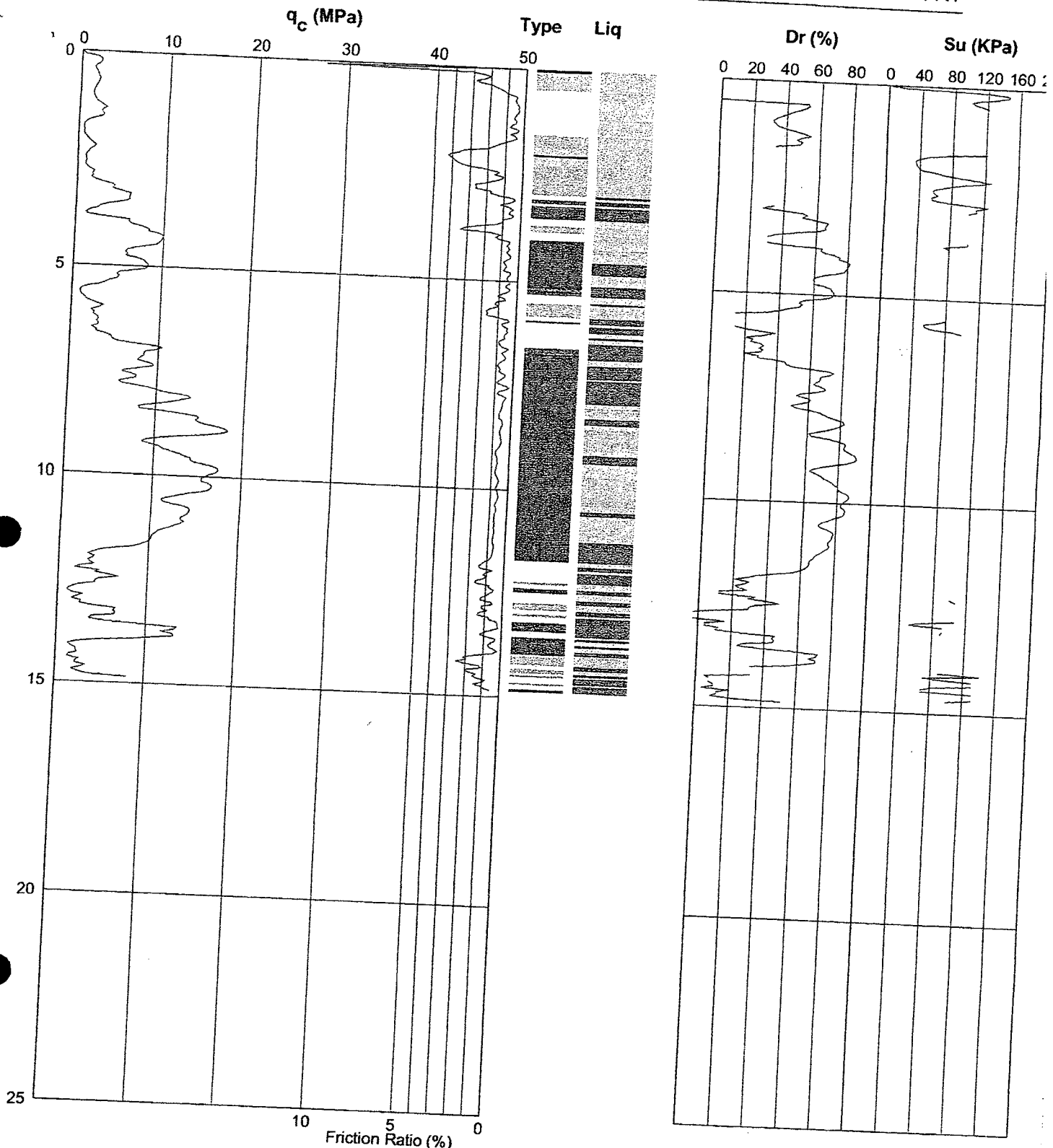
Location: 54-56 Champion St, Richmond

Date: 6/11/03

Operator: Richard H

Remark: Front Lawn No 56, No Dummy

STANDARD CONE PENETROMETER TEST (CPT) INTERPRETIVE REPORT



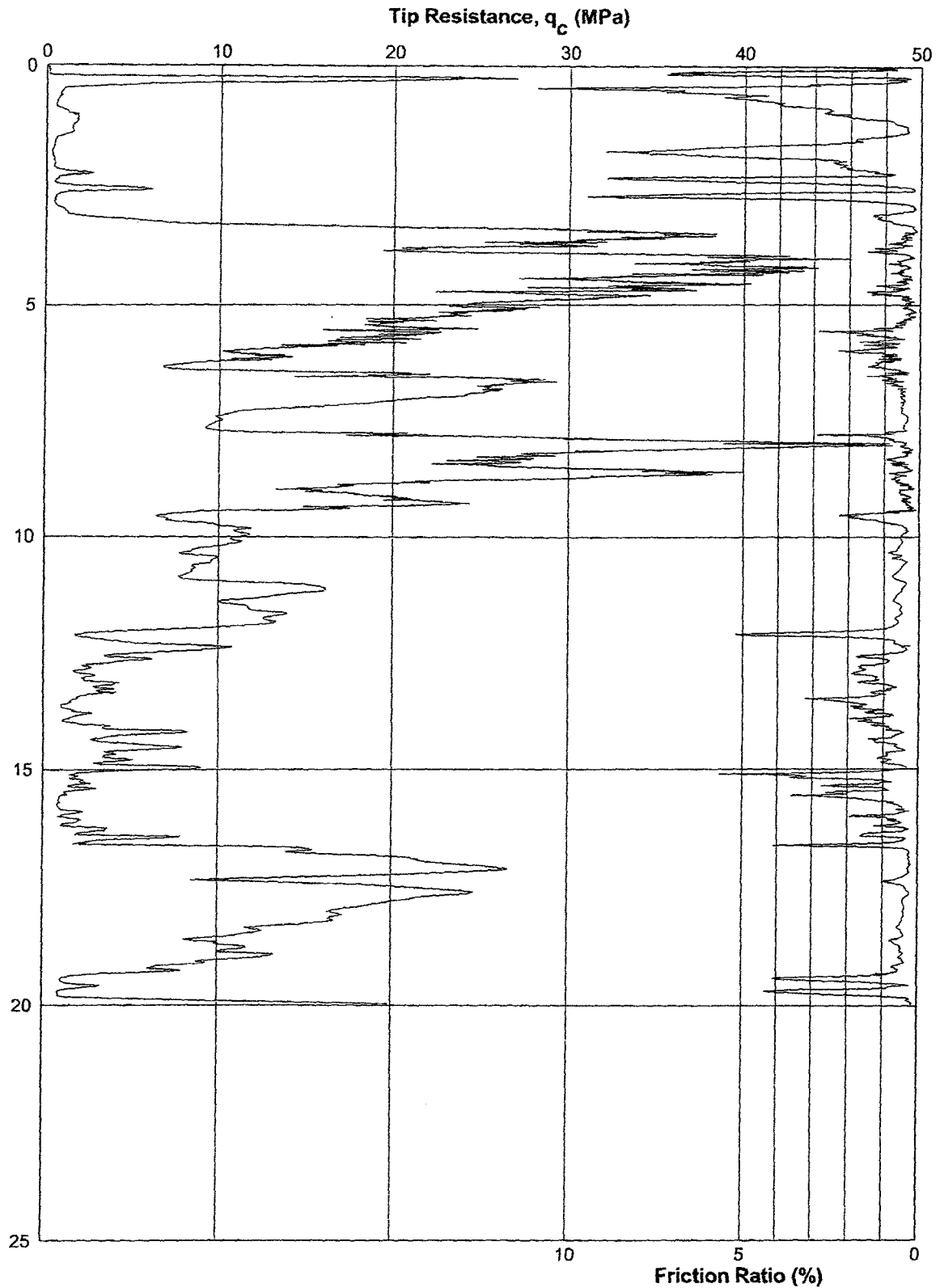
Job No: 2430
 CPT No: 002
 Project: Advance Enterprise Ltd
 Location: 54-56 Champion St, Richmond

