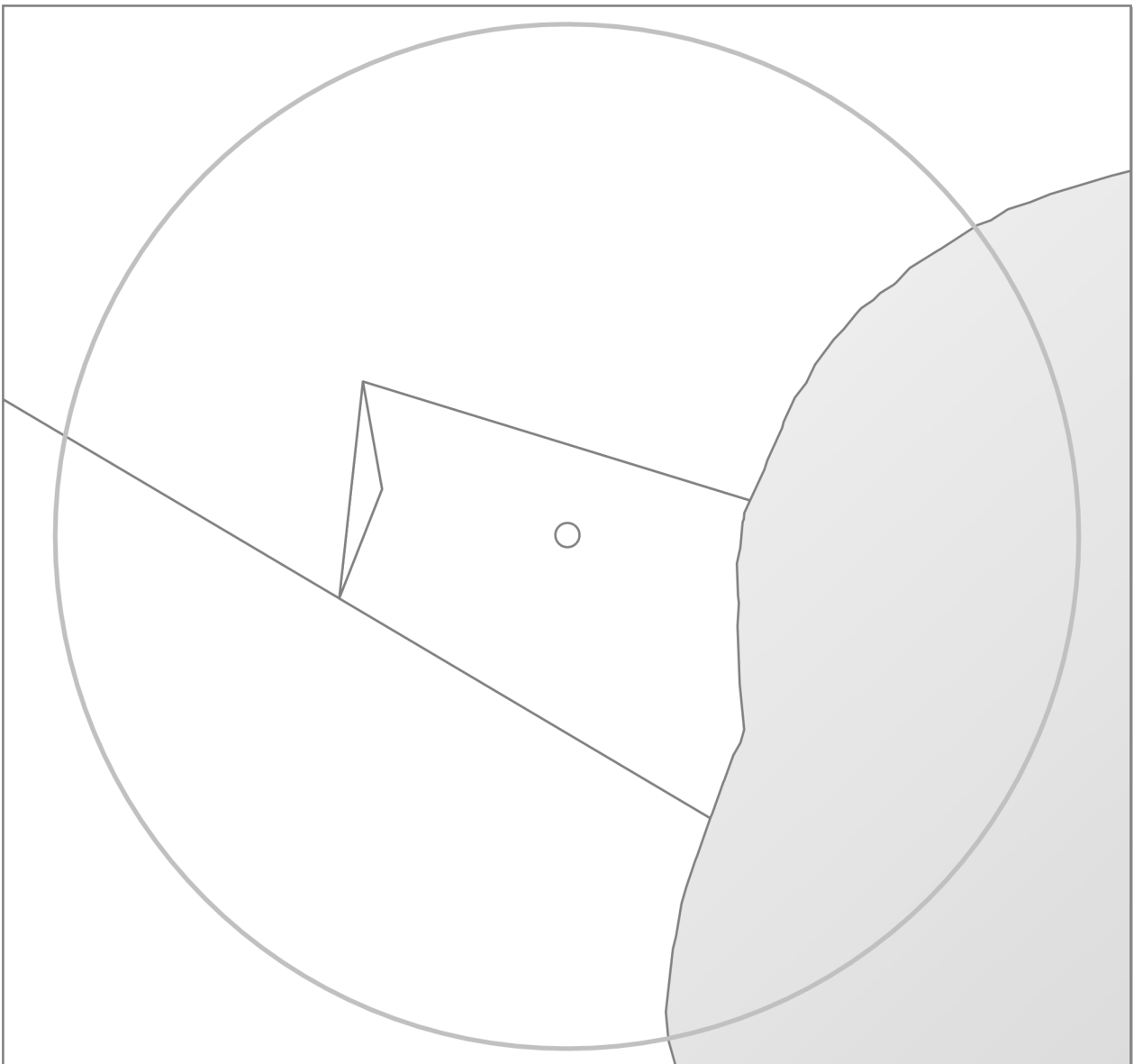




LIM

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# Land Information Memorandum



Property address:

5849 Christchurch Akaroa Road

LIM number: H09498219

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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](http://www.ccc.govt.nz)

## Application details

**Date issued** 24 February 2026  
**Date received** 11 February 2026

## Property details

**Property address** 5849 Christchurch Akaroa Road, RD 2, Akaroa  
**Valuation roll number** 23930 02801  
**Valuation information** Capital Value: \$950,000  
Land Value: \$190,000  
Improvements Value: \$760,000  
*Please note: these values are intended for Rating purposes*

**Legal description** Lot 1 DP 48027  
Lot 1 DP 28560

**Existing owner** Cornelis Peter Johannes Vullers  
Margo Maria Hubertus Vullers-Brandts  
  
5849 Christchurch Akaroa Road  
RD 2  
Akaroa 7582

## Council references

**Rate account ID** 73104452  
**LIM number** H09498219  
**Property ID** 1149291

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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](http://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

- Coastal Hazard Erosion

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

Title of Report: Coastal Hazard Assessment for Christchurch District: Technical Report

Purpose of report: To assess the extent to which coastal hazards will impact the Christchurch District under various future sea level rise projections

Scope of Report: District-wide

Where or how to access the report:

[https://resources.ccc.govt.nz/assets/environment/land/coastalhazards/2021-09-29\\_CHA\\_Tech\\_Report.pdf](https://resources.ccc.govt.nz/assets/environment/land/coastalhazards/2021-09-29_CHA_Tech_Report.pdf)

Date of report: September 2021

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

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

Map: <https://gis.ccc.govt.nz/hazard-viewer/>

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- Coastal Hazard Inundation

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

The rate of sea level rise in this area may also be impacted by vertical land movement (a faster rate where land is moving downwards, and a slower rate where land is moving upwards). To find out how your area might be affected go to [https://ccc.govt.nz/assets/Documents/Environment/Coast/Canterbury-VLM-and-Implications-for-Future-SLR-2025\\_FINAL.pdf](https://ccc.govt.nz/assets/Documents/Environment/Coast/Canterbury-VLM-and-Implications-for-Future-SLR-2025_FINAL.pdf) or for more information go to <https://ccc.govt.nz/assets/Documents/Environment/Coast/Factsheets/VLM-and-sea-level-rise-factsheet-Sep-2025.pdf>

