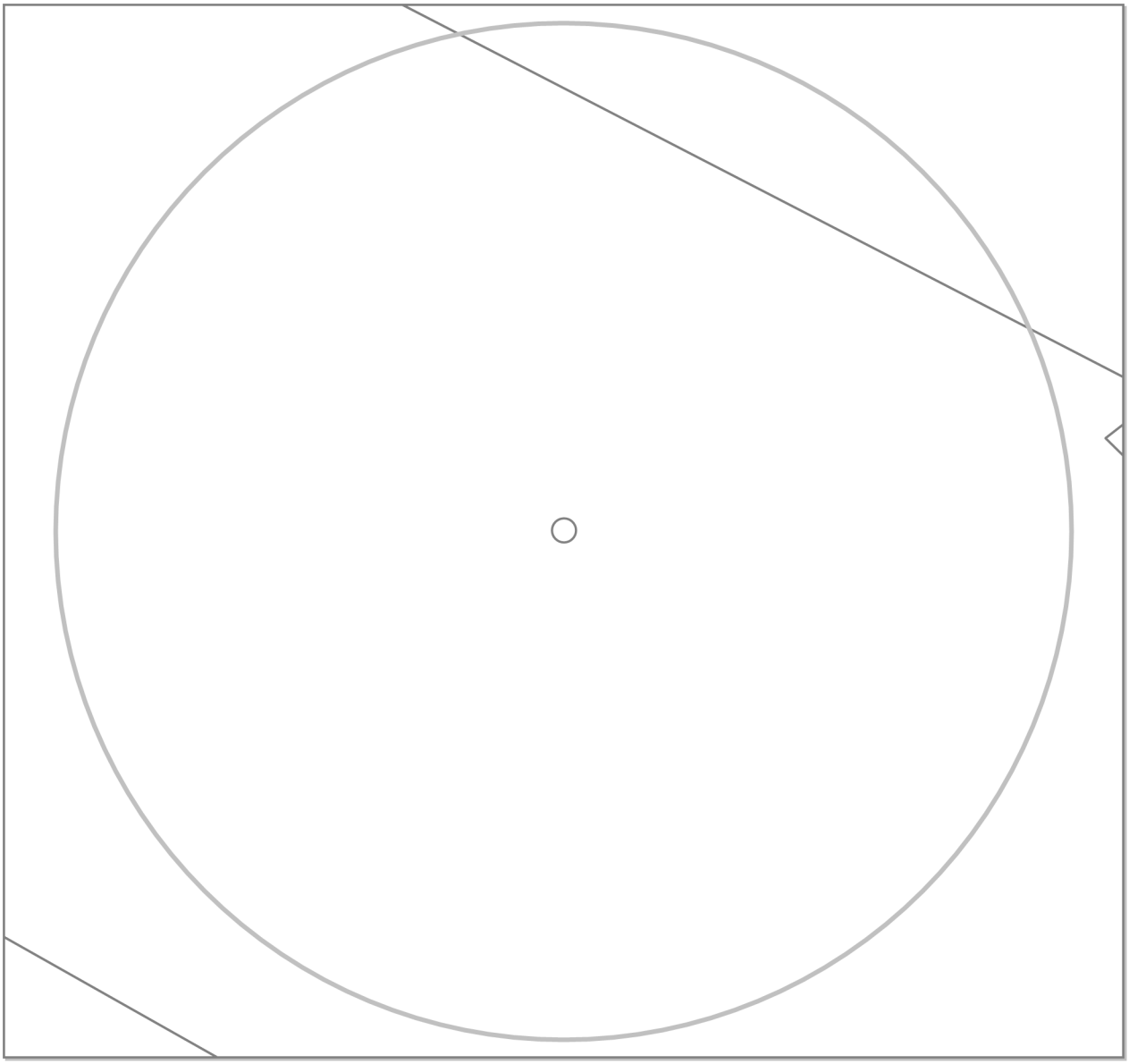
Christchurch City Council

Land Information Memorandum



Property address:

262 Millers Road

LIM number: H11637114

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Christchurch 8154, New Zealand
Tel 64 3 941 8999
Fax 64 3 941 8984

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Land Information Memorandum

Christchurch City Council

Application details

Date issued	22 October 2026
Date received	19 October 2026

Property details

Property address	262 Millers Road, RD 2, Christchurch
Valuation roll number	24010 01807
Valuation information	Capital Value: $1,025,000 Land Value: $550,000 Improvements Value: $475,000 *Please note: these values are intended for Rating purposes*
Legal description	Lot 2 DP 60086
Existing owner	Karen Elizabeth Reid Andrew David Royds Tait 262 Millers Road Christchurch 7672

Council references

Rate account ID	73118578
LIM number	H11637114
Property ID	1152172

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Land Information Memorandum

Document information

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

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

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

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

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

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

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

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

1. Special features and characteristics of the land

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

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

Natural Hazards

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

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

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

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

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

The following statement has been provided by Environment Canterbury:

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

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

(a) Coastal Hazards

- Regional Hazard Information: Shoreline Modelling

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

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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

- Flooding

  Flood models are used to show the probability and potential location of flooding in Christchurch. These are computer-based models, and use the data on the Council stormwater network, rainfall, topography, hydrology, soil, land-use and historic flooding. They also incorporate outputs of other modelling such as urban growth, ground water, sea level rise and climate change. Detailed reports on the modelling including its assumptions and limitations can be found at https://ccc.govt.nz/consents-and-licences/property-information-and-lims/land-information-memorandum-lim.

- Predicted 1 in 50 Year Flood Extent

  Flood modelling shows this property, or parts of this property, is within a 1-in-50-year flood extent, including impacts of climate change and sea level rise. You can view this on the flood extent map at https://ccc.govt.nz/flood-and-floor-level-viewer. If changes such as land development or major infrastructure have occurred on this property, or in the surrounding area since the flood modelling, this may change the flood extent. For more information, please refer to https://ccc.govt.nz/flooding-and-floor-levels.

- Predicted 1 in 200 Year Flood Extent

  Flood modelling shows this property, or parts of this property, is within a 1-in-200-year flood extent, including impacts of climate change and sea level rise. You can view this on the flood extent map at https://ccc.govt.nz/flood-and-floor-level-viewer. If changes such as land development or major infrastructure have occurred on this property, or in the surrounding area since the flood modelling, this may change the flood extent. For more information, please refer to https://ccc.govt.nz/flooding-and-floor-levels.

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- Regional Hazard Information: Selwyn Modelling

  The property, or part of the property, is within an area where detailed floodplain modelling has been carried out by Selwyn District Council and overlaps the Christchurch District Boundary. Model results are available on Environment Canterbury's flood model results webapp at https://apps.canterburymaps.govt.nz/FloodModelResults/.

  Title: Selwyn District Flood Model - Hydraulic Model Build Report
  Date: August 2025
  Author: Tonkin & Taylor Ltd
  Commissioned by: Selwyn District Council
  Purpose of report: To quantify the extent and severity of flooding in the Selwyn District. For use in land use planning.
  Study area: Selwyn District plains
  Accessible at: https://www.selwyn.govt.nz/services/civil-defence-And-emergency-management/documents/2025.08.28.SDCFloodModel_ModelBuildReport.vA_Final.pdf
- Regional Hazard Information: Flood Photographs

  Photographs showing the property during or following past flood events may be available. Flood photographs are available on Environment Canterbury's flood imagery register at https://apps.canterburymaps.govt.nz/FIR.
- Regional Hazard Information: Site Specific Flood Assessment

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

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

(d) Landslides

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

(e) Subsidence

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

(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

- Snow Load Design Required

  Contour maps held by the Council indicate that this site is at or above 40 metres above mean sea level. The effects of snow on the design of any proposed buildings will need to be considered and addressed.

(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

- Pool

  PoolID Number: 5844. This property has a Private In-Ground Swimming Pool which is Operational.

