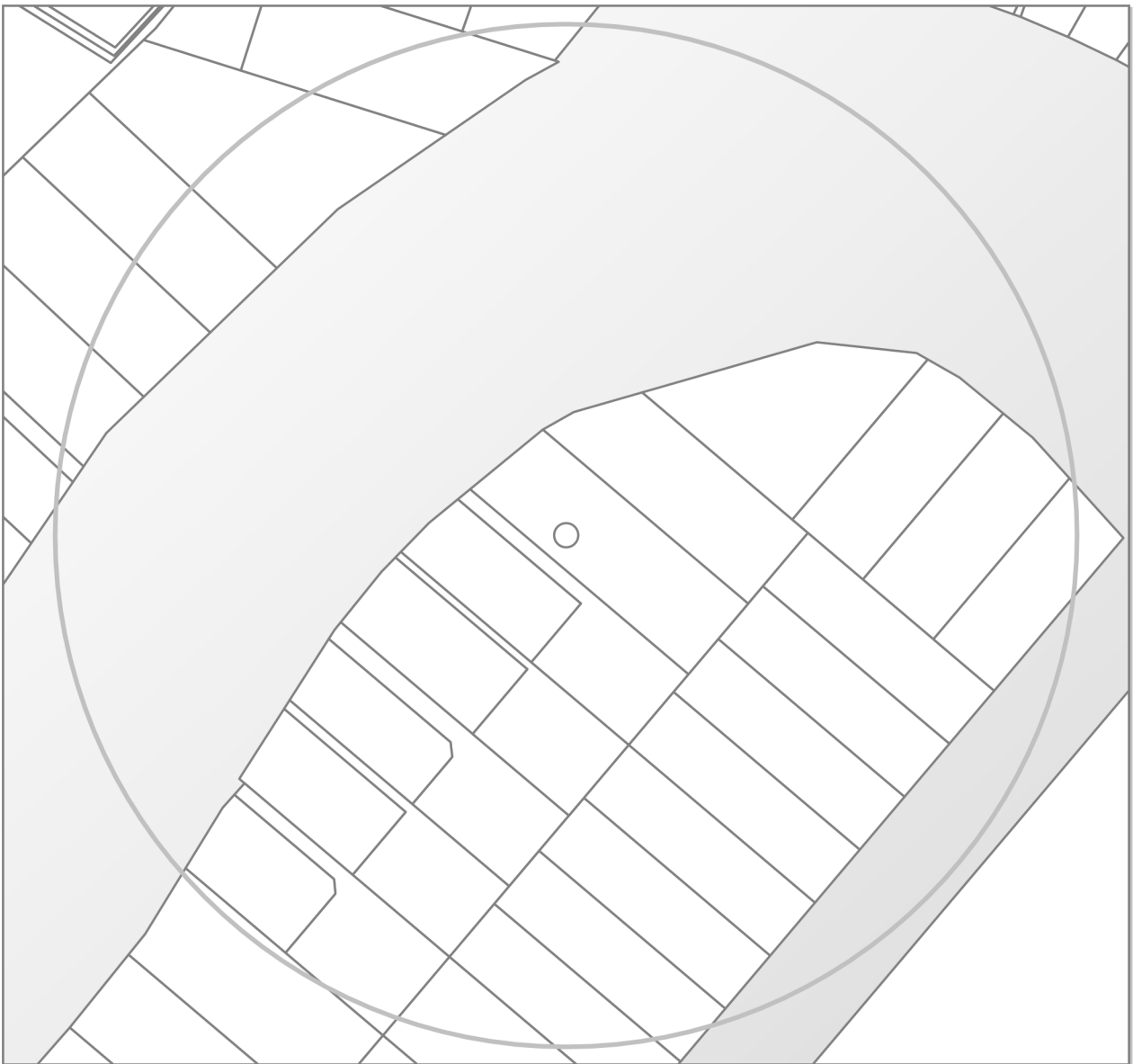


Land Information Memorandum



Property address:

17 Clarendon Terrace

LIM number: H05426170

Page 1

Christchurch City Council

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

www.ccc.govt.nz

Application details

Date issued 25 November 2024
Date received 12 November 2024

Property details

Property address 17 Clarendon Terrace, Woolston, Christchurch
Valuation roll number 22501 02400
Valuation information Capital Value: \$600,000
Land Value: \$455,000
Improvements Value: \$145,000
Please note: these values are intended for Rating purposes
Legal description Lot 5 DP 6376
Existing owner

Council references

Rate account ID 73068276
LIM number H05426170
Property ID 1075047

Document information

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

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

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

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

A LIM is only valid at the date of issue as information is based only upon information the Council held at the time of that LIM request being made.

Property file service

This Land Information Memorandum does not contain all information held on a property file. Customers may request property files by phoning the Council's Customer Call Centre on (03) 941 8999, or visiting any of the Council Service Centres. For further information please visit www.ccc.govt.nz.

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

Property address:

17 Clarendon Terrace

LIM number: H05426170

Page 3

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

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

1. Special features and characteristics of the land

Section 44A(2)(a) LGOIMA. This is information known to the Council but not apparent from the district scheme under the Town and Country Planning Act 1977 or a district plan under the Resource Management Act 1991. It identifies each (if any) special feature or characteristic of the land concerned, including but not limited to potential erosion, avulsion, falling debris, subsidence, slippage, alluvion, or inundation, or likely presence of hazardous contaminants.