Title of Report: Coastal Hazard Assessment for the Christchurch District: Technical Report

Purpose of report: To assess the extent to which coastal hazards will impact the Christchurch District under various future sea level rise projections

Scope of Report: District-wide

Where or how to access the report:

[https://resources.ccc.govt.nz/assets/environment/land/coastalhazards/2021-09-29\\_CHA\\_Tech\\_Report.pdf](https://resources.ccc.govt.nz/assets/environment/land/coastalhazards/2021-09-29_CHA_Tech_Report.pdf)

Date of report: September 2021

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

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

Map: <https://gis.ccc.govt.nz/hazard-viewer/>

Title of Report: Co-seismic and post-seismic rates of vertical land movement in the Canterbury Region and implications for future changes in sea level

Purpose of report: To build on the 2023/24 reports, by providing a district-wide analysis, filling key knowledge gaps and utilising a more recent and robust satellite data set.

Scope of Report: The Christchurch District and the coastal zone of the wider Canterbury region.

Where or how to access the report: (link to report or spatial portal)

Date of report: 16th April 2025

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

The name of person/entity that prepared the report: GNS Science

- Sea Spray Zone

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

- Regional Hazard Information: Shoreline Modelling

Future shoreline modelling has not been completed for this area, however Environment Canterbury carries out regular surveying to monitor coastal change. Information on historic coastal change in this area may be available on Environment Canterbury's coastal hazard monitoring webapp at

<https://mapviewer.canterburymaps.govt.nz/?webmap=117b9d3b75cb422da15b9d1b6698c8c3>

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## (b) Earthquakes

- 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

- Property Affected by Low Lying Area

This property is located in a flood plain or flood awareness area. Should development or subdivision be proposed for this property please contact the duty Building or Planning line on 941 8999 for development site levels.

- Akaroa Harbour Settlement Study Areas Report

The Akaroa Harbour Settlement Study Areas reports contain information around historical flooding events in the Akaroa Basin. The reports may or may not contain information specific to your property.

Title of report: Akaroa Harbour Settlement Study Areas: Historical Flooding Research and Mapping Project

Purpose of report: To identify and map areas where floods have occurred in the past, primarily based on historical photographs, memories of long-term residents and articles on flooding and storm events in the Akaroa Mail and to indicate areas where further work is warranted to better define the flood hazard.

Study area: Akaroa. Takamatua, Robinsons Bay, Duvauchelle, Barrys Bay, French Farm, Tikao Bay, Wainui

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/area-plans/akaroa-harbour-basin-settlements/HistoricalFloodingResearchAndMappingReportFull-akaroaharbourbasin.pdf>

Date of report: February 2008

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

The name of person/entity that prepared the report: S Thompson

Title of report: Preliminary Assessment of Historical Flooding: Akaroa Harbour Settlements

Purpose of report: To provide inputs for strategic planning for potential future growth of Akaroa Harbour settlements. Tonkin and Taylor reviewed the information on historical flood events and rainfall data and converted the findings into an electronic GIS (Geographic Information Systems) format, commented on possible frequency and return periods, and provided a preliminary scope for future flooding studies.

Study area: Akaroa. Takamatua, Robinsons Bay, Duvauchelle, Barrys Bay, French Farm, Tikao Bay, Wainui

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/area-plans/akaroa-harbour-basin-settlements/PreliminaryAssessmentOfFloodingHazardFull-akaroaharbourbasin.pdf>

Date of report: May 2008

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

The name of person/entity that prepared the report: B McDowell

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- **Regional Hazard Information: Flood Photographs**  
Photographs showing the property during or following past flood events may be available. Flood photographs are available on Environment Canterbury's flood imagery register at <https://apps.canterburymaps.govt.nz/FIR>.
- **Regional Hazard Information: Flood Assessment Request**  
You can request a new site-specific flood hazard assessment for the property from Environment Canterbury at: <https://www.ecan.govt.nz/do-it-online/property-information/flood-hazard-assessments>.

#### **(d) Landslides**

- **Land Instability**  
Maps prepared for the Banks Peninsula District Council (prior to amalgamation with the Christchurch City Council in 2006) show that this property or part of this property is in an area of low/moderate and/or moderate/high risk for land instability.
- **Potential for Erosion**  
Records Indicate that this property may be susceptible to erosion. Type of Erosion: Unknown. Severity of Risk: Slight to Moderate.

#### **(e) Subsidence**

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

#### **(f) Tsunamis**

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- Property located in Tsunami Risk Zone

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

Title of Report: Multiple scenario tsunami modelling for Canterbury, GNS Science Consultancy Report 2018/198 November 2019

Purpose of report: Modelled inundation of the southern Pegasus Bay coast and Lyttelton Harbour in multiple local, regional and distant tsunami scenarios.

Scope of Report: Christchurch coast from Purau to Pines/Kairaki Beach

Where or how to access the report: <https://www.ecan.govt.nz/document/download?uri=3752435>

Date of report: November 2019

Name of person/entity that commissioned report: Environment Canterbury

The name of person/entity that prepared the report: GNS Science

Title of Report: Multiple scenario tsunami modelling for northern Pegasus Bay and northern Banks Peninsula Bays, GNS Science Consultancy Report 2020/136 November 2020

Purpose of report: Modelled inundation of northern Banks Peninsula coast in multiple local, regional and distant tsunami scenarios.

Scope of Report: Banks Peninsula from Godley Head to Le Bons Bay

Where or how to access the report: <https://www.ecan.govt.nz/document/download?uri=3996252>

Date of report: November 2020

Name of person/entity that commissioned report: Environment Canterbury

The name of person/entity that prepared the report: GNS Science

Title of Report: Multiple scenario tsunami modelling for the Selwyn Coastline, Kaitorete Barrier and Akaroa Harbour, GNS Science Consultancy Report 2020/47 November 2020

Purpose of report: Modelled inundation of southern Banks Peninsula coast and Kaitorete Barrier in multiple local, regional and distant tsunami scenarios.