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- Pool
  PoolID Number: 8199. This property has a Private Above Ground Spa Pool which is Operational.

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

- The council plan shows no public 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.

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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

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.

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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 30/06/2027: $3,617.15

	Instalment Amount	Date Due
Instalment 1	$904.24	15/08/2026
Instalment 2	$904.24	15/11/2026
Instalment 3	$904.24	15/02/2027
Instalment 4	$904.43	15/05/2027

Rates owing as at 22/10/2026: $904.24

(b) Excess water charges

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

(c) Final water meter reading required at settlement?

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

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

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5. Consents, certificates, notices, orders, or requisitions affecting the land and buildings

Section 44A(2)(d) LGOIMA. This is information concerning any consent, certificate, notice, order, or requisition, affecting the land or any building on the land, previously issued by the Council.

The information in this section may also cover building consent and/or code compliance information issued by building certifiers under the Building Act 1991 and building consent authorities that are not the Council under the Building Act 2004.

You can check the property file to identify whether any consent or certificate was issued by a building certifier under the Building Act 1991.

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/2026/8911 Applied: 18/09/1992 Status: Completed
  262 Millers Road Motukarara
  Building consent issued 22/10/1992
  Drainage & Dwelling - Historical Reference - PER92046721
- BCN/2026/8913 Applied: 25/09/1992 Status: Completed
  262 Millers Road Motukarara
  Building consent issued 22/11/1992
  Garage - Historical Reference - PER92046723
- BCN/1998/896 Applied: 18/02/1998 Status: Completed
  262 Millers Road Motukarara
  Accepted for processing 18/02/1998
  PIM Granted 18/02/1998
  PIM Issued 18/02/1998
  Building consent granted 27/05/1998
  Building consent issued 27/05/1998
  Code Compliance Certificate Granted 12/08/2003
  Code Compliance Certificate Issued 12/08/2003
  ALTERATIONS - STORAGE FARM BUILDING- Historical Reference CON99602994

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- BCN/2000/8431 Applied: 24/10/2000 Status: Completed
  262 Millers Road Motukarara
  Accepted for processing 24/10/2000
  PIM Granted 24/10/2000
  PIM Issued 24/10/2000
  Building consent granted 25/01/2001
  Building consent issued 25/01/2001
  Code Compliance Certificate Granted 12/08/2003
  Code Compliance Certificate Issued 12/08/2003
  WATER RESERVOIR POOL- Historical Reference CON99604209

(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 maybe 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

- **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-notices/show/88).

(ii)Christchurch District Plan

- **Liquefaction Management Area (LMA)**

  Property or part of property within the Liquefaction Management Area (LMA) 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.

(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.

(c) Resource Consents Natural Hazard Information

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9. Other land and building classifications

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

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

Please refer to Section 1 for details

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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

- 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 Birdlings Flat Transfer Station.
- Your recycling is collected Fortnightly on the Week 1 collection cycle on a Wednesday. Please leave your recycling at the Kerbside by 6:00 a.m. Your nearest recycling depot is the Birdlings Flat 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 Birdlings Flat Transfer Station.
- Your refuse is collected Fortnightly on the Week 1 collection cycle on a Wednesday. Please leave your rubbish at the Kerbside by 6:00 a.m. Your nearest rubbish depot is the Birdlings Flat 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.

- **Tsunami Evacuation Zone**

  This property is not within the tsunami evacuation zone. You do not need to evacuate this area if you feel a long or strong earthquake, or in an official tsunami warning. More information is available on the Canterbury CDEM Group website at www.cdemcanterbury.govt.nz/hazards/tsunami. 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

- **Spatial Query Report**

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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.

- **Pool Compliance**

  Pool ID Number: 5844 Inspection Status:Current Last Inspection:Complying inspection Inspected By:Mark Chapman Latest Inspection Date:09/05/2025

  Pool ID Number: 8199 Inspection Status:Current Last Inspection:Complying inspection Inspected By:Mark Chapman Latest Inspection Date:09/05/2025

Related Information

- Our records show that there is a residential pool on this site. Under the 2004 Building Act and New Zealand building code (F9 Restricting access to residential pools). It is the responsibility of a pool owner, pool operator, land owner or occupier of the property were the pool is situated to ensure that the pool has a physical barrier that restricts access to the pool by unsupervised children under the age of 5 years. Section 11 of this LIM provides the status of the pool on this property at the date of its last inspection. Changes may have occurred on the site which mean the swimming pool no longer complies. To confirm that the pool fencing currently complies with the New Zealand building code.
- If you have any queries or wish to arrange an inspection, please contact the Pool Inspectors in the Building Compliance Team on (03) 941 8999 or email: FSPInspections@ccc.govt.nz. For further information about the New Zealand building code - F9 Restricting access to residential pools requirements click on the link https://www.building.govt.nz/building-code-compliance/f-safety-of-users/pool-safety/

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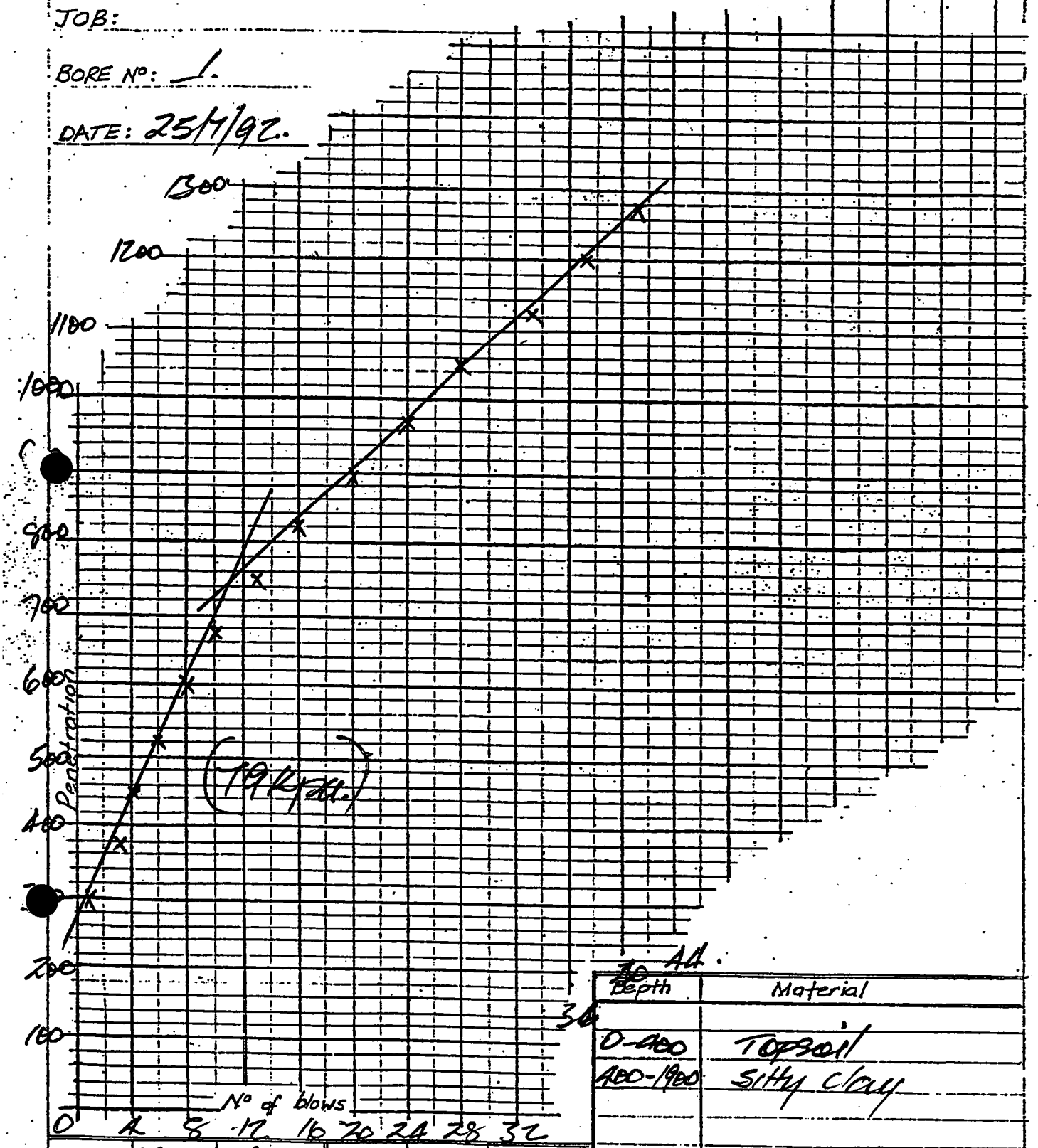
ANTHONY & KAREN REID.