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

- **Coastal Hazard Inundation**

The Council has a report, Coastal Hazard Assessment for Christchurch and Banks Peninsula (2017), that indicates this property or part of this property may be susceptible to coastal inundation (flooding by the sea). The 2017 report considers four sea level rise scenarios through to the year 2120. A copy of the 2017 report and other coastal hazard information can be found at www.ccc.govt.nz/coastalhazards.

- **Mayoral Flooding Taskforce**

This property or parts of this property lie within the observed, reported or estimated flood extent of one or more of the flood events between February 2011 and April 2014. For more information please refer to <https://ccc.govt.nz/reports/> or phone council on 941-8999.

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

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

- **Heathcote Flood File**

Council records show that a flooding survey was carried out on this property in 1980. To view a copy of these surveys please visit the LIM page on the Council website: <https://www.ccc.govt.nz/land-information-memorandum-lim> See attachments.

- **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.

- **Liquefaction Assessment**

Christchurch City Council holds indicative information on liquefaction hazard for Christchurch. Information on liquefaction, including an interactive web tool, can be found on the Council website at ccc.govt.nz/liquefaction. Depending on the liquefaction potential of the area that the property is in, the Council may require site-specific investigations before granting future subdivision or building consent for the property.

- **Consultant Report Available**

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

Property address:

17 Clarendon Terrace


LIM number: H05426170

Christchurch City Council

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

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.

- **Pressurised Sewer System Area**

This property is located within the Council local pressurised sewerage system area. A Council maintained sewerage tank and pump water system is located on this property. A plan showing its location at the property is attached. For further information please contact Christchurch City Council customer services on (03)941 8999.

Related Information

- This property is shown to be served by Christchurch City Council Sewer.
- The council plan shows no public stormwater lateral to this site.
- Attached are all drainage plans that Council hold for details of private and public drainage. Not all plans provided are verified by Council, and therefore Council cannot be liable for inaccuracies. Site investigation will be required by owners to determine exact layouts.
- Council records indicate that there is a local pressure sewer system at this address for which ownership has, or is required to, vest in Council. Attached is a copy of the systems user guide, for more information you can refer to <https://ccc.govt.nz/ownership> or contact Christchurch City Councils 3 waters unit on (03) 941 8999.

Property address:

17 Clarendon Terrace

LIM number: H05426170

Page 5

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

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.

4. Rates

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

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

(a) Annual rates

Annual rates to 30/06/2025: \$3,510.69

	Instalment Amount	Date Due
Instalment 1	\$877.63	15/09/2024
Instalment 2	\$877.63	15/12/2024
Instalment 3	\$877.63	15/03/2025
Instalment 4	\$877.80	15/06/2025

Rates owing as at 25/11/2024: \$876.77

(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.

Property address:

17 Clarendon Terrace

LIM number: H05426170

Page 7

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

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

Section 44A(2)(d) LGOIMA. This is information concerning any consent, certificate, notice, order, or requisition, affecting the land or any building on the land, previously issued by the Council. The information in this section may also cover building consent and/or code compliance information issued by building certifiers under the Building Act 1991 and building consent authorities that are not the Council under the Building Act 2004.

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

Section 44A(2)(da) LGOIMA. The information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004. There is currently no information required to be provided by a building contractor to a territorial authority under section 362T(2) of the Building Act 2004. The Building (Residential Consumer Rights and Remedies) Regulations 2014 only prescribed the information that must be given to the clients of a building contractor.

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

(a) Consents

- BCN/1955/3894 Applied: 22/11/1955 Status: Completed
17 Clarendon Terrace Woolston
Permit issued 28/11/1955
EXTEND VERANDAH- Historical Reference PER55560843- No plans/information held on property file
- BCN/1982/6154 Applied: 23/08/1982 Status: Completed
17 Clarendon Terrace Woolston
Permit issued 09/09/1982
ADDITIONS- Historical Reference PER82830593
- BCN/1984/190 Applied: 13/01/1984 Status: Completed
17 Clarendon Terrace Woolston
Permit issued 23/01/1984
CARPORT- Historical Reference PER83840935
- BCN/1986/5029 Applied: 31/07/1986 Status: Completed
17 Clarendon Terrace Woolston
Permit issued 13/08/1986
FIREPLACE NEW- Historical Reference PER86701965
- BCN/2024/8179 Applied: 16/10/2024 Status: Completed
17 Clarendon Terrace Woolston
Exemption from building consent approved 18/10/2024
EQ - Re-Level

(b) Certificates

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

(c) Notices

- Placards issued under the Civil Defence Emergency Management Act 2002 as a result of the 4 September 2010 and 22 February 2011 earthquakes have now expired (by 12 July 2011 if not before). Some civil defence placards were replaced with dangerous building notices issued under section 124 Building Act 2004, and where this has happened the section 124 notice is separately recorded. Many other buildings, although not issued with a section 124 notice, may require structural work or other repairs before they can be occupied again. It is the building owners responsibility to make sure the building is safe for any occupier or visitor. Detailed structural engineering assessments may still be required to be carried out.