Scope of Report: Banks Peninsula and Kaitorete Barrier, from Le Bons Bay to Taumutu

Where or how to access the report: <https://www.ecan.govt.nz/document/download?uri=3996251>

Date of report: November 2020

Name of person/entity that commissioned report: Environment Canterbury

The name of person/entity that prepared the report: GNS Science

Title of Report: Land Drainage Recovery Programme: Tsunami Study

Purpose of report: Modelled inundation of the Christchurch City coast in 500 and 2500 year return period tsunami scenarios.

Scope of Report: Christchurch City from Waimakariri River Mouth to Taylors Mistake

Where or how to access the report: <https://ccc.govt.nz/assets/Documents/Environment/Water/Flooding-Land-Drainage/Tsunami-Study-Final-report-June-19.pdf>

Date of report: February 2018

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

The name of person/entity that prepared the report: NIWA

Title of Report: Tsunami inundation modelling for Lyttelton and Akaroa Harbours NIWA Client Report No: 2018111CH May 2018

Purpose of report: Modelled inundation of Lyttelton and Akaroa Harbours in a 500 year return period tsunami scenario.

Scope of Report: Lyttelton Harbour from Godley Head to Adderley Head and Akaroa Harbour from Timutimu Head to Akaroa Head

Where or how to access the report: <https://ccc.govt.nz/assets/Documents/Consents-and-Licences/property-information-and-lims/Tsunami-inundation-modelling-for-Lyttelton-and-Akaroa-Harbours-1-500-year-event-from-South-America-NIWA.pdf>

Date of report: May 2018

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

The name of person/entity that prepared the report: NIWA

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**(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**

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

**Related Information**

- Consultant Report - Akaroa Harbour Slope Hazard Susceptibility Assessment. This property is located within the area where a Consultant Geotechnical Report exists. It may potentially impact on this property. The report can be viewed at the Akaroa Service Centre, Christchurch City Council Civic Offices or online at [www.ccc.govt.nz/technicalreports](http://www.ccc.govt.nz/technicalreports).

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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](http://www.ccc.govt.nz).

### Related Information

- The council plan shows no public sewer/stormwater lateral plotted to this site.
- The property is shown to be served by an on-site septic tank disposal system.
- 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.

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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](http://www.ccc.govt.nz).

### Water supply

Water Supply to this site is not provided by Christchurch City Council. The drinking water supply to the land is arranged by the property owner.

### Related Information

- For all new residential or commercial properties constructed within the Council water supply areas of Akaroa (including Takamatua), Duvauchelle, Wainui, Pigeon Bay, Little River and Birdlings Flat, and where connection to the Council water supply is sought; the customer must install a tank or facility with a minimum capacity of 5,000 litres for the purpose of collecting and storing rainwater for non-potable usage. Full details of these requirements are set out in section 17 of the Christchurch City Council Water Supply and Wastewater Bylaw 2022.
- 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](http://www.ccc.govt.nz).

### (a) Annual rates

Annual rates to 30/06/2026: \$3,275.17

	Instalment Amount	Date Due
Instalment 1	\$818.73	15/08/2025
Instalment 2	\$818.73	15/11/2025
Instalment 3	\$818.73	15/02/2026
Instalment 4	\$818.98	15/05/2026

Rates owing as at 24/02/2026: \$0.00

### (b) Excess water charges

For excess water charge enquiries, please phone (03) 941 8999 or visit [www.ccc.govt.nz/contact-us](http://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](http://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.*

*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](mailto:EPADutyBCO@ccc.govt.nz) or visit [www.ccc.govt.nz](http://www.ccc.govt.nz).

### (a) Consents

- BCN/2026/1404 Applied: 27/09/1984 Status: Completed  
5849 Christchurch Akaroa Road Duvauchelle  
Permit granted 28/11/1984  
Permit issued 28/11/1984  
WORKSHOP/GARAGE- Historical Reference PER84107673
- BCN/2026/1405 Applied: 01/07/1985 Status: Completed  
5849 Christchurch Akaroa Road Duvauchelle  
Permit granted 03/07/1985  
Permit issued 03/07/1985  
POT BELLY STOVE- Historical Reference PER85034743
- BCN/2026/1406 Applied: 07/02/1987 Status: Completed  
5849 Christchurch Akaroa Road Duvauchelle  
Permit granted 07/02/1987  
Permit issued 07/02/1987  
DRAINAGE: NEW SEWER DRAIN TO EXISTING SEPTIC TANK AND NEW EFFLUENT LINES- Historical Reference PER87000001
- BCN/1997/1997 Applied: 24/03/1997 Status: Completed  
5849 Christchurch Akaroa Road Duvauchelle  
Accepted for processing 24/03/1997  
Building consent granted 24/03/1997  
Building consent issued 24/03/1997  
PIM Granted 24/03/1997

Property address:

5849 Christchurch Akaroa Road

LIM number: H09498219

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PIM Issued 24/03/1997

Code Compliance Certificate Granted 17/07/1997

Code Compliance Certificate Issued 17/07/1997

INSTALL MULTI FUEL HEATER- Historical Reference CON99602637

- BCN/1999/3567 Applied: 05/05/1999 Status: Cancelled  
5849 Christchurch Akaroa Road Duvauchelle  
Accepted for processing 05/05/1999  
PIM Granted 05/05/1999  
PIM Issued 05/05/1999  
Application cancelled 01/03/2006  
ALTERATIONS FOR HOMESTAYS & SEMINARS- Historical Reference CON99603581
- BCN/2003/3842 Applied: 22/05/2003 Status: Completed  
5849 Christchurch Akaroa Road Duvauchelle  
Accepted for processing 22/05/2003  
PIM Granted 22/05/2003  
PIM Issued 22/05/2003  
Building consent granted 19/08/2003  
Building consent issued 19/08/2003  
Code Compliance Certificate Granted 30/08/2004  
Code Compliance Certificate Issued 30/08/2004  
ALTERATIONS TO WORKSHOP- Historical Reference CON99605269
- BCN/2004/6685 Applied: 19/08/2004 Status: Completed  
5849 Christchurch Akaroa Road Duvauchelle  
Accepted for processing 19/08/2004  
PIM Granted 19/08/2004  
PIM Issued 19/08/2004  
Building consent granted 23/08/2004  
Building consent issued 23/08/2004  
Code Compliance Certificate Granted 30/08/2004  
Code Compliance Certificate Issued 30/08/2004  
FIRE ALARM SYSTEM- Historical Reference CON99605950
- BCN/2008/4916 Applied: 29/07/2008 Status: Completed  
5849 Christchurch Akaroa Road Duvauchelle  
Accepted for processing 29/07/2008  
Building consent granted 29/07/2008  
Building consent issued 29/07/2008  
PIM Granted 29/07/2008  
PIM Issued 29/07/2008  
Code Compliance Certificate Granted 24/10/2008  
Code Compliance Certificate Issued 24/10/2008  
INSTALL MASPORT LE 4000 PROVINCIAL INBUILT SOLID FUEL HEATER WITH WETBACK C/A 071591-  
Historical Reference ABA10087746
- BCN/2016/6607 Applied: 03/08/2016 Status: Completed  
5849 Christchurch Akaroa Road Duvauchelle  
Accepted for processing 04/08/2016  
Building consent granted 05/08/2016  
Building consent issued 08/08/2016  
Code Compliance Certificate Issued 19/09/2016

Property address:

5849 Christchurch Akaroa Road

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Alteration to dwelling - Installation of a Masport Osburn 1600, freestanding, dry, woodburner, CAC090550

## (b) Certificates

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

## (c) Notices

- WOF/2020/3606 Expires: 01/08/2026  
Compliance schedule issued 16/09/2016

## (d) Orders

## (e) Requisitions

## Related Information

- Council holds no record of building permit/consent for dwelling at this address. No information is held by Council relating to the materials, construction or year the dwelling was built.

Property address:

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## 6. Certificates issued by a building certifier

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

 For building enquiries, please phone (03) 941 8999, email [EPADutyBCO@ccc.govt.nz](mailto:EPADutyBCO@ccc.govt.nz) or visit [www.ccc.govt.nz](http://www.ccc.govt.nz).

Property address:

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LIM number: H09498219

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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](http://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.*

Property address:

5849 Christchurch Akaroa Road

LIM number: H09498219

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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](mailto:DutyPlanner@ccc.govt.nz) or visit [www.ccc.govt.nz](http://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

- **Banks Peninsula District Plan Coastal Hazards**

The subdivision provisions of the Banks Peninsula District Plan relating to coastal hazards still apply and are included in this table (<https://ccc.govt.nz/news-and-events/public-notice/show/88>).

### (ii) Christchurch District Plan

- **Development Constraint Conditions**

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

- **Coastal Environment**

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

- **Coastal Landscape**

Property or part of property within the Natural Character in the Coastal Environment Overlay, which is operative.

- **Sites of Ngai Tahu Cultural Significance**

Property or part of property within the Nga Turanga Tupuna overlay, which is operative.

- **Significant Rural Landscape**

Property or part of property within the Rural Amenity Landscape Overlay, which is operative.

- **Remainder Slope Instability Management Area**

Property or part of property within the Christchurch District Plan Remainder of Port Hills and Banks Peninsula Slope Instability Management Area overlay, which is operative.

- **District Plan Zone**

Property or part of property within the Rural Banks Peninsula Zone, which is operative.

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## (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/2003/40 - Resource consents  
5849 Christchurch Akaroa Road Duvauchelle  
HOMESTAY PROPOSAL - Historical Reference RES95101401  
Status: Processing complete  
Applied 15/04/2003  
Granted 17/04/2003  
Decision issued 17/04/2003

Property address:

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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](http://www.ccc.govt.nz).

Please refer to Section 1 for details

Property address:

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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](http://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](http://www.ccc.govt.nz).

### (a) Kerbside waste collection

- This property is not on an organic collection route
- This property is not on a recycling collection route. . Please leave your recycling at your nearest depot. Your nearest recycling depot is the Barrys Bay Transfer Station.
- This property is not on a refuse collection route. . Please leave your rubbish at your nearest depot. Your nearest rubbish depot is the Barrys Bay Transfer Station.

### (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](mailto:floorlevels@ccc.govt.nz).

#### • Tsunami Evacuation Zone

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

#### • Electoral Ward

Property located in Banks Peninsula 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](http://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.

## Related Information

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- 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.
- 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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[www.ccc.govt.nz](http://www.ccc.govt.nz)