SCALA PENETROMETER – FIELD SHEET

JOB:

BORE Nº: 1.

DATE: 25/4/92.



mm/blow	inferred C.B.R	safe bearing KPa	mm/blow	inferred C.B.R.	safe bearing KPa
150	1·8	27	20	11	140
100	2·3	34	15	15	170
90	2·4	40	12	20	205
80	2·8	44	10	26	230
70	3·1	50	9	30	250
60	3·4	56	8	35	280
50	4·1	67	7	40	305
40	5·4	82	6	48	340
35	6·4	92	5	58	370
30	7·5	105	4	76	430

All.

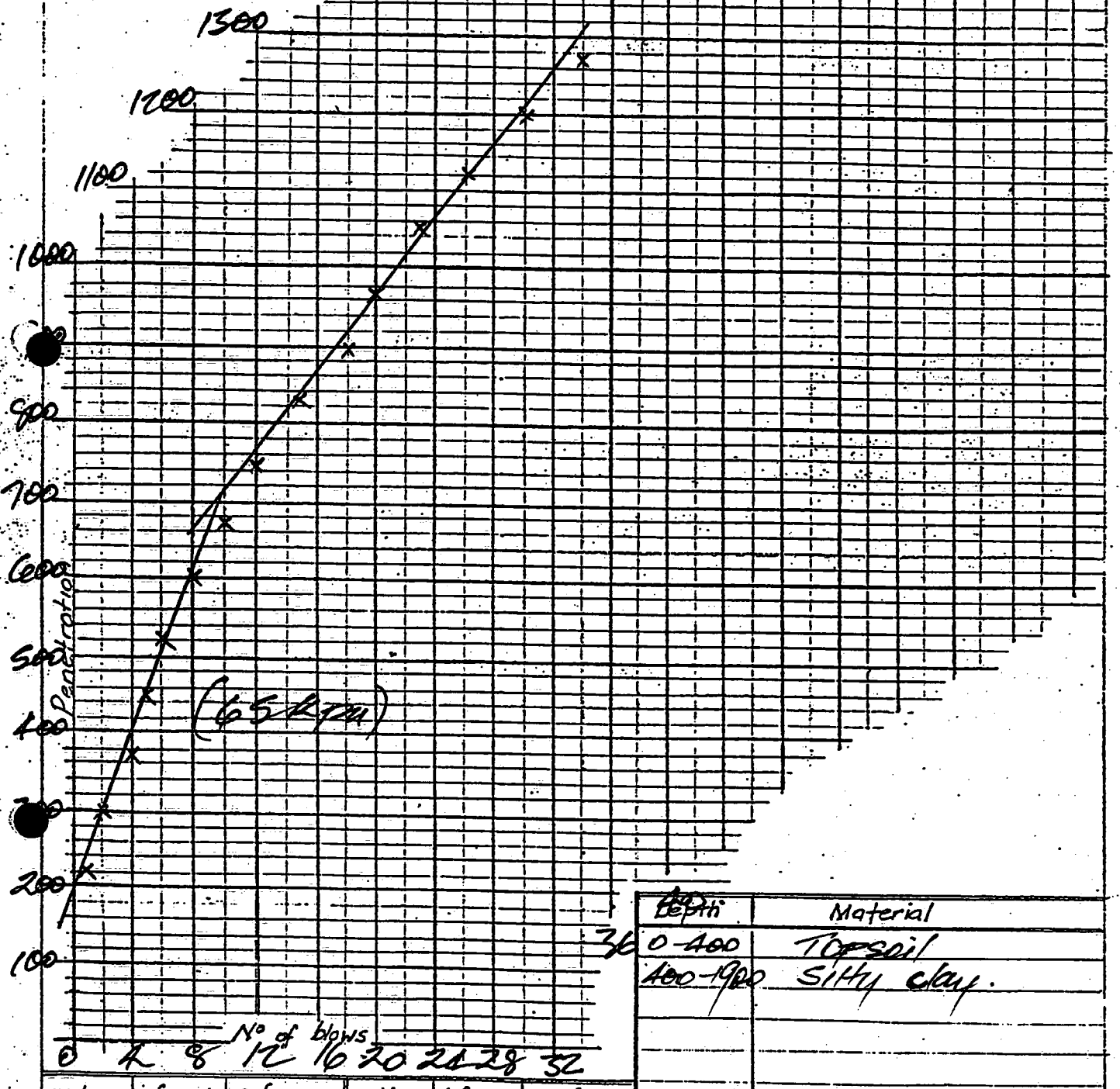
Depth	Material
0-400	Topsoil
400-1900	Silty clay

SCALA PENETROMETER – FIELD SHEET

JOB: ANTHONY & KAREN REID

BORE Nº: 2

DATE: 25/7/92



Depth	Material
0-400	Topsoil
400-1900	Silty clay.

mm/blow	inferred C.B.R	safe bearing kPa	mm/blow	inferred C.B.R	safe bearing kPa
150	1·8	27	20	11	140
100	2·3	34	15	15	170
90	2·4	40	12	20	205
80	2·8	44	10	26	230
70	3·1	50	9	30	250
60	3·4	56	8	35	280
50	4·1	67	7	40	305
40	5·4	82	6	48	340
35	6·4	92	5	58	370
30	7·5	105	4	76	430



