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The Real Estate Collective

LIM Report

This information has been supplied by the vendor or the vendor's agents.

Accordingly, The Network (REAA 2008) is merely passing over the information as supplied to us by the vendor or the vendor's agents. We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into the same. To the maximum extent permitted by law The Network Licensed (REAA 2008) do not accept any responsibility to any person for the accuracy of the information herein.

Land Information Memorandum



Property address:
69 Bower Avenue

LIM number: H09453582

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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

Application details

Date issued 17 January 2026
Date received 8 January 2026

Property details

Property address 69 Bower Avenue, New Brighton, Christchurch
Valuation roll number 22792 07300
Valuation information Capital Value: \$630,000
Land Value: \$235,000
Improvements Value: \$395,000
Please note: these values are intended for Rating purposes
Legal description Lot 3 DP 81561
Existing owner Samuel Jared Dunn
Susan Janetta Jean Boniface
69 Bower Avenue
Christchurch 8083

Council references

Rate account ID 73037425
LIM number H09453582
Property ID 1051255

Document information

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

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

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

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

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

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

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

1. Special features and characteristics of the land

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

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

Natural Hazards

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

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

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

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

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

The following statement has been provided by Environment Canterbury:

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

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

(a) Coastal Hazards

- 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 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

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

(b) Earthquakes

- 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.

- **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 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>.

- **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

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

(e) Subsidence

- **Consultant Report Available**

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

(f) Tsunamis

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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

- **Fill**


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

Related Information

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

2. Private and public stormwater and sewerage drains

Section 44A(2)(b) LGOIMA. This is information about private and public stormwater and sewerage drains as shown in the Council's records.

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

Related Information

- This property is shown to be served by Christchurch City Council Sewer and Stormwater.
- 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.

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 30/06/2026: \$3,879.97

	Instalment Amount	Date Due
Instalment 1	\$969.93	15/09/2025
Instalment 2	\$969.93	15/12/2025
Instalment 3	\$969.93	15/03/2026
Instalment 4	\$970.18	15/06/2026

Rates owing as at 17/01/2026: \$2,036.86

(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.

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 or visit www.ccc.govt.nz.

(a) Consents

- BCN/1998/1586 Applied: 16/03/1998 Status: Cancelled
69A Bower Avenue New Brighton
Accepted for processing 16/03/1998
Building consent granted 01/07/1998
Application cancelled 01/01/1999
2ND UNIT & ATTCH GARAGE-GARAGE FOR EXIST HOUSING-SECOND UNIT OUTBUILDINGS-A
TTACHED GARAGE -GARAGE FOR EXISTING UNIT- Historical Reference CON98001774
- BCN/2001/4236 Applied: 19/06/2001 Status: Completed
69 Bower Avenue New Brighton
Accepted for processing 19/06/2001
PIM Granted 25/06/2001
PIM Issued 25/06/2001
DWELLING ADDITION / FIRST FLOOR ATTACHED GARAGE- Historical Reference ABA10014569
- BCN/2001/7434 Applied: 24/10/2001 Status: Completed
69 Bower Avenue New Brighton
Accepted for processing 24/10/2001
Building consent granted 05/11/2001
PIM Granted 05/11/2001
Building consent issued 17/12/2001
PIM Issued 17/12/2001
Interim Code Compliance Certificate granted 11/09/2003
Interim Code Compliance Certificate issued 11/09/2003

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Code Compliance Certificate Issued 14/03/2018

Issued subject to modification of durability 14/03/2018

ADD FIRST FLOOR AND GARAGE - Historical Reference ABA10019650 - subject to a modification of B2.3.1

- BCN/2017/9081 Applied: 10/10/2017 Status: Completed
69 Bower Avenue New Brighton
Exemption from building consent approved 11/10/2017
Re-leveling of floor

(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.
- CDB75019464 26/02/2011 69 Bower Avenue
Building Evaluation : Building Inspected Under Civil Defence Emergency , Green 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.

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6. Certificates issued by a building certifier

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

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

7. Weathertightness

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

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

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

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8. Land use and conditions

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

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

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

- **Regional plan or bylaw**

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

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

(ii) Christchurch District Plan

- **Liquefaction Management Area (LMA)**

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

- **District Plan Zone**

Property or part of property within the 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.