# Property of interest address

- WwPrivateDrainFieldNo
- ◻ WwPump
- WwAccess
- Type
- ◻ Flush Manhole
- ◻ Flushing Point
- ◻ Trap
- ◻ Inspection Point
- ◻ Sealed Manhole
- ◻ Standard Manhole
- ◻ Vacuum Storage Manhole
- ◻ Vented Manhole
- ◻ WwValve
- ◻ WwVent
- ◻ WwAirGapSeparator
- ◻ WwLocalPressureBoundaryK
- ◻ WwLocalPressureControlPa
- ◻ WwLocalPressureTankSystem
- ◻ WwOutlet
- ◻ WwPipeRestrict
- ◻ WwFitting
- Type
- ◻ Change
- ◻ End Cap
- ◻ Junction
- ◻ Eye
- ◻ Eye (Vertical)
- WwLateralFitting
- Type
- ◻ Raised Inspection Point
- ◻ Lateral Fitting
- ◻ WwVacuumBreather
- WwVacuumChamber
- Type
- ◻ Collector
- ◻ Interceptor Tank
- ◻ Valve
- ◻ Riser
- ◻ WwVacuumBreatherPip
- ◻ WwPipeFlowDirection
- WwPipeBlockageCount
- NumberOfBlockages
- ◻ 2 or less Blockages
- ◻ 3 or more Blockages
- WwPipe
- NominalDiameter
- ◻ Diameter is 200mm or smaller
- ◻ Diameter is greater than 200mm, up to 450mm
- ◻ Diameter is greater than 450mm
- ◻ Other (non-circular pipes)
- WwPipe (non-gravily)
- NominalDiameter
- ◻ Diameter is 200mm or smaller
- ◻ Diameter is greater than 200mm, up to 450mm
- ◻ Diameter is greater than 450mm
- ◻ Other (non-circular pipes)
- WwLateral
- WwPipeProtection
- WwFlushTank
- WwStructure
- WwStation
- WwPumpStationCatchme
- WwPipe (non CCC)
- ◻ In Service
- ◻ Abandoned
- ◻ Removed
- ◻ Out of Service
- ◻ In Service (non CCC)
- ◻ In Service
- ◻ Abandoned
- ◻ Removed
- ◻ Out of Service
- ◻ Proposed
- ◻ Air Release
- ◻ Backflow Prevention
- ◻ Butterfly
- ◻ Gate
- ◻ Non Return
- ◻ Pressure Activated
- ◻ Sluice
- ◻ Sluice, Normally Closed
- ◻ Valve
- ◻ Washdrant
- ◻ Washlet
- ◻ WsConnection
- ◻ Fire
- ◻ Restrictor
- ◻ Toby
- ◻ Meter
- ◻ WsOutlet
- ◻ WsPipeRestrict
- ◻ WsFieldNote
- ◻ WsFitting
- ◻ Belows
- ◻ End Cap
- ◻ Connector
- ◻ WsPipeProtection
- WsPipe
- NominalDiameter
- ◻ Diameter is 110mm or smaller
- ◻ Diameter is greater than 110mm, up to 225mm
- ◻ Diameter is greater than 225mm
- ◻ Other (non-circular pipes)
- ◻ WsPipe (non Potable)
- NominalDiameter
- ◻ Diameter is 110mm or smaller
- ◻ Diameter is greater than 110mm, up to 225mm
- ◻ Diameter is greater than 225mm
- ◻ Other (non-circular pipes)
- ◻ WsLateral
- ◻ WsStructure
- ◻ WsReservoir
- ◻ WsStation
- ◻ WsPipe (non CCC)
- ◻ In Service
- ◻ Abandoned
- ◻ Removed
- ◻ Out of Service
- ◻ Unknown
- ◻ WsLateral (non CCC)
- ◻ In Service
- ◻ Abandoned
- ◻ Removed
- ◻ Out of Service
- ◻ Proposed
- ◻ BCConnector
- ◻ BGCatchCap
- ◻ BGValve
- ◻ BGPipe

Christchurch Akaroa Road

5849

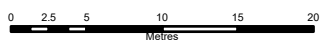
**Christchurch City Council** 

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

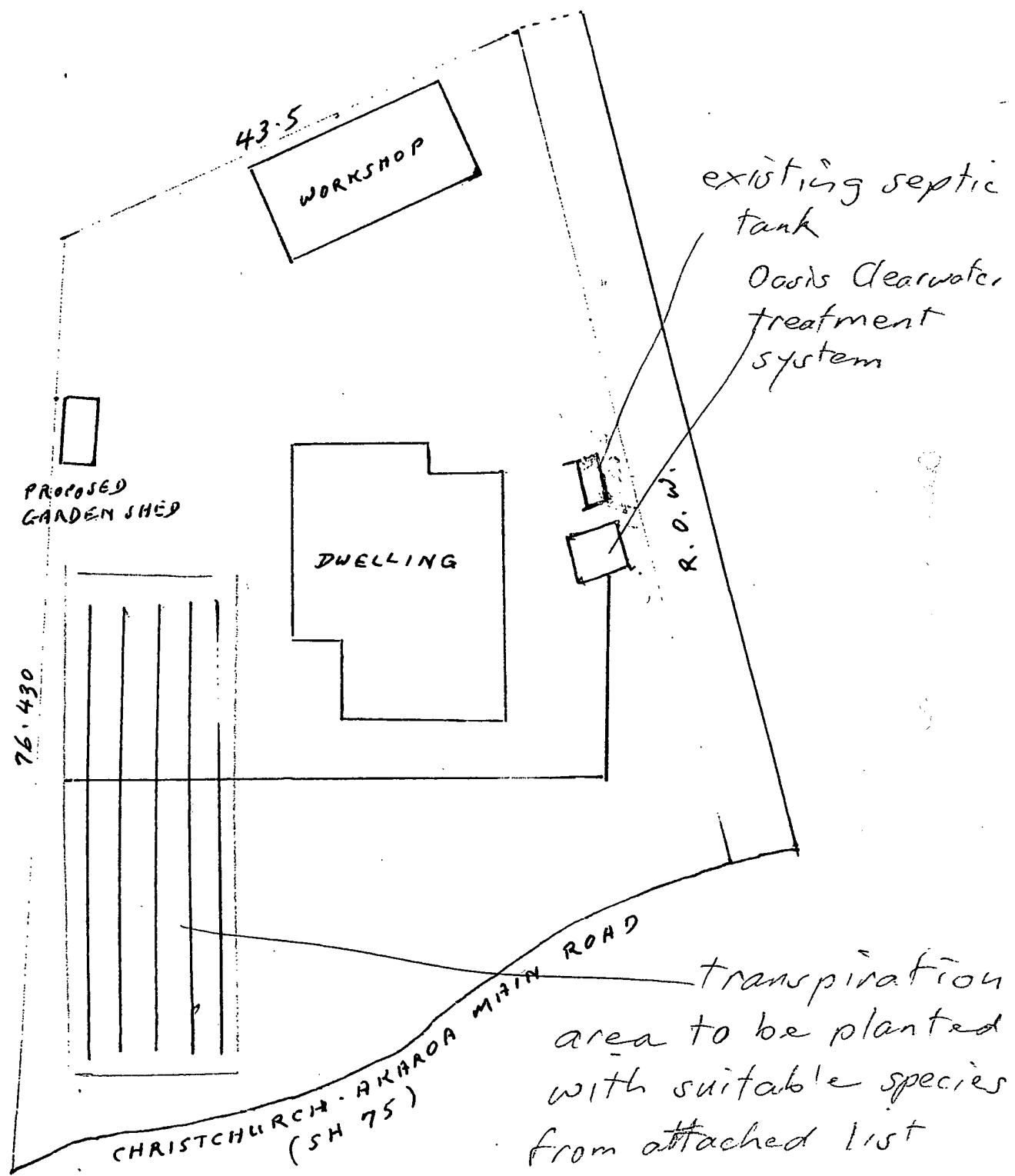
Accuracy not guaranteed. Onsite verification required.  
Display of data scale dependant.  
Client selected legend.