ArcGIS Web Map

Buildings
WcWatercourse
StreetAddress

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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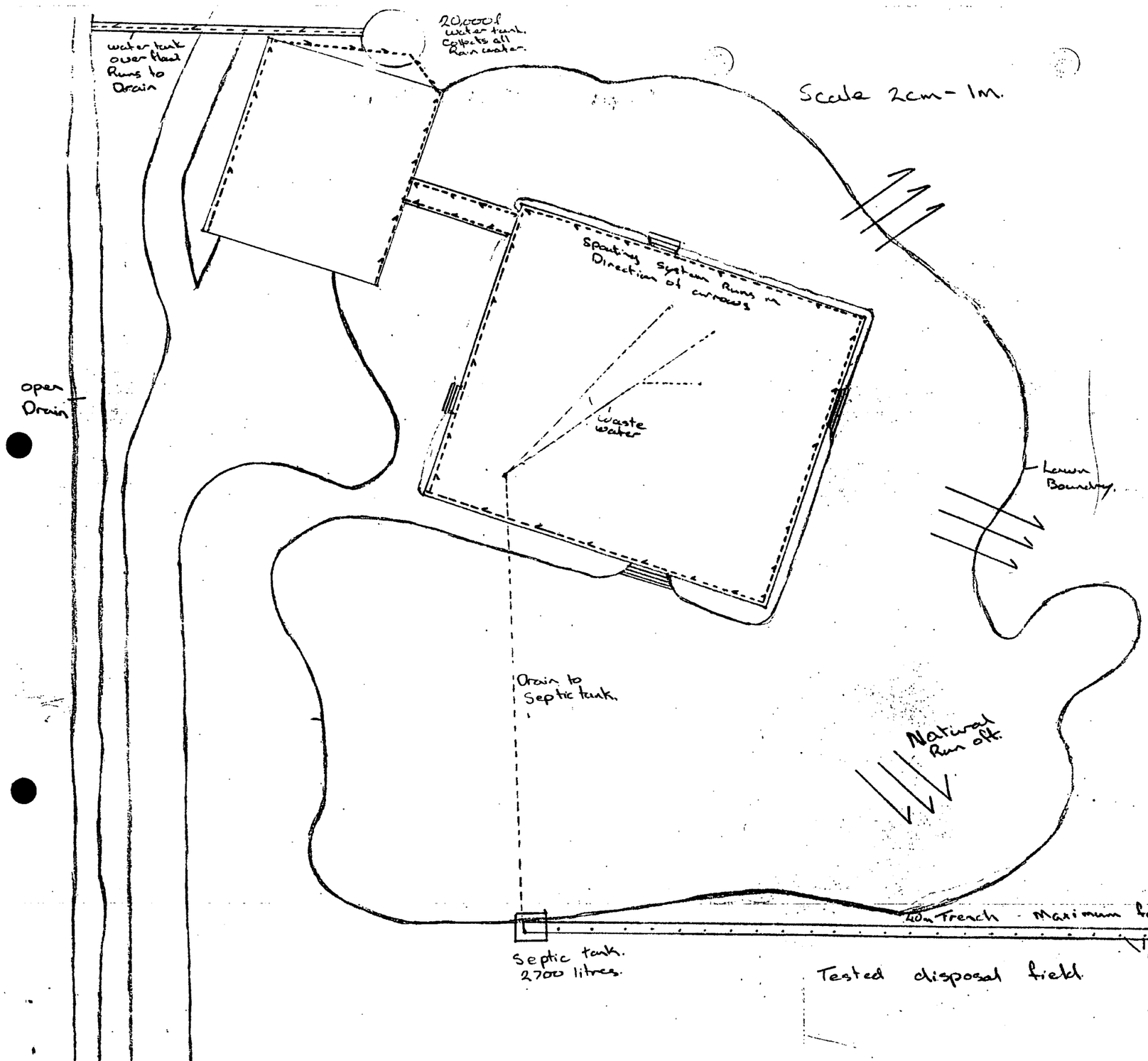
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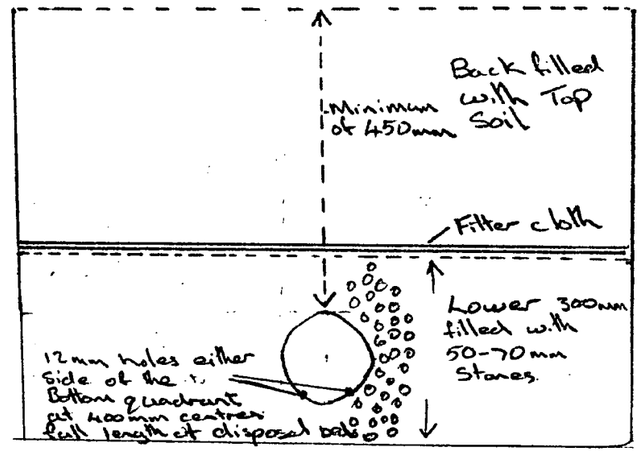
0 0.015 0.03 0.06 0.09 0.12
km

Septic Tank/Disposal Field.

Scale 2cm - 1m.



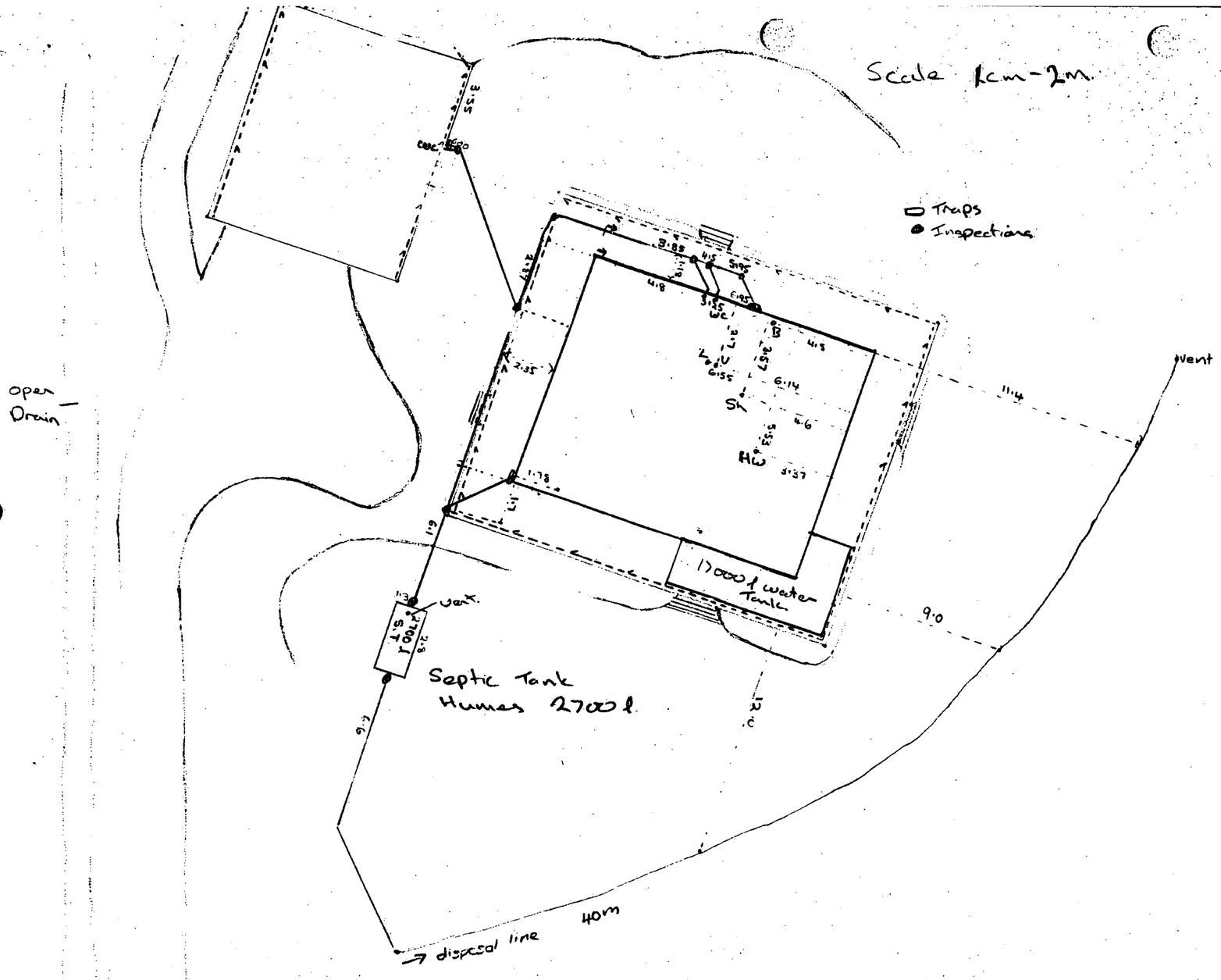
Scale 10cm to 1m.



Permit taken out by
L.A. Flood, Registered Drainlayer
47 Bailey st Templeton
Ph ChCh 3496839

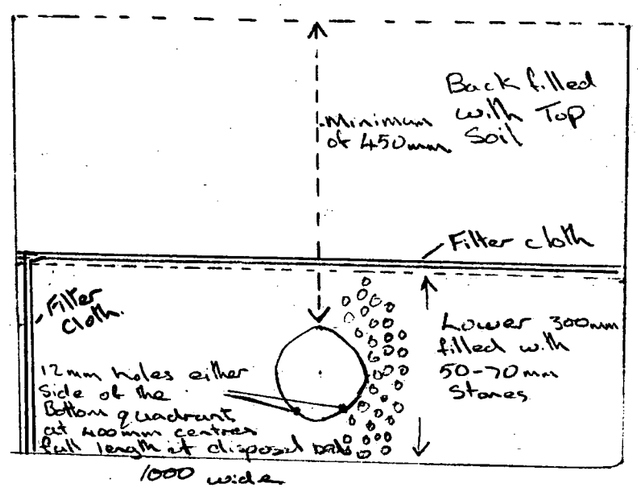
Supervised by David Fallaw
Registered engineer.
61 Kilmore st ChCh
Ph 797-269.