Property address:

17 Clarendon Terrace

LIM number: H05426170

Christchurch City Council

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

- CDB75045206 04/03/2011 17 Clarendon Terrace
Building Evaluation : Building Inspected Under Civil Defence Emergency , Yellow Placard Issued (a deemed Building Act notice)

(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.
- Please find an electrical certificate/s attached relating to works that have been carried out on the current building/dwelling at this address.

Property address:

17 Clarendon Terrace

LIM number: H05426170

Page 9

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


6. Certificates issued by a building certifier

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

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

7. Weathertightness

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

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

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

Property address:

17 Clarendon Terrace

LIM number: H05426170

Page 11

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

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).

- **Waterway Provisions for Other Councils**

A resource consent or permit may also be required from the Canterbury Regional Council or other territorial authority, particularly with respect to water bodies managed by those authorities. Please refer to the relevant regional plan and any relevant bylaws, and contact the Christchurch City Council if you are uncertain which authority manages the water body in question.

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

(ii) Christchurch District Plan

- **Development Constraint**

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

- **Qualifying Matter**

Property or part of property within the High Floodplain Hazard Management Area qualifying matter, which has been publicly notified

- **Qualifying Matter**

Property or part of property within the Tsunami Management Area qualifying matter, which has been publicly notified

- **Qualifying Matter**

Property or part of property within the Water body Setback qualifying matter, which has been publicly notified

- **High Flood Hazard Management Area**

This property or parts of, are within the High Flood Hazard Management Area (HFHMA) in the Christchurch District Plan, which is operative. A resource consent is likely to be required for new buildings or to subdivide this property. Further information can be found at www.ccc.govt.nz/hfhma.

- **Liquefaction Management Area (LMA)**

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

Property address:

17 Clarendon Terrace

LIM number: H05426170

Page 12

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

- **Waterway Provisions**

This property or part of this property is close to at least one waterway. It may be within the setback for a Downstream Waterway (except Mona Vale). Within that setback, District Plan rules apply to activities including buildings, earthworks, fences and impervious surfacing. Any part of the property within the setback will be affected by those rules. Rules associated with this waterway are operative under the District Plan.

- **District Plan Zone**

Property or part of property within the Residential Suburban Zone, which is operative.

- **Flood Management Area**

Property or part of property within the Flood Management Area (FMA) Overlay which is operative.

- **Fixed Minimum Floor Overlay**

This property or parts of the property are located within the Fixed Minimum Floor Overlay level in the Christchurch District Plan, which is operative. Under this plan pre-set minimum floor level requirements apply to new buildings and additions to existing buildings. The fixed minimum floor level can be searched at <http://ccc.govt.nz/floorlevelmap>. For more information please contact a CCC duty planner on 941 8999.

(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.

9. Other land and building classifications


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

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

Please refer to Section 1 for details

10. Network utility information

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

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

- **None recorded for this property**

11. Other information

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

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

(a) Kerbside waste collection

- Your organics are collected Weekly on Monday. Please leave your organics at the Kerbside by 6:00 a.m.
- Your recycling is collected Fortnightly on the Week 1 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 1 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**

Christchurch City Council holds a variety of information relevant to building/property development across the city. This includes minimum finished floor levels that need to be set to meet the surface water requirements in clause E1.3.2 of the building code (where this applies), and the requirements of the Christchurch District Plan (where a property is in the Flood Management Area). Where this information has been processed for your site, it can be viewed at <https://ccc.govt.nz/floorlevelmap/>, otherwise site specific advice can be obtained by emailing floorlevels@ccc.govt.nz

- **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 Coastal-Burwood-Linwood Community Board.

- **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 Linwood 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**

Property address:

17 Clarendon Terrace

LIM number: H05426170

Page 16

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

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.

Property address:

17 Clarendon Terrace

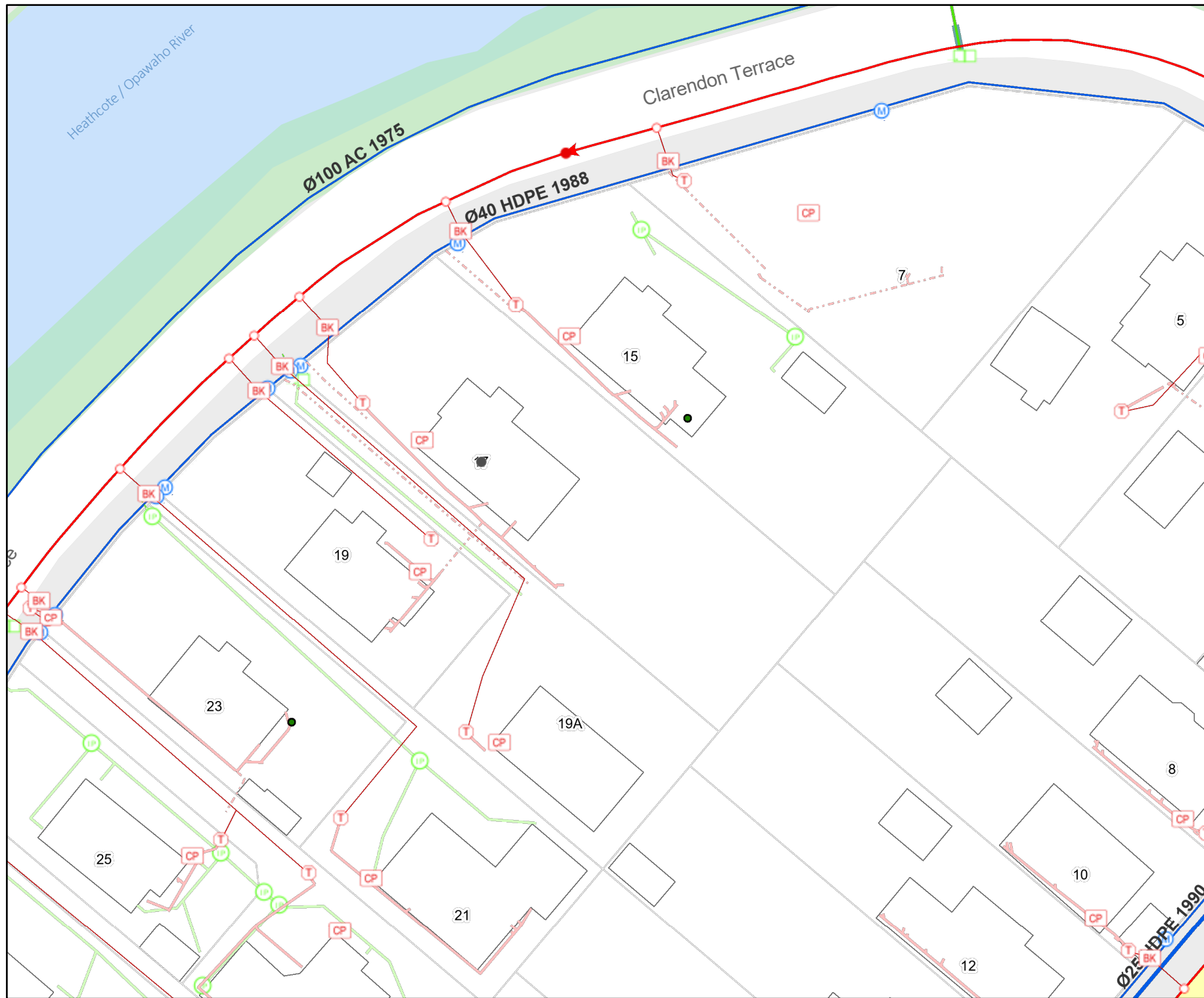
LIM number: H05426170

Page 17

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



Property of interest address

- | | | |
|---|---|---------------------|
| • WwPrivateDrainField | WwLateral (non CCC) | Removed |
| WwPump | In Service | Out of Service |
| WwAccess | Abandoned | Proposed |
| Flush Manhole | Removed | SwLateral (non CCC) |
| Flushing Point | Out of Service | In Service |
| Trap | Proposed | Abandoned |
| Inspection Point | SwPrivateDrainField | Removed |
| Sealed Manhole | SwPump | Out of Service |
| Standard Manhole | SwAccess | SwPump |
| Vented Manhole | SwValve | SwValve |
| WwValve | Type | SwValve |
| WwVent | Check | SwValve |
| WwAirGapSeparator | Duck Bill | SwValve |
| WwLocalPressureBou | Flap | SwValve |
| WwLocalPressureCon | Gate | SwValve |
| WwLocalPressureTan | Inline Check | SwValve |
| WwOutfall | Sluice | SwValve |
| WwRepair | Valve | SwValve |
| WwRepair | SwHeadwall | SwValve |
| WwFilling | Inlet | SwValve |
| End Cap | Outlet | SwValve |
| Junction | SwFlowRestriction | SwValve |
| WwEye | Type | SwValve |
| Eye | Inlet | SwValve |
| Eye (Vertical) | Outlet | SwValve |
| WwLateralFitting | SwInlet | SwValve |
| Raised Inspection | Type | SwValve |
| Point | Single Sump | SwValve |
| Lateral Fitting | Dome Sump | SwValve |
| WwVacuumBreather | Double Sump | SwValve |
| WwVacuumChamber | Triple Sump | SwValve |
| Collector | Pipe End | SwValve |
| Interceptor Tank | Gross Debris Trap | SwValve |
| Valve | Silt Trap | SwValve |
| Riser | SwOutlet | SwValve |
| WwVacuumBreatherP | SwRepair | SwValve |
| WwPipeFlowDirection | SwPipeRestrict | SwValve |
| NumberOfBlockages | SwFitting | SwValve |
| 2 or less Blockages | Type | SwValve |
| 3 or more Blockages | Change | SwValve |
| WwPipe | Bend | SwValve |
| NominalDiameter | Junction | SwValve |
| Diameter is 200mm or smaller | End Cap | SwValve |
| Diameter is greater than 200mm, up to 450mm | SwEye | SwValve |
| Diameter is greater than 450mm | SwPipeFlowDirection | SwValve |
| Other (non-circular pipes) | SwLateralFitting | SwValve |
| WwPipe (non-gravity) | Type | SwValve |
| NominalDiameter | Single Sump | SwValve |
| Diameter is 200mm or smaller | Double Sump | SwValve |
| Diameter is greater than 200mm, up to 450mm | Inspection Point | SwValve |
| Diameter is greater than 450mm | Manhole | SwValve |
| Other (non-circular pipes) | Lateral Fitting | SwValve |
| WwLateral | Soak Pit | SwValve |
| WwLateral | SwPipe | SwValve |
| WwPipeProtection | NominalDiameter | SwValve |
| WwFlushTank | Diameter is 450mm or smaller | SwValve |
| WwStructure | Diameter is greater than 450mm, up to 700mm | SwValve |
| WwStation | Diameter is greater than 750mm | SwValve |
| WwPipe (non CCC) | Other (non-circular pipes) | SwValve |
| In Service | SwLateral | SwValve |
| Abandoned | SwLateral | SwValve |
| Removed | SwPipeProtection | SwValve |
| Out of Service | SwFacilityDischargeP | SwValve |
| | SwFacility | SwValve |
| | SwStructure | SwValve |
| | SwStation | SwValve |
| | SwRainGarden | SwValve |
| | SwPipe (non CCC) | SwValve |
| | In Service | SwValve |
| | Abandoned | SwValve |
| | Out of Service | SwValve |
| | Proposed | SwValve |
| | BGConnector | SwValve |
| | BGEndCap | SwValve |
| | BGValve | SwValve |
| | BGPipe | SwValve |
| | RatingUnit | SwValve |