- **RMA/1998/923 - Resource consents**

69A Bower Avenue New Brighton

To erect a 2nd dwelling unit where the existing dwelling does not comply with the 450m² site area, 3 metre live living area window setback and garage for the existing - Historical Reference RES980998

Status: Processing complete

Applied 17/04/1998

Granted 29/06/1998

Decision issued 29/06/1998

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- RMA/2001/1934 - Land Use Consent
69 Bower Avenue New Brighton
Dwelling additions and alterations garage which fails to comply with site coverage, 1.8m setback and recession plane. - Historical Reference RMA20007834
Status: Processing complete
Applied 13/08/2001
Granted 30/08/2001
Decision issued 30/08/2001

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9. Other land and building classifications


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

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

Please refer to Section 1 for details

10. Network utility information

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

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

- **None recorded for this property**

11. Other information

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

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

(a) Kerbside waste collection

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

(b) Other

• Floor Levels Information

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

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

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

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

• Guest Accommodation

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

• Community Board

Property located in Coastal-Burwood-Linwood Community Board.

• Tsunami Evacuation Zone

This property is in the yellow tsunami evacuation zone. It could potentially be flooded only in a large distant source tsunami. Evacuation is not necessary after a long or strong earthquake. Evacuation is only necessary under an official Civil Defence Tsunami Warning to evacuate the yellow zone. Tsunami sirens should prompt turning on the radio or visiting <https://ccc.govt.nz/services/civil-defence>. Stay out of the zone until told it is safe to go back. For more information visit <https://ccc.govt.nz/services/civil-defence/hazards/tsunami-evacuation-zones-and-routes/>

• Electoral Ward

Property located in Coastal 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

Property address:

69 Bower Avenue

LIM number: H09453582

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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

- **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.

Property address:

69 Bower Avenue

LIM number: H09453582

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Christchurch City Council

53 Hereford Street, PO Box 73015

Christchurch 8154, New Zealand

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69 Bower Ave, New Brighton, Christchurch 8083

Foundation re-levelling by underpinning
Structural Design Calculation Report

1. INTRODUCTION

iStructures LTD has been commissioned by Aimee and Jerry Obrecht, to undertake structural engineering design for mechanical slab re-levelling at 69 Bower Avenue, New Brighton.

The existing dwelling is a double-storey timber framed structure with a HardiePlank® Lap Siding external cladding and Corrugated Metal roofing. The foundation of the building is a slab on grade foundation and is classified as Type B foundation.

2. MEANS OF COMPLIANCE

The design of the structure conform to the following design code and standards:

- 1 NZS 1170.0 – Structural Design Actions – General Principles
- 2 NZS 1170.1 – Structural Design Action Part 1 – Permanent, Imposed and Other Actions
- 3 NZS 3101 – Concrete Structures Standard

3. MATERIAL PROPERTIES

The following material strengths shall be used in the structural analysis and design check of the building.

1. Concrete
Compressive strength of concrete, f'_c ----- 25MPa
2. Steel Reinforcement
Steel yield strength, f_y ----- 300MPa/ 500MPa

4. LOADINGS

All the permanent and imposed loads (construction live load) are considered for the foundation underpinning design. Load combination factors are as specified in NZS1170.0

5. LOAD COMBINATIONS

Member design forces were taken from load combinations specified in NZS1170.0 section 4.

BORELOG / SCALA PENETROMETER RESULTS

Job Name:

Location: 69 Bower Avenue

Date: 6-Oct-17

Weather: Sunny

Date of Testing: 6-Oct-17



Test site 1

East of Dwelling

No. of Blows	Depth (mm)	Depth/blow (mm)	Ultimate Bearing Capacity (kPa)	Auger
Start	0			EGL
1	100	100	108	Top soil
1	200	100	108	
1	300	100	108	Light brown/Silty sand/Moist
1	400	100	108	
5	500	20	435	
3	600	33	294	Light brown/Sandy silt/Moist
2	700	50	204	
3	800	33	294	
3	900	33	294	Light brown/Sandy/Moist
4	1000	25	399	
5	1100	20	435	
5	1200	20	435	
5	1300	20	435	
6	1400	17	510	
6	1500	17	510	
4	1600	25	399	
3	1700	33	294	
5	1800	20	435	
8	1900	13	645	
8	2000	13	645	
12	2100	8	840	
Penetrometer End				