Scale 1cm-2m.



Septic Tank/Disposal Field.

Scale 10cm to 1m.



Permit taken out by
Hugh Woodhead Registered Drainlayer
5 Haslet St CHCH
Ph 3485643
Acme Plumbing

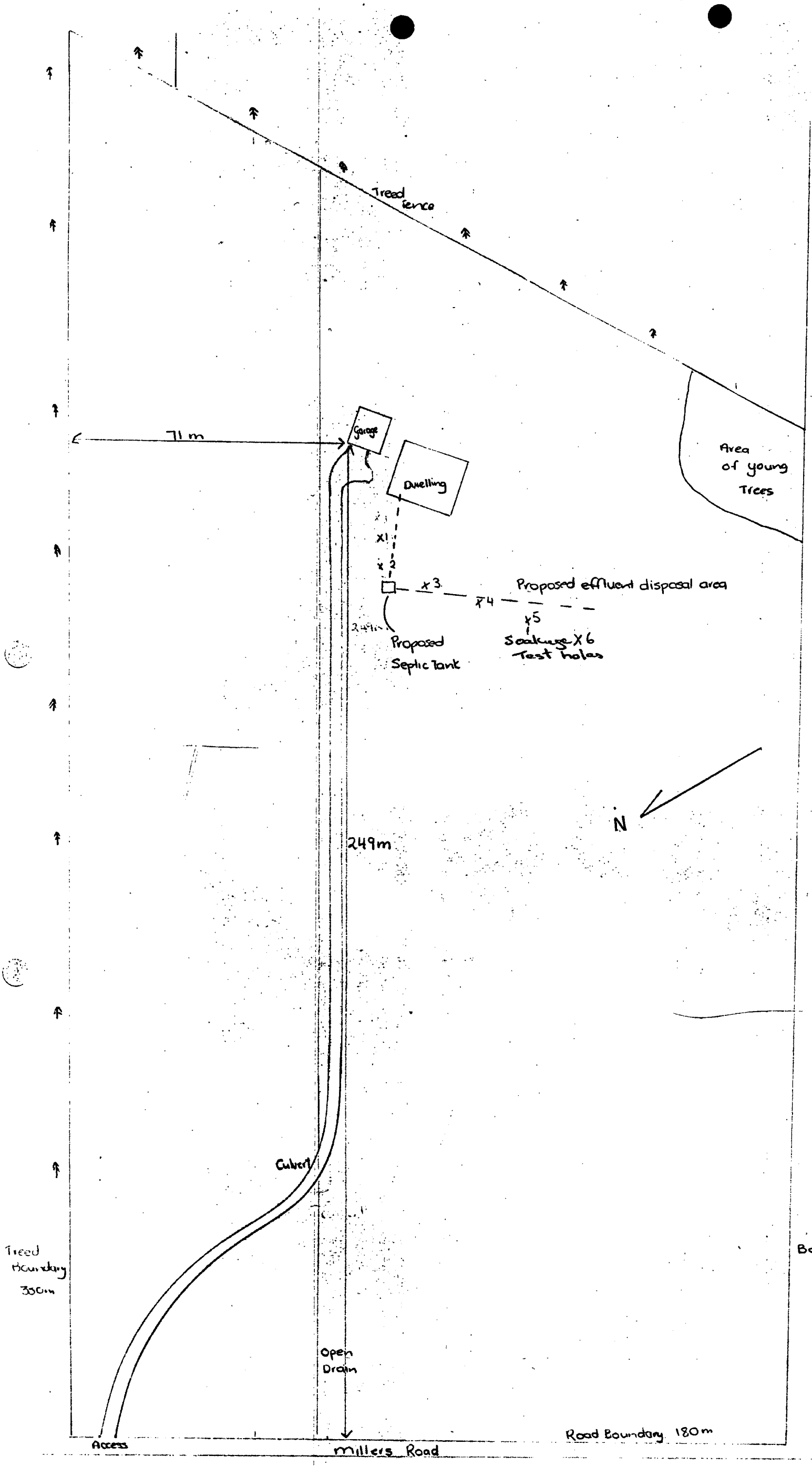
Supervised by David Fallow
Registered engineer
61 Kilmore St CHCH
Ph 797-269

House + Sarage Drain Septic Tank
+ disposal Line Plan
A J + K E Reid

1cm : 10m
1mm : 1m

A J + K E Reids

House Plans
millers Road, Gebbies Valley



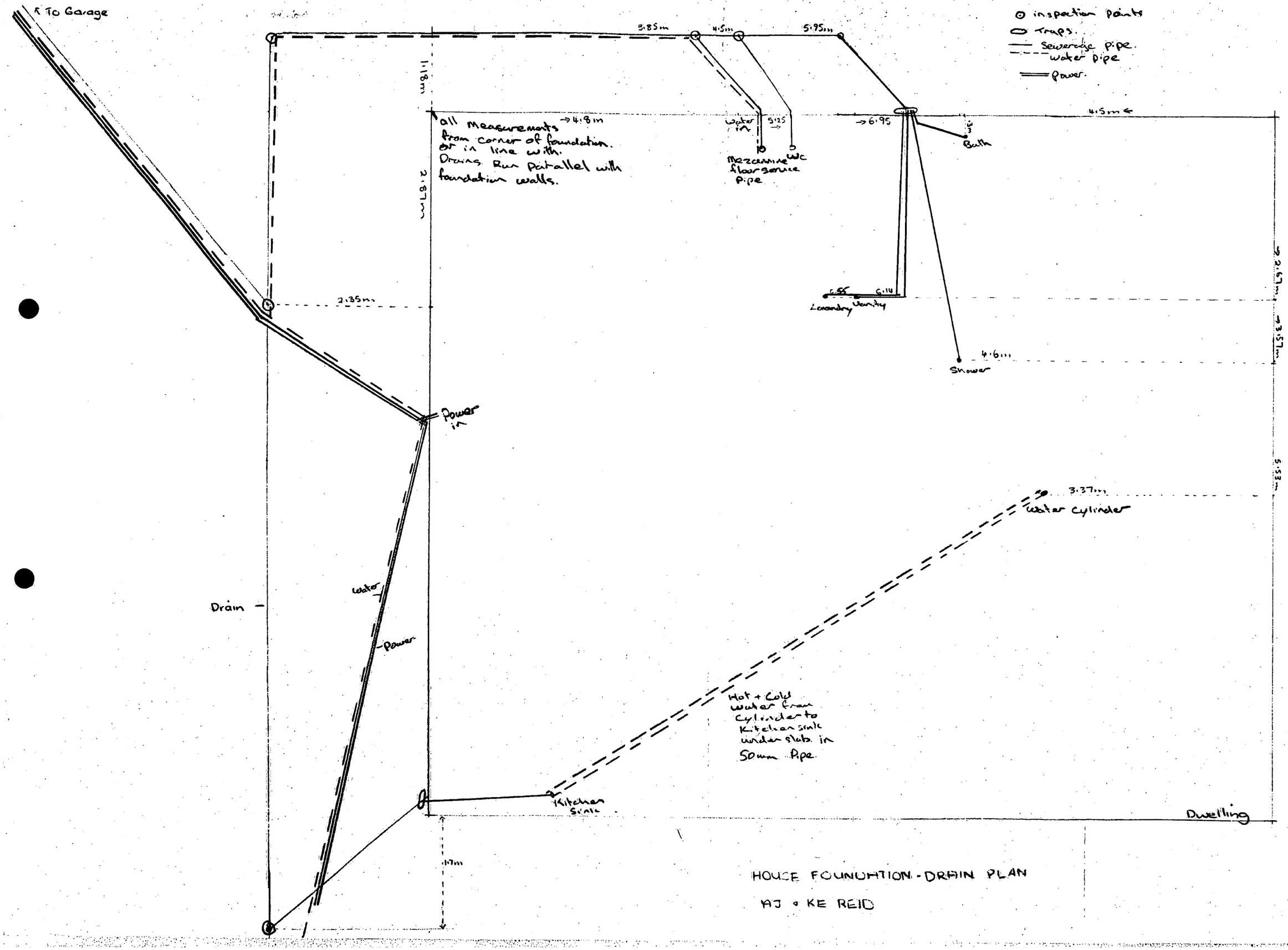
Notes.