Date: 6/11/03
 Operator: Richard H
 Remark: Front Lawn No 56, No Dummy

SITE INVESTIGATION

www.site-investigation.co.nz

STANDARD CONE PENETROMETER TEST (CPT) REPORT



Job No: 2430

CPT No: 003

Project: Advance Enterprise Ltd

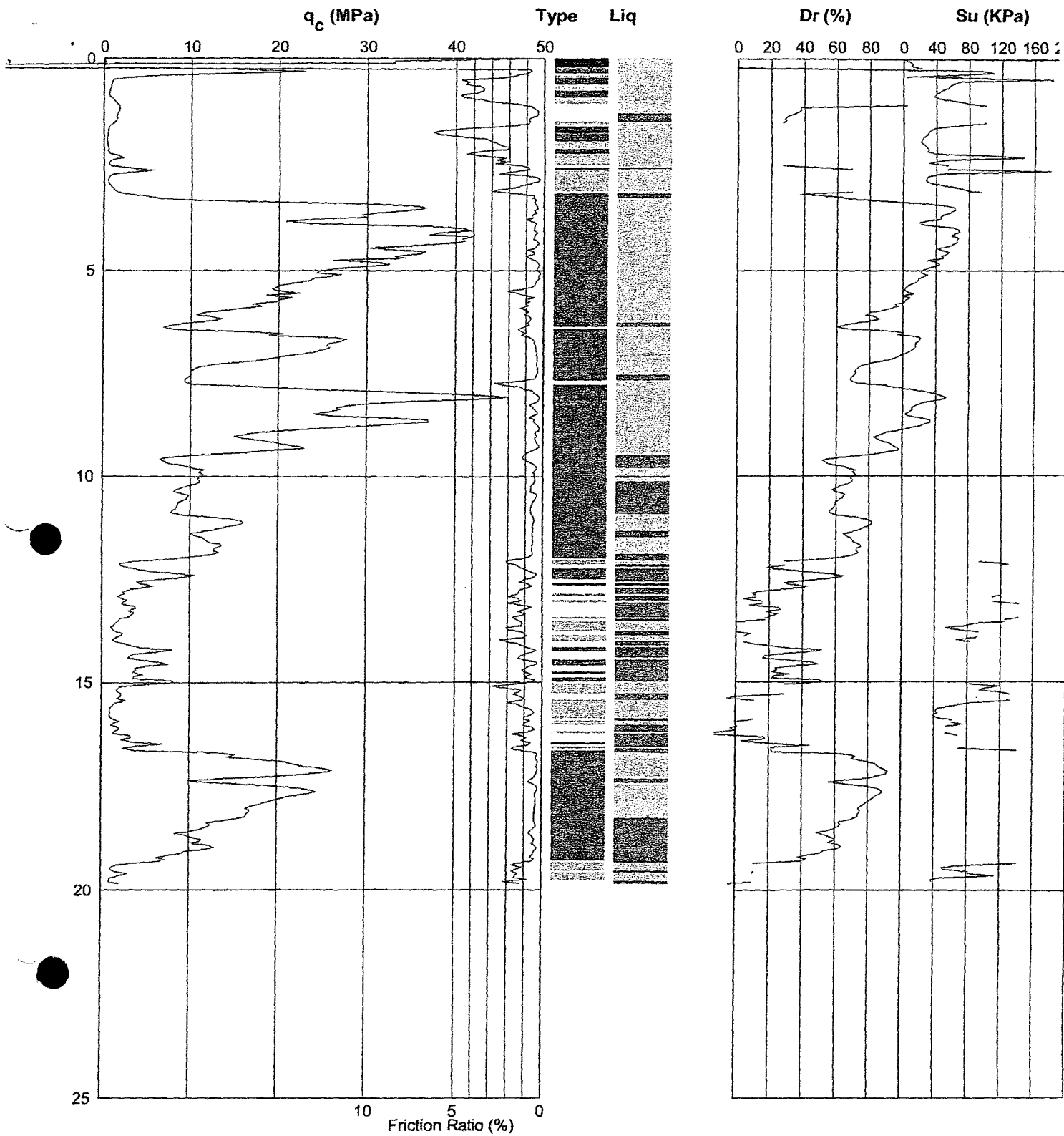
Location: 54-56 Champion St, Richmond

Date: 6/11/03

Operator: Richard H

Remark: Centre, Dummy 0.5mbgl

STANDARD CONE PENETROMETER TEST (CPT) INTERPRETIVE REPORT



Job No: 2430

CPT No: 003

Project: Advance Enterprise Ltd

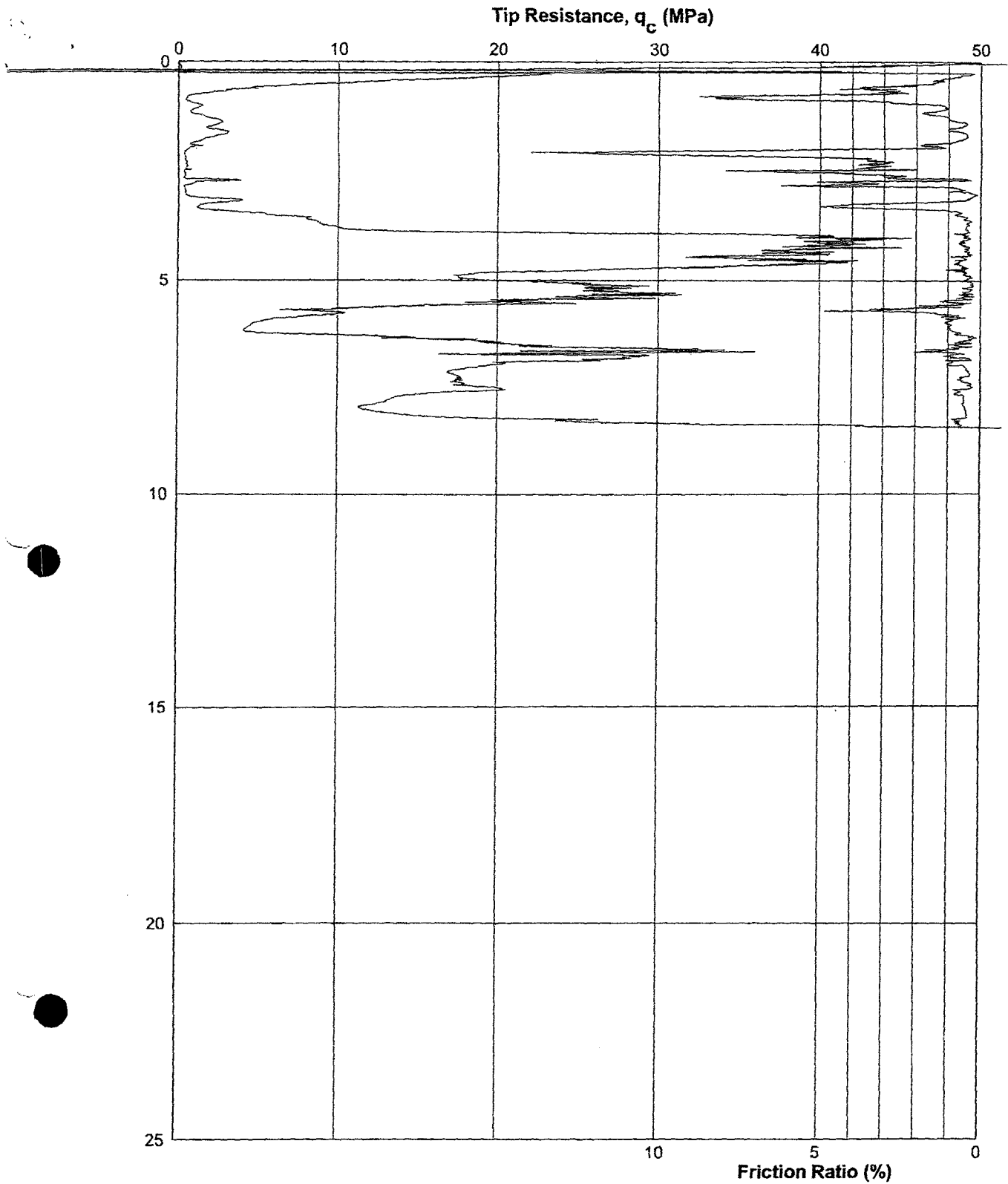
Location: 54-56 Champion St, Richmond

Date: 6/11/03

Operator: Richard H

Remark: Centre, Dummy 0.5mbgl

STANDARD CONE PENETROMETER TEST (CPT) REPORT



Job No: 2430

CPT No: 004

Project: Advance Enterprise Ltd

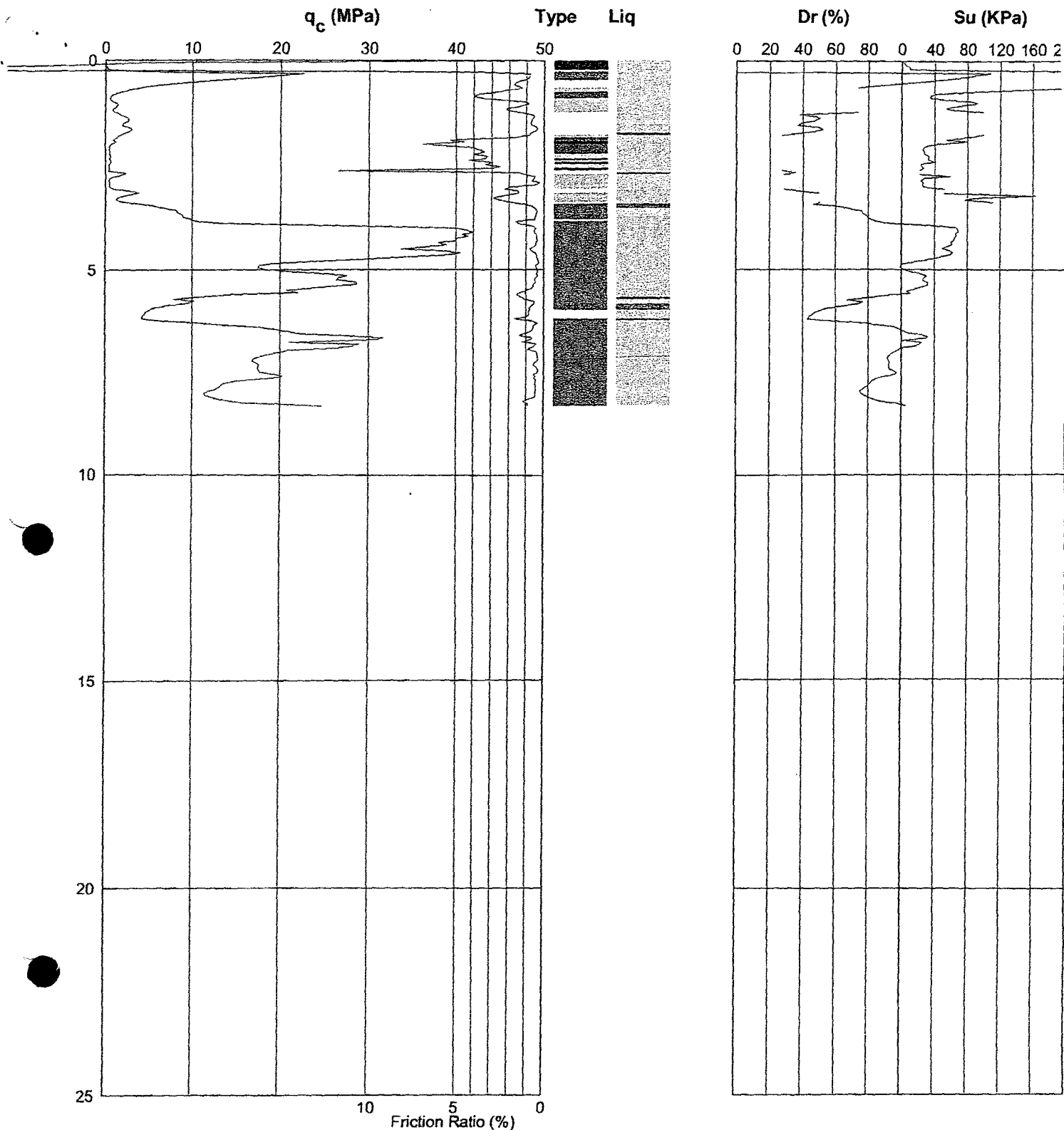
Location: 54-56 Champion St, Richmond

Date: 7/11/03

Operator: Richard H

Remark: Dummy 0.3mbgl

STANDARD CONE PENETROMETER TEST (CPT) INTERPRETIVE REPORT



Job No: 2430

CPT No: 004

Project: Advance Enterprise Ltd