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.

Copyright © 2024 Reproduction prohibited.

N
Date: 25/11/2024 12:08 PM
Scale: 1: 500 on A4
0 2.5 5 10 15 20 Metres

Your guide to the local pressure sewer system



For problems call

**Christchurch
City Council**



(03) 941 8999

Updated June 2022

The local pressure sewer system

The wastewater system for this property is a local pressure sewer system.

A local pressure sewer system includes an individual pump and tank. The pump is located within the tank. The tank is located underground and you will only see the lid at the surface. Wastewater from your house flows through a pipe (a private lateral) to the tank. The tank then pumps the wastewater to the pipe in the street. From the street the wastewater goes to the wastewater treatment plant.

The pressure wastewater system is very reliable and robust. There is very little you need to do and very little that can go wrong.

The local pressure sewer system

No above or below ground encroachments within one meter of lid.



Above ground



Below ground

Emergency storage of about 24 hours. You are encouraged to minimise water use during this time.

Wastewater flow from the house.



The pump will automatically turn itself on.

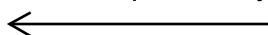


Wastewater flow to the pipe in the street.

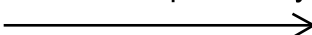
If tank will be installed under a driveway, trafficable lid required.

The grinder mechanism grinds up solids in the wastewater.

Private responsibility



Council responsibility



The system control panel

The IOTA OneBox Control Panel

The approved pump control panel for the pressure wastewater system is the IOTA OneBox Control Panel, which will be supplied by the system manufacturer.

It is very important that the IOTA OneBox is installed in compliance to the following specifications:

The IOTA OneBox Control Panel

Mounted on an external wall of the house (typically on corner nearest garage door)

Visible from the driveway, street, or right-of-way.

Power must always be on, and is supplied via dwelling's power.



Accessible for maintenance.

IOTA OneBox may not be fenced off.

May not be painted over.

A minimum of 1.2 m from ground level to base of IOTA OneBox.

Using the system

There are a few things you need to know to ensure that the pressure wastewater system runs smoothly. The system operates like a normal wastewater system. It takes wastewater from your toilet, sink, shower, bath, dishwasher, and washing machine and transfers it to the wastewater pipes in the street, and onto the wastewater treatment plant.

As with normal gravity systems, to avoid blockages and damage to the pressure wastewater system there are a number of items that should not be disposed of via the system.



Before you go on holiday

Before you go on holiday, even if it is for a few days, do not shut off the power. You may flush the local pressure sewer system before you go. This is to avoid the possibility of the system becoming smelly while you are away. **To flush the system simply run a tap in the kitchen or bathroom sink for about five minutes before you go.**

Taking care of the system

- 💧 **Do not flush any inappropriate items through the system.**
- 💧 **Do not put heavy weights on the lid of the tank. The lid can be walked on, but this should be avoided.**
- 💧 **Do not touch the valves in the boundary kit.**
- 💧 **Do not turn off the power to the pump unless evacuating in an emergency or if there is a broken wastewater pipe.**
- 💧 **Do not cover the unit in any way. This includes covering it with dirt, garden mulch, or concrete.**
- 💧 **Ensure access to the unit is available at all times.**
- 💧 **If you are going on holiday, even for just a few days, you should flush the system before you go. Simply run clean water down your kitchen or bathroom sink for five minutes (5 mins).**
- 💧 **If you do accidentally break a pipe between the pump and the street contact the Christchurch City Council on (03) 941 8999 immediately and tell them what happened. While waiting for the pipe to be repaired, minimise the amount of wastewater going through the system.**
- 💧 **Contact the Christchurch City Council on (03) 941 8999 if you install a swimming or spa pool.**
- 💧 **Contact the Christchurch City Council on (03) 941 8999 if you are making any modifications to your home which may affect the system (for example a house addition).**
- 💧 **Do not attempt to repair the system yourself. Always call the Christchurch City Council on (03) 941 8999.**

Troubleshooting

What happens if...