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N  
Date: 24/02/2026 2:56 PM  
Scale: 1: 500 on A4



# Schematic drawing of position of waste water treatment system and dispersal area of effluent #030179



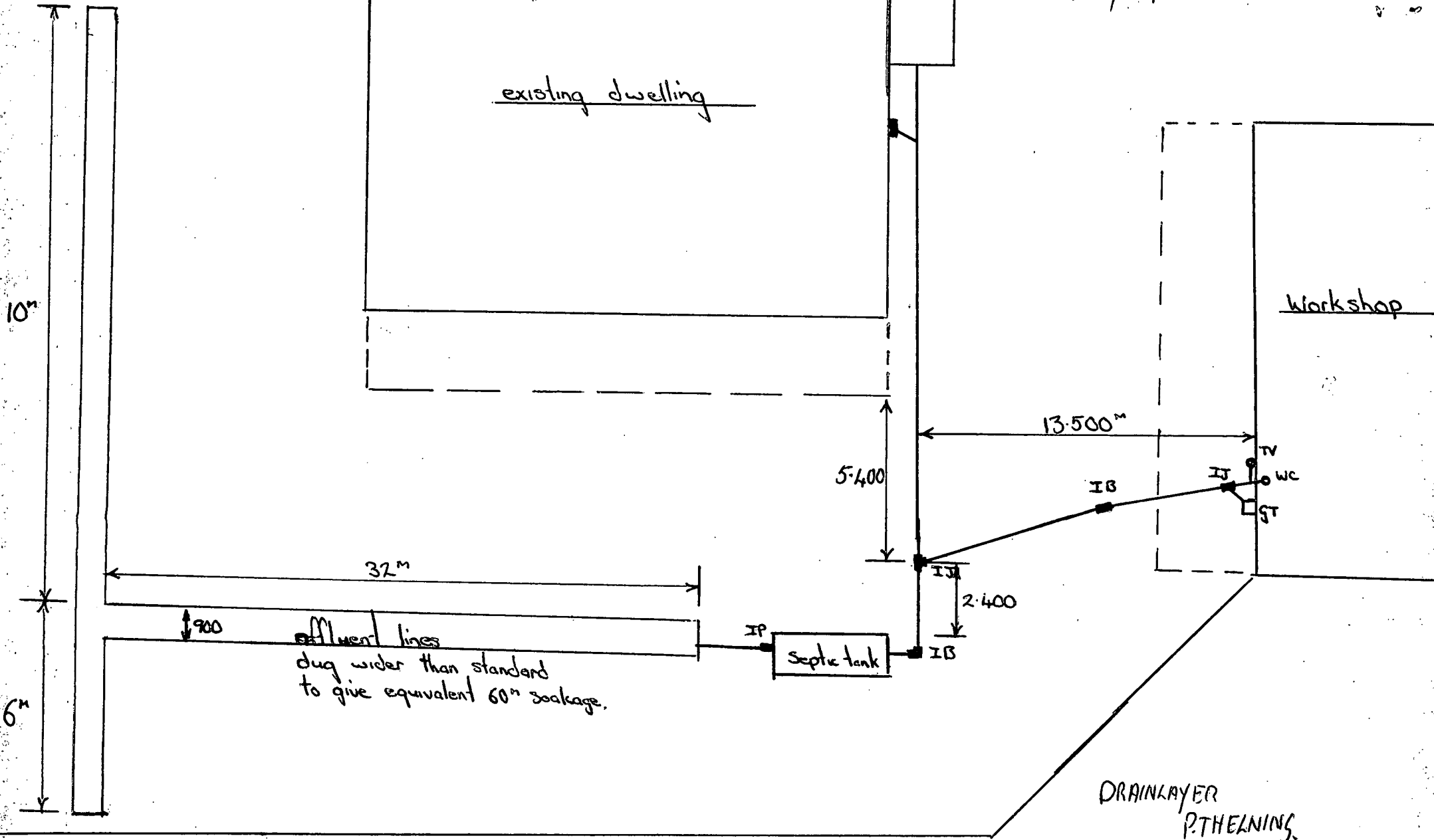
Halfmoon Cottage

SITE PLAN  
SCALE 1:500

23930/28/1

existing dwelling

Workshop



effluent lines dug wider than standard to give equivalent 60" soakage.