Auger terminated @ 1000mm
bgl, hand auger refusal,

BORELOG / SCALA PENETROMETER RESULTS

Job Name:

Location: 69 Bower Avenue

Date: 6-Oct-17

Weather: Sunny

Date of Testing: 6-Oct-17

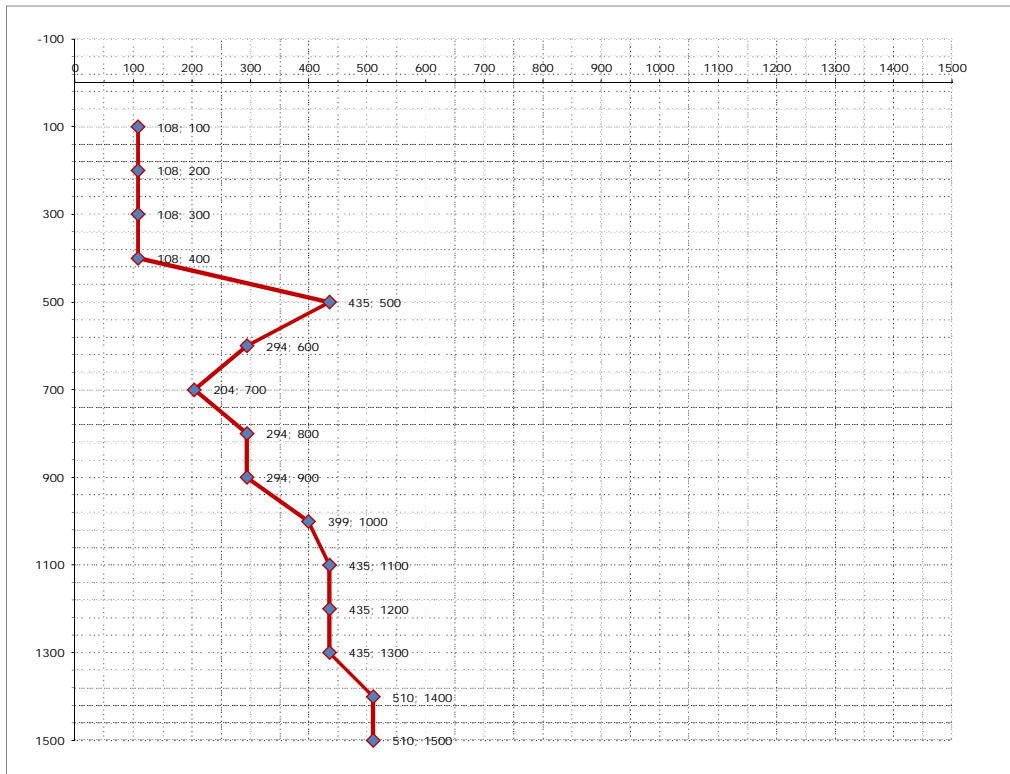


Test site 2

West of Dwelling

No. of Blows	Depth (mm)	Depth/blow (mm)	Ultimate Bearing Capacity (kPa)	Auger
Start	0			
1	100	100	108	
1	200	100	108	
1	300	100	108	
2	400	50	204	
2	500	50	204	
5	600	20	435	
5	700	20	435	
5	800	20	435	
4	900	25	399	
3	1000	33	294	
4	1100	25	399	
4	1200	25	399	
5	1300	20	435	
8	1400	13	645	
8	1500	13	645	
7	1600	14	570	
4	1700	25	399	
4	1800	25	399	
8	1900	13	645	
Penetrometer End				