1/ Logs are Douglas fir and have been felled for 28 months. all have been thoroughly treated with Busan 1009 preservative three times. Logs will receive further treatments of Busan, CD50 and AP5, linseed oil. see attached info.

2/ The first 8 Rounds of log work has been completed at our temporary Little River site using the double scribed and improved saddle notch techniques, considered to be the best currently available

3/ The log work has been complete for a period of 21 months and Protected with Black Paper. the logs are Deemed Dry and No detectable settling has been measured in the Past 5 months.. This is measured between nails Placed in the top and Bottom logs and measuring the distance in between. there. While allowing for settlement of the logs in these plans we expect it to be minimal and the settling period to be short, we consider that the time period between having the roof on and final interior finishing specifically in areas where Bolt access is necessary to be 8 months, By which time settling should be completed to within acceptable tolerances
This however will be "closely" monitored.

Site Plan - NJ & KE Reid, Gebbies Valley
Banks Peninsula

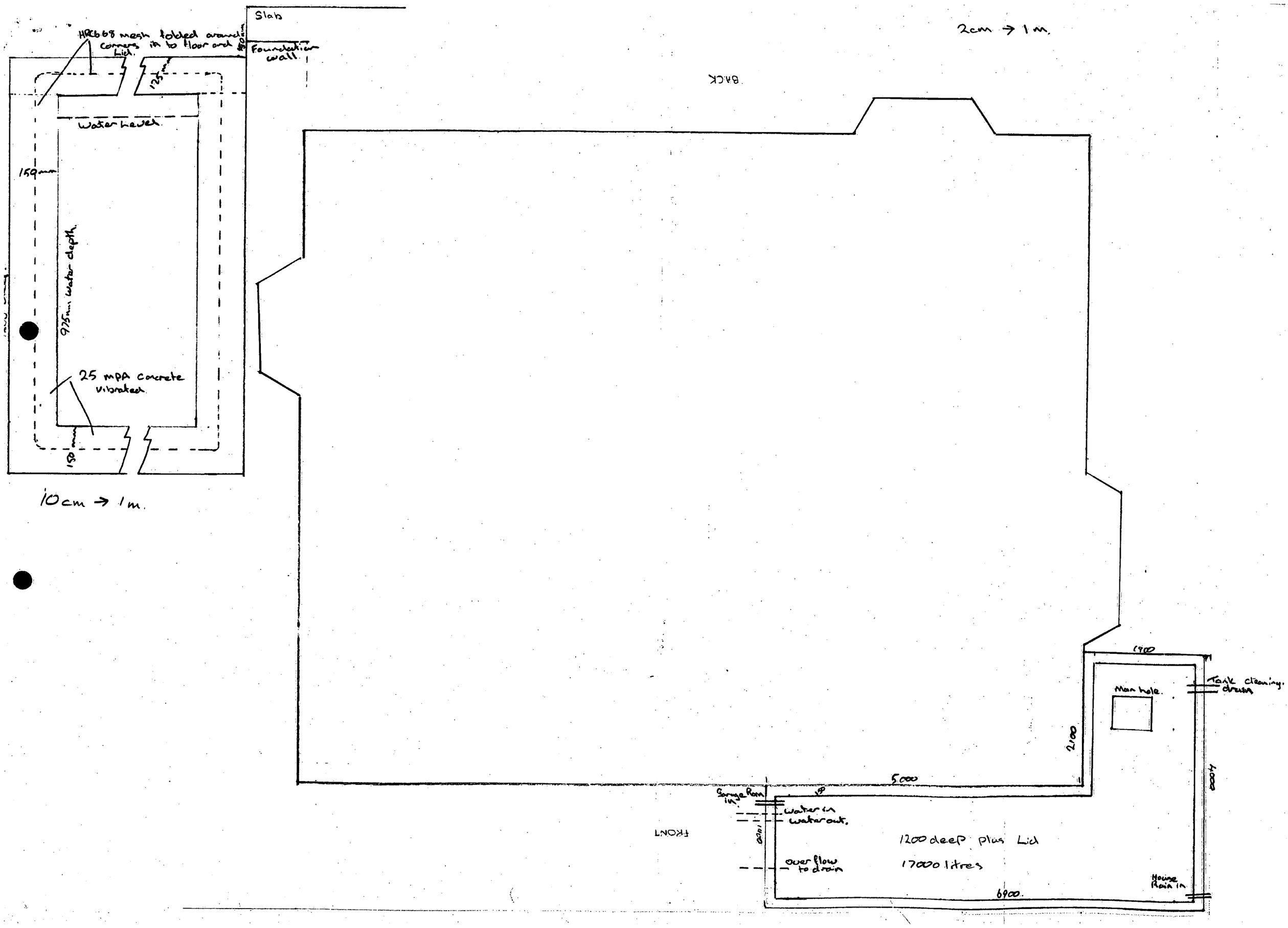


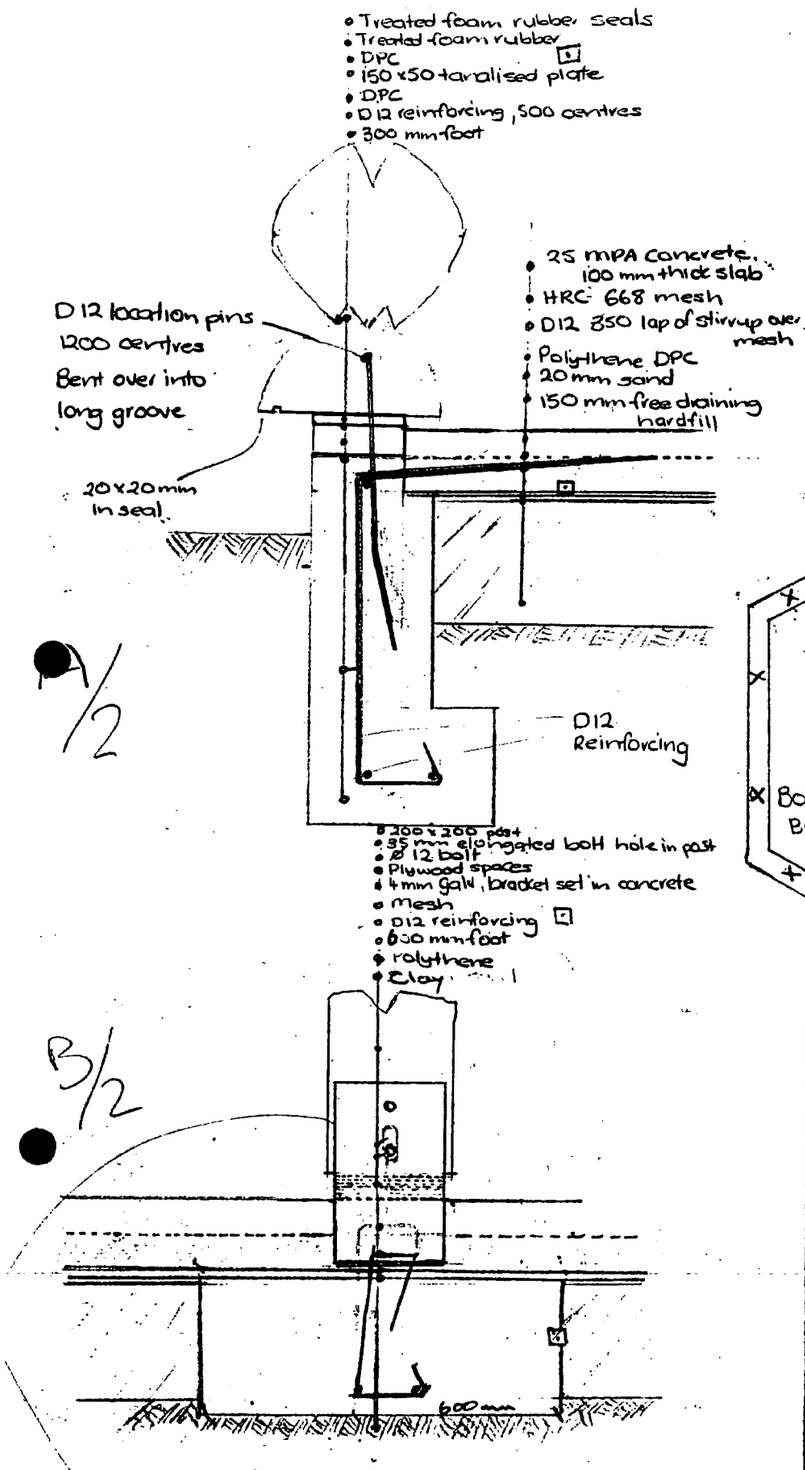
⊙ inspection points
⊖ traps.
—— sewerage pipe.
- - - - water pipe
═══ Power.