DRAINLAYER P. THELNING

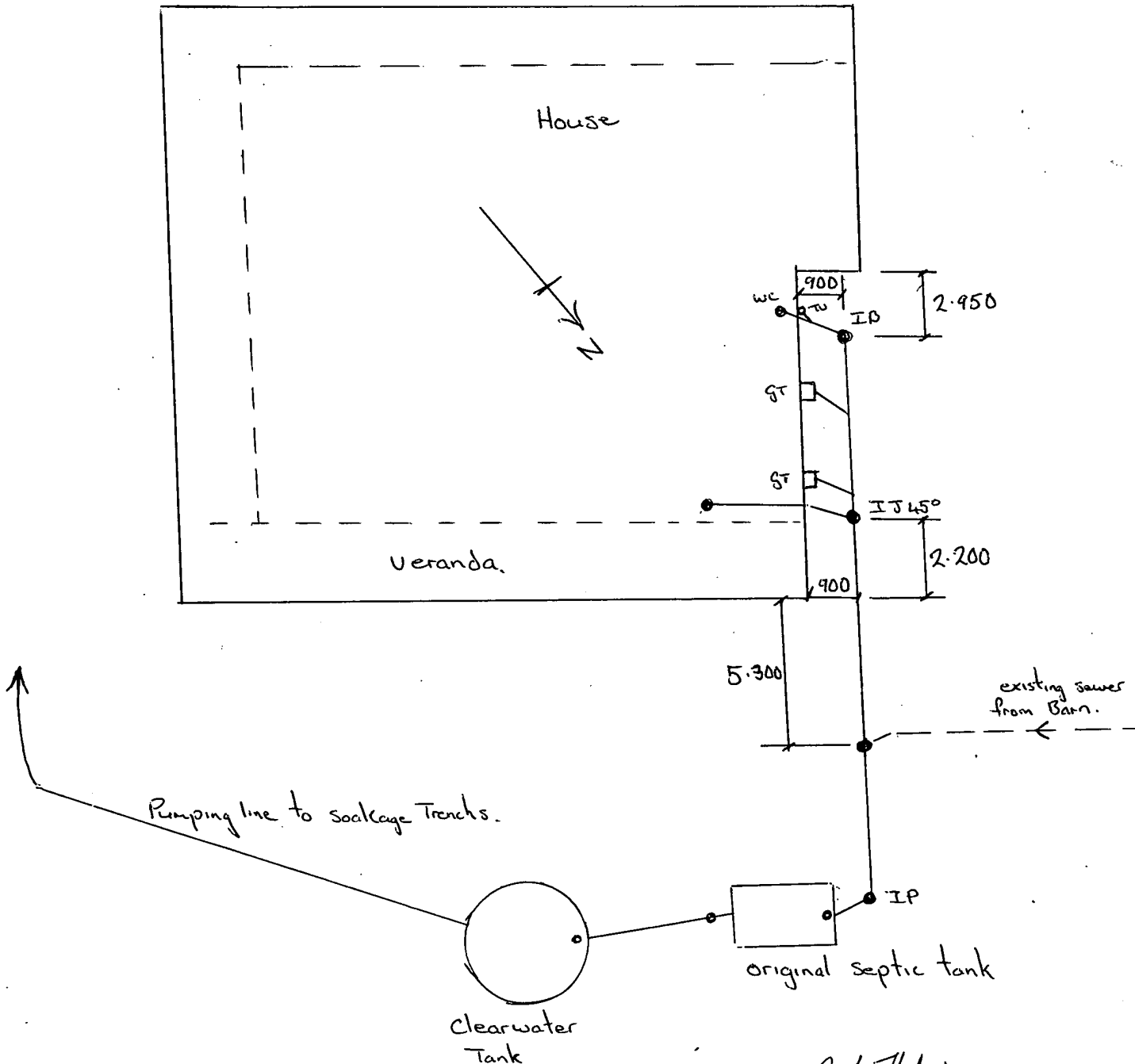
drive in

Drainage Plan Colin Stokes Job Barrys Bay

# THELNING DRAINAGE & EXCAVATION LTD DRAINAGE AND EXCAVATION PLAN

P.O. Box 1 Okains Bay  
Banks Peninsula  
Phone/Fax (03) 304 8602 Mobile 025 249 5620

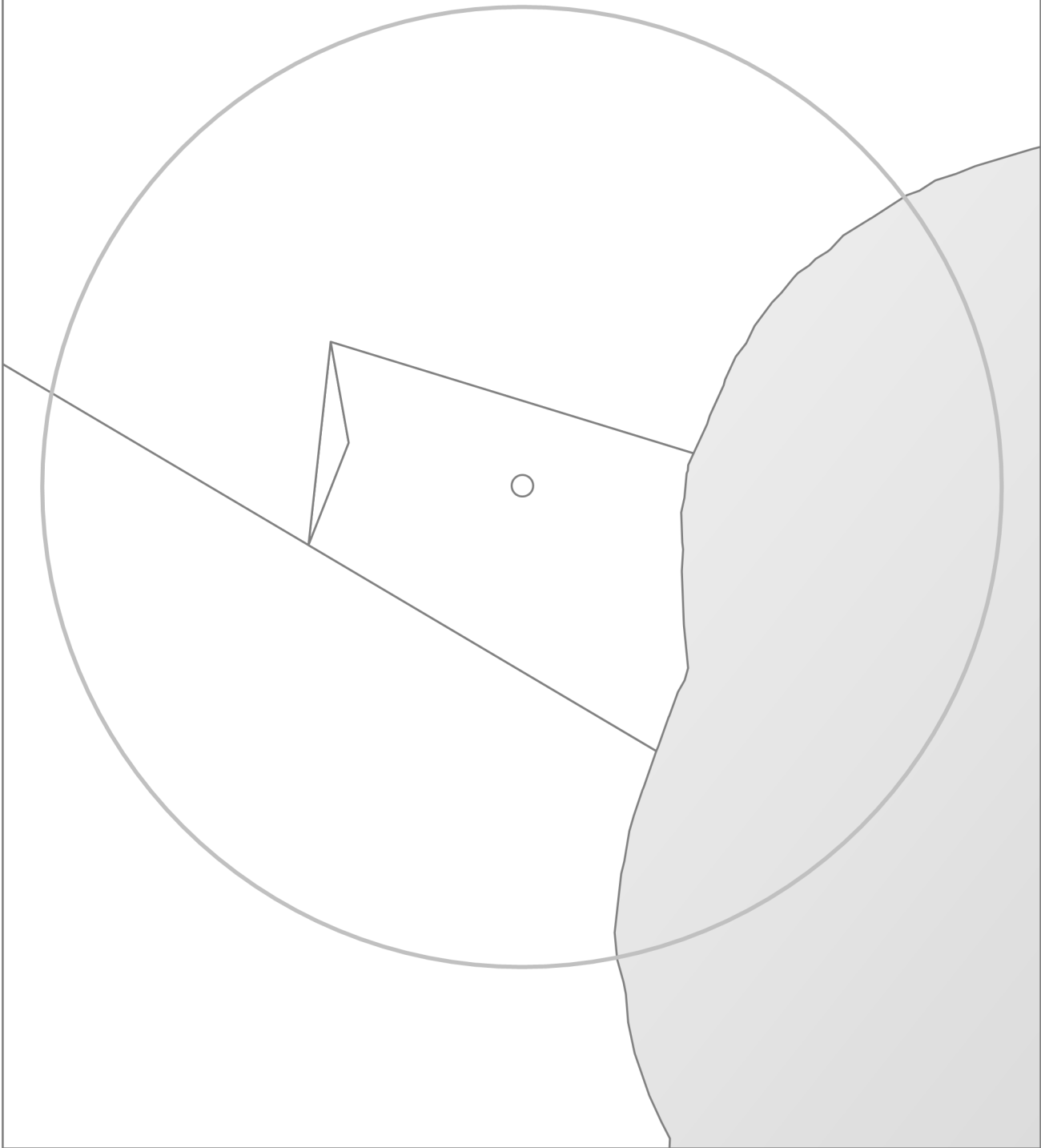
Drainage Plan For Desh Heath (Halfmoon Cottage) State Highway Barrys Bay.