SAFE BEARING PRESSURE - kPa



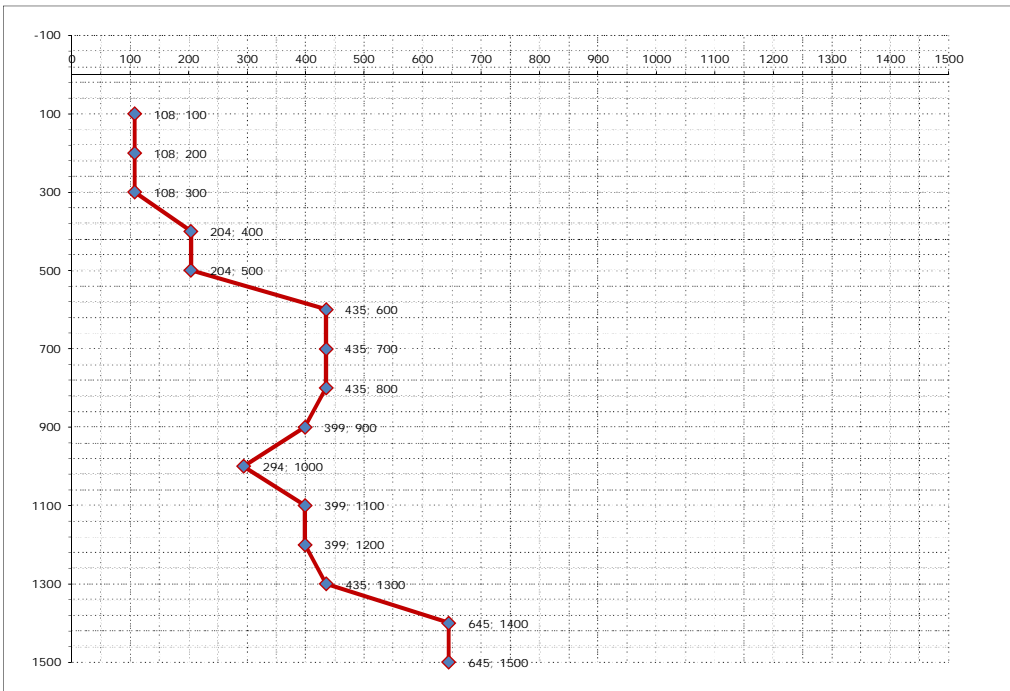
Penetration Depth (mm)

0
69 Bower Avenue
Soil Test site 1

Project:	
Prepared: RV	
Checked: NL	Approved: AB
Date: 10/06/17	



SAFE BEARING PRESSURE - kPa



Penetration Depth (mm)

0
69 Bower Avenue
Soil Test site 2

Project:	
Prepared: RV	
Checked: NL	Approved: AB
Date: 10/06/17	





DCP1 (EAST OF
THE DWELLING)



DCP2 (WEST OF
THE DWELLING)



- | | |
|--|---|
| <ul style="list-style-type: none"> Buildings StreetAddress WwAccess Standard Manhole WwEye Eye Eye WwLateralFitting Lateral Fitting WwPipeFlowDirection WwPipe NominalDiameter Diameter is greater than 200mm, up to 450mm WwPipe (non-gravity) NominalDiameter Diameter is greater than 450mm WwLateral WwLateral (non CCC) In Service SwAccess SwInlet Double Sump SwFitting Junction SwPipeFlowDirection | <ul style="list-style-type: none"> SwLateralFitting Single Sump Inspection Point Lateral Fitting SwPipe NominalDiameter Diameter is 450mm or smaller Diameter is greater than 450mm, up to 700mm SwLateral SwLateral (non CCC) In Service WsHydrant WsConnection Meter WsFitting End Cap Connector Connector Connector WsPipe NominalDiameter Diameter is 110mm or smaller WsLateral RatingUnit |
|--|---|