- 1. The system is damaged and needs repair?** If there is a complete failure, the Council will be automatically notified.
- 2. You notice a bad smell around the tank:** When operating normally there should be no noticeable odours coming from the unit. If it is smelly, the unit may just need flushing. Just run clean water down your kitchen or bathroom sink for about five minutes. If the unit remains smelly, contact the Christchurch City Council on (03) 941 8999.
- 3. You notice wet spots between the tank and the boundary kit:** The pumping unit and pipes are sealed. If you notice wet spots and there hasn't been any recent heavy rain contact the Christchurch City Council on (03) 941 8999.
- 4. There is a power failure:** If there is a power failure the pump will not run. The tank has 24 hours of emergency storage so minimise the amount of wastewater going through the system. When the power comes on again the system will restart automatically based on the level of wastewater in the tank.
- 5. There is a flood:** If you can safely stay in your home in a flood then simply minimise the amount of wastewater going through the system.
- 6. You need to evacuate due to an emergency (such as an earthquake):** If you can, flush out the system by running water down your kitchen or bathroom sink for about five minutes.

ECANZ

Electrical Contractors Association of New Zealand Inc

Certificate of Compliance for Prescribed Electrical Work



Customer Name:

CCC

Location of Installation:

17 Clarendon Tce
Woolston CHCH

C 014229

Description of work (or see attached)

Eone Sewer Pump

Reference / Job / ID

4mm² T+E cct
20AMP MCB D.

ICP Number (if known)

2.5mm² 0.29 N-E
0.4mm² ECT 580kA



This work has been carried out in accordance with a Certified Design:

☐

Certified Design Attached

☐

Name of Issuer of Certified Design:

Supplier Declarations of Conformity Attached:

☐

(please attach or list web address below)

Manufacturers Instructions used or relied on in this work:

☒

Eone Systems
(please attach or list web address below)

All parts of the installation are safe to connect to a power supply.

☐

If not, please detail which parts are safe to connect.

As Above.

This work is:

Low Risk
(Certificate of Compliance not required)

☐

General

☒

High Risk
(Conditions of installation required)

☐

This work has been done in accordance with:

Part 2 of AS/NZS 3000

☒

Part 1 of AS/NZS 3000

☐

Supply system this work is suitable for:

230/400V MLE/N system

☒

Other (Please specify)

☐

Other Standards this work complies with:

Date on, or period in, which the work was done:

22/2/14

I confirm that I am satisfied that the work detailed in this Certificate of Compliance has been done lawfully and safely, and that the information contained in this certificate is correct and accurate.

This certificate is issued by:

Peter Tompkins

Registration No:

E4186

Signature:

Peter Tompkins

Date:

31/3/14

Name and Registration Numbers of Workers Under Supervision Attached

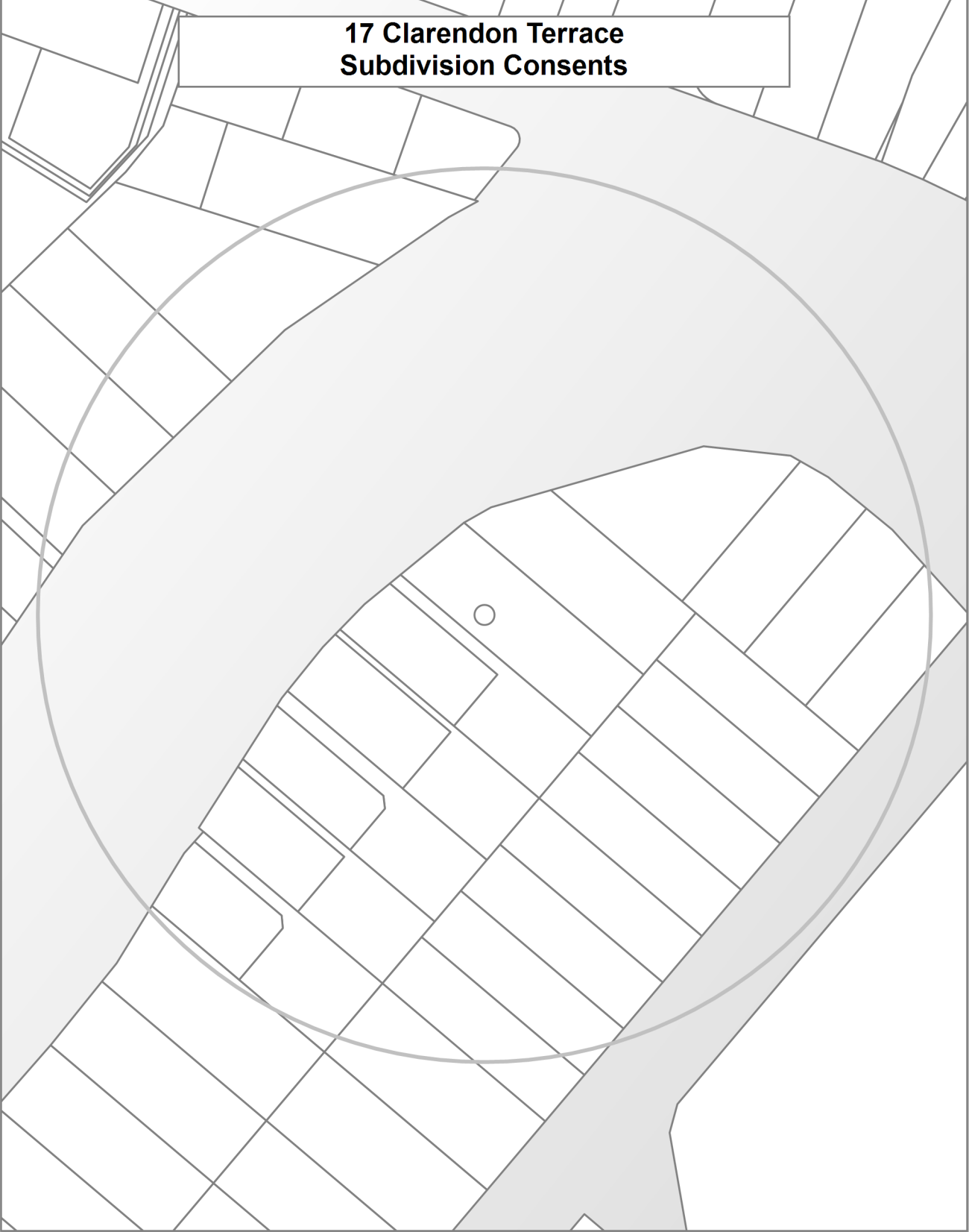
☐

This work is backed by the MASTERElectricians \$10,000 Workmanship Guarantee, details can be found at www.ecanz.org.nz