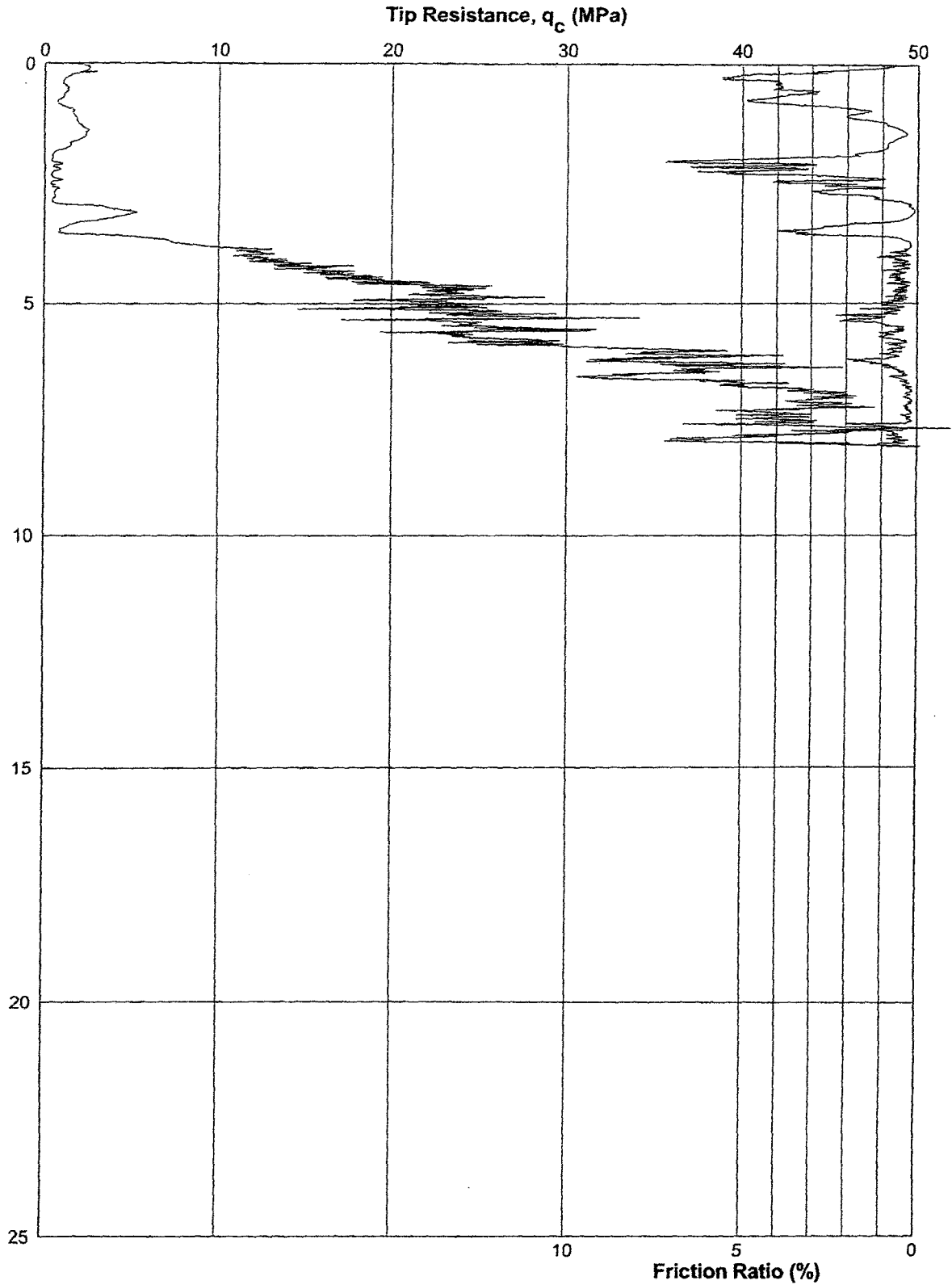
Location: 54-56 Champion St, Richmond

Date: 7/11/03

Operator: Richard H

Remark: Dummy 0.3mbgl

STANDARD CONE PENETROMETER TEST (CPT) REPORT



Job No: 2430

CPT No: 005

Project: Advance Enterprise Ltd

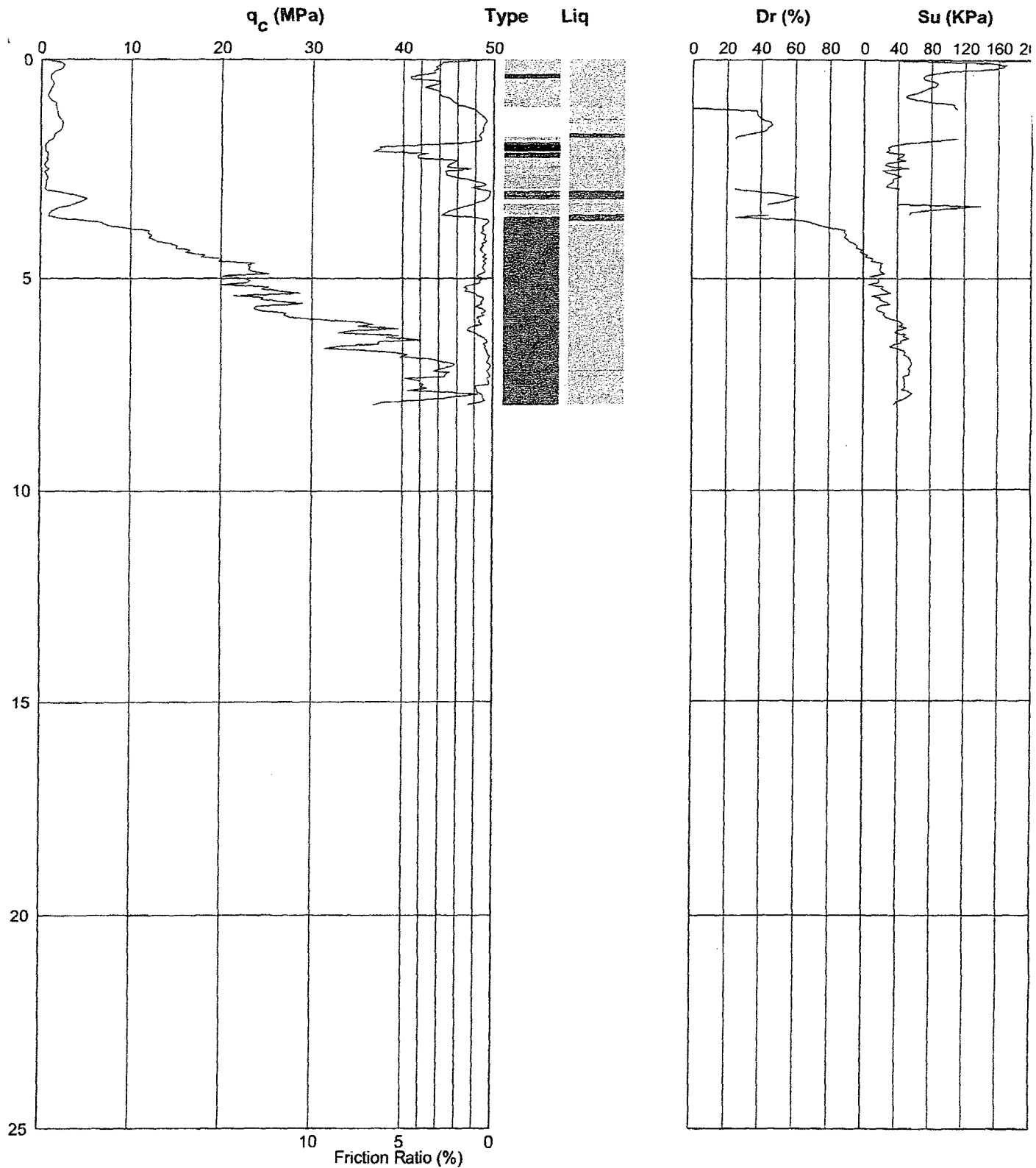
Location: 54-56 Champion St, Richmond

Date: 7/11/03

Operator: Richard H

Remark: No Dummy

STANDARD CONE PENETROMETER TEST (CPT) INTERPRETIVE REPORT



Job No: 2430

CPT No: 005

Project: Advance Enterprise Ltd

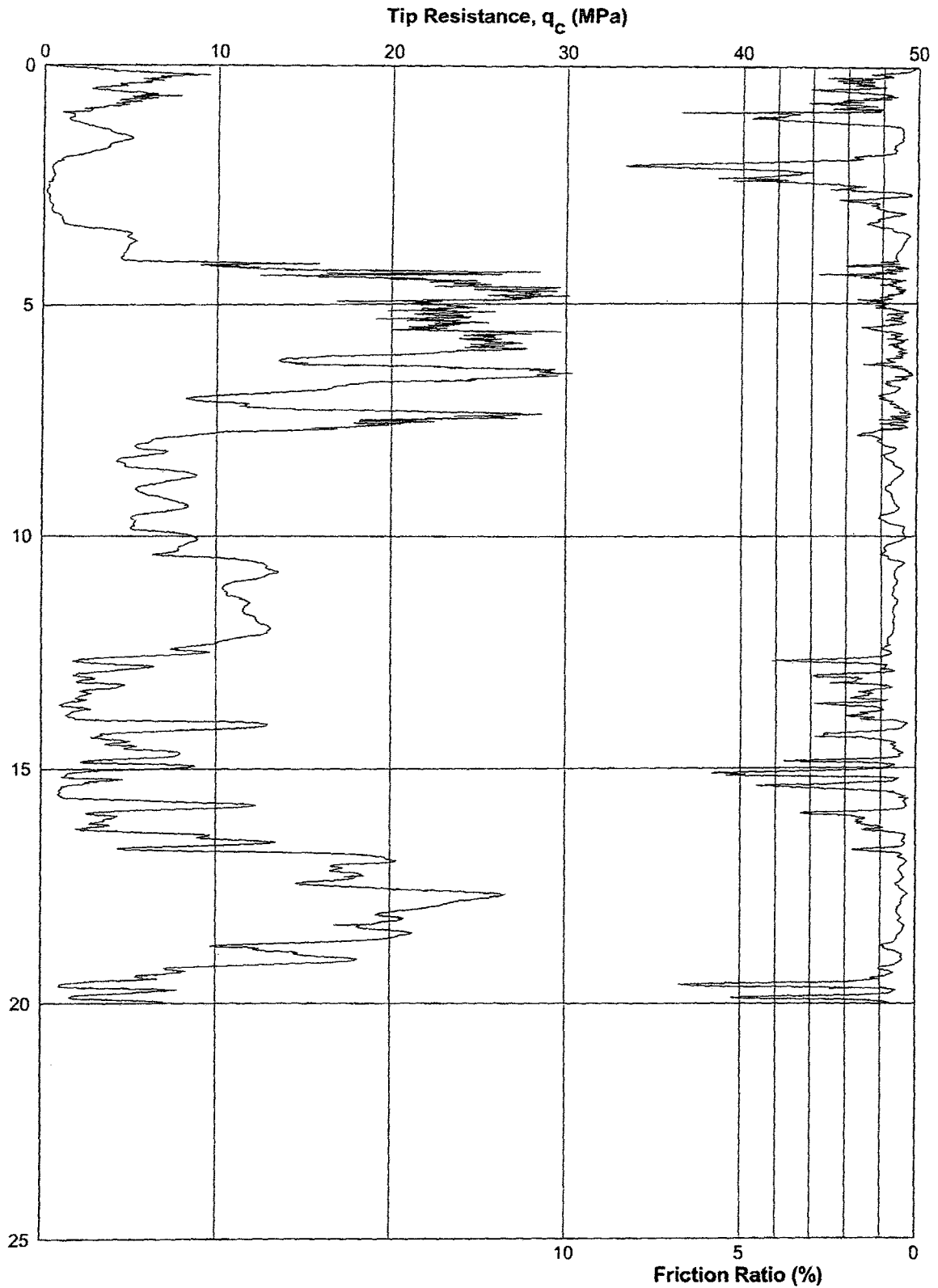
Location: 54-56 Champion St, Richmond

Date: 7/11/03

Operator: Richard H

Remark: No Dummy

STANDARD CONE PENETROMETER TEST (CPT) REPORT



Job No: 2430

CPT No: 006

Project: Advance Enterprise Ltd

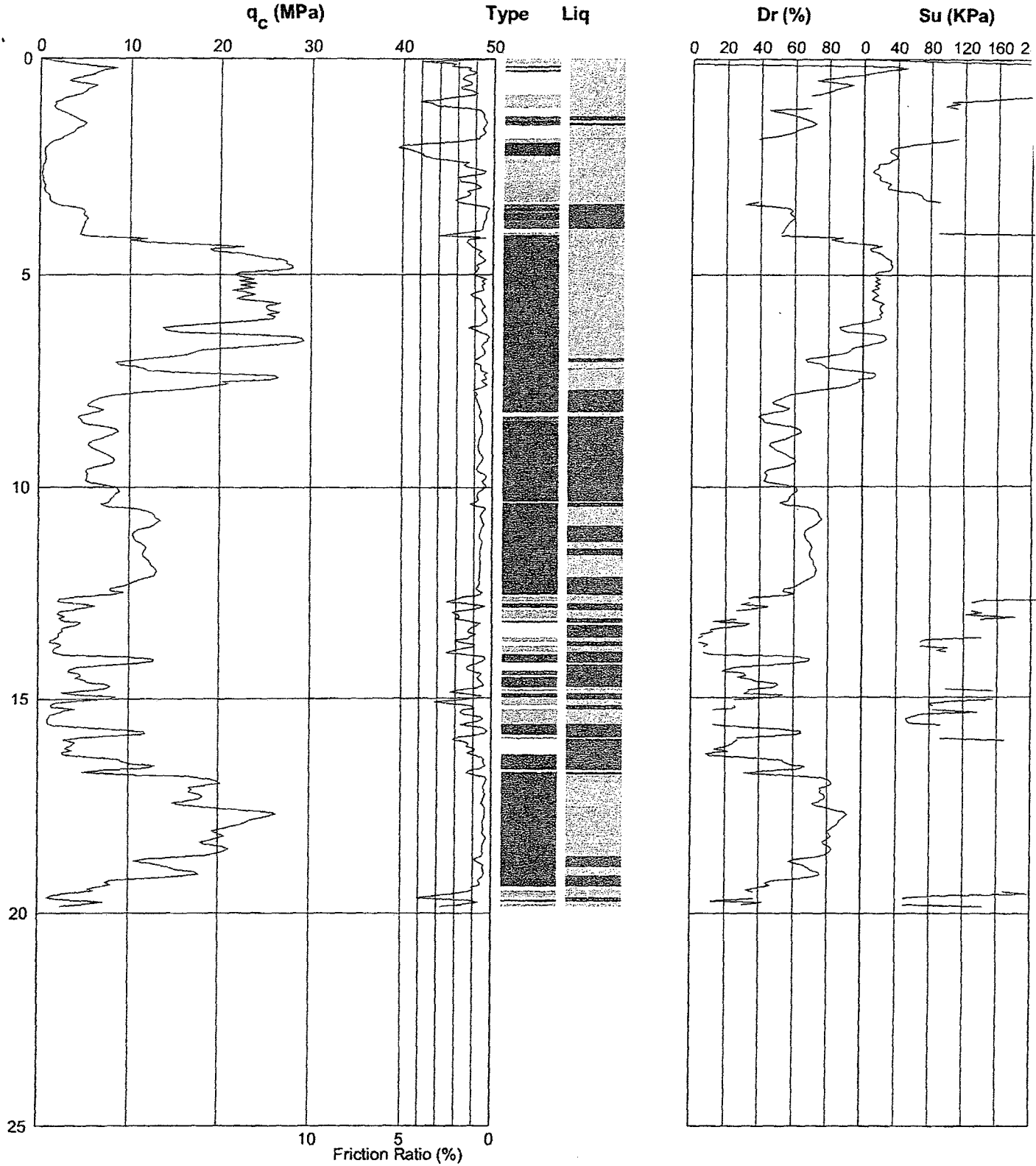
Location: 54-56 Champion St, Richmond

Date: 7/11/03

Operator: Richard H

Remark: Between CPT003 and CPT004, No Dummy

STANDARD CONE PENETROMETER TEST (CPT) INTERPRETIVE REPORT



Job No: 2430

CPT No: 006

Project: Advance Enterprise Ltd