CHRISTCHURCH CITY COUNCIL – DRAINAGE PICK UP



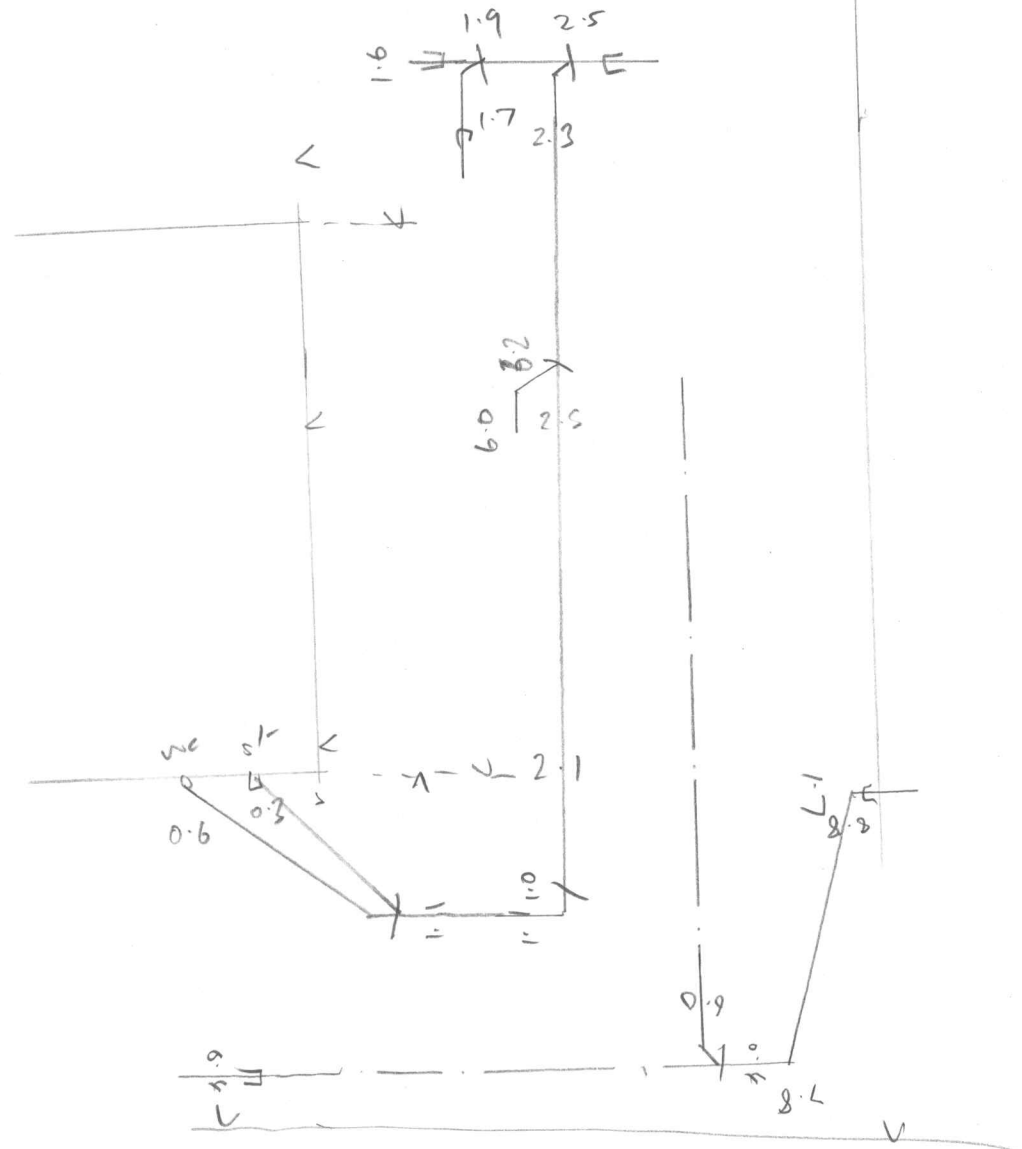
CHRISTCHURCH
THE GARDEN CITY
The city that shines

ADDRESS: 69 BOWEN AVE
LEGAL DESCRIPTION:
PROJECT No.: 10019680
DATE: 2.1.12.01

OWNER: _____
DRAIN LAYER: RICHARD FORDEN
PLUMBER: _____
FIELD OFFICER: K. J. WALSH

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

CONNECTION
NUMBER



69 Bower Avenue Land Use Consents



**69 Bower Avenue
Subdivision Consents**

Fee simple
Lots:3
Application



Land Use Resource Consents within 100 metres of 69 Bower Avenue

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

1/55 Bower Avenue

RMA/2006/656

Erect 4 EPH units which exceed total coverage site, Units 2 & 3 have undersized living areas and Unit 3 is not setback 5.5m from shared access - Historical Reference RMA92004681