HOUSE FOUNDATION - DRAIN PLAN

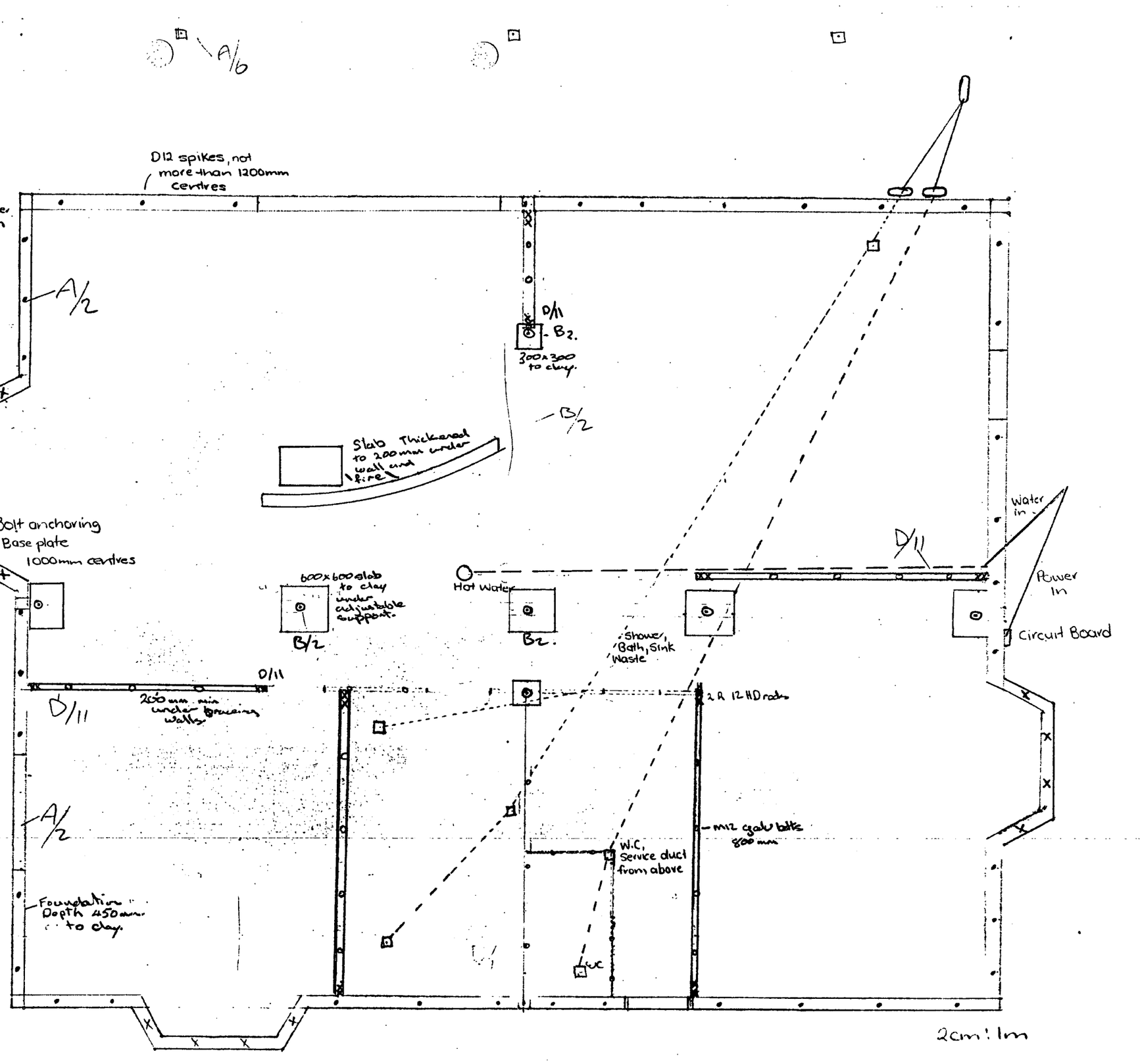
AJ & KE REID

Scale
2cm : 1m


Slab
HRC668 mesh folded around corners in to floor and Lid.
Foundation wall
125mm
Water level
159mm
975mm water depth.
25 mPA concrete vibrated
150mm
10cm → 1m.
2cm → 1m.
BACK
FRONT
1900
Tank cleaning drain
Man hole.
2100
4000
5000
Garage Rain in
water in
water out.
1200 deep plus Lid
17000 litres
over flow to drain
House Rain in
6900.

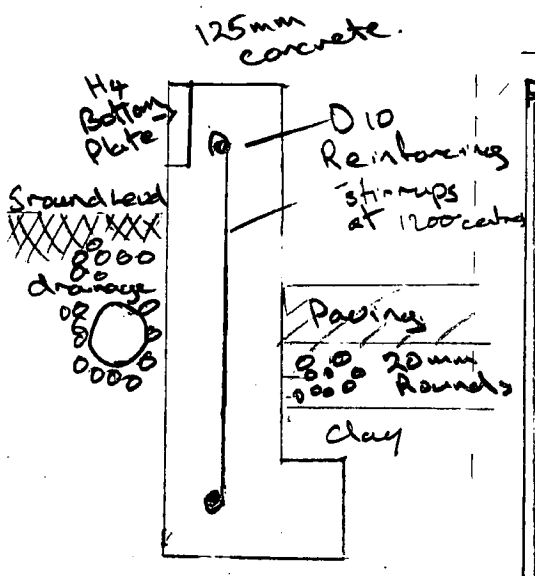


Top bolt is not drilled or bolted until settling has ceased.
Bottom bolt is placed through elongated (35 mm) hole and tightened at correct height with plywood spaces inserted to take up weight, Settling is monitored and adjustments made where necessary.



FOUNDATION PLAN

A/6 Verandah Post Footings



Raised Bed Garden area

Concrete Retaining walls up to 700mm above pool level

Reservoir Pool.