Location: 54-56 Champion St, Richmond

Date: 7/11/03

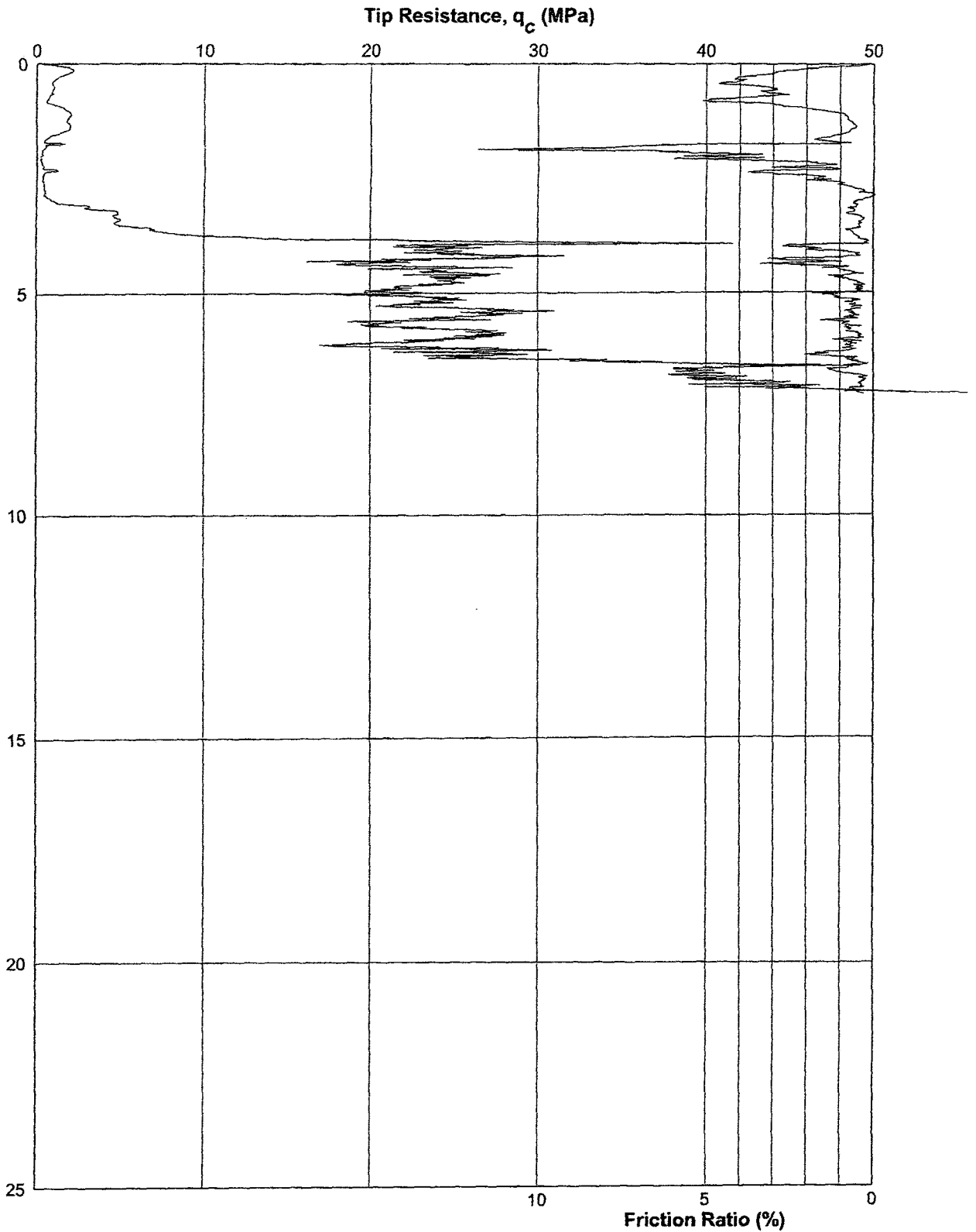
Operator: Richard H

Remark: Between CPT003 and CPT004, No Dummy

SITE INVESTIGATION

www.site-investigation.co.nz

STANDARD CONE PENETROMETER TEST (CPT) REPORT



Job No: 2430

CPT No: 007

Project: Advance Enterprise Ltd

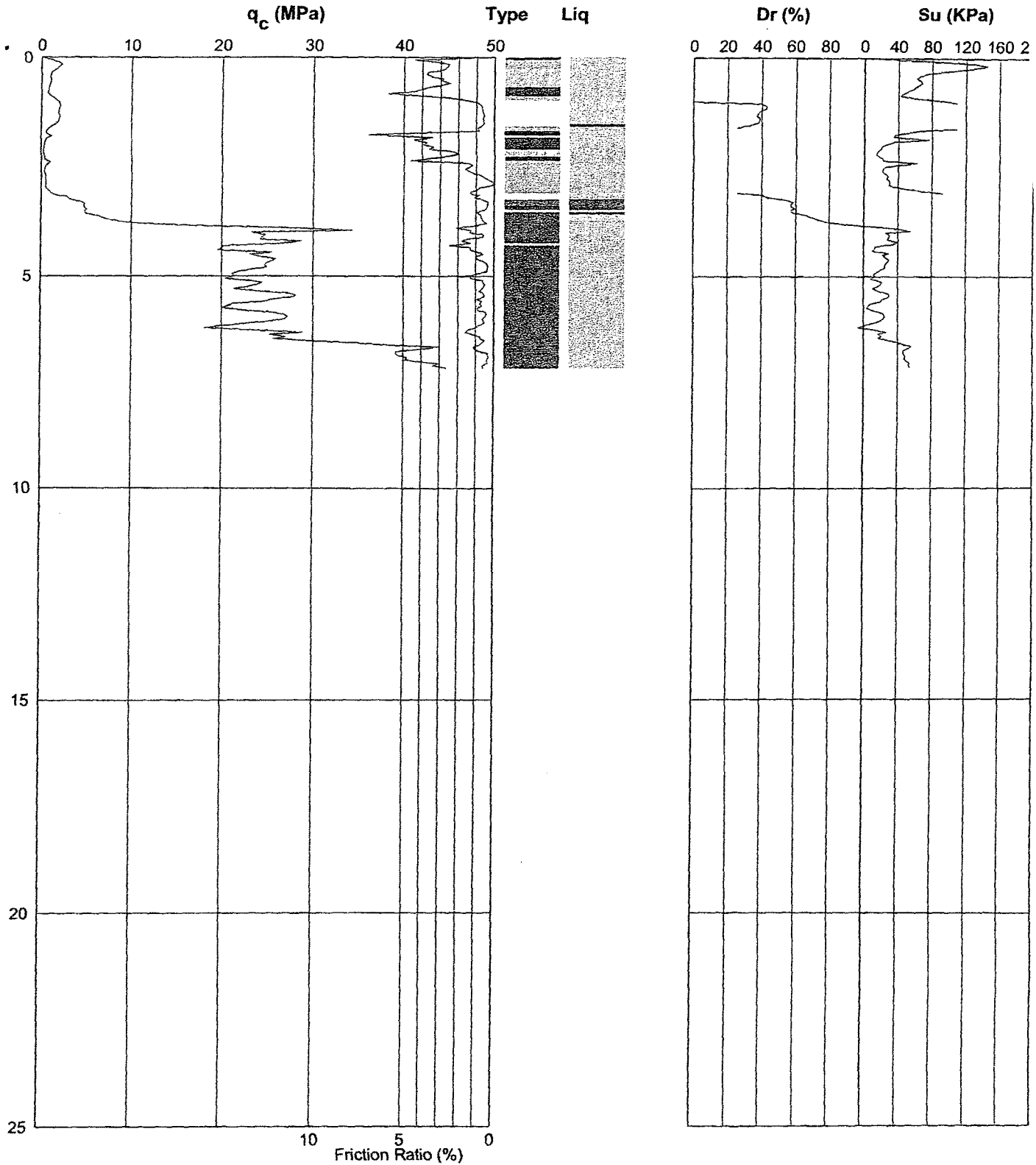
Location: 54-56 Champion St, Richmond

Date: 7/11/03

Operator: Richard H

Remark: Between CPT004 & 005, in line with CPT002 & 006, No Dummy

STANDARD CONE PENETROMETER TEST (CPT) INTERPRETIVE REPORT



Job No: 2430

CPT No: 007

Project: Advance Enterprise Ltd

Location: 54-56 Champion St, Richmond

Date: 7/11/03

Operator: Richard H

Remark: Between CPT004 & 005, in line with CPT002 & 006, No Dummy

CHRISTCHURCH CITY COUNCIL - DRAINAGE PICK UP

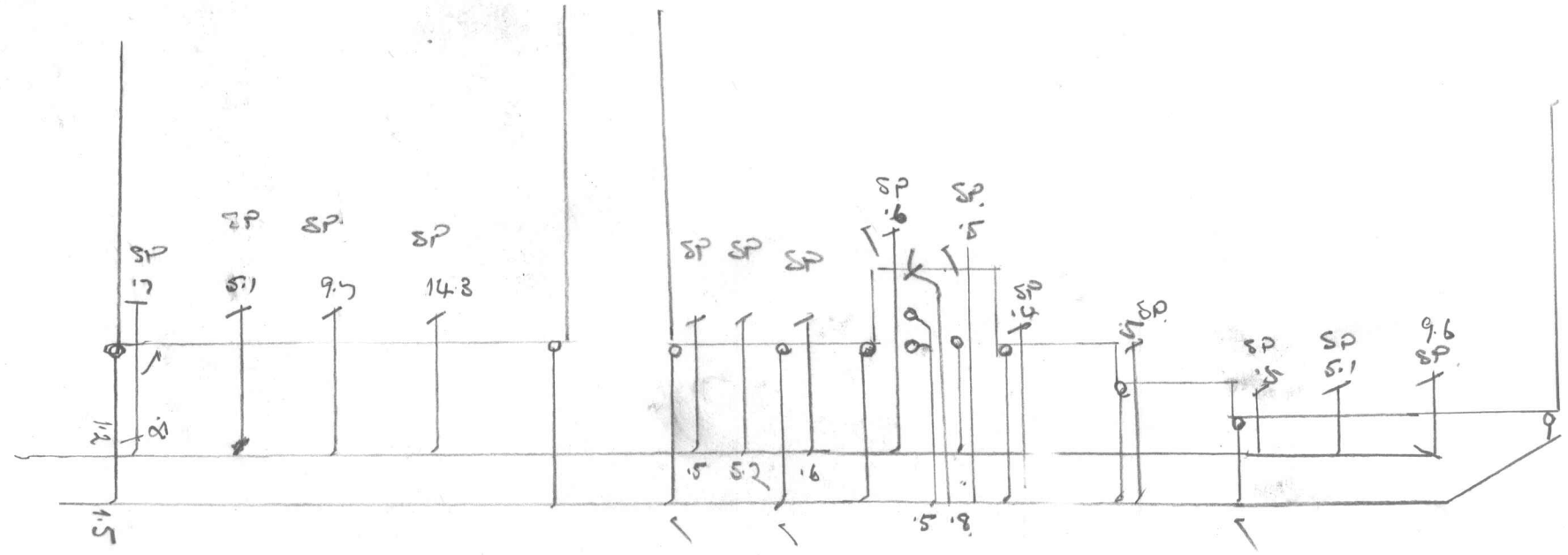


ADDRESS: 54 CHAMPION ST.
 LEGAL DESCRIPTION:
 PROJECT No.: 10042052
 DATE: 25-1-05

OWNER:
 DRAINLAYER: R FORDAN
 PLUMBER:
 FIELD OFFICER: RA

RECEIVED:
 BLOCK PLAN:
 PLOTTED: / /
 EYE BOOK:

CONNECTION NUMBER



CHRISTCHURCH CITY COUNCIL - DRAINAGE PICK UP



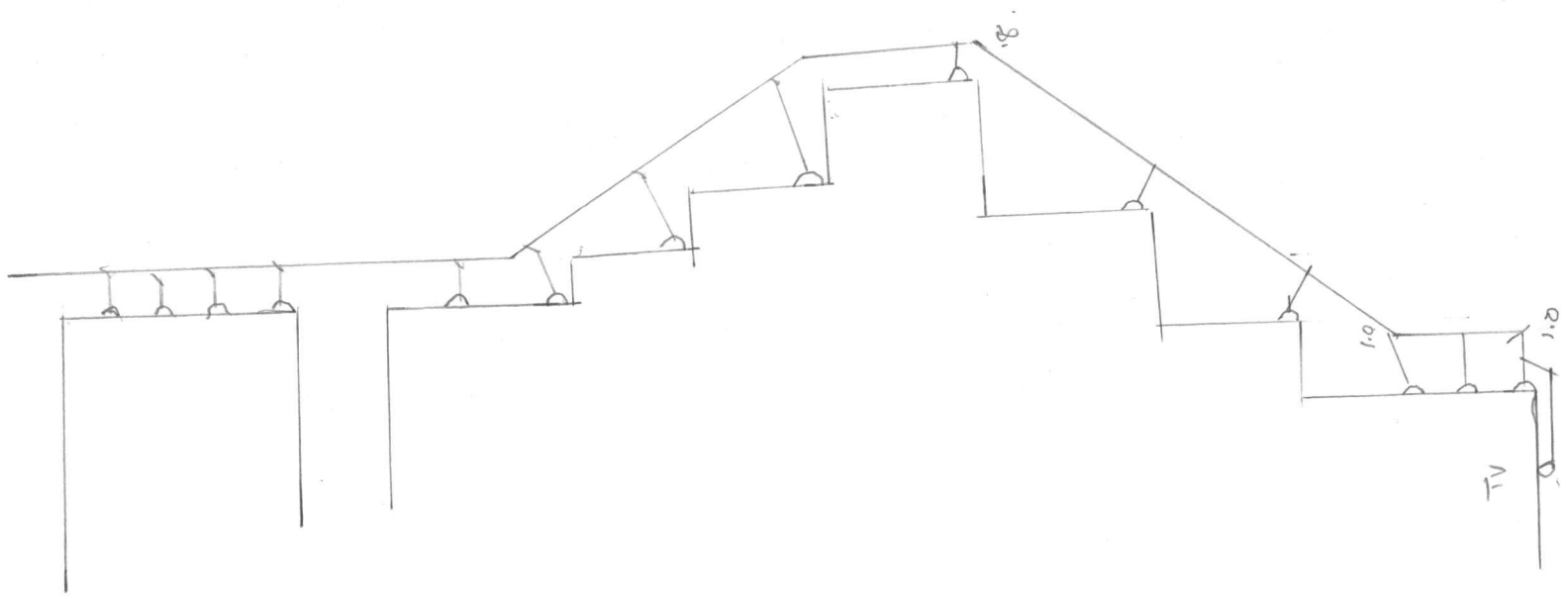
CHRISTCHURCH
THE GARDEN CITY
The city that shines

ADDRESS: 54 CHAMPION ST
LEGAL DESCRIPTION:
PROJECT No.: 10042057
DATE: 15-2-05

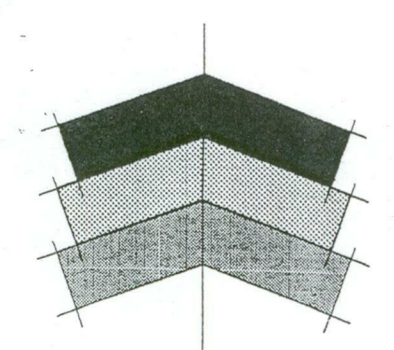
OWNER:
DRAINLAYER: R FOGDEN
PLUMBER:
FIELD OFFICER: RA.

RECEIVED:
BLOCK PLAN:
PLOTTED: / /
EYE BOOK:

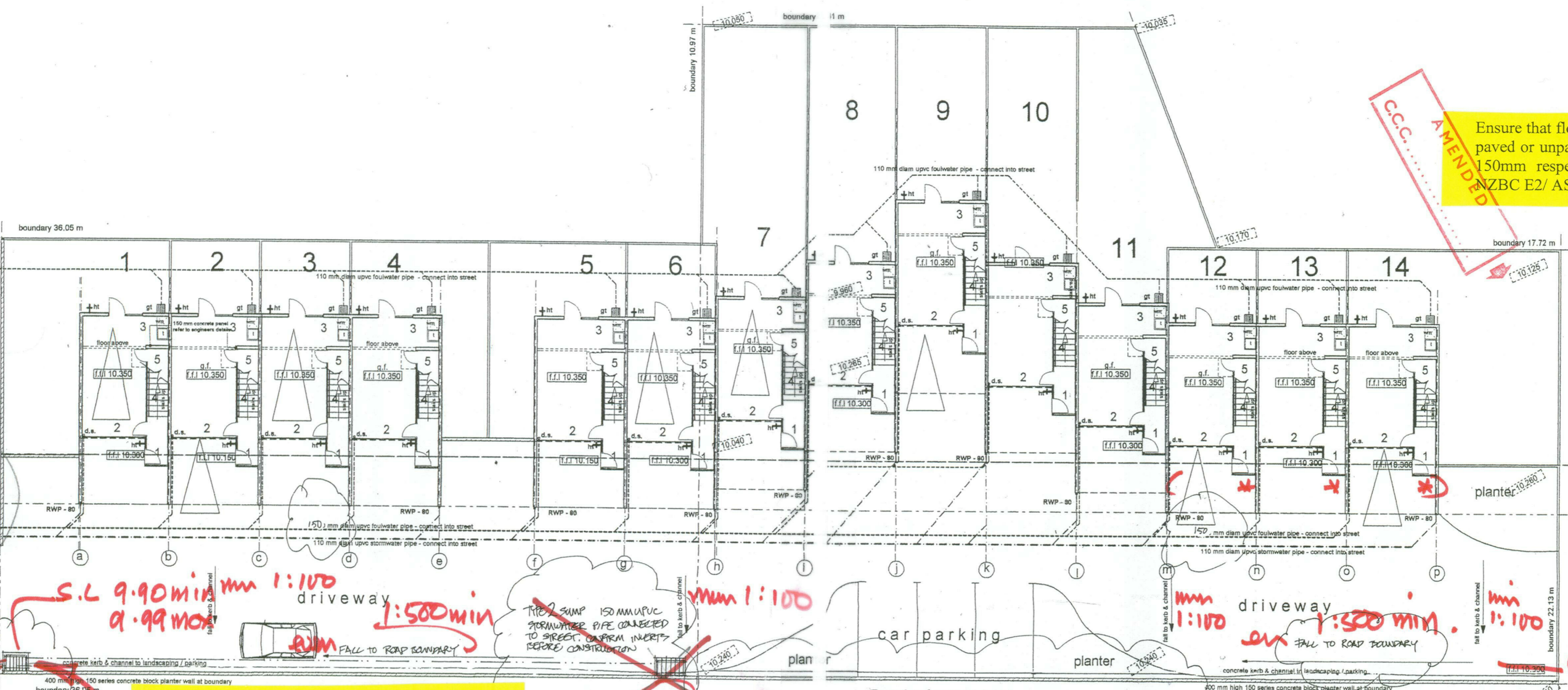
CONNECTION
NUMBER



Excav up Keys



PARLANTE
DESIGN GROUP
DESIGNERS & ARCHITECTS



CCC AMENDED
Ensure that floor clearances to adjacent paved or unpaved ground is 100mm or 150mm respectively to comply with NZBC E2/ AS1 4.2.5

* maximum paving level adjacent to walls RL 10.25

2/100 & 400 outlet lines

S.L 9.90 min 1:100
9.99 max
driveway
1:500 min
RJM FALL TO ROAD BOUNDARY

type 2 sump 150mm uPVC stormwater pipe connected to street. confirm inverts before construction

driveway
1:500 min
RJM FALL TO ROAD BOUNDARY

RL 10.15 max

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

~~SURFACE WATER SUMPS AS PER NZBC E1/AS1~~

~~Delete Sump~~

note: for unit 1 - 14 dimensions refer to "typical unit" setout plans dwg A11

Legend...

- d.s..... 80 mm diam pvc "discharge stack" concealed within building structure, connect discharge into 110 mm diam pvc foulwater drainage via 2 / 45° angle bends, below concrete floor level.... and vent as per N.Z. Building code discharge first floor sanitary fitting wastepipes into discharge pipe as required at base of discharge stack above concrete floor level allow for concealed inspection point nb: discharge stack to run thru pantry @ level 1
- RWP - 80 80 mm sq g.m.s rainwater downpipes sealed to spouting outlet at top and into 110 mm diam stormwater drainage pipe at base. provide cleaning / inspection access to stormwater drainage pipe at base of rainwater downpipe

- fw..... 110 mm diam upvc foul water pipe connect into street main foulwater
- sw..... 150 mm diam upvc stormwater pipe connect into street main stormwater
- sump type 2 surface water sump as per N.Z.B.C. E1 / A 1
- fall to sump
- gradients show flow

- gt..... gully trap / as per N.Z.B.C. G13 / AS2
- ht..... selected hose tap
- existing levels
- proposed levels

FILE COPY

note: for further unit 1 - 14 dimensions refer to "typical unit" setout plans dwg A11 incorporating drainage ground floor & site layout

Townhouses . Champion Street . Christchurch

PO BOX 1375, CHRISTCHURCH PH (03) 3445882, FAX (03) 3416 893

BONNIFACE CONSULTING STRUCTURAL ENGINEERS PH (03) 9631025, FAX (03) 3587003

tender... building consent issue... preliminary...