Processing complete

Applied 29/03/2006

Decision issued 19/05/2006

Granted 19/05/2006

RMA/2016/1550

Discharge Of Encumbrance For all 4 Units

Processing complete

Applied 13/06/2016

Encumbrance unable to be discharged 23/06/2016

RMA/2016/2985

Discharge of Encumbrance - Four Units

Processing complete

Applied 20/10/2016

Encumbrance discharged 17/11/2016

1/57 Bower Avenue

RMA/2025/3361

Three new residential dwellings with a central with carparks

Processing complete

Applied 26/09/2025

Decision issued 31/10/2025

Granted 31/10/2025

1/73 Bower Avenue

RMA/2023/1558

Subdivision - Fee Simple - 3 Lots and access lot and associated land use

Processing complete

Applied 20/06/2023

s223 Certificate issued 29/05/2024

s224 Certificate issued 29/05/2024

Decision issued 29/11/2023

Granted 29/11/2023

RMA/2023/991

Construct three social housing units

Processing complete

Applied 26/04/2023

Decision issued 13/06/2023

Granted 12/06/2023

1/81 Bower Avenue

RMA/1995/2629

To erect a second unit which fails to comply with the Proposed Plan:- the front and rear unit are located on a site less than 450m² - Historical Reference RES955472

Processing complete

Applied 10/10/1995

Decision issued 27/11/1995

Granted 27/11/1995

2/55 Bower Avenue

RMA/2006/656

Erect 4 EPH units which exceed total coverage site, Units 2 & 3 have undersized living areas and Unit 3 is not setback 5.5m from shared access - Historical Reference RMA92004681

Processing complete

Applied 29/03/2006

Decision issued 19/05/2006

Granted 19/05/2006

RMA/2016/2985

Discharge of Encumbrance - Four Units

Processing complete

Applied 20/10/2016

Encumbrance discharged 17/11/2016

2/57 Bower Avenue

RMA/2025/3361

Three new residential dwellings with a central with carparks

Processing complete

Applied 26/09/2025

Decision issued 31/10/2025

Granted 31/10/2025

2/73 Bower Avenue

RMA/2023/1558

Subdivision - Fee Simple - 3 Lots and access lot and associated land use

Processing complete

Applied 20/06/2023

s223 Certificate issued 29/05/2024

s224 Certificate issued 29/05/2024

Decision issued 29/11/2023

Granted 29/11/2023

RMA/2023/991

Construct three social housing units

Processing complete

Applied 26/04/2023

Decision issued 13/06/2023

Granted 12/06/2023

2/81 Bower Avenue

RMA/2017/19

Earthworks

Processing complete

Applied 10/01/2017

Decision issued 27/01/2017

Granted 26/01/2017

28 Bower Avenue

RMA/2007/1732

4 EPH units which exceed 80sqm, queuing length is 5m and 2 units intrude on recession plane - Historical Reference RMA92009017

Processing complete

Applied 29/06/2007

Decision issued 04/09/2007

Granted 04/09/2007

3/55 Bower Avenue

RMA/2006/656

Erect 4 EPH units which exceed total coverage site, Units 2 & 3 have undersized living areas and Unit 3 is not setback 5.5m from shared access - Historical Reference RMA92004681

Processing complete

Applied 29/03/2006

Decision issued 19/05/2006

Granted 19/05/2006

RMA/2016/2985

Discharge of Encumbrance - Four Units

Processing complete

Applied 20/10/2016

Encumbrance discharged 17/11/2016

3/57 Bower Avenue

RMA/2025/3361

Three new residential dwellings with a central with carparks

Processing complete

Applied 26/09/2025

Decision issued 31/10/2025

Granted 31/10/2025

3/73 Bower Avenue

RMA/2023/1558

Subdivision - Fee Simple - 3 Lots and access lot and associated land use

Processing complete

Applied 20/06/2023

s223 Certificate issued 29/05/2024

s224 Certificate issued 29/05/2024

Decision issued 29/11/2023

Granted 29/11/2023

RMA/2023/991

Construct three social housing units

Processing complete

Applied 26/04/2023

Decision issued 13/06/2023

Granted 12/06/2023

32 Bower Avenue

RMA/1998/1862

To erect a garage and intrude through the 5.5m setback from a right of way. - Historical Reference RES982131