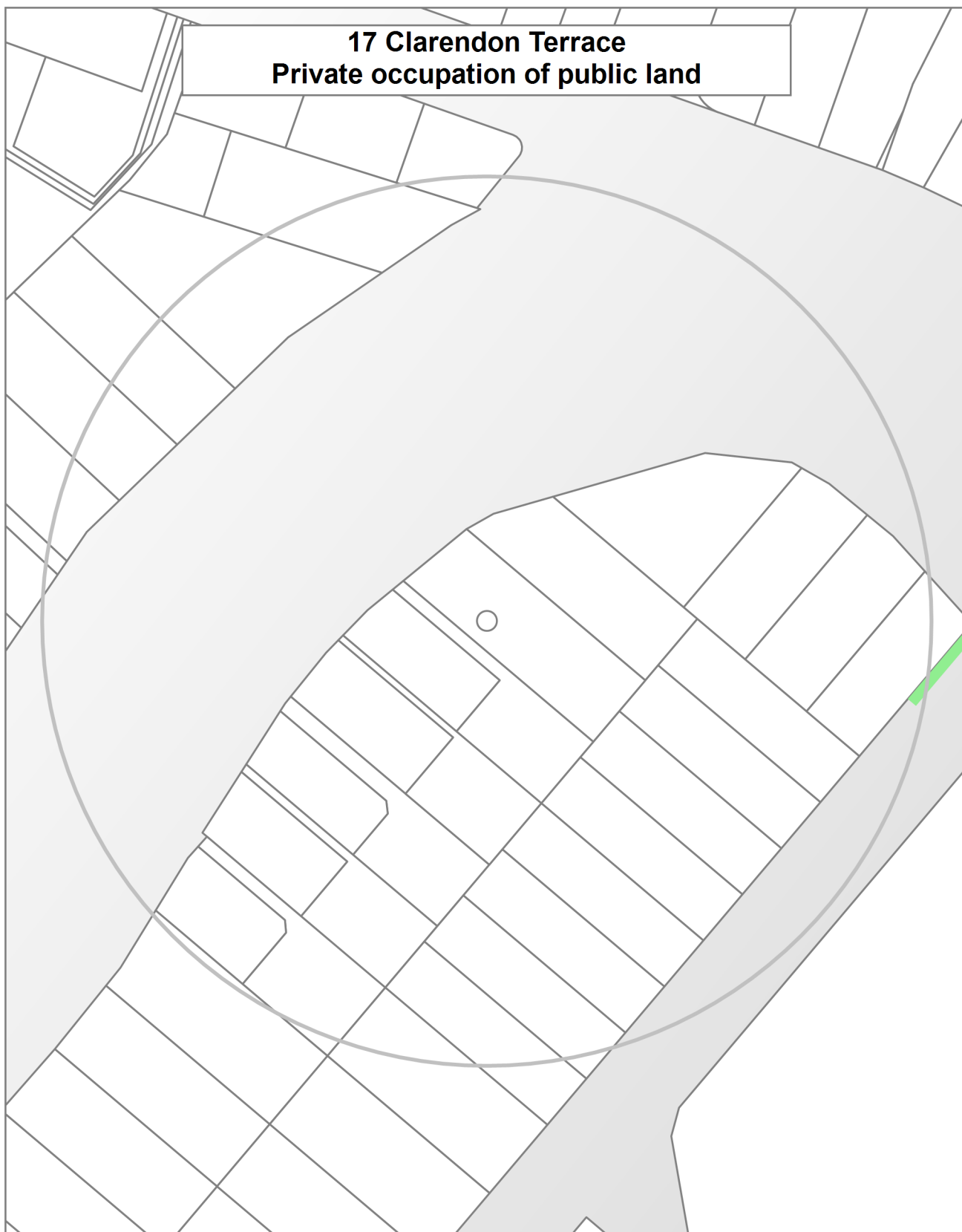
17 Clarendon Terrace Land Use Consents



**17 Clarendon Terrace
Subdivision Consents**



17 Clarendon Terrace
Private occupation of public land



Land Use Resource Consents within 100 metres of 17 Clarendon Terrace

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

1/22 Richardson Terrace

RMA/1967/70

Erect 6 motel units - Historical Reference RES9208868

Processing complete

Applied 04/10/1967

Decision issued 23/02/1968

Granted 23/02/1968

RMA/2016/3477

Detached Dwelling

Withdrawn

Applied 05/12/2016

RMA/2017/284

Dwelling with attached garage

Processing complete

Applied 13/02/2017

Decision issued 09/03/2017

Granted 09/03/2017

12 Richardson Terrace

RMA/2016/694

Right of Way - Historical Reference RMA92032787

Processing complete

Applied 21/03/2016

Certificate issued 26/10/2016

Decision issued 07/04/2016

Granted 06/04/2016

RMA/2017/42

Earthworks

Processing complete

Applied 12/01/2017

Decision issued 15/02/2017

Granted 15/02/2017

RMA/2017/580

Construction of a three pipe outfall structure for discharge of stormwater and an associated wharf structure

Processing complete

Applied 20/03/2017

Decision issued 10/05/2017

Granted 10/05/2017

RMA/2018/1067

Construct timber fence on top of retaining wall

Processing complete

Applied 03/05/2018

Permitted activity notice issued 16/05/2018

RMA/2018/874

Construct a Timber Paling Fence on top of a Retaining Wall

Not accepted for processing

Applied 12/04/2018

Not accepted for processing 02/05/2018

14 Richardson Terrace

RMA/2014/2532

Temporary Accommodation - Office - Historical Reference RMA92027220

Processing complete

Applied 29/09/2014

Decision issued 13/11/2014

Granted 12/11/2014

RMA/2022/448

Operate a home-based business

Processing complete

Applied 21/02/2022

Decision issued 17/08/2022

Granted 17/08/2022

16 Radley Street

RMA/1997/740

To erect a garage and exceed the 9m maximum building length within 1.8m of the boundary and intrude into the recession plane. - Historical Reference RES970759

Processing complete

Applied 01/04/1997

Decision issued 04/04/1997

Granted 04/04/1997

16 Richardson Terrace

RMA/2008/252

Garage which intrudes on internal boundary setback - Historical Reference RMA92011042

Processing complete

Applied 11/02/2008

Decision issued 10/04/2008

Granted 10/04/2008

19 Clarendon Terrace

RMA/1999/3682

Discretionary Subdivision Activity. - Historical Reference RES992762

Processing complete

Applied 27/09/1999

Decision issued 01/10/1999

Granted 01/10/1999

19A Clarendon Terrace

RMA/1999/3682

Discretionary Subdivision Activity. - Historical Reference RES992762

Processing complete

Applied 27/09/1999

Decision issued 01/10/1999

Granted 01/10/1999

20 Radley Street

RMA/1995/951

To exceed 9.0m accessory building wall length within 1.8m of boundary to 11.4m at 0.3m from boundary - Historical Reference RES951100

Processing complete

Applied 25/05/1995

Decision issued 19/06/1995

Granted 19/06/1995

21 Clarendon Terrace

RMA/1998/1177

To erect a 2nd dwelling and attached garage where the garage intrudes through the recession plane. - Historical Reference RES981307

Processing complete

Applied 19/05/1998

Decision issued 11/06/1998

Granted 11/06/1998

23 Clarendon Terrace

RMA/1998/1177

To erect a 2nd dwelling and attached garage where the garage intrudes through the recession plane. - Historical Reference RES981307

Processing complete

Applied 19/05/1998

Decision issued 11/06/1998

Granted 11/06/1998

RMA/1998/1957

Non-complying Two Lot Fee-Simple Subdivision. - Historical Reference RES982236

Processing complete

Applied 17/08/1998

Decision issued 21/08/1998

Granted 21/08/1998

25 Clarendon Terrace

RMA/1997/4154

Proposed Plan - Rule 2.2.6- Separation from Neighbours - the kitchen window on the south wall is 2.75m from the boundary whereas the minimum setback sho - Historical Reference RMA541

Processing complete

Applied 30/08/1997

27 Clarendon Terrace

RMA/1996/1941

To erect a dwelling and intrude the 3m living area window setback - 27 Claredon Tce - Historical Reference RES962269

Processing complete

Applied 30/08/1996

Decision issued 27/09/1996

Granted 27/09/1996

RMA/1996/1967

Reduction in setback : Lot 1 has an existing dwelling with a living window 1.8m from a boundary Rule requires 3.0m - Historical Reference RES962299

Processing complete

Applied 04/09/1996

Decision issued 11/09/1996

Granted 11/09/1996

7 Clarendon Terrace

RMA/1978/86

Construct additional dwelling unit - Historical Reference RES9204144

Processing complete

Applied 27/06/1978

Decision issued 01/01/1999

Declined 01/01/1999

RMA/2016/3567

Dwelling with Attached Garage

Processing complete

Applied 12/12/2016

Decision issued 22/05/2017

Granted 22/05/2017

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