...17 Dec 2003
...7Nov 2003
...File

A FEB 2004.
STORMWATER PERMITS
+ FOUWATER PIPE SIZE
UPGRADES.
SUMPS CHANGED TO TYPE 2
FOR GREATER CAPACITY

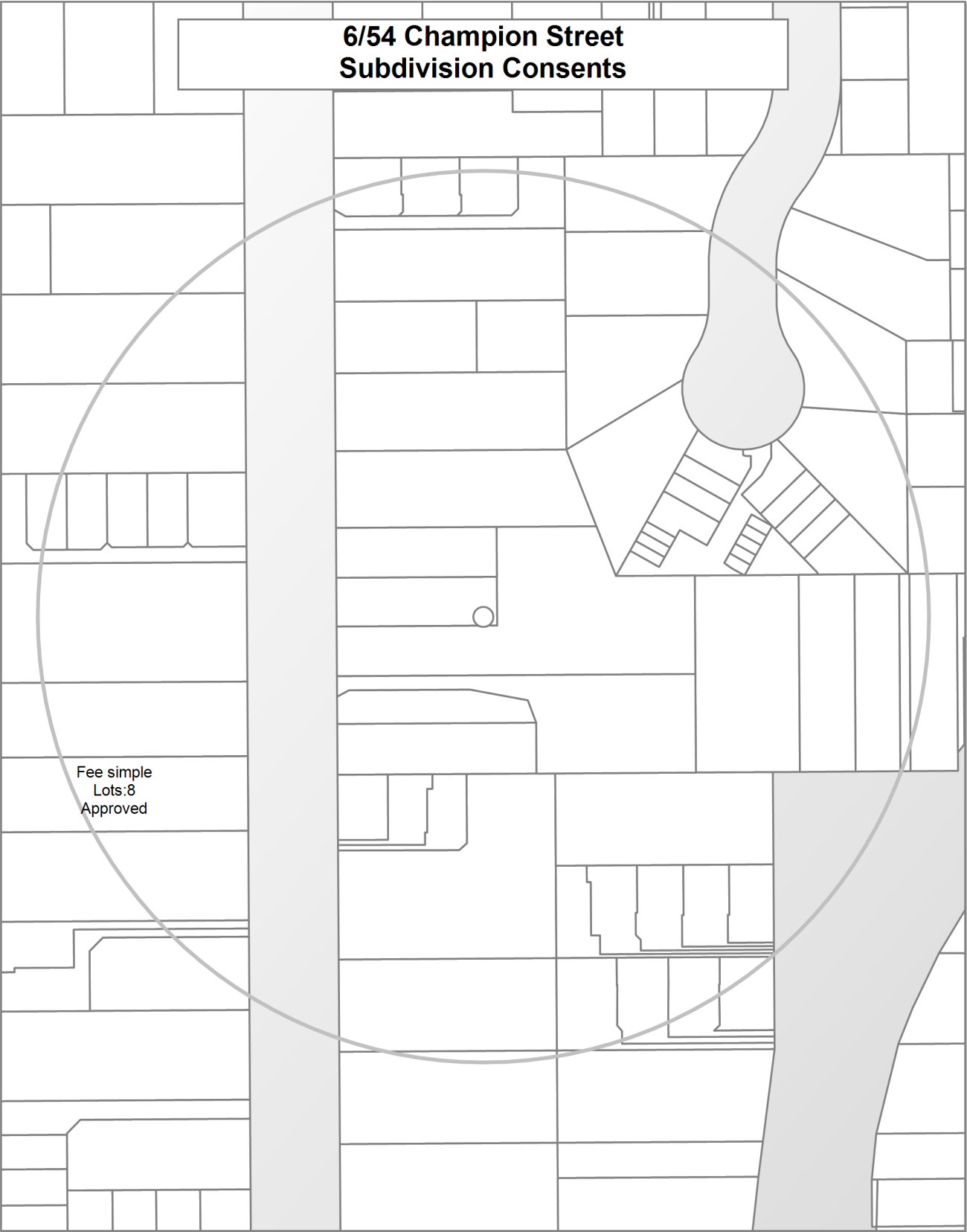
CHRISTCHURCH CITY COUNCIL
FILE COPY...
CONSENT DOCUMENT
17 MAY 2004

All building work shall comply with the New Zealand Building Code notwithstanding any inconsistencies which may occur in the above documents.

A2

**6/54 Champion Street
Subdivision Consents**

Fee simple
Lots:8
Approved



Land Use Resource Consents within 100 metres of 6/54 Champion Street

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

1/11 Trist Place

RMA/2024/1981

To construct nine (9) residential units

Processing complete

Applied 05/07/2024

Decision issued 23/08/2024

Granted 23/08/2024

1/12 Trist Place

RMA/2024/1981

To construct nine (9) residential units

Processing complete

Applied 05/07/2024

Decision issued 23/08/2024

Granted 23/08/2024

1/36 Champion Street

RMA/1996/248

Composite title for subdivision - Historical Reference RES960264

Withdrawn

Applied 02/02/1996

RMA/1999/3534

To erect six residential units which fail to comply with the following Rules: Transitional Plan Development exceeds the residential Site Density requirement of 14.154 persons (15 persons proposed) and decks of Unit 3 and 4 are located within - Historical Reference RES992546

Processing complete

Applied 30/08/1999

Decision issued 07/10/1999

Granted 07/10/1999

RMA/2000/676

To develop 1 unattached and 6 attac - Historical Reference RMA20001343

Processing complete

Applied 07/03/2000

Decision issued 13/04/2000

Granted 12/04/2000

RMA/2001/1605

A resource consent for a variety of land use non compliances in the Living 3 zone created by a unit title subdivision. - Historical Reference RMA20007494

Processing complete

Applied 05/07/2001

Decision issued 06/07/2001

Granted 06/07/2001

RMA/2001/615

Development application. - Historical Reference RMA20004479

Processing complete

Applied 19/04/2001

Decision issued 20/04/2001

Granted 20/04/2001

1/41 Champion Street

RMA/2014/2307

Land Repair - Horizontal Soil Mixing for Ground Improvement - Historical Reference RMA92026991

Processing complete

Applied 04/09/2014

Decision issued 16/09/2014

Granted 15/09/2014

RMA/2015/1484

Surrender of RMA92024819, RMA92024908, RMA92025526, RMA92025879 AND RMA92026991 - Historical Reference RMA92029757

Processing complete

Applied 03/06/2015

Decision issued 07/09/2015

Granted 07/09/2015

1/42 Champion Street

RMA/1996/619

Garge to unit one is 2m from the road boundary. - Historical Reference RES960724

Processing complete

Applied 26/03/1996

Decision issued 24/05/1996

Granted 24/05/1996

1/45 Champion Street

RMA/2025/1997

Multi-unit residential unit development - Eight (8) units

Processing complete

Applied 27/06/2025

Decision issued 21/08/2025

Granted 21/08/2025

RMA/2026/590

Fee Simple Subdivision - Eight (8) - Lots with land use

Consent issued

Applied 04/03/2026

Decision issued 20/03/2026

Granted 20/03/2026

1/46 Champion Street

RMA/1995/2088

The position of the proposed garage is located within the street scene setback of 4m. - Historical Reference RES952635

Processing complete

Applied 16/07/1995

Decision issued 08/08/1995

Granted 08/08/1995

RMA/2016/2410

Three Townhouses

Processing complete

Applied 31/08/2016

Decision issued 02/12/2016

Granted 02/12/2016

1/47 Whitmore Street

RMA/2010/1216

Dwelling with attached garage - Historical Reference RMA92016796

Processing complete

Applied 12/08/2010

Decision issued 18/11/2010

Granted 18/11/2010

RMA/2025/2007

Multi-unit residential development - Ten (10) units

Processing complete

Applied 27/06/2025

Granted 15/12/2025

Decision issued 15/12/2025

1/49 Champion Street

RMA/1997/1615

To erect 5 townhouses and a detached 4 car garage which exceeds 9m (13m) and units 3-5 exceed 20m W/ o a 2.4 step.(21m). - Historical Reference RES971805

Processing complete

Applied 08/07/1997

Decision issued 23/07/1997

Granted 23/07/1997

1/54 Champion Street

RMA/2004/734

Erect 14 units that does not comply with the queue space - Historical Reference RMA20016318

Processing complete

Applied 12/03/2004

Decision issued 28/04/2004

Granted 28/04/2004

1/7 Trist Place

RMA/1989/102

Dispensation sought to erect a conservatory less than 4.5m from the road boundary and to erect a garage sited 2m from the road boundary. - Historical Reference RES9202684

Processing complete

Applied 02/08/1989

Decision issued 18/08/1989

Granted 18/08/1989

1/70 Champion Street

RMA/1994/1405

Front yard intrusion-4 units in line without steps-2 metre landscaping on road boundary-manoeuvre area to garage - Historical Reference RES94102717

Processing complete

Applied 02/12/1994

Decision issued 01/01/1999

Granted 01/01/1999

RMA/1994/399

Consent to reduce min dimension for outdoor living space Unit 2, reduce min area outdoor living space Unit 3 and erect garaging along east boundary of 10.74m in length. consent from M Mercer, 6 Trist Pl - Historical Reference RES9222542

Processing complete

Applied 07/04/1994

Decision issued 19/05/1994

Granted 19/05/1994

10/47 Whitmore Street

RMA/2010/1216

Dwelling with attached garage - Historical Reference RMA92016796

Processing complete

Applied 12/08/2010

Decision issued 18/11/2010

Granted 18/11/2010

RMA/2025/2007

Multi-unit residential development - Ten (10) units

Processing complete

Applied 27/06/2025

Decision issued 15/12/2025

Granted 15/12/2025

10/54 Champion Street

RMA/2004/734

Erect 14 units that does not comply with the queue space - Historical Reference RMA20016318

Processing complete

Applied 12/03/2004

Decision issued 28/04/2004

Granted 28/04/2004

11/54 Champion Street

RMA/2004/734

Erect 14 units that does not comply with the queue space - Historical Reference RMA20016318

Processing complete

Applied 12/03/2004

Decision issued 28/04/2004

Granted 28/04/2004

12/54 Champion Street

RMA/2004/734

Erect 14 units that does not comply with the queue space - Historical Reference RMA20016318

Processing complete

Applied 12/03/2004

Decision issued 28/04/2004

Granted 28/04/2004

13/54 Champion Street

RMA/2004/734

Erect 14 units that does not comply with the queue space - Historical Reference RMA20016318

Processing complete

Applied 12/03/2004

Decision issued 28/04/2004

Granted 28/04/2004

14/54 Champion Street

RMA/2004/734

Erect 14 units that does not comply with the queue space - Historical Reference RMA20016318

Processing complete

Applied 12/03/2004

Decision issued 28/04/2004

Granted 28/04/2004

2/11 Trist Place

RMA/2024/1981

To construct nine (9) residential units

Processing complete

Applied 05/07/2024

Decision issued 23/08/2024

Granted 23/08/2024

2/12 Trist Place

RMA/2024/1981

To construct nine (9) residential units

Processing complete

Applied 05/07/2024

Decision issued 23/08/2024

Granted 23/08/2024

2/41 Champion Street

RMA/2014/2307

Land Repair - Horizontal Soil Mixing for Ground Improvement - Historical Reference RMA92026991

Processing complete

Applied 04/09/2014

Decision issued 16/09/2014

Granted 15/09/2014

RMA/2015/1484

Surrender of RMA92024819, RMA92024908, RMA92025526, RMA92025879 AND RMA92026991 - Historical Reference RMA92029757

Processing complete

Applied 03/06/2015

Decision issued 07/09/2015

Granted 07/09/2015

2/45 Champion Street

RMA/2025/1997

Multi-unit residential unit development - Eight (8) units

Processing complete

Applied 27/06/2025

Decision issued 21/08/2025

Granted 21/08/2025

RMA/2026/590

Fee Simple Subdivision - Eight (8) - Lots with land use

Consent issued

Applied 04/03/2026

Decision issued 20/03/2026

Granted 20/03/2026

2/46 Champion Street

RMA/1995/2088

The position of the proposed garage is located within the street scene setback of 4m. - Historical Reference RES952635

Processing complete

Applied 16/07/1995

Decision issued 08/08/1995

Granted 08/08/1995

RMA/2016/2410

Three Townhouses

Processing complete

Applied 31/08/2016

Decision issued 02/12/2016

Granted 02/12/2016

2/47 Whitmore Street

RMA/2010/1216

Dwelling with attached garage - Historical Reference RMA92016796

Processing complete

Applied 12/08/2010

Decision issued 18/11/2010

Granted 18/11/2010

RMA/2025/2007

Multi-unit residential development - Ten (10) units

Processing complete

Applied 27/06/2025

Decision issued 15/12/2025

Granted 15/12/2025

2/54 Champion Street

RMA/2004/734

Erect 14 units that does not comply with the queue space - Historical Reference RMA20016318

Processing complete

Applied 12/03/2004

Decision issued 28/04/2004

Granted 28/04/2004

3/11 Trist Place

RMA/2024/1981

To construct nine (9) residential units

Processing complete

Applied 05/07/2024

Decision issued 23/08/2024

Granted 23/08/2024

3/12 Trist Place

RMA/2024/1981

To construct nine (9) residential units

Processing complete

Applied 05/07/2024

Decision issued 23/08/2024

Granted 23/08/2024

3/17 Hills Road

RMA/2020/1895

Subdivision - Fee simple - Three lots

Processing complete

Applied 28/08/2020

s223 Certificate issued 25/03/2021

s224 Certificate issued 01/04/2021

Decision issued 23/02/2021

Granted 23/02/2021

3/41 Champion Street

RMA/2014/2307

Land Repair - Horizontal Soil Mixing for Ground Improvement - Historical Reference RMA92026991

Processing complete

Applied 04/09/2014

Decision issued 16/09/2014

Granted 15/09/2014

RMA/2015/1484

Surrender of RMA92024819, RMA92024908, RMA92025526, RMA92025879 AND RMA92026991 - Historical Reference RMA92029757