Paved area

Drain

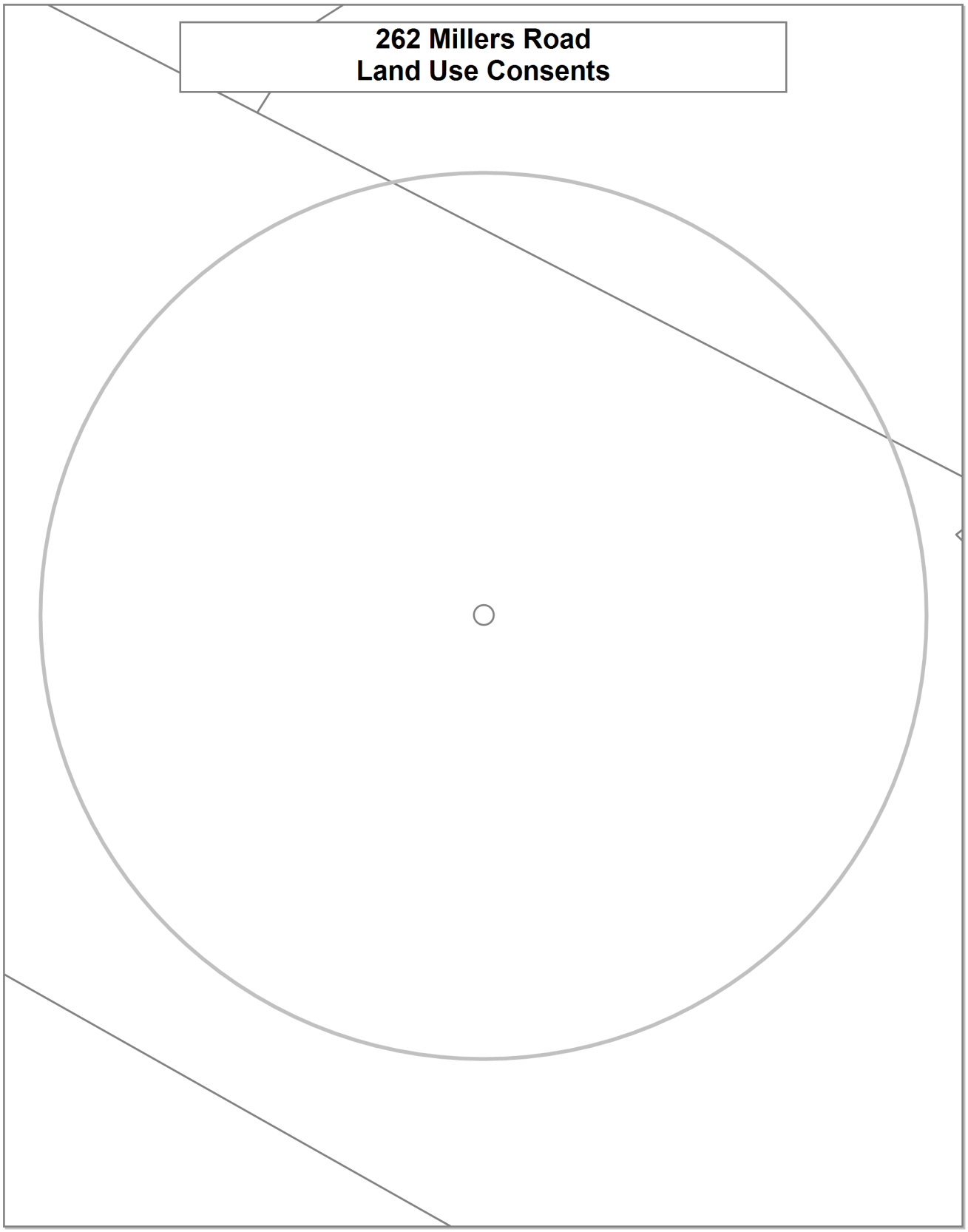
Tanalised Posts

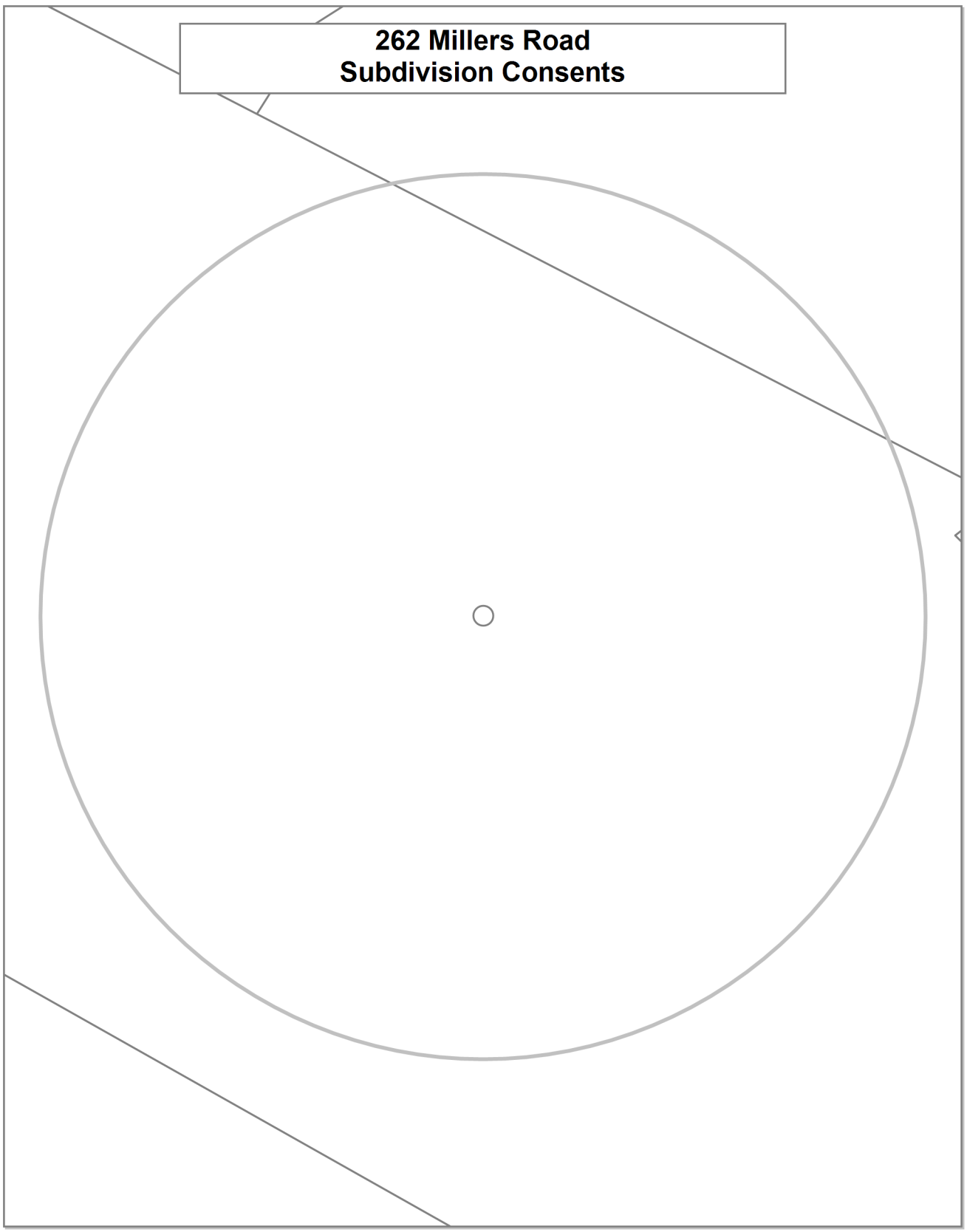
Area to be fully inclosed.

self closing sliding doors child proof

Drain line

B.P.D.C.
CONSENT DOCUMENT
All building work shall comply with the New Zealand Building Code notwithstanding any inconsistencies which may occur in the drawings and specifications submitted. 007356


262 Millers Road
Land Use Consents


262 Millers Road
Subdivision Consents

Land Use Resource Consents within 100 metres of 262 Millers Road

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

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