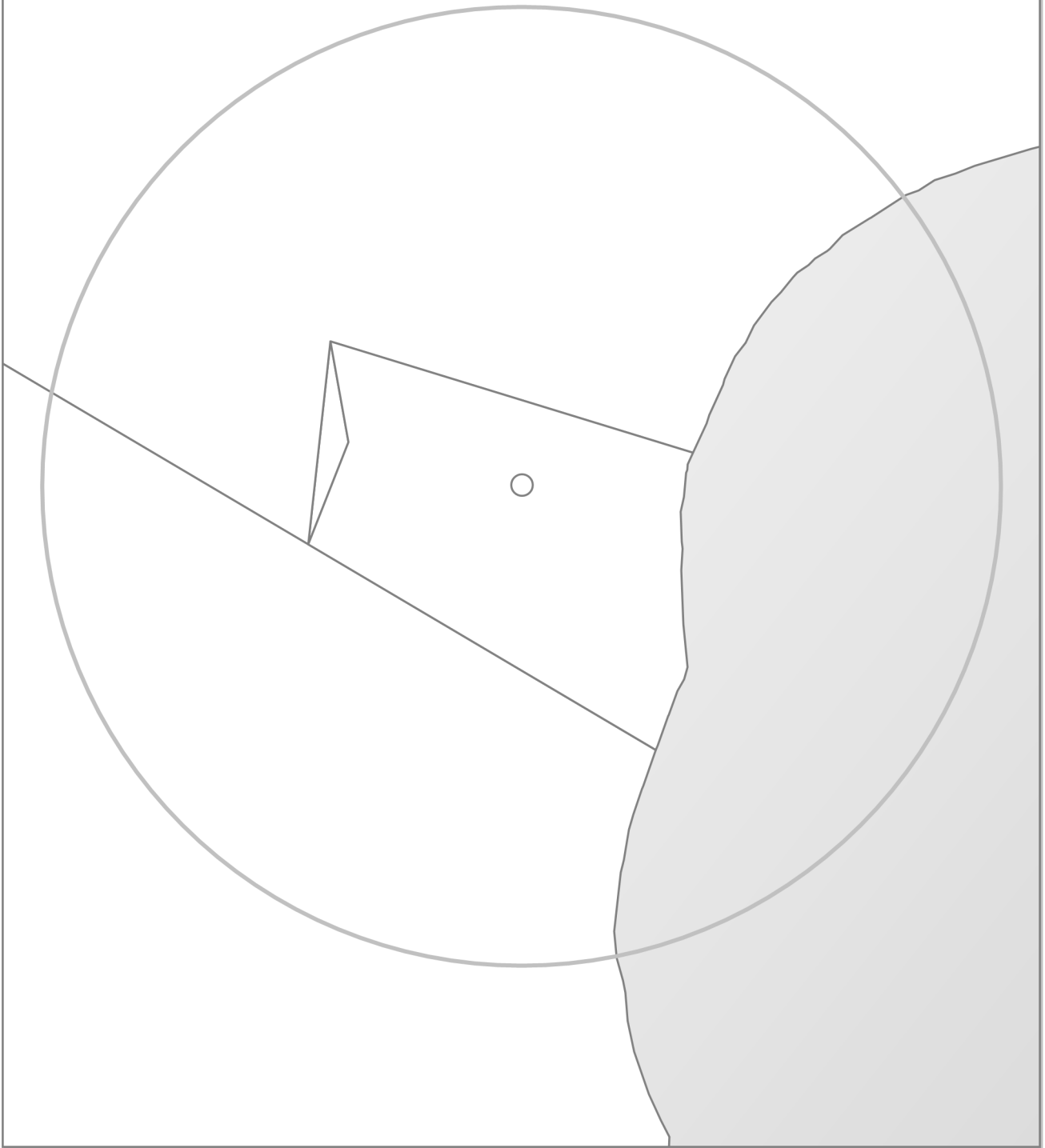
Signed by *P.S. Thelning*  
Date... 28.../...2.../...2014  
Not Drawn to Scale

23930 02801

**5849 Christchurch Akaroa Road  
Land Use Consents**



**5849 Christchurch Akaroa Road  
Subdivision Consents**



## Land Use Resource Consents within 100 metres of 5849 Christchurch Akaroa Road

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

---

### 5797 Christchurch Akaroa Road

RMA/2020/2229

Retrospective consent to establish small storage yard

Not accepted for processing

Applied 02/10/2020

Not accepted for processing 08/10/2020

### 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