Processing complete

Applied 03/06/2015

Decision issued 07/09/2015

Granted 07/09/2015

3/45 Champion Street

RMA/2025/1997

Multi-unit residential unit development - Eight (8) units

Processing complete

Applied 27/06/2025

Decision issued 21/08/2025

Granted 21/08/2025

RMA/2026/590

Fee Simple Subdivision - Eight (8) - Lots with land use

Consent issued

Applied 04/03/2026

Decision issued 20/03/2026

Granted 20/03/2026

3/46 Champion Street

RMA/1995/2088

The position of the proposed garage is located within the street scene setback of 4m. - Historical Reference RES952635

Processing complete

Applied 16/07/1995

Decision issued 08/08/1995

Granted 08/08/1995

RMA/2016/2410

Three Townhouses

Processing complete

Applied 31/08/2016

Decision issued 02/12/2016

Granted 02/12/2016

3/47 Whitmore Street

RMA/2010/1216

Dwelling with attached garage - Historical Reference RMA92016796

Processing complete

Applied 12/08/2010

Decision issued 18/11/2010

Granted 18/11/2010

RMA/2025/2007

Multi-unit residential development - Ten (10) units

Processing complete

Applied 27/06/2025

Decision issued 15/12/2025

Granted 15/12/2025

3/54 Champion Street

RMA/2004/734

Erect 14 units that does not comply with the queue space - Historical Reference RMA20016318

Processing complete

Applied 12/03/2004

Decision issued 28/04/2004

Granted 28/04/2004

32B Champion Street

RMA/2004/2875

To erect six residential units which fail to comply with the rules for street scene, continuous building length, outdoor living & service space + traffic matters. - Historical Reference RMA20018529

Processing complete

Applied 09/11/2004

Decision issued 01/02/2005

Granted 31/01/2005

32C Champion Street

RMA/2004/2875

To erect six residential units which fail to comply with the rules for street scene, continuous building length, outdoor living & service space + traffic matters. - Historical Reference RMA20018529

Processing complete

Applied 09/11/2004

Decision issued 01/02/2005

Granted 31/01/2005

32D Champion Street

RMA/2004/2875

To erect six residential units which fail to comply with the rules for street scene, continuous building length, outdoor living & service space + traffic matters. - Historical Reference RMA20018529

Processing complete

Applied 09/11/2004

Decision issued 01/02/2005

Granted 31/01/2005

32E Champion Street

RMA/2004/2875

To erect six residential units which fail to comply with the rules for street scene, continuous building length, outdoor living & service space + traffic matters. - Historical Reference RMA20018529

Processing complete

Applied 09/11/2004

Decision issued 01/02/2005

Granted 31/01/2005

32F Champion Street

RMA/2004/2875

To erect six residential units which fail to comply with the rules for street scene, continuous building length, outdoor living & service space + traffic matters. - Historical Reference RMA20018529

Processing complete

Applied 09/11/2004

Decision issued 01/02/2005

Granted 31/01/2005

35A Whitmore Street

RMA/1984/67

Dispensation sought to erect carport less than the required 6m from the street boundary - Historical Reference RES9201939

Processing complete

Applied 16/01/1984

Decision issued 16/01/1984

Granted 16/01/1984

RMA/1985/118

Dispensation is sought to build a garage in the front forecourt 1.5m from the boundary in lieu of required 6m - Historical Reference RES9201941

Processing complete

Applied 22/10/1985

Decision issued 09/12/1985

Granted 09/12/1985

RMA/2017/2064

To construct 4 residential units with associated carparking and landscaping

Processing complete

Applied 29/08/2017

Decision issued 24/11/2017

Granted 24/11/2017

RMA/2017/2065

Minimum Floor Level Certificate

Processing complete

Applied 29/08/2017

Certificate issued 31/08/2017

RMA/2019/1134

Fee simple subdivision - 4 lots

Processing complete

Applied 24/05/2019

s223 Certificate issued 17/03/2020

s224 Certificate issued 17/03/2020

Decision issued 16/07/2019

Granted 15/07/2019

35B Whitmore Street

RMA/1984/67

Dispensation sought to erect carport less than the required 6m from the street boundary - Historical Reference RES9201939

Processing complete

Applied 16/01/1984

Decision issued 16/01/1984

Granted 16/01/1984

RMA/1985/118

Dispensation is sought to build a garage in the front forecourt 1.5m from the boundary in lieu of required 6m - Historical Reference RES9201941

Processing complete

Applied 22/10/1985

Decision issued 09/12/1985

Granted 09/12/1985

RMA/2017/2064

To construct 4 residential units with associated carparking and landscaping

Processing complete

Applied 29/08/2017

Decision issued 24/11/2017

Granted 24/11/2017

RMA/2017/2065

Minimum Floor Level Certificate

Processing complete

Applied 29/08/2017

Certificate issued 31/08/2017

RMA/2019/1134

Fee simple subdivision - 4 lots

Processing complete

Applied 24/05/2019

s223 Certificate issued 17/03/2020

s224 Certificate issued 17/03/2020

Decision issued 16/07/2019

Granted 15/07/2019

35C Whitmore Street

RMA/1984/67

Dispensation sought to erect carport less than the required 6m from the street boundary - Historical Reference RES9201939

Processing complete

Applied 16/01/1984

Decision issued 16/01/1984

Granted 16/01/1984

RMA/1985/118

Dispensation is sought to build a garage in the front forecourt 1.5m from the boundary in lieu of required 6m - Historical Reference RES9201941

Processing complete

Applied 22/10/1985

Decision issued 09/12/1985

Granted 09/12/1985

RMA/2017/2064

To construct 4 residential units with associated carparking and landscaping

Processing complete

Applied 29/08/2017

Decision issued 24/11/2017

Granted 24/11/2017

RMA/2017/2065

Minimum Floor Level Certificate

Processing complete

Applied 29/08/2017

Certificate issued 31/08/2017

RMA/2019/1134

Fee simple subdivision - 4 lots

Processing complete

Applied 24/05/2019

s223 Certificate issued 17/03/2020

s224 Certificate issued 17/03/2020

Decision issued 16/07/2019

Granted 15/07/2019

35D Whitmore Street

RMA/1984/67

Dispensation sought to erect carport less than the required 6m from the street boundary - Historical Reference RES9201939

Processing complete

Applied 16/01/1984

Decision issued 16/01/1984

Granted 16/01/1984

RMA/1985/118

Dispensation is sought to build a garage in the front forecourt 1.5m from the boundary in lieu of required 6m - Historical Reference RES9201941

Processing complete

Applied 22/10/1985

Decision issued 09/12/1985

Granted 09/12/1985

RMA/2017/2064

To construct 4 residential units with associated carparking and landscaping

Processing complete

Applied 29/08/2017

Decision issued 24/11/2017

Granted 24/11/2017

RMA/2017/2065

Minimum Floor Level Certificate

Processing complete

Applied 29/08/2017

Certificate issued 31/08/2017

RMA/2019/1134

Fee simple subdivision - 4 lots

Processing complete

Applied 24/05/2019

s223 Certificate issued 17/03/2020

s224 Certificate issued 17/03/2020

Decision issued 16/07/2019

Granted 15/07/2019

39 Champion Street

RMA/2018/412

Two new Townhouses with attached Garages

Processing complete

Applied 22/02/2018

Permitted activity notice issued 28/05/2018

RMA/2020/1327

To construct two dwellings with attached garages and associated earthworks

Processing complete

Applied 26/06/2020

Decision issued 21/07/2020

Granted 21/07/2020

RMA/2021/1062

Fee simple subdivision - two lots and associated and use

Processing complete

Applied 21/04/2021

s223 Certificate issued 31/05/2021

s224 Certificate issued 31/05/2021

Decision issued 06/05/2021

Granted 05/05/2021

39A Champion Street

RMA/2018/412

Two new Townhouses with attached Garages

Processing complete

Applied 22/02/2018

Permitted activity notice issued 28/05/2018

RMA/2020/1327

To construct two dwellings with attached garages and associated earthworks

Processing complete

Applied 26/06/2020

Decision issued 21/07/2020

Granted 21/07/2020

RMA/2021/1062

Fee simple subdivision - two lots and associated and use

Processing complete

Applied 21/04/2021

s223 Certificate issued 31/05/2021

s224 Certificate issued 31/05/2021

Decision issued 06/05/2021

Granted 05/05/2021

39A Whitmore Street

RMA/2001/1839

DEMOLISH AND REBUILD DOUBLE GARAGE ING 20 METRES, AND OVER 40% COVERAGE AND INTRUDES THE RECESSION PLANE ON SOUTHERN BOUNDARY. - Historical Reference RMA20007734

Processing complete

Applied 01/08/2001

Decision issued 14/08/2001

Granted 13/08/2001

RMA/2006/95

To erect five two storey townhouses with shared accessway. - Historical Reference RMA20021980

Processing complete

Applied 24/01/2006

Decision issued 16/03/2006

Granted 16/03/2006

39B Whitmore Street

RMA/2006/95

To erect five two storey townhouses with shared accessway. - Historical Reference RMA20021980

Processing complete

Applied 24/01/2006

Decision issued 16/03/2006

Granted 16/03/2006

39C Whitmore Street

RMA/2006/95

To erect five two storey townhouses with shared accessway. - Historical Reference RMA20021980

Processing complete

Applied 24/01/2006

Decision issued 16/03/2006

Granted 16/03/2006

39D Whitmore Street

RMA/2006/95

To erect five two storey townhouses with shared accessway. - Historical Reference RMA20021980

Processing complete

Applied 24/01/2006

Decision issued 16/03/2006

Granted 16/03/2006

39E Whitmore Street

RMA/2006/95

To erect five two storey townhouses with shared accessway. - Historical Reference RMA20021980

Processing complete

Applied 24/01/2006

Decision issued 16/03/2006

Granted 16/03/2006

4/11 Trist Place

RMA/2024/1981

To construct nine (9) residential units

Processing complete

Applied 05/07/2024

Decision issued 23/08/2024

Granted 23/08/2024

4/12 Trist Place

RMA/2024/1981

To construct nine (9) residential units

Processing complete

Applied 05/07/2024

Decision issued 23/08/2024

Granted 23/08/2024

4/41 Champion Street

RMA/2014/2307

Land Repair - Horizontal Soil Mixing for Ground Improvement - Historical Reference RMA92026991

Processing complete

Applied 04/09/2014

Decision issued 16/09/2014

Granted 15/09/2014

RMA/2015/1484

Surrender of RMA92024819, RMA92024908, RMA92025526, RMA92025879 AND RMA92026991 - Historical Reference RMA92029757

Processing complete

Applied 03/06/2015

Decision issued 07/09/2015

Granted 07/09/2015

4/45 Champion Street

RMA/2025/1997

Multi-unit residential unit development - Eight (8) units

Processing complete

Applied 27/06/2025

Decision issued 21/08/2025

Granted 21/08/2025

RMA/2026/590

Fee Simple Subdivision - Eight (8) - Lots with land use

Consent issued

Applied 04/03/2026

Decision issued 20/03/2026

Granted 20/03/2026

4/47 Whitmore Street

RMA/2010/1216

Dwelling with attached garage - Historical Reference RMA92016796

Processing complete

Applied 12/08/2010

Decision issued 18/11/2010

Granted 18/11/2010

RMA/2025/2007

Multi-unit residential development - Ten (10) units

Processing complete

Applied 27/06/2025

Decision issued 15/12/2025

Granted 15/12/2025

4/54 Champion Street

RMA/2004/734

Erect 14 units that does not comply with the queue space - Historical Reference RMA20016318

Processing complete

Applied 12/03/2004

Decision issued 28/04/2004

Granted 28/04/2004

45 Champion Street

RMA/2025/1997

Multi-unit residential unit development - Eight (8) units

Processing complete

Applied 27/06/2025

Decision issued 21/08/2025

Granted 21/08/2025

RMA/2025/3906

Unhosted visitor accommodation. Two units, maximum 4 guests per unit, 365 nights per year.