Processing complete

Applied 06/08/1998

Decision issued 13/08/1998

Granted 13/08/1998

32A Bower Avenue

RMA/1998/2670

To erect a dwelling and attached garage and exceed site coverage.the garage intrudes through the 46 degree recession palne on the western boundary. - Historical Reference RES983055

Processing complete

Applied 12/11/1998

Decision issued 08/12/1998

Granted 08/12/1998

34 Bower Avenue

RMA/2013/2656

Replace EQ Dwelling - Historical Reference RMA92024382

Withdrawn

Applied 05/12/2013

36 Bower Avenue

RMA/2008/112

Application for the construction of a dwelling with an attached garage - Historical Reference RMA92010891

Processing complete

Applied 22/01/2008

Decision issued 31/01/2008

Granted 31/01/2008

42 Bower Avenue

RMA/2000/951

Two additional dwellings with attac development on less than 5000m2 (Transitional) 3.5m right-of-way and 20m continuous length (Proposed). - Historical Reference RMA20001632

Processing complete

Applied 07/04/2000

Decision issued 05/05/2000

Granted 03/05/2000

479 New Brighton Road

RMA/2007/603

Three lighting poles for Bower Park exceeding in height - Historical Reference RMA92007833

Processing complete

Applied 15/03/2007

Decision issued 12/04/2007

Granted 12/04/2007

56 Bower Avenue

RMA/2014/1233

LAND REPAIR - CONSTRUCTION OF HORIZONTAL SOIL MIXING - Historical Reference RMA92025879

Processing complete

Applied 22/05/2014

Decision issued 11/06/2014

Granted 11/06/2014

57 Bower Avenue

RMA/2025/3361

Three new residential dwellings with a central with carparks

Processing complete

Applied 26/09/2025

Decision issued 31/10/2025

Granted 31/10/2025

62 Bower Avenue

RMA/1988/785

To allow an eaves overhang of 1.4m into the 1.8m minimum dwelling set back from boundary, when maximum of only only a 0.600m eaves intrusion is permitted. - Historical Reference RES9218480

Processing complete

Applied 01/08/1988

Decision issued 22/08/1988

Granted 22/08/1988

RMA/2013/2171

Dwelling and attached garage - Historical Reference RMA92023887

Processing complete

Applied 16/10/2013

Decision issued 22/10/2013

Granted 22/10/2013

62B Bower Avenue

RMA/2014/489

EQ REBUILD DWELLING - Historical Reference RMA92025105

Processing complete

Applied 04/03/2014

Decision issued 18/03/2014

Granted 18/03/2014

63 Bower Avenue

RMA/2005/1794

Garage/sleepout over 9m in length - Historical Reference RMA20020666

Processing complete

Applied 08/08/2005

Decision issued 05/09/2005

Granted 05/09/2005

64 Bower Avenue

RMA/2014/1061

Dwelling - Historical Reference RMA92025701

Processing complete

Applied 05/05/2014

Decision issued 21/05/2014

Granted 21/05/2014

67 Bower Avenue

RMA/1998/1282

Non-Complying four lot subdivision - Historical Reference RES981441

Processing complete

Applied 25/05/1998

Decision issued 03/07/1998

Granted 03/07/1998

RMA/2007/966

Application to erect a single garage within the street scene setback - Historical Reference RMA92008213

Processing complete

Applied 30/04/2007

Decision issued 12/06/2007

Granted 12/06/2007

67A Bower Avenue

RMA/1998/859

To erect a 2nd dwelling and attached garage which fails to comply with site coverage, 3m living area window setback, 450m2 site area and existing dwelling intru - Historical Reference RES980916

Processing complete

Applied 06/04/1998

Decision issued 04/05/1998

Granted 04/05/1998

69A Bower Avenue

RMA/1998/923

To erect a 2nd dwelling unit where the existing dwelling does not comply with the 450m2 site area, 3 metre live living area window setback and garage for the existing - Historical Reference RES980998

Processing complete

Applied 17/04/1998

Decision issued 29/06/1998

Granted 29/06/1998

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