Processing complete

Applied 19/11/2025

Decision issued 20/01/2026

Granted 15/12/2025

RMA/2026/590

Fee Simple Subdivision - Eight (8) - Lots with land use

Consent issued

Applied 04/03/2026

Decision issued 20/03/2026

Granted 20/03/2026

47 Whitmore Street

RMA/2010/1216

Dwelling with attached garage - Historical Reference RMA92016796

Processing complete

Applied 12/08/2010

Decision issued 18/11/2010

Granted 18/11/2010

RMA/2025/2007

Multi-unit residential development - Ten (10) units

Processing complete

Applied 27/06/2025

Decision issued 15/12/2025

Granted 15/12/2025

48A Champion Street

RMA/1967/118

Consent to convert an existing dwelling into 2 flats - Related to the flats on new Lot 1 DP 363257 - Historical Reference RES9216339

Processing complete

Applied 01/02/1967

Decision issued 20/02/1967

Granted 20/02/1967

RMA/2006/1837

Application for the erection of a building that contains 5 residential units (2 three-storey and 3 two-storey units) each with attached double garage - Historical Reference RMA92005909

Processing complete

Applied 07/08/2006

Decision issued 08/09/2006

Granted 08/09/2006

48B Champion Street

RMA/2006/1837

Application for the erection of a building that contains 5 residential units (2 three-storey and 3 two-storey units) each with attached double garage - Historical Reference RMA92005909

Processing complete

Applied 07/08/2006

Decision issued 08/09/2006

Granted 08/09/2006

48C Champion Street

RMA/2006/1837

Application for the erection of a building that contains 5 residential units (2 three-storey and 3 two-storey units) each with attached double garage - Historical Reference RMA92005909

Processing complete

Applied 07/08/2006

Decision issued 08/09/2006

Granted 08/09/2006

48D Champion Street

RMA/2006/1837

Application for the erection of a building that contains 5 residential units (2 three-storey and 3 two-storey units) each with attached double garage - Historical Reference RMA92005909

Processing complete

Applied 07/08/2006

Decision issued 08/09/2006

Granted 08/09/2006

48E Champion Street

RMA/2006/1837

Application for the erection of a building that contains 5 residential units (2 three-storey and 3 two-storey units) each with attached double garage - Historical Reference RMA92005909

Processing complete

Applied 07/08/2006

Decision issued 08/09/2006

Granted 08/09/2006

49 Whitmore Street

RMA/2025/2007

Multi-unit residential development - Ten (10) units

Processing complete

Applied 27/06/2025

Decision issued 15/12/2025

Granted 15/12/2025

5/11 Trist Place

RMA/2024/1981

To construct nine (9) residential units

Processing complete

Applied 05/07/2024

Decision issued 23/08/2024

Granted 23/08/2024

5/45 Champion Street

RMA/2025/1997

Multi-unit residential unit development - Eight (8) units

Processing complete

Applied 27/06/2025

Decision issued 21/08/2025

Granted 21/08/2025

RMA/2025/3906

Unhosted visitor accommodation. Two units, maximum 4 guests per unit, 365 nights per year.

Processing complete

Applied 19/11/2025

Decision issued 20/01/2026

Granted 15/12/2025

RMA/2026/590

Fee Simple Subdivision - Eight (8) - Lots with land use

Consent issued

Applied 04/03/2026

Decision issued 20/03/2026

Granted 20/03/2026

5/47 Whitmore Street

RMA/2010/1216

Dwelling with attached garage - Historical Reference RMA92016796

Processing complete

Applied 12/08/2010

Decision issued 18/11/2010

Granted 18/11/2010

RMA/2025/2007

Multi-unit residential development - Ten (10) units

Processing complete

Applied 27/06/2025

Decision issued 15/12/2025

Granted 15/12/2025

5/53 Champion Street

RMA/1995/1003

Siting of five garages in a row, 100mm from the boundary. - Historical Reference RES951154

Processing complete

Applied 29/05/1995

Decision issued 23/06/1995

Granted 23/06/1995

5/54 Champion Street

RMA/2004/734

Erect 14 units that does not comply with the queue space - Historical Reference RMA20016318

Processing complete

Applied 12/03/2004

Decision issued 28/04/2004

Granted 28/04/2004

50A Champion Street

RMA/1989/730

1)Reduce the over length of carports by .1m to 5.4m 2)2 way aisle width reduced by 200mm to 5.2m - Historical Reference RES9216337

Processing complete

Applied 07/04/1989

Decision issued 07/04/1989

Granted 07/04/1989

57A Champion Street

RMA/1984/822

Consent to erect a caravan shelter behind a garage but forward of the dwelling - Historical Reference RES9216343

Processing complete

Applied 03/09/1984

Decision issued 03/09/1984

Granted 03/09/1984

RMA/2007/2457

7 unit apartment development that exceeds continuous building length, reduced outdoor living space, garage set back, parking & on site manoeuvring. - Historical Reference RMA92009785

Processing complete

Applied 06/09/2007

Decision issued 29/11/2007

Granted 29/11/2007

RMA/2009/386

6 x 2 bedroom units - Historical Reference RMA92013804

Processing complete

Applied 27/03/2009

Decision issued 18/06/2009

Granted 18/06/2009

57B Champion Street

RMA/2007/2457

7 unit apartment development that exceeds continuous building length, reduced outdoor living space, garage set back, parking & on site manoeuvring. - Historical Reference RMA92009785

Processing complete

Applied 06/09/2007

Decision issued 29/11/2007

Granted 29/11/2007

RMA/2009/386

6 x 2 bedroom units - Historical Reference RMA92013804

Processing complete

Applied 27/03/2009

Decision issued 18/06/2009

Granted 18/06/2009

57C Champion Street

RMA/2007/2457

7 unit apartment development that exceeds continuous building length, reduced outdoor living space, garage set back, parking & on site manoeuvring. - Historical Reference RMA92009785

Processing complete

Applied 06/09/2007

Decision issued 29/11/2007

Granted 29/11/2007

RMA/2009/386

6 x 2 bedroom units - Historical Reference RMA92013804

Processing complete

Applied 27/03/2009

Decision issued 18/06/2009

Granted 18/06/2009

57D Champion Street

RMA/2007/2457

7 unit apartment development that exceeds continuous building length, reduced outdoor living space, garage set back, parking & on site manoeuvring. - Historical Reference RMA92009785

Processing complete

Applied 06/09/2007

Decision issued 29/11/2007

Granted 29/11/2007

RMA/2009/386

6 x 2 bedroom units - Historical Reference RMA92013804

Processing complete

Applied 27/03/2009

Decision issued 18/06/2009

Granted 18/06/2009

57E Champion Street

RMA/2007/2457

7 unit apartment development that exceeds continuous building length, reduced outdoor living space, garage set back, parking & on site manoeuvring. - Historical Reference RMA92009785

Processing complete

Applied 06/09/2007

Granted 29/11/2007

Decision issued 29/11/2007

RMA/2009/386

6 x 2 bedroom units - Historical Reference RMA92013804

Processing complete

Applied 27/03/2009

Decision issued 18/06/2009

Granted 18/06/2009

57F Champion Street

RMA/2007/2457

7 unit apartment development that exceeds continuous building length, reduced outdoor living space, garage set back, parking & on site manoeuvring. - Historical Reference RMA92009785

Processing complete

Applied 06/09/2007

Decision issued 29/11/2007

Granted 29/11/2007

RMA/2009/386

6 x 2 bedroom units - Historical Reference RMA92013804

Processing complete

Applied 27/03/2009

Decision issued 18/06/2009

Granted 18/06/2009

6/47 Whitmore Street

RMA/2010/1216

Dwelling with attached garage - Historical Reference RMA92016796

Processing complete

Applied 12/08/2010

Granted 18/11/2010

Decision issued 18/11/2010

RMA/2025/2007

Multi-unit residential development - Ten (10) units

Processing complete

Applied 27/06/2025

Decision issued 15/12/2025

Granted 15/12/2025

60 Champion Street

RMA/1989/639

Consent to establish a preschool facility which does not comply with siting requirements in the Res 3 zone. Existing sideyard on southern boundary 1.3m in lieu of 5m required. Neighbours consent - Historical Reference RES9214037

Processing complete

Applied 18/12/1989

Decision issued 22/12/1989

Granted 22/12/1989

RMA/1992/360

Consent to extend pre-school, proposed setback 3.8m in lieu of of 5m. Neighbours consent - Historical Reference RES9214040

Processing complete

Applied 14/07/1992

Decision issued 17/07/1992

Granted 17/07/1992

RMA/1992/361

Consent to extend pre-school, proposed setback 3.4m in lieu of 5m. Neighbours consent - Historical Reference RES9214044

Processing complete

Applied 24/11/1992

Decision issued 01/12/1992

Granted 01/12/1992

RMA/1997/598

To extend an existing pre-school facility. the additions intrude into the 5m setback from the north boundary, cannot provide 8 carparking spaces or on-site manoeuvring. - Historical Reference RES970587

Processing complete

Applied 12/03/1997

Decision issued 09/06/1997

Granted 09/06/1997

64A Champion Street

RMA/1996/1004

Exceeds 20m wall length, carparking, and non-complying living areas. - Historical Reference RES961175

Processing complete

Applied 20/05/1996

Decision issued 17/06/1996

Granted 17/06/1996

66 Champion Street

RMA/2007/2678

4 unit development with reduced outdoor living space and service space and visitor car park - Historical Reference RMA92010019

Processing complete

Applied 02/10/2007

Decision issued 19/10/2007

Granted 19/10/2007

7/47 Whitmore Street

RMA/2010/1216

Dwelling with attached garage - Historical Reference RMA92016796

Processing complete

Applied 12/08/2010

Decision issued 18/11/2010

Granted 18/11/2010

RMA/2025/2007

Multi-unit residential development - Ten (10) units

Processing complete

Applied 27/06/2025

Decision issued 15/12/2025

Granted 15/12/2025

7/54 Champion Street

RMA/2004/734

Erect 14 units that does not comply with the queue space - Historical Reference RMA20016318

Processing complete

Applied 12/03/2004

Decision issued 28/04/2004

Granted 28/04/2004

72A Champion Street

RMA/1996/2858

Application to locate a living window within the 3m setback in terms of the Proposed District Plan. - Historical Reference RES963291

Processing complete

Applied 23/12/1996

Decision issued 10/07/1997

Granted 10/07/1997

RMA/2010/700

4 unit development exceeding floor ratio, garage 2.0m from road boundary and no visitors park - Historical Reference
RMA92016228

Processing complete

Applied 14/05/2010

Decision issued 11/06/2010

Granted 11/06/2010

72B Champion Street

RMA/2010/700

4 unit development exceeding floor ratio, garage 2.0m from road boundary and no visitors park - Historical Reference
RMA92016228

Processing complete

Applied 14/05/2010

Decision issued 11/06/2010

Granted 11/06/2010

72C Champion Street

RMA/2010/700

4 unit development exceeding floor ratio, garage 2.0m from road boundary and no visitors park - Historical Reference
RMA92016228

Processing complete

Applied 14/05/2010

Decision issued 11/06/2010

Granted 11/06/2010

72D Champion Street

RMA/2010/700

4 unit development exceeding floor ratio, garage 2.0m from road boundary and no visitors park - Historical Reference
RMA92016228

Processing complete

Applied 14/05/2010

Decision issued 11/06/2010

Granted 11/06/2010

8/47 Whitmore Street

RMA/2010/1216

Dwelling with attached garage - Historical Reference RMA92016796

Processing complete

Applied 12/08/2010

Decision issued 18/11/2010

Granted 18/11/2010

RMA/2025/2007

Multi-unit residential development - Ten (10) units

Processing complete

Applied 27/06/2025

Decision issued 15/12/2025

Granted 15/12/2025

8/54 Champion Street

RMA/2004/734

Erect 14 units that does not comply with the queue space - Historical Reference RMA20016318

Processing complete

Applied 12/03/2004

Decision issued 28/04/2004

Granted 28/04/2004

9/47 Whitmore Street

RMA/2010/1216

Dwelling with attached garage - Historical Reference RMA92016796

Processing complete

Applied 12/08/2010

Decision issued 18/11/2010

Granted 18/11/2010

RMA/2025/2007

Multi-unit residential development - Ten (10) units

Processing complete

Applied 27/06/2025

Decision issued 15/12/2025

Granted 15/12/2025

9/54 Champion Street

RMA/2004/734

Erect 14 units that does not comply with the queue space - Historical Reference RMA20016318

Processing complete

Applied 12/03/2004

Decision issued 28/04/2004

Granted 28/04/